



AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, NOVEMBER 4, 2025, 1:30 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/83188044732?pwd=YUducEM2VUZWOGVYZzMyNTA0c1FJQT09>

Or call in by phone: +1 312 626 6799

Meeting ID: 831 8804 4732

Passcode: 084117

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

B. Roll Call.

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

C. Approval of the Agenda.

- I. Approval of the agenda for the Tuesday, November 4, 2025, meeting of the Redevelopment Authority.

D. Approval of Minutes.

- I. Approval of the minutes from the September 11, 2025, meeting.

E. Regular Business.

- I. Consideration with possible action to approve an Exclusive Letter of Intent (ELOI) between the City of Green Bay and the United Soccer League (USL).

2. Consideration with possible action to approve \$500,000 in TIF funding from the TIF 16 - Military Avenue for the construction of the parking lot and site work associated with the Market on Military.
3. Consideration with possible action to award a planning option for 436 S. Monroe Avenue (Tax Parcel 13-169).
4. Consideration with possible action to award a 60-day planning option to Radue Homes, Inc. for proposed development on the JBS Redevelopment Site.
5. Consideration with possible action to award a 60-day planning option to NeighborWorks Green Bay for proposed development on the JBS Redevelopment Site.
6. Consideration with possible action to approve a one-year development agreement to NeighborWorks Green Bay for the development of three owner-occupied townhomes on the site located at 115 S Van Buren Street.
7. Consideration with possible action to award \$100,000 of CDBG Parks & Infrastructure funds for the purchase of new playground equipment for Badger Park.
8. Consideration with possible action to award \$104,069.65 of CDBG Parks & Infrastructure funds for the purchase of new playground equipment for Fisk Park.
9. Consideration with possible action to approve final payment and completion of Contract CD 24-01 Farlin Park Site Project.
10. Consideration with possible action to approve a Master Services Agreement Task Order with Stantec Consulting Services Inc. for additional professional environmental services of \$80,500 under the EPA Brownfields Cleanup Grant.

F. Informational.

1. Report on historical borrowing, TIF, and debt.
2. Financial report and check register.
3. Director's report and project updates.
4. Next Meeting: December 9, 2025

G. Adjournment.

1. Adjournment of the Tuesday, November 4, 2025, meeting of the Redevelopment Authority.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Redevelopment Authority meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.

- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

November 4, 2025

PREPARED BY

AGENDA ITEM # D.I

Approval of the minutes from the September 11, 2025, meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. RDA Minutes 09.11.25



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

THURSDAY, SEPTEMBER 11, 2025, 9:00 AM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. ZOOM MEETING INFORMATION.

I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/83188044732?pwd=YUducEM2VUZWOGVYZzMyNTA0c1FJQT09>

Or call in by phone: +1 312 626 6799

Meeting ID: 831 8804 4732

Passcode: 084117

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

B. ROLL CALL.

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

Members Present: Gary J. Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Renita Robinson

Members Excused: Stephen Srubas

Liaisons Present: Jeff Mirkes

Others Present: Ald. Brian Johnson (arrived 9:08 a.m.)

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Thursday, September 11, 2025, meeting of the Redevelopment Authority.

Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to approve the agenda.

Motion Passed.

Yes-Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Renita Robinson, No-None, Abstain-None.

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the August 12, 2025 meeting.

Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to approve the minutes.

Motion Passed.

Yes-Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Renita Robinson, No-None, Abstain-None.

E. REGULAR BUSINESS.

- I. Consideration with possible action on Development Agreement 25-08 with GenCap Green Bay Fire Station Apartments, LLC for the development of 420 S. Broadway, 402 S. Broadway, 421 Arndt Street, and portions of 419 Maple Avenue (Tax Parcels 3-569, 3-572, 3-574, 2-947), and authority for the Director to approve any collateral assignment, subject to final legal review and approval.

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to open the floor.

Motion Passed.

Yes-Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Renita Robinson, No-None, Abstain-None.

Speaker:

Sig Strautmanis, General Capital

Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to close the floor.

Motion Passed.

Yes-Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Renita Robinson, No-None, Abstain-None.

Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to approve Development Agreement 25-08 with GenCap Green Bay Fire Station Apartments, LLC for the

development of 420 S. Broadway, 402 S. Broadway, 421 Arndt Street, and portions of 419 Maple Avenue (Tax Parcels 3-569, 3-572, 3-574, 2-947), and authority for the Director to approve a collateral assignment, subject to legal review.

Motion Passed.

Yes-Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Renita Robinson, No-None, Abstain-None.

2. Consideration with possible action on a Subrecipient Agreement with Brown County for Emergency Rental Assistance (ERA) 2 Funding Affordable Housing Development, subject to final legal review and approval.

Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to approve the Subrecipient Agreement with Brown County for Emergency Rental Assistance (ERA) 2 Funding Affordable Housing Development.

Motion Passed.

Yes-Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Renita Robinson, No-None, Abstain-None.

3. Consideration with possible action on a professional services agreement with Wendel for design and construction services for Green Bay Metro Fire Department Station No. 1, contingent on approval of Development Agreement 2025-08.

Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to open the floor.

Motion Passed.

Yes-Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Renita Robinson, No-None, Abstain-None.

Speaker:

Sig Strautmanis, General Capital

Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to close the floor.

Motion Passed.

Yes-Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Renita Robinson, No-None, Abstain-None.

Moved by Matt Schueller, seconded by Melanie Parma to approve a professional services agreement with Wendel for design and construction services for Green Bay Metro Fire Department Station No. 1, contingent on approval of Development Agreement 2025-08.

Motion Passed.

Yes-Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Renita Robinson, No-None, Abstain-None.

4. Consideration with possible action on awarding \$1,000,000 of HOME-ARP funds and \$550,000 of HOME funds to General Capital Development LLC for the Fire Station Flats development to support the creation of affordable housing.

Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to award \$1,000,000 of HOME-ARP funds and \$550,000 of HOME funds to General Capital Development LLC for the Fire Station Flats development to support the creation of affordable housing contingent on the Developer securing the remaining funding gap in the project.

Motion Passed.

Yes-Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Renita Robinson, No-None, Abstain-None.

5. Consideration with possible action on a ground lease agreement with GenCap Green Bay Fire Station Apartments LLC for 420 S. Broadway, 402 S. Broadway, 421 Arndt Street, and portions of 419 Maple Avenue (Tax Parcels 3-569, 3-572, 3-574, 2-947), subject to final legal review and approval.

Moved by Matt Schueller, seconded by Renita Robinson to approve the ground lease agreement with GenCap Green Bay Fire Station Apartments LLC for 420 S. Broadway, 402 S. Broadway, 421 Arndt Street, and portions of 419 Maple Avenue (Tax Parcels 3-569, 3-572, 3-574, 2-947), subject to final legal review and approval.

Motion Passed.

Yes-Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Renita Robinson, No-None, Abstain-None.

6. Consideration with possible action to approve a one-year development agreement with Paul Olesky for the construction of a two-bedroom, one-bath home located at 1229 St. Clair Street.

Moved by Ald. Kathy Hinkfuss, seconded by Melanie Parma to approve a one-year development agreement with Paul Oleksy for the construction of an owner-occupied, two-bedroom, one-bath home at 1229 St. Clair Street.

Motion Passed.

Yes-Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Renita Robinson, No-None, Abstain-None.

7. Consideration with possible action to approve a resolution of support related to detachment and attachment of land with the Village of Bellevue related to the JBS Development Site.

Moved by Matt Schueller, seconded by Deby Dehn to approve a resolution of support related to detachment and attachment of land with the Village of Bellevue related to the JBS Development Site.

Motion Passed.

Yes-Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Renita Robinson, No-None, Abstain-None.

8. Consideration with possible action to approve up to \$120,000 of CDBG infrastructure funding for the construction of a rapid flashing beacon on W. Mason Street.

Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to approve up to \$120,000 of CDBG infrastructure funding for the construction of a rapid flashing beacon on W. Mason Street.

Motion Passed.

Yes-Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Renita Robinson, No-None, Abstain-None.

9. Consideration with possible action for GBPD evidence storage project on Day Street, to approve phase two estimated construction costs as well as awarding phase three site improvements to the lowest responsive bidder utilizing TID 21 funding.

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to enter closed session at 9:52 a.m.

Motion Passed.

Matt Schueller read the closed session language.

Yes-Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Renita Robinson, No-None, Abstain-None.

Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to return to regular session at 10:12 a.m.

Motion Passed.

Yes-Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Renita Robinson, No-None, Abstain-None.

Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to approve phase two work and the bid from McDonald Companies for \$387,084.17, phase three work and the bid from Vinton Construction Company for \$240,081.09, and approve the Director to negotiate the lease with the landlord for the GBPD evidence storage project at 724 Day Street.

Motion Passed.

Yes-Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Renita Robinson, No-None, Abstain-None.

F. INFORMATIONAL.

1. Financial report and check register.
2. Director's report and project updates.

3. Next Meeting: October 14, 2025

G. ADJOURNMENT.

1. Adjournment of the Thursday, September 11, 2025, meeting of the Redevelopment Authority.

Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to adjourn.

Motion Passed.

Yes-Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Renita Robinson, No-None, Abstain-None.



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

November 4, 2025

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # E.1

Consideration with possible action to approve an Exclusive Letter of Intent (ELOI) between the City of Green Bay and the United Soccer League (USL).

BACKGROUND

The United Soccer League (USL) has approached the City of Green Bay to collaborate on establishing professional soccer in the community. To formalize the partnership framework, the City and USL have drafted an Exclusive Letter of Intent (ELOI) that outlines the terms and conditions for continued exploration of the opportunity.

The primary purpose of the ELOI is to evaluate the viability of professional soccer and explore potential sites and financing models for a new stadium and associated development. The proposed stadium would have a minimum capacity of 5,000 seats with the ability for future expansion. The stadium could potentially serve as an anchor for a district that may include a mix of complimentary uses for a stadium, such as hospitality, entertainment venues, retail, residential, and/or office.

Key provisions of the ELOI include:

- **USL Obligations:**
 - Will not pursue or solicit other stadium opportunities for USL-affiliated teams within Brown, Outagamie, Manitowoc, or Winnebago Counties during the exclusivity period.
 - Will assume responsibility for pre-development soccer-related costs, including feasibility studies, site assessments, financial modeling, and design concepts (subject to City approval)

- **City Obligations:**
 - Will not solicit or negotiate alternative professional soccer development proposals during the exclusivity period.
 - Will collaborate with USL to identify potential stadium sites and will assist in ensuring compliance with local and state regulations.

The ELOI specifies an exclusivity period from the date of execution through September 2026, with up to two (2) six-month extensions by mutual agreement (through September 2027). The ELOI is non-binding except for its exclusivity provisions. It does not commit the City to any financial participation or to the construction of a stadium.

RECOMMENDATION

Staff recommends the Redevelopment Authority approve the Exclusive Letter of Intent between the City of Green Bay and the United Soccer League (USL).

FISCAL IMPACT

Approval of the ELOI does not create any financial obligation for the City. All pre-development soccer-related costs during the exclusivity period will be funded by the USL. Any future agreements involving public participation or incentives will be subject to separate review and approval by the Redevelopment Authority and Common Council.

ATTACHMENTS

- I. Green Bay - USL ELOI 10.27.25



October 27, 2025

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

Dear Mayor Genrich,

As you are aware, United Soccer Leagues, LLC (“USL”) and the City of Green Bay, Wisconsin (“Green Bay”) (together with USL, the “Parties”) have been exploring an exciting opportunity to work together to bring professional soccer to Green Bay (the “Proposed Collaboration”). This letter agreement (the “Letter Agreement”) outlines the principal terms and framework for continued collaboration and good faith discussions between the Parties as we evaluate the Proposed Collaboration and work toward binding definitive agreements, which shall include third-party team ownership groups and/or real estate development partners (the “Definitive Agreements”).

In connection therewith, USL will explore a real estate development project that could result in a multi-purpose sports and entertainment district anchored by a new stadium (the “Stadium” and collectively with the Proposed Collaboration, the “Project”).

A central feature of the Proposed Collaboration is the development of the Stadium in Green Bay which would:

- Have a minimum seating capacity of 5,000, with the ability for future expansion;
- Meet current and future USL stadium requirements (outlined in **Exhibit A**); and
- Serve as the stadium for professional soccer and community-focused programming

The Stadium would serve as the home venue for:

- A women’s professional soccer team (the “Women’s Team”); and
- A men’s professional soccer team (the “Men’s Team”) (together with the Women’s Team, the “Teams”).

USL (or its designee) would serve as a foundational development partner, with a focus on soccer-related infrastructure and community-facing programming. The real estate development associated with the Stadium may include a range of uses, such as multifamily housing, retail/restaurants, office space, hotel, and entertainment. USL desires to work with Green Bay to identify the most suitable location for the Stadium, one that advances the shared interests of both Parties. The Parties agree to work together in good faith to ensure the Project complies with all applicable local and state regulations.

This Letter Agreement is not intended to include all terms of a potential collaboration between Green Bay and USL and will be superseded by the execution of the Definitive Agreements. However, the Parties agree that the exclusivity provisions and related obligations outlined herein are binding as of the date hereof through the earlier of (a) execution of the Definitive Agreements, or (b) expiration of the Exclusivity Period (as defined below), including any extensions thereof.



Exclusivity Period

From the date hereof through September 2026 (the “Exclusivity Period”), the Parties agree to engage in exclusive good faith negotiations regarding the Proposed Collaboration (or any substantially similar alternative). If the Definitive Agreements are not finalized by the initial expiration date, the Parties may by mutual written agreement extend this Letter Agreement for up to two (2) additional six-month terms (through September 2027). Either Party may terminate this Letter Agreement upon a material breach by the other Party that remains uncured fifteen (15) days after written notice.

Terms & Conditions

USL Obligations

During the Exclusivity Period, USL shall not, and shall not authorize or permit any of its Representatives to solicit, initiate, or encourage proposals from any third party that may result in the development of a stadium for USL-affiliated professional soccer teams in any municipality, other than Green Bay, within Brown, Outagamie, Manitowoc, or Winnebago Counties. (an “Alternative USL Transaction”).

USL will actively identify, engage, and coordinate with prospective teams, investors, and other stakeholders, and will work in close collaboration with Green Bay and its Primary Tenant on programming, planning, and operational considerations for the Stadium.

Green Bay Obligations

During the Exclusivity Period, Green Bay shall not authorize or permit any of its Representatives to:

- Solicit or encourage alternative proposals for the development or operation of a stadium for professional soccer teams not affiliated with USL (an “Alternative City Transaction”);
- Engage in discussions or negotiations with third parties regarding such alternative transactions;
- Enter into any arrangement or agreement (formal or informal) regarding an Alternative City Transaction.

As of the date hereof, and throughout the Exclusivity Period (including extensions), Green Bay shall terminate any existing discussions with third parties related to Alternative City Transactions.

“Representatives” means a Party’s officers, directors, employees, agents, affiliates, advisors, attorneys, consultants, or other authorized representatives.

USL understands and agrees Green Bay is a local unit of government, required by state law and City Ordinance to respond to permit requests and applications for various zoning and building requests, as well as financial assistance. Nothing in this Letter Agreement shall limit Green Bay from responding to and engaging in matters of real estate and economic development brought to the City by third parties concerning transactions located on private property.

Pre-Development Costs

During the Exclusivity Period, USL agrees to assume responsibility for all pre-development soccer-related costs associated with the Proposed Collaboration, including but not limited to site surveys,



feasibility studies, financial modeling, lobbying or consulting fees, architectural planning, and engineering work—provided that the necessity and scope of such costs are reviewed and approved in writing by the Parties prior to incurrence.

Legal Remedies

The Parties agree that a material breach of this Letter Agreement would cause irreparable harm for which monetary damages would be inadequate. Therefore, either Party may seek equitable remedies, including injunctive relief and specific performance, in addition to other remedies available at law or equity.

Non-Binding Nature

Except for the exclusivity obligations set forth herein, this Letter Agreement is non-binding and does not create a legal obligation on either Party to proceed with the Proposed Collaboration. It serves as an expression of mutual intent to continue working toward a formal agreement.

Governing Law

This Letter Agreement shall be governed by and construed under the laws of the State of Wisconsin, without regard to conflict of law principles.

[Signatures follow]



United Soccer League

Very truly yours,

United Soccer Leagues, LLC

By: _____

Name: Justin Papadakis

Title: Deputy CEO & Chief Real Estate Officer

ACKNOWLEDGED AND AGREED:

City of Green Bay

By: _____

Name: Eric Genrich

Title: Mayor



United Soccer League

E

Exhibit A

USL Stadium Requirements

[Attached]

USL LEAGUE ONE – STADIUM STANDARDS

CRITERIA	REQUIREMENTS
Seated Capacity	USL Minimum: 3,500 fixed seat capacity ¹ USL Recommended: 5,000 fixed seat capacity
Entrance	Enclosed, to allow for controlled access and ticket sales. Barriers should also be erected around the stadium, depending on the facility’s setup, to ensure spectators cannot access the field or Team facilities.
P.A. System	Clear, audible P.A. system
Scoreboard	Working electronic scoreboard
Playing Surface	Uniform playing surface that consists of natural grass or FIFA-approved synthetic turf and must be in good playing condition.
Benches	Must provide benches/seating to accommodate no more than 14 persons. Benches must be covered or a premium seating option.
Pitch Perimeter	Minimum of 3 feet of turf, uniform to the playing surface, extending beyond all touchlines of any pitch. It is recommended that good quality turf, natural or artificial, extend another 6ft-9ft, or as far as the advertising boards, depending on the space available.
Field Dimensions	Minimum 110 x 70 yards
Field Marking	<p><u>Strongly recommended:</u> Teams shall ensure only soccer markings are present. All markings should be completed with white paint.</p> <p>Although not a mandate, not having clean turf may impact club’s ability to have its home matches be shown on certain national broadcasts e.g. CBS network, CBS Sports Network or CBS Golazo, ESPN linear channels.</p> <p><i>Important Note: Should USL institute a promotion-relegation concept between USL leagues on the men’s side, for a team to be able to compete in the USL Championship, clean turf will be required and enforced.</i></p>
Lighting	<p>New Construction: 125-foot candles, evenly distributed across the pitch with a 1:1 uniformity ratio</p> <p>Existing Venues: 100-foot candle with Max/Min uniformity ratio of 1.5 to 1²</p> <p>*Baseball stadia requirements will be determined on a case-by-case basis</p> <p>Regardless of any temporary lighting waivers provided, reduced lighting standards may impact a club’s ability to have its home matches be shown on certain USL broadcasts and/or lead to a requirement to kick off matches at certain times.</p>

¹ USL mandates a higher standard than USSF’s D3 sanctioning standards to best ensure long-term commercial viability and financial stability for Team Operators.

² USL may at its discretion provide a temporary waiver for reduced candle (i.e., 75ft candle) after site visit and broadcast test with mandate to update by subsequent seasons.

Dressing Rooms	Dressing room for home and visiting teams of comparable size and amenities. Two separate dressing rooms are also required for referees. The home, visiting, and referee dressing rooms must have their own unique working showers (with hot water).
Showers	The home, visiting, and referee dressing rooms must have their own unique working showers (with hot water).
Broadcast & Production	<ul style="list-style-type: none"> • Game Camera #1: @ midfield, 35-45ft in elevation above the pitch (i.e., on top of press box, lift or camera platform) • Game Camera 2: Tight Follow / ISO: @ mid-field, 35-45ft in elevation (usually next to the Game Camera) • Game Camera 3: Low Midfield: @ the midfield, at field level or slightly elevated • Game Cameras 4-6: Flexible, depending on the venue. Please consult with USL Broadcast department for more options. • Cameras shooting East (away from setting sun). In cases where the stadium is not in a N-S configuration then cameras must shoot directionally away from sun as best as possible. • Ability to see all 4 corners of the field from Camera 1 and 2 without people in the shot (consider standing fans on the near side and corners) • Must enclose the field (at least 75%) with field boards (static or LED) • Camera 1 as close to midfield as possible but no further than 3 yards off the midfield line at most. • Ensure there are no sight impediments (poles, walls, etc.) • Camera position should not be on top of the midfield, but at an appropriate angle and height in line with midfield • Must provide a permanent, climate-controlled location in their stadium for the installation of transmission equipment called a Portable Broadcast Unit (“PBU”) with access to both the teams’ independent Internet protocol line and to receive the live production feed from the on-site cameras.
Press Box	Enclosed press box capable of seating 10 people, separate areas for working press and electronic broadcasters, sufficient power; wireless internet access; connectivity for broadcast (fiber and audio lines), per below
Bandwidth / First-Mile Delivery	Must maintain a dedicated ³ wired Ethernet connection with a minimum ⁴ of 20 Mbps/camera up and 20 Mbps/camera down, plus an extra 20 Mbps. By way of example, a Club producing a 4-camera shoot would need 100 Mbps up and down, whereas a Club producing a 6-camera shoot would need 140 Mbps up and down.
Metal Detection	Must have security wands or walk-through magnetometers to scan patrons for prohibited items. Metal detection devices must be present at every entrance to the venue.

³ 1 A wired Ethernet connection to the Internet that is not accessed by any other device or network

⁴ Just because the ISP contract states that it is for 100 Mbps up and 100 Mbps down does not necessarily mean that the full amount is always available. Please consult with VISTA to ensure you will have the necessary bandwidth. Just because the ISP contract states that it is for 100 Mbps up and 100 Mbps down does not necessarily mean that the full amount is available at all times. Please consult with VISTA to ensure you will have the necessary bandwidth.

Additional Broadcast Considerations:⁵

High-Priority Needs: (items that are high priority but not deal breakers if there is a need to be flexible)

- A dedicated, hard-wired (not WiFi) ethernet connection of at least 100 mbps upload speed. Note: If the club cannot provide, they **MUST** take on costs of bonded cellular to avoid dropped/low-quality signals
- Flat/Even lighting that measures 125-foot candles (minimum 100 fc)
- Talent booth located near midfield on the West side of the stadium with windows that open completely
 - o Can be flexible on location so long as it's not in a corner
 - o Also flexible on windows
 - o MUST see all 4 corners of the field

Highly Recommended:

- No field lines.
- Camera platforms for all cameras (Camera 1 and 2) and 18-yard boxes
 - o 8-foot x 8-foot
- On field camera platforms positions
- Fan seating on the East side of the stadium to improve stadium environment/atmosphere on television

⁵ Not having all these items may impact a club's ability to have its home matches be shown on certain USL broadcasts and/or lead to a requirement to kick off matches at certain times.



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

November 4, 2025

PREPARED BY

Dan Ditscheit, Parks Director

AGENDA ITEM # E.2

Consideration with possible action to approve \$500,000 in TIF funding from the TIF 16 -Military Avenue for the construction of the parking lot and site work associated with the Market on Military.

BACKGROUND

Military Avenue Inc. approached the City and requested approval to fundraise for a joint-use facility at Murphy Park. This facility would consist of a large, indoor multi-use space, public restrooms, kitchen area and permanent office space for Military Avenue Inc. The Business District will have use of the building year-round, 2 days a week to host their weekly indoor markets and an additional 12 days per year for programmed special events. The Green Bay Parks Department will have use of the multi-use room the remaining 5 days a week for year-round recreation programming and classes. There is enough room inside to accommodate 3 full-size pickleball courts if the City decides to run indoor pickleball classes. Additional site improvements, such as a parking lot, stormwater management, walkways and exterior lighting will also need to be constructed to support this building. If approved, the proposed TIF funding would be used to fund the site improvements.

On May 14, 2025, the Parks Committee reviewed this proposal, voiced their support of the project and approved the request by Military Avenue Inc. to begin fundraising for this project. The City Council approved this motion on May 20, 2025. Staff recommends approval of the funding.

RECOMMENDATION

To approve \$500,000 in TIF funding from TIF 16 - Military Avenue for the construction of the parking lot and site work associated with the Market on Military.

FISCAL IMPACT

The total cost for this project is estimated close to \$5 million. Staff is recommending that the City allocate \$500,000 from the TIF 16 - Military Avenue Revitalization Account. There is a positive fund balance in this account and there is money available for this allocation. The Military Avenue Business District is currently fundraising for the remaining \$4.5 million.

ATTACHMENTS

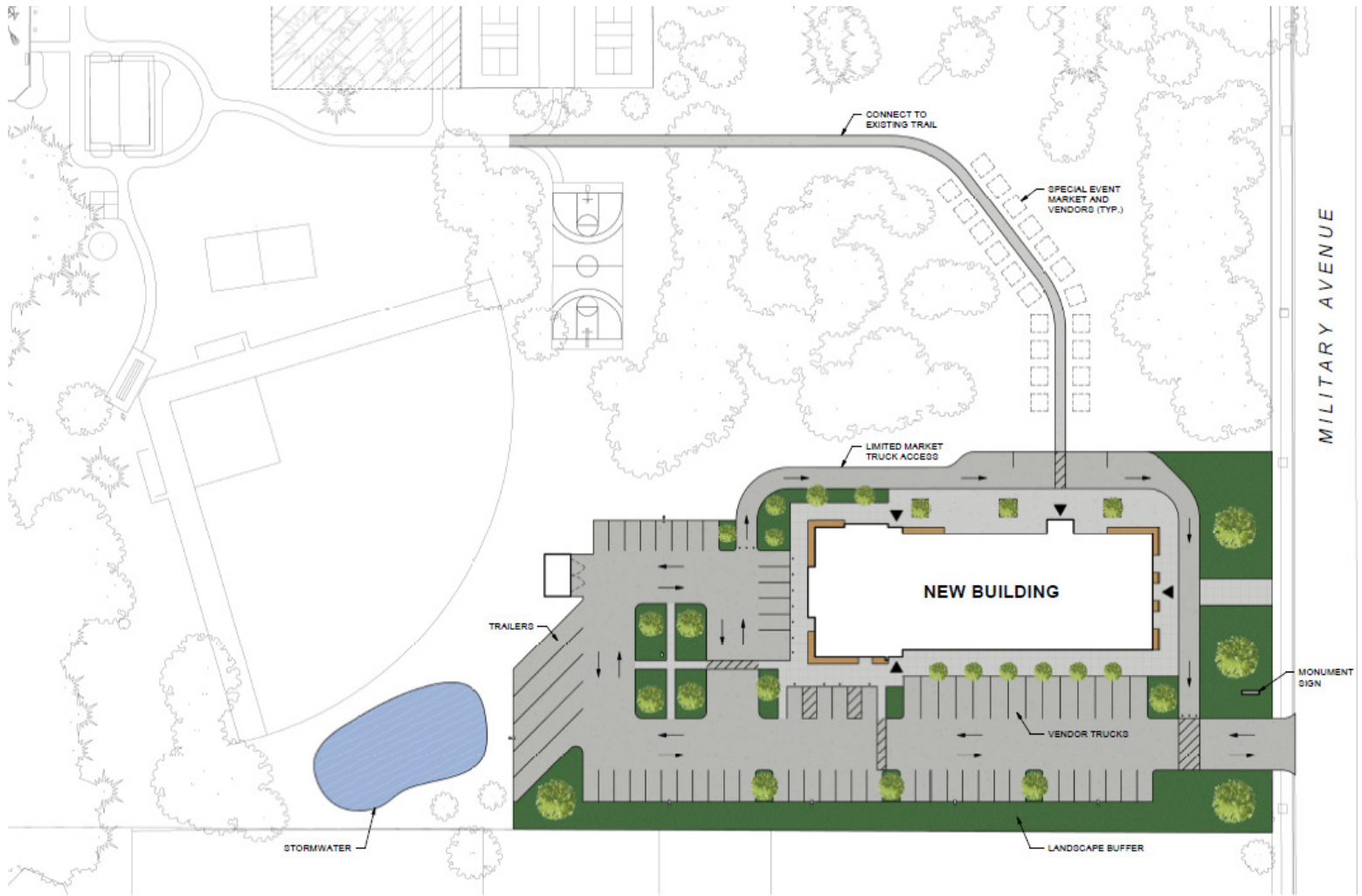
1. Market on Military - Renderings
2. Market on Military - Site Plan A
3. Market on Military Campaign Brochure
4. Market on Military Floor Plan A
5. Murphy Park Existing Conditions Map I

Market on Military

Proposed Joint Use Facility Building Renderings

Murphy Park





SITE PLAN
SCALE: 1" = 40'-0"





MARKET on Military

How Can You Help Us Grow?

Donate Today to turn this vision into reality!

Your support can make a significant difference in our community's future.

Military Avenue, Inc. is a non-profit organization dedicated to raising funds needed to build the Market on Military at Murphy Park. This is a collaborative effort with the City of Green Bay, and once completed, the structure will be donated to the City. Military Avenue, Inc. will occupy the space. The City will own the structure, ensuring the market becomes a long-term community asset.

Together, we can create a space where our community can grow, connect, and thrive.



Leah Weycker,
Executive Director
920-544-9503
director@MilitaryAve.org
www.MilitaryAve.org

Military Avenue, Inc. is a 501(c)(3) non-profit agency.
Tax I.D. #26-1529932. Your donation may be tax deductible.



Cultivating Connections



Support Our Vision

A Sustainable Future with a Year-Round Market

Since 2016, Military Avenue, Inc. has been committed to providing access to fresh, local foods, regardless of the season.

Now, we envision a permanent, all-season space at 203 N. Military Ave in Murphy Park that will serve our community snow, rain, or shine.



Economic Growth on Military Avenue

This state-of-the-art facility will not only provide a permanent home for the Market on Military at Murphy Park, but will also elevate the Military Avenue District, offering a versatile space for:

- Community gatherings
- Public and private events
- Commercial kitchen
- Indoor pickleball

Your support will help create a lasting, vibrant hub for our neighborhood, local farmers, artisans, and families, strengthening our community for years to come.

Join us in making this vision a reality!

Main Project Goals

Cultivate

a sustainable neighborhood hub and home for the year-round Market on Military ensuring access to fresh, local food year round.

Empower

entrepreneurs, artisans, and residents while boosting our local economy and area businesses.

Transform

our area into a dynamic, thriving hub that hosts community events, educational programs, social gatherings, and even pickleball.



Cost Overview

- **\$4,296,000** cost of building
- **\$675,000** commercial kitchen, permits, fixtures and fees

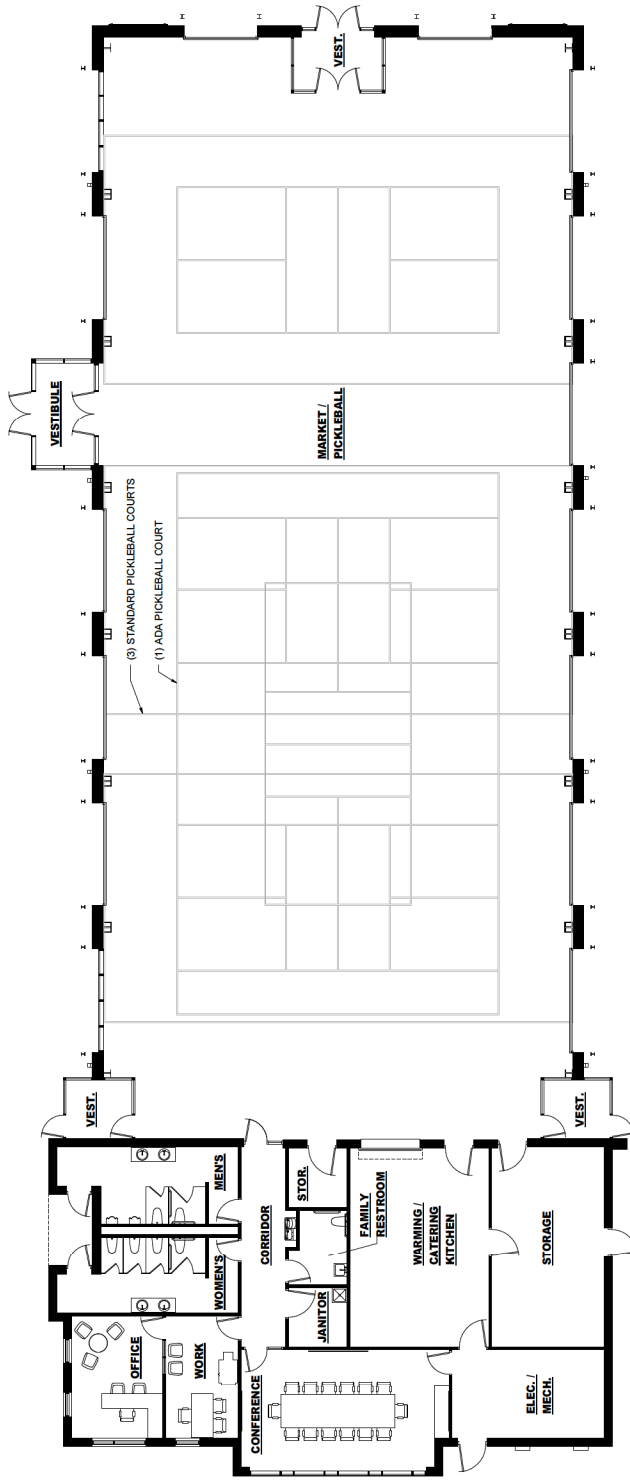
TOTAL = \$4,971,000 capital campaign

Timeline

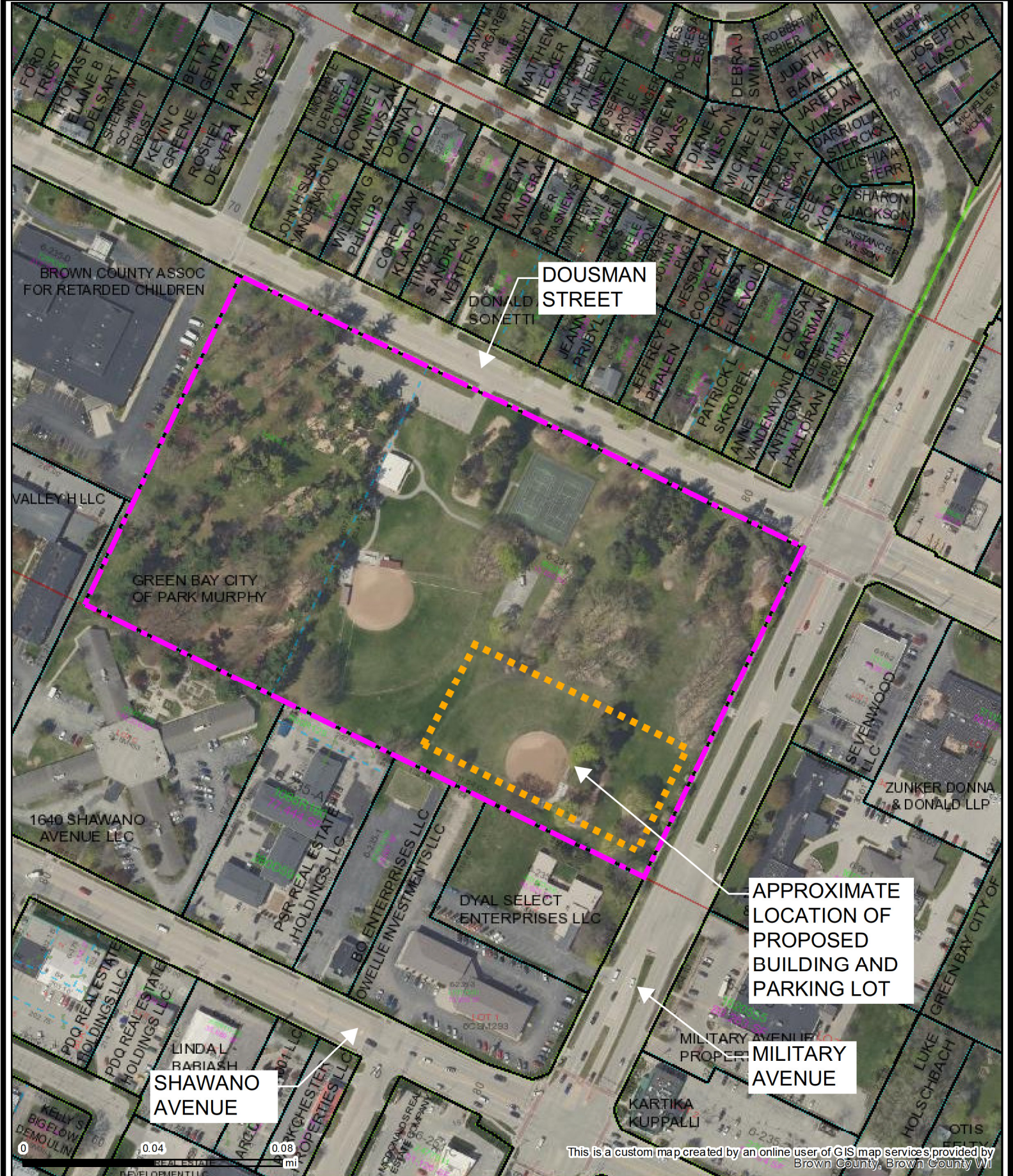
- 2025 Construction Phase
- 2026 Grand Opening

Space to Include

- Est. 13,685 sq. ft. building (9,484 sq. ft. open air room)
- Restrooms accessible from building and park
- Commercial kitchen
- Office and meeting space
- Outdoor picnic area
- Indoor pickleball



N
 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



DOUSMAN STREET

APPROXIMATE LOCATION OF PROPOSED BUILDING AND PARKING LOT

MILITARY AVENUE

SHAWANO AVENUE

**PROPOSED SHARED/JOINT USE MARKET ON MILITARY
SITE LOCATION MAP
MURPHY PARK**



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

November 4, 2025

PREPARED BY

Matthew Buchanan, Staff

AGENDA ITEM # E.3

Consideration with possible action to award a planning option for 436 S. Monroe Avenue (Tax Parcel 13-169).

BACKGROUND

The Redevelopment Authority (RDA) has received two development proposals, each requesting a six-month planning option, for the RDA-owned property located at 436 S. Monroe Avenue. The property is approximately 0.46 acres and has been marketed for medium-density residential or mixed-use development incorporating multifamily residential and commercial uses. The current land value is \$169,000.

Nolan Carter proposes a four-story mixed-use building consisting of 25 market-rate residential rental units (a mix of one-, two-, and three-bedroom units). The proposal also includes two first-floor retail spaces totaling 2,716 square feet, and 31 structured parking stalls located on the building's first floor. The developer estimates a total project cost of \$5.4 million.

NeighborWorks Green Bay proposes a two-story mixed-use building that would include 13 mixed-income residential rental units (studios, one-, and two-bedroom units), along with three commercial spaces, an interior courtyard, and 20 parking stalls. While a preliminary concept rendering was not provided, the narrative proposal states: "The overall building form will maximize density and setback requirements and reflect the architectural character of the Downtown neighborhood association." Additionally, "the exterior material palette will include brick and/or stone along front-facing elevations with at least a 50% fenestration factor, incorporating transparent glazing at the sidewalk level facing Chicago and S. Monroe." A cost estimate was not included with the NeighborWorks proposal.

After evaluating both proposals, staff recommends that the RDA approve a six-month planning option with Nolan Carter. This recommendation is based on the proposal's higher residential density, greater number of housing units, and higher anticipated private investment.

RECOMMENDATION

To approve a six-month planning option with Nolan Carter for 436 S. Monroe Avenue (Tax Parcel 13-169).

FISCAL IMPACT

ATTACHMENTS

1. Nolan Carter Proposal 436 S Monroe 20251030
2. NWGB Proposal 436 S Monroe 20251030

436 S. Monroe Ave. RDA Submittal

Monroe Ave. Development – Project Narrative

Submitted by Nolan Carter Architecture – Green Bay, WI

Site: RDA Lot – Intersection of Chicago Street & Monroe Avenue, Green Bay, WI – 436 S. Monroe Ave.

Date: October 2025

1. Project Description

1.1 Site Location

The proposed GB Development will be located on the Redevelopment Authority (RDA) parcel at the corner of Chicago Street and Monroe Avenue in downtown Green Bay, Wisconsin. The site provides excellent access to the Fox River Trail, CityDeck, and downtown’s expanding residential and commercial district.

1.2 Development Vision

The project envisions a four-story mixed-use building that complements downtown Green Bay’s urban fabric by blending ground-floor retail with three levels of market-rate housing above structured parking.

Residential Program

- 25 total residential units
- 12 one-bedroom (approx. 800 SF each)
- 10 two-bedroom (approx. 1,000 SF each)
- 3 three-bedroom penthouse units (approx. 1,300 SF each)

Each unit includes private balconies; penthouses feature large roof terraces with city and river views.

Shared amenities include a fitness room, resident lounge, rooftop terrace, and secure tenant storage.

Target market: professional and empty-nester households seeking downtown living near riverfront amenities.

Affordability: all units are market rate (100% AMI and above).

Commercial Program

- Two first-floor retail spaces totaling 2,716 SF (Tenant A 1,308 SF, Tenant B 1,408 SF)
- Ideal uses include café, boutique, or neighborhood-serving retail
- The retail frontage activates Monroe Avenue and enhances the pedestrian environment

Parking

- 31 structured parking stalls on the first floor, accessed from the alley, providing 1.2 stalls per unit plus short-term customer parking
- EV-ready infrastructure and bike parking provided

2. Developer Qualifications

Nolan Carter Architecture is a Green Bay-based, woman- and disabled veteran-owned firm specializing in mixed-use, healthcare, and community-driven projects across Wisconsin. Principal Architect Ian Wilson brings over 30 years of experience in urban infill design, having led award-winning local projects including Horizon Square (Mayor’s Beautification Award 2023) and multiple commercial redevelopments in partnership with local contractors and city agencies.

3. Developer Financial Capability

Nolan Carter will act as both developer and architect.

- Estimated total project cost: \$5.4 million
- Funding structure: 20% equity / 80% loan through a regional lender
- Preliminary pro forma:
 - Net Operating Income: ~\$373,000/year
 - DSCR: 1.20
 - Cash-on-Cash Return: ~5.8%
 - 10-Year IRR: ~10.5%

These figures demonstrate a well-capitalized, bankable project with realistic returns and room for public participation through TIF or infrastructure support if desired.

4. Anticipated Timeline

Milestone	Target Date
Planning Option / Due Diligence Period	December 2025 – May 2026 (6 months)
Development Agreement Execution	June 2026
Construction Start	July 2026
Certificate of Occupancy	Summer 2027

5. Preliminary Site Plan & Concept

Attached plan set (Sheets 001–002, dated October 14, 2025) illustrates:

- Ground-floor plan with two retail tenants and parking
- Upper-floor residential layouts
- Penthouse level with three rooftop units and amenity space
- 31 parking stalls

6. Anticipated Community & Economic Impact

- Permanent jobs created: 10–15 FTEs (retail tenants and property management)
- Temporary jobs: 50–70 construction jobs during build-out

- Tax base impact: estimated \$5.4M incremental assessed value upon stabilization
- Public benefit: high-quality infill housing, new street-level retail activation, improved pedestrian connectivity, and sustainable downtown density.

7. Summary

The GB Development aligns with Green Bay’s Comprehensive Plan and Downtown Master Plan by:

- Increasing residential density in the downtown core
- Supporting walkable, mixed-use neighborhoods
- Leveraging local ownership and investment
- Delivering an architecturally distinctive, context-sensitive design

Nolan Carter Architecture is eager to continue collaborating with the City and RDA to advance this transformative project from concept to reality.

GB DEVELOPMENT



GB DEVELOPMENT

NO.	DATE	DESCRIPTION

Project #: 25-08-25-009
 Date: OCT 14, 2025
 Drawn by: Z. SUPPLE
 Checked by: L. WILSON

October 28, 2025

Matt Buchanan
Redevelopment Authority of the City of Green Bay
100 North Jefferson Street
Green Bay, WI 54301

Re: Planning Option Request at 436 S. Monroe St., Parcel 13-169

Dear Mr. Buchanan and Members of the Authority,

NeighborWorks Green Bay (NWGB) is seeking a six-month planning option with the Redevelopment Authority of Green Bay (RDA) for tax parcel ID 13-169 at the northwest corner of S. Monroe Avenue and Chicago Street. The property is currently zoned OR – Office Residential with a lot size of .46 acres (20,076 sf).

The design program will include approximately 13 apartment rental units (5 on the ground level plus 8 on the second level) and three ground level commercial spaces facing S. Monroe Street. The apartment units will range in size from studio to two-bedrooms between 600-1,000 square feet. The gross square footage on two floors will be 16,800 with 20 parking stalls on the western portion of the property servicing the commercial and residential tenants. The conceptual plan layout will feature an interior courtyard which limits public exposure for the residential tenants from the streetside of the structure. Access to the commercial spaces will be at the sidewalk level.

Ground level apartment units will be accessible to those with disabilities and will provide residents an opportunity to age in place. In addition, a portion of the total apartment unit count will be developed using affordability criteria to encourage a mixed-income community of residents at this site.

The overall building form will maximize density and setback requirements and reflect the architectural character of the Downtown neighborhood association and will activate a currently vacant street corner along a highly visible corner of the city's footprint, provide ample opportunity for economic growth, at the same time adding more than one dozen apartment units to the rental pool within the city center.

The exterior material palette will include brick and/or stone along front facing elevations with at least a 50% fenestration factor with transparent glazing at the sidewalk level facing Chicago and S. Monroe.

Based on the City of Green Bay's Available Properties webpage, the asking price for this large development site is \$169,000. We will include this figure in our preliminary proforma document which includes our sources & uses for hard and soft construction costs, grants and subsidies and anticipated rental income parameters. As these documents are developed, we are happy to share our progress with the RDA on a periodic basis.

In preparation for this request, we have been in preliminary discussion with a local design/build contractor with a wealth of experience in this construction type to develop a two-story, mixed-use commercial and residential project at this intersection. Based on this partnership, We are confident that we can bring an effective and attractive mixed-use development to the area that spurs economic activity and provides essential housing to the City of Green Bay.

We are requesting a 6-month planning option with the RDA to allow us to continue to refine the design and development efforts outlined here and to verify project viability with our design partners. In addition to design and development efforts, we will also be reviewing project funding, which will most likely include philanthropic efforts, bank financing plus other community resources as needed to address project gaps.

Thank you for your consideration. If there are any questions I can answer in response to this planning option request, please contact me at the email address listed below.

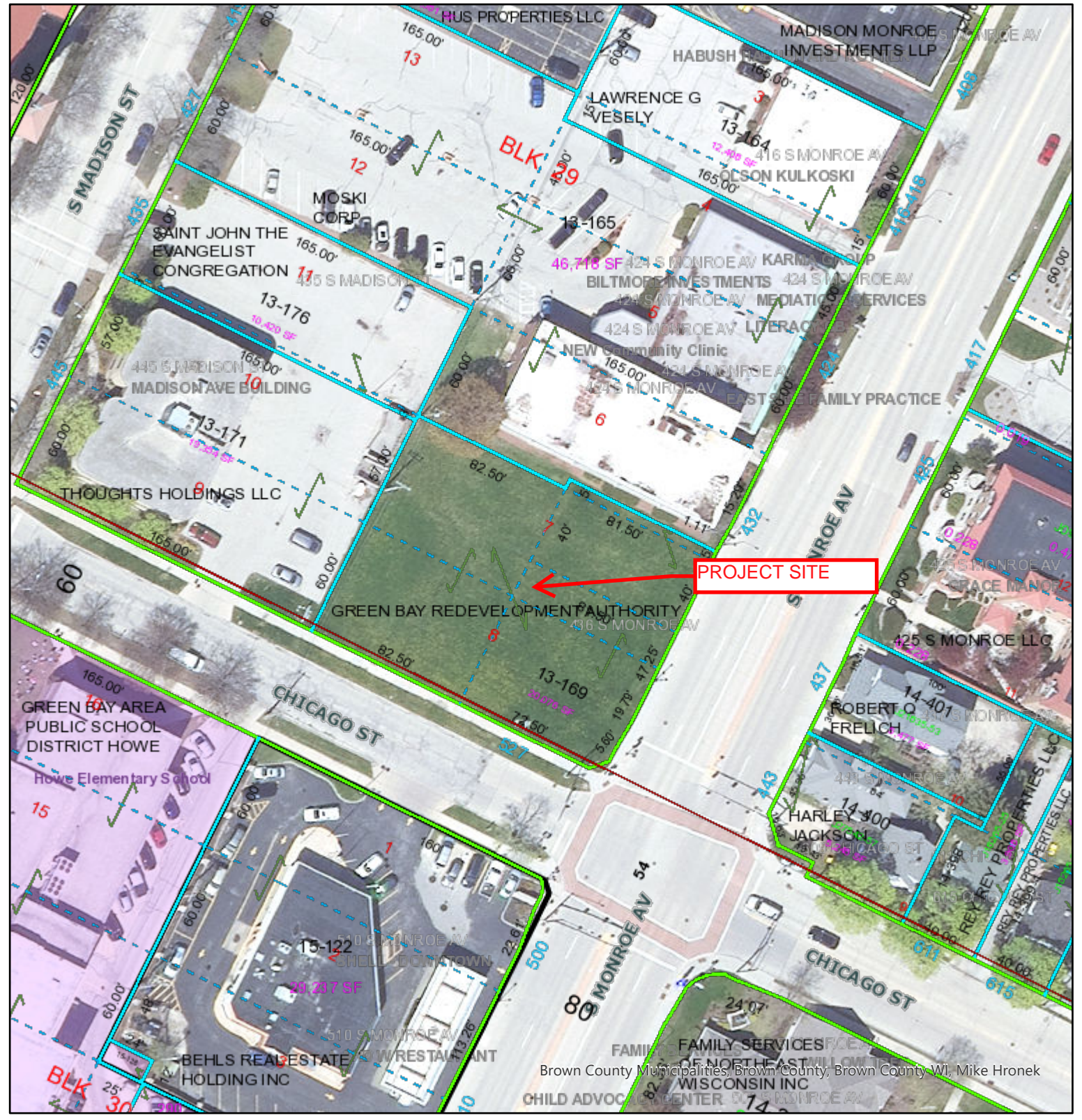
Sincerely,



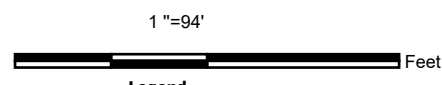
David W. Erickson, RA

Director of Real Estate Development
NeighborWorks Green Bay
Email david@nwgreenbay.org
NeighborWorks Green Bay is a donor-supported 501(c)(3) organization.

cc: Noel Halvorsen, NeighborWorks Green Bay
Jamie Sprutles, Alliance Construction



Brown County Municipalities, Brown County, Brown County WI, Mike Hronek



Legend

- | | | | |
|---------|-----------------------------------------------|-----------------------------|-------------|
| 1:1,128 | — Property Hook | — Lot boundary | — U |
| | — Parcel Line | - - - Meander line | - - - V |
| | — Block boundary | — Original Right of Way | — TaxP |
| | — Bulkhead Line | — PLSS line | □ C |
| | — Historic Parcel Line (20under) | — Parcel line | □ G |
| | — Hydrography | — Plat boundary | □ H |
| | - - - Lines between deeds or lots (20pdashed) | — Private Road Right of Way | □ R |
| | | — Right of Way line | □ T |
| | | | □ UGB - GIS |

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

Date Printed: 29 Sep 2025

City of Green Bay



Report to the Redevelopment Authority of the City of Green Bay

MEETING DATE

November 4, 2025

PREPARED BY

Will Peters

AGENDA ITEM # E.4

Consideration with possible action to award a 60-day planning option to Radue Homes, Inc. for proposed development on the JBS Redevelopment Site.

BACKGROUND

On July 25, 2025, staff issued a Request for Proposals (RFP) for the single-family and townhome housing component of the JBS Redevelopment Site located at 0 Lime Kiln Road (Tax Parcels 23-243-1-1 and 23-243-1-2). The RFP asked for housing options that meet current and future market demand and do not readily exist within the City (affordability, design, lot size, bedroom count, ownership, etc.). Staff received proposals from three qualified developers: Greater Green Bay Habitat for Humanity, NeighborWorks Green Bay, and Radue Homes, Inc. Staff along with the Mayor's Office reviewed and scored the proposals.

In Development Area A, Radue Homes, Inc. is proposing to develop traditional market rate single-family homes which meet the City's desired design requirements. In Development Area B along the Grand Blvd, Radue Homes, Inc. is proposing to build 16 zero-lot line townhomes. Some of Radue's single-family and townhome designs will include a main floor primary suite to accommodate accessibility needs, along with two additional bedrooms on the second floor. Radue anticipates other plans to provide options to increase the total number of bedrooms to accommodate large or growing families as well.

Staff would like to award Radue Homes, Inc. a 60-day planning option for 7 of the single-family parcels in Development Area A and the 16 townhomes along the Grand Blvd. in Development Area B. This planning option will allow the City to work with Radue to refine design and logistics related to the development site.

RECOMMENDATION

To award a 60-day planning option to Radue Homes, Inc. for 7 of the single-family parcels in Development Area A and the 16 townhomes along the Grand Blvd. in Development Area B.

FISCAL IMPACT

ATTACHMENTS

1. Radue Homes JBS proposal
2. JBS Development Areas



2585 S Broadway · Green Bay, Wisconsin 54304

September 26, 2025

City of Green Bay
Community & Economic Development Dept.
Attn: Ronda Bitney - ronda.bitney@greenbaywi.gov
100 No Jefferson St, Room 608
Green Bay, WI 54301

**RE: JBS Housing Development
Phase 2 Proposal**

Submitted by:

Radue Homes, Inc.
2585 S Broadway
Green Bay, WI 54304
Ryan Radue, Owner/CEO – ryan@raduehomes.com
Allison Buckley, COO/General Counsel – allison@raduehomes.com
920-770-1622

Alignment with Strategy:

Radue Homes, Inc. began building a few single-family homes in the mid-1990s to supplement an established real estate brokerage business. In the early 2000's the home construction business surpassed the general real estate sales portion of the business. In 2018, Ryan Radue, the second generation of the family, took over the leadership role and with that Radue Homes has taken on new challenges.

Radue Homes has embraced new and creative market opportunities seeing a need for diversity in housing in Brown County. We were an early market leader in the homeowner association (HOA) neighborhoods in Brown, establishing four different HOA communities across Brown County since 2018. Home construction has grown to approximately fifty homes per year and growing, in addition to a small number of commercial projects. We have just begun construction on our second multi-story (19 unit) residential condominium building in Ashwaubenon, having completed a 17-unit condominium building in 2024. We are currently working through the subdivision process in several areas throughout Brown County that will provide much needed lots for entry level, mid-range, and high-end homes.

Recently Radue Homes has taken strides to make housing more affordable without any government subsidies, through increased density and creative floor plans. This fall, we will start infrastructure improvements in a Bellevue subdivision where we intend to construct forty-five new

homes in the low \$300's-- even less if possible. We are already underway on a home on an infill lot in Allouez that will list at \$279,900. This home incorporates the same custom cabinetry, solid wood interior doors and trim, and high-quality windows and exterior doors that customers find in our more expensive homes. We are not aware of any other for-profit builder in Brown County making these efforts to make new homes more affordable!

At Radue Homes, our goal is to build a home that meets the needs of each individual customer. We listen to the demands of the marketplace whether that be price, amenities, accessibility, or housing style. We are a stronger company by achieving the housing goals of the broadest spectrum of the market as possible. Combining our experience and creativity in home construction along with the development of subdivisions allows us to provide valuable contributions to an already strong development plan by the City.

Design and Use

Radue Homes supports the proposed plan of the City of Green Bay for single family homes in Development Area A and townhomes for Development Area B. We have experience in similar diversity in subdivisions. We have successfully combined single story homes, two story townhomes and a five-story condominium project in Aldon Station in Ashwaubenon and can bring our experience and lessons learned to the former JBS site.

~Platting & Design

Our preference is to use zero-lot lines instead of condominium plats whenever possible. The traditional buyer with a mortgage must overcome several obstacles to finance a condominium.

In addition, we would like the townhomes to have easements with shared driveway but allocating maintenance of each lot to the owner, thereby avoiding a homeowner's association (HOA). We have found that even with low HOA fees, we eliminate a segment of buyers. A fee of just \$150 per month can reduce purchasing power by about \$25,000. We would like to target young professionals and young families so eliminating additional fees and reducing the base plan costs is essential to capturing that target market.

~Development Area A

In Development Area A, we propose eleven traditional single-family homes meeting the height, front porch, and garage set back requirements of the City. We have attached sample floor plans with exterior renderings for your consideration. (See Exhibit A – single family house plans). We would anticipate modifying plans and/or exteriors so that each of the eleven homes is unique but meeting the City's desired design requirements. We are willing to work with the City to develop parameters for exterior designs such as an approved list of siding and roofing colors in order to provide a cohesive look through the development of Areas A and B.

Some of our proposed plans for Area A and B incorporate a main floor primary suite to accommodate accessibility needs, along with two additional bedrooms on the second floor. We would anticipate other plans to provide options to increase the total number of bedrooms to accommodate large or growing families as well.

We would like to discuss lot width or varying lot widths to allow for a more diversity of floor plans and the ability to include 3-car garages or add additional connectivity to the outdoors with patios and porches. We feel we can develop a floor plan that compliments each lot.

Based upon our experience, homes in this area would range from 1400 to 2000 sq. ft and would range in price from the lower \$400s to mid-\$500s depending on buyer selections. We would start construction with at least two spec homes that would hit that lower \$400's price point. We would list spec homes on the MLS, so it is marketed across numerous platforms such as Realtor.com, Zillow and others. We find that listings engage more buyers in a particular area, and some will opt to start construction on a plan designed for them which often grows in size and cost at the buyer's direction. Our estimated sales price includes \$40,000 per lot purchase price from the City. All eleven lots would be purchased over a two-year period. We anticipate full construction and occupancy of all homes in three years.

~Development Area B

In Development Area B, we propose building a minimum of six townhomes. We would like to review lot dimensions along with a proposed floor plan to see if we can add additional units. Depending on lot size, we would like to construct the townhomes in pairs so there is additional light available on the sides of each unit. Two car garages would face the rear lot line and be accessible from an alley.

Our proposed plan would have a main floor primary suite, main living area, kitchen, and laundry in order to meet a wide variety of ages and abilities. A second bedroom and bathroom along with a loft space adequate for a remote office or kid's play area or an optional third bedroom would round out the second level. With the 2-unit design, we would be able to accommodate an egress window for a future bedroom, bathroom, and rec room in the basement. We are open to planning modifications and can adjust to the required lot widths and depths. A suggested floor plan is attached as Exhibit B.

The townhome proposal reflects our experience with a similar neighborhood design on Olive Tree Drive in Howard, Wisconsin, where we constructed eighteen units in townhome/duplex fashion. We have the benefit of being able to meet customer preferences and other lessons learned to improve the design. We can construct homes in the \$350,000 to \$400,000 range, assuming lot costs of \$20,000 each. All lots would be purchased over a two-year period. We anticipate full construction and occupancy of all townhomes in three years.

Construction for homes in Development A and B would immediately follow agreements with the City and receipt of permits. We construct homes throughout the year and would like to seize the current market conditions.

~Accessibility

For both the townhomes and the single-family homes, we are proposing two story homes as requested. However, we would like to discuss with the City, options to provide ranches that have massing similar to 1 ½ story homes. In our experience, the market demand is for main floor primary bedrooms and accessibility even if accessibility is not currently an issue for the buyer. Our typical ranch home construction enhances accessibility with zero entry to the home, ensuring 36"

doorways, blocking in bathrooms for grab bars in the shower and near toilets. As a custom-home builder, we can work with buyers from the start of construction to adjust plans and interior finishes to meet their specific accessibility needs.

We find that buyers of all ages in the Green Bay area do prefer ranches and main floor primary bedrooms. We feel we can incorporate those preferences when needed while still providing the height and transition to the taller apartment buildings in the area.

The drawing below is an example of a two-story townhome that we are proposing next to a ranch-style townhome along with a real-world photo of these finished homes. The ranch home is on the right.



~Energy Efficiency/Sustainability

All of our homes are designed and reviewed for energy efficiency for Focus on Energy rebate programs. Our typical home construction includes higher than code required wall and attic insulation, attic seals, and bath fans with timers and automatic circulation to improve indoor air quality. We conduct an air blower test upon completion of the home to detect air leaks and ensure energy efficiency standards are met. Although not the focus of the typical buyer, these hidden benefits are a tremendous long-term value for buyers.

~Marketing

We find many customers have difficulty envisioning a floor plan and room sizes and therefore we would start with a set of townhomes and at least two single-family homes as spec

homes. These homes would be listed in the MLS prior to completion. This generates sales of the listed homes as well as leads for buyers wanting to be part of the construction process from the beginning. This enables a customer to choose a lot, modify a floor plan and make interior selections.

In order to respond to the market preferences and not oversaturate the market, we would wait to start another set of townhomes until at least one or two of the spec units have offers to purchase. We would then start another set of specs or start another building sooner if a buyer wishes to start from the beginning of the construction process. If units are slow to sell, we review showing feedback so that we can adjust the next plan based upon potential buyer feedback. If a buyer wants to start a new home on a specific lot, we prioritize that home and proceed with construction as soon as the buyer has approved the floor plan and cost. We are open to listing lots for sale as builder exclusive in order to generate further interest in the area.

In neighborhoods where we are the exclusive builder, we find word of mouth to be hugely successful. In just one neighborhood, we have generated leads from residents talking about their homes at the YMCA and at the nail saloon, or (amazingly) residents have invited strangers into see their home when they see someone driving slowly through the neighborhood checking out the homes under construction. These unsolicited testimonials speak to our reputation and are invaluable to home sales. We would also be willing to include a home in the Brown County Showcase of Homes held twice annually to bring additional attention to the area.

We have capacity to start construction of all homes within a two-year period, assuming market demand. From start of construction to home occupancy is about 5 months for each home. Excluding homes constructed for specific buyers at the onset, spec homes would be staggered such that completed spec homes would enter the market throughout the year.

We do not try to market to any particular market and frankly when we have had a target buyer in mind, that was not our end result. We try to design our homes to appeal to the largest sector possible and then offer customization to our buyers as their personal preferences dictate more than any demographic data. Even in our HOA communities where one might expect less diversity due to the product type and similarity of units, we see quite a bit in diversity in buyers from young professionals, families with children at all ages, and retired people. This speaks to our success in creating homes that meet the needs of a larger market sector as well as greater diversity in neighborhoods than one might otherwise expect.

Investment

Based upon an average sale price of \$375,000 for the six townhomes and an average sale price of \$425,000 for the eleven single family homes, we comfortably feel we can generate \$6,925,000 of tax base in this area. With flexibility in our floor plans so long as we meet the desired exterior requirement, we feel we can increase the sale price of homes based upon buyer's starting construction from the onset. We anticipate single-family homes could sell in the range of \$450,000 to \$500,000 based upon buyer upgrades which would further increase the tax based generated.

Radue Homes has partnered with Nicolet Bank for a line of credit for spec homes and turn-key projects. (See attached Exhibit C Nicolet Bank letter.) This \$5.6 Million line of credit allows us to

make construction draws and replay the loan at closing. This is a revolving loan for on-going construction. The turn-key process allows Radue Homes to finance construction of the project for the buyer. The buyer then avoids the construction loan process and does a traditional closing at the completion of the home. We are open to other funding processes in partnership with the City that would reduce financing costs passed on to buyers and speed up the full build out of development area. If selected, we can discuss other concepts.

Capacity & Experience

Radue Homes construct homes across all price ranges from entry level to over \$2,000,000 full custom homes. We strive to provide customers with the same experience and quality of construction regardless of their price point. Our past experience has proven results. Check out a few of our past projects at the end of this section!

Radue Homes has prided itself on providing each customer with a Personal Builder, a single point of contact that assists in bidding, change orders, guides customers through the interior and exterior selections and oversee construction of the home. Nearly two years ago, we added several construction superintendents to provide both hands-on construction assistance and technical oversight for each home. This was a significant transition within our company. Our construction teams have significantly refined our construction process, increasing quality control and efficiency. We are now poised to increase our number of annual construction starts with full support of our team members to sixty starts this year and goal of eighty homes in 2026. As a result, we are confident we can meet the aggressive timeline we have set forth in this proposal.

We have two in-house plan designers, each with over twenty years of experience. Our in-house plan designers enable us to design homes with budget in mind from the onset in order to simplify the foundation, structure, and roofing to control costs. Our designers further enable us to make plan changes to address customer preferences and respond to market comments without significant added costs and time. The plan design function has typically been an area of delay in our company, but this issue is now resolved with the second in-house plan designer that was recently added.

A significant part of the Radue Homes team is our subcontractors. While we competitively bid each project among various subcontractors, we have come to rely on a few subcontractors in each specialty. We do not rely solely on one subcontractor for any particular area of work in order so they are able to keep up with our work. We are in constant communication with our subcontractors about their capacities and staffing. Providing consistent work for our core subcontractors helps to stabilize pricing, allows them to plan and in some cases increase their own staffing. Our housing volume also increases our buying power based upon volume.

We are confident we have capacity to build and at the same time remain attentive and responsive to the real estate market. This opportunity allows us to expand to another area of the City that does not have a lot of new housing options for home buyers. We can moderate the amount of spec homes entering the market as needed to avoid over saturation in a particular neighborhood or across the larger metro area.

Below we have outlined some specific projects that are relevant to this proposal. We have constructed hundreds of homes over the last five years and are happy to share additional examples upon requested.

We appreciate your consideration of our proposal and are available at your convenience for further discussions.

Previous Townhome Experience

Ellis Hill on Olive Tree Drive in Howard, Wisconsin. 18 units constructed 2017-2021.



Eighteen duplex style townhomes with garages accessible from a rear alley. Floor plans incorporated a main level primary suite, a dramatic 19' ceiling in the great room, along with a loft with additional bedroom and bathroom plus an optional third bedroom.

Aldon Station on Aldon Circle in Ashwaubenon, Wisconsin. 16 Units constructed 2021-2024.



Construction of four four-unit townhomes within a homeowner's association community. With limited snow storage for driveways but a need to soften the hardscape, we established mulched planting

beds in front of each unit. Unit pricing ranged from \$370,000 - \$400,000 and higher with some customization by buyers at the onset of construction. While the exteriors are the same, there are three different interior floor plans. Most units have 3 bedrooms, 3 baths with 2 car garage, but others have 2 bedrooms 2 ½ baths with a 3-car garage by incorporating a tandem car design. Some units have the kitchen and dining areas on the second floor to provide an elevated living experience.

Mixed Housing Density Neighborhoods

Aldon Station (Ashwaubenon, WI) includes ranch style, zero lot line duplex homes as well in keeping with the modern style townhomes shown above. A 5-story condominium building was completed last year. The 17-unit residential condominiums ranged from



\$450,000 to in excess of \$2 Million. The condo project proceeded without pre-sold unit requirement by the

lender. A second 19-unit condominium building is currently underway in Aldon with two units already sold.

Aldon Station has capacity for around 175 housing units over the 20 acre property. The subdivision has public trails, a private clubhouse with outdoor pool for residents, boat docks, and a kayak launch. Aldon Station won the Wisconsin Home Builders Association Badger Craftsman Award in 2024 for best new subdivision award.



Cottages of Hidden Creek (Howard, WI) is a homeowner's association community featuring narrow lots with single family detached and zero-lot line twin homes.



Ellis Hill (Howard, WI) has two separate homeowner associations. One for the single-family homes outlined in red and another for the townhomes with rear alley access to the townhomes as outlined in blue. Radue Homes was the exclusive developer for the 18 townhomes, designed to complement the design and exterior requirements established by another developer for the single family homes. Ellis Hill is located just off Cardinal Lane immediately north of the Howard YMCA.

Efforts Toward More Affordable Single-Family Homes

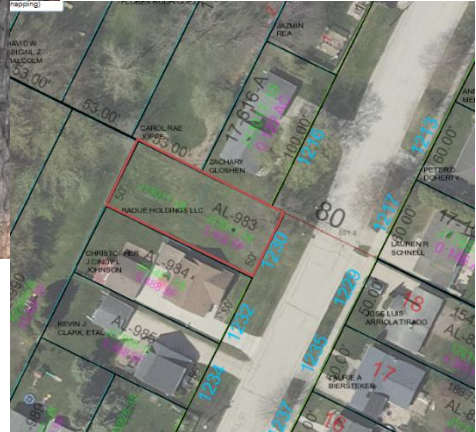
3150 East River Drive – sold May 2025 - \$389,900
 Radue Homes acquired two vacant lots that were below the floodplain. The lots are being subdivided and removed from the floodplain to create four buildable lots. This is the first of the four homes.



1230 Goodell – list price \$275,000 – anticipated completion December 2025.



Radue Homes acquired a 50' wide infill lot on the border of Green Bay and Allouez. 1398 sq. ft. home with 3 bedrooms and 1 ½ baths, 2 car garage.



Our team developed a plan to navigate the overhead power lines, preserve a large tree in the front yard, and increase coordination of subcontractors to deal with limited staging areas.

Additional projects available on request.

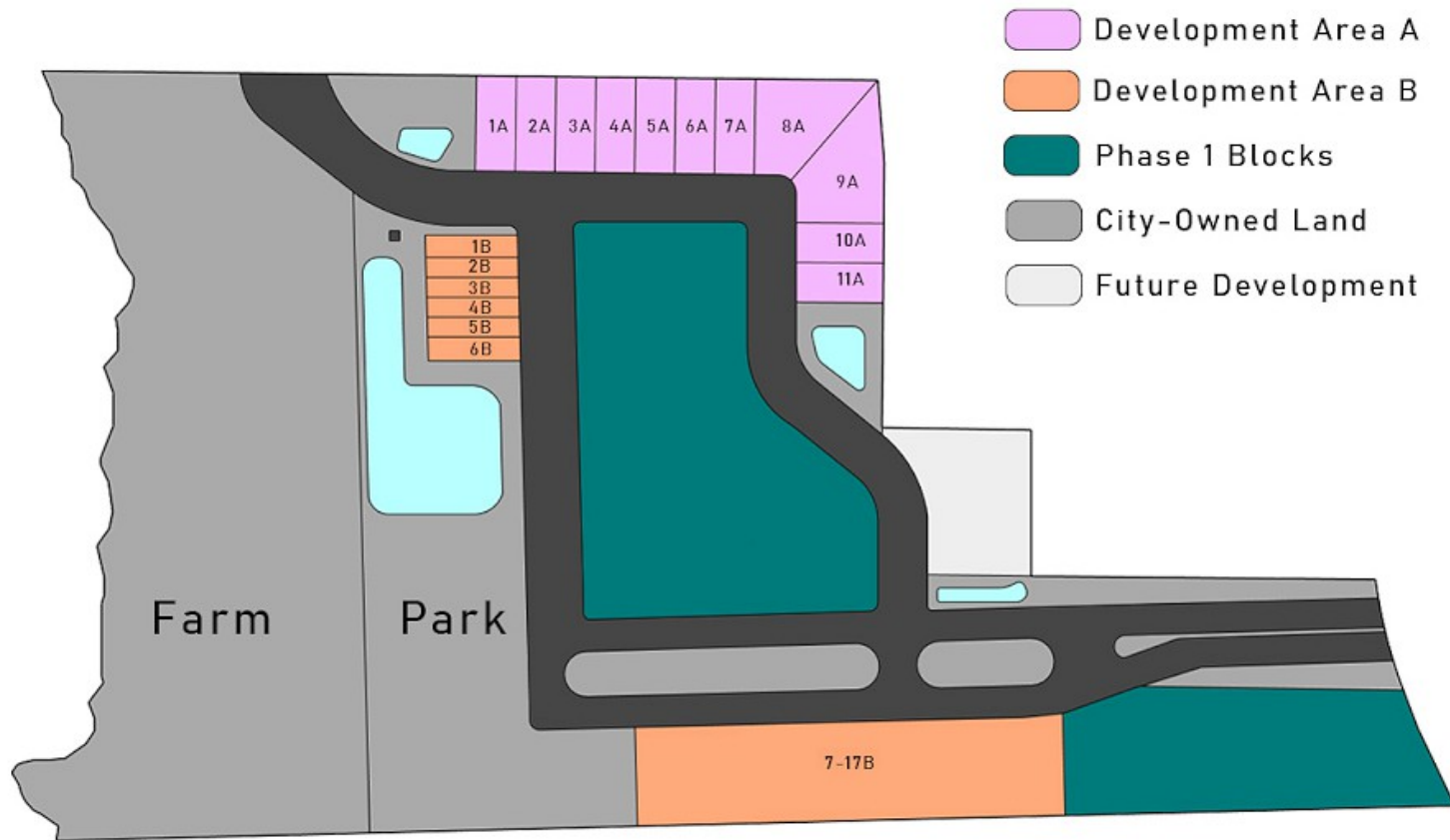
Exhibits

A – Single family detached home floor plans

B – Townhome Plans

C – Financial Support Letter/Nicolet Bank

JBS Development Areas





Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

November 4, 2025

PREPARED BY

Will Peters

AGENDA ITEM # E.5

Consideration with possible action to award a 60-day planning option to NeighborWorks Green Bay for proposed development on the JBS Redevelopment Site.

BACKGROUND

On July 25, 2025, staff issued a Request for Proposals (RFP) for the single-family and townhome housing component of the JBS Redevelopment Site located at 0 Lime Kiln Road (Tax Parcels 23-243-1-1 and 23-243-1-2). The RFP asked for housing options that meet current and future market demand and do not readily exist within the City (affordability, design, lot size, bedroom count, ownership, etc.). Staff received proposals from three qualified developers: Greater Green Bay Habitat for Humanity, NeighborWorks Green Bay, and Radue Homes, Inc. Staff along with the Mayor's Office reviewed and scored the proposals.

NeighborWorks Green Bay is proposing to develop six attached townhomes in Development Area 1B-6B. Each townhome would consist of 3 bedrooms, 2.5 baths over an unfinished basement and 2-car garage. There will be a mix of market rate and affordable units. Staff would like to offer a 60-day planning option to NeighborWorks Green Bay to allow time to refine design and the project budget.

RECOMMENDATION

To award a 60-day planning option to NeighborWorks Green Bay for their proposed development on the JBS Redevelopment Site.

FISCAL IMPACT

ATTACHMENTS

1. JBS RFP Response - COMPILED - 9.23.2025
2. JBS Development Areas



**JBS Housing Development Proposal:
A collaboration between**



and



**NeighborWorks Green Bay
437 S. Jackson Street
Green Bay, WI 54301
920-448-3075**

**Submitted by:
David Erickson
Director of Real Estate Development
Phone: 920-593-3709
Email: david@nwgreenbay.org
www.nwgreenbay.org**

September 26, 2025

The following proposal is presented in sections which highlight and address the key strategies outlined in the City of Green Bay's Request for Proposal (RFP) for the JBS Housing Development, dated July 25, 2025.

TABLE OF CONTENTS

- I. ALIGNMENT WITH RFP STRATEGY**
- II. DESIGN AND USE**
- III. INVESTMENT**
- IV. CAPACITY AND EXPERIENCE**



I. ALIGNMENT WITH RFP STRATEGY

NeighborWorks Green Bay (NWGB) and Greater Green Bay Habitat for Humanity are collaborating to advance a comprehensive housing initiative that aligns with the city's goals for inclusive and sustainable development. This proposal includes a mixture of housing, both single family and town homes. They are designed to meet the diverse needs of residents across income levels and life stages.

As outlined in the Request for Proposals, we believe our partnership will positively utilize the site for residential growth, generate tax base, maximize the benefits to surrounding neighborhoods and local community partners and create culturally inclusive urban workforce housing.

NeighborWorks Green Bay Mission: We solve housing challenges and build stronger communities.

NeighborWorks Green Bay Vision: NeighborWorks Green Bay envisions a dynamic, inclusive community where innovative solutions meet housing challenges, fostering vibrant neighborhoods where people live with dignity. Through collaborative and responsive programs and community-driven initiatives, we ensure equitable access to safe, affordable housing. Nurturing diversity and amplifying voices, we strengthen the threads of social connection, weaving shared prosperity and resilience into our community's fabric.

NeighborWorks Green Bay is a donor-supported 501(c)(3) organization serving individuals and families across the income range, from very low to moderate income households, with homeownership opportunities and through our rental portfolio throughout Northeast Wisconsin.

As part of our mission, in a recent year, NeighborWorks Green Bay provided –

- Housing Counseling & Education services 628 households received Housing Counseling & Education services.
- 251 households lived in our rental homes
- 63% of households served were low income (below 80% of Area Median Income)
- 24% of households served were very low income (below 50% of Area Median income)
- Completed construction of two single-family residences in the Olde North neighborhood
- Began construction on a single-family home, a two-unit townhome, and a seven-unit townhome development across several Green Bay neighborhoods
- Participated in the remodel and expansion of the Brown County Family Center serving area families.

A comprehensive list of completed and current projects is available upon request.



The current Green Bay housing market is a challenging one for modest income buyers. Competition for homes, although cooling slightly, is still fierce, construction costs remain high, and elevated mortgage interest rates all have a dramatic impact on home affordability.

As part of this unique opportunity and partnership with Habitat for Humanity, we plan to explore new construction methods and products to enhance the overall project delivery and speed to market. NeighborWorks Green Bay staff will act as the developer for the 6-unit townhome project and will submit the project for competitive bid to a qualified list of contractors across the region. In addition to our role as developer, there is a potential to use this development as a real world learning opportunity through our ongoing partnership with the Green Bay Area Public School District Bridges Construction and Renovation Program.

II. DESIGN AND USE

From a design standpoint, the color palette and overall design of NeighborWorks Green Bay homes tend to complement existing architectural features, incorporate local materials, and employ local contractors and vendors across the region. Plus, to provide a cohesive neighborhood design, NeighborWorks Green Bay design features will complement Habitat for Humanity design features, at the same time complying with the neighborhood design criteria.

We will work to incorporate similar features from recent successful, mixed-income residential townhome projects completed by NeighborWorks Green Bay, as well as employ new and innovative techniques to further enhance the marketability of the homes for families in the region. All homes will be constructed in compliance with the City of Green Bay's building codes and development standards, as well as the approved Planned Unit Development (PUD), (ZP 23-43).

Each two-story single-family home will consist of 3 bedrooms and 2 bathrooms upstairs. The main level will consist of a large open floor plan living and dining area with a half bath and a 2 car garage. The basement level will be unfinished and will house mechanical and other equipment.

Each new NeighborWorks Green Bay home contributes to the local tax base, enhances surrounding property values, and provides a great opportunity for spreading the word of NeighborWorks Green Bay's mission in our community.

We look forward to setting the tone for this initial development phase at the JBS Redevelopment Site and we remain dedicated to maximizing available resources to strengthen the affordable housing inventory and address the growing need for workforce housing in Green Bay.



III. INVESTMENT

The City of Green Bay’s RFP outlines a target of 130–200 residential units for this site, with a goal of diversifying housing options. Specifically, the city recommends that 10% to 30% of the total units be designated for households earning less than 80% of the Area Median Income (AMI), equating to 13–60 affordable housing units.

NeighborWorks Green Bay requests the opportunity to participate in Phase II of this development, with the capacity to construct six affordable townhomes at Development Area B with a one-year timeframe for construction. Our proposed contribution to this development would coincide with the development proposal from Habitat for Humanity as outlined below:

- Development Area A: 11 detached single-family homes to be built by Greater Green Bay Habitat for Humanity. This would include nine 2–4-bedroom homes and two 4-6 bedroom homes on the larger lots.
- Development Area B: 6 attached townhome units to be built by NeighborWorks Green Bay. Each townhome would consist of 3 bedrooms, 2.5 baths over an unfinished basement and 2-car garage.

The anticipated hard construction cost per square foot is approximately \$200 psf with an estimated per unit construction hard cost of \$380,000, inclusive of sustainable and energy-efficient design features required for this project. The total construction cost for six townhomes is projected at \$2.5 million.

To support the development of affordable housing and mitigate financial strain to future homeowners, NeighborWorks Green Bay is requesting the donation of the parcel designated as Development Area ‘B’ from the City of Green Bay. This contribution would demonstrate the city’s commitment to housing equity and significantly reduce the negative cash flow impact associated with building affordable homes.

Our current proforma provides for two of the townhomes to be listed for sale at market-rate, while these townhomes will be marketed to households not exceeding the 80% AMI threshold. To further bridge the affordability gap, NeighborWorks Green Bay will pursue gap funding opportunities, such as HOME Funds, to offset both homeowner affordability challenges and construction cost differentials. We estimate making a HOME funds request of \$85,000 per affordable home, totaling \$510,000 for this phase. Remaining funding will be sourced through NeighborWorks Green Bay’s philanthropic efforts and bank financing.

A key component of our proforma will be working closely with the City of Green Bay to determine which dwellings in the projects should be added to the Green Bay Housing Partnership, Green Bay’s new Community Land Trust. Those units may require additional buyer subsidy.



IV. CAPACITY AND EXPERIENCE

NeighborWorks Green Bay designates David Erickson, Director of Real Estate Development, as the primary point of contact for the planning and implementation of this project.

Supporting the project are key members of our construction team:

- **Noel Halvorsen, President and CEO**
 - Serving as President & CEO of NeighborWorks Green Bay since October 2000, Noel Halvorsen has experience in resident leadership, asset management, housing, and community development. Noel has led the acquisition, renovation, or development of 302 units of housing and 50,000 square feet of commercial space. During his tenure, NeighborWorks Green Bay has counseled 15,412 area households and helped 3,453 families to purchase homes.
- **David Erickson, Director of Real Estate Development**
 - David is a registered architect in the State of Wisconsin and has a broad range of experience in the design, construction, and management of commercial and residential projects from inception to completion across the United States.
- **Justin Verstegen, Project Manager**
 - Justin brings nearly 20 years of residential project management experience to the NeighborWorks Green Bay team. Justin has written specifications, coordinated with architects, managed bidding and contracting, and overseen construction of housing units across the United States.

The timeline for completion and occupancy will vary depending on the start date of each individual home. Pending approval, construction on the townhomes could begin in Spring 2026, with full completion and occupancy anticipated by Spring to Summer 2027.

In conclusion, over 42 years, NeighborWorks Green Bay has educated and counseled 21,651 households, helped 4,019 families purchase homes, built or improved 463 dwelling units, and leveraged modest resources and community gifts into \$636 million investment in homes and neighborhoods!

NeighborWorks Green Bay is committed to working collaboratively with the City of Green Bay and development partners to ensure architectural cohesion, community integration, and long-term sustainability. We look forward to continuing our ongoing relationship with the City of Green Bay and the Redevelopment Authority to help Green Bay families achieve their dream of homeownership within this unique development opportunity.

THIS DRAWING IS FOR REPRESENTATIONAL PURPOSES ONLY.

THIS DRAWING IS A GRAPHIC REPRESENTATION OF EXISTING CONDITIONS AND POTENTIAL DESIGN OPTIONS ON THE SITE NOTED. THIS DRAWING IS NOT INTENDED AS AN "AS BUILT" DEPICTION. ALL DIMENSIONS SHOWN ARE TO BE VERIFIED IN FIELD PRIOR TO ACCEPTANCE.

JBS DEVELOPMENT PROPOSAL
NeighborWorks Green Bay / Habitat for Humanity
Green Bay, WI 54301
Parcel - 23-243-1

NOT FOR CONSTRUCTION

ISSUE DATE: 9/10/2025

ISSUED FOR: REVIEW

REVISION LOG

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JBS DEVELOPMENT

GREEN BAY, WI

PROJECT NAME

SITE PLAN

SHEET NAME

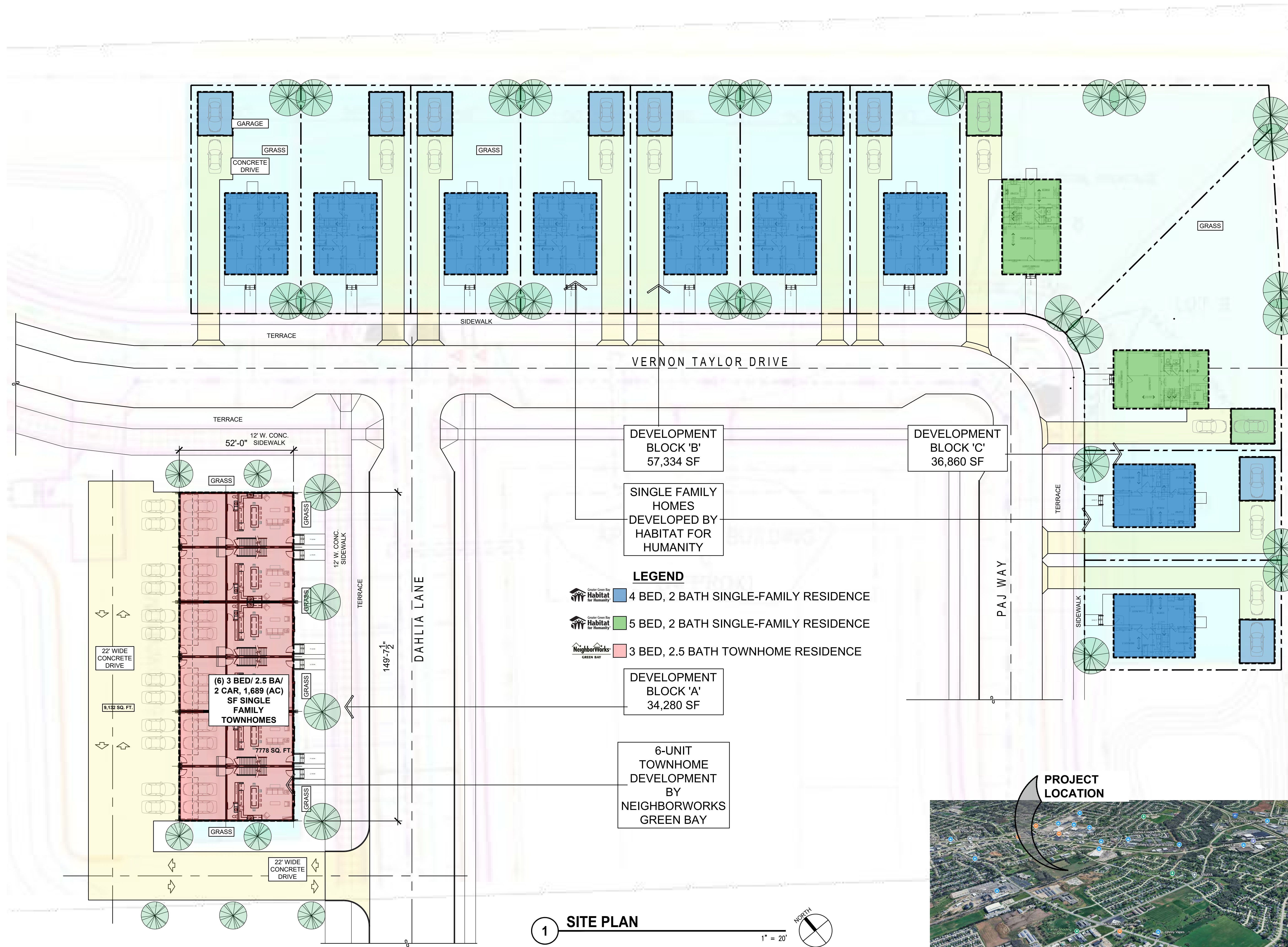
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SCALE: AS NOTED

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SHEET NUMBER



1 SITE PLAN
1" = 20'



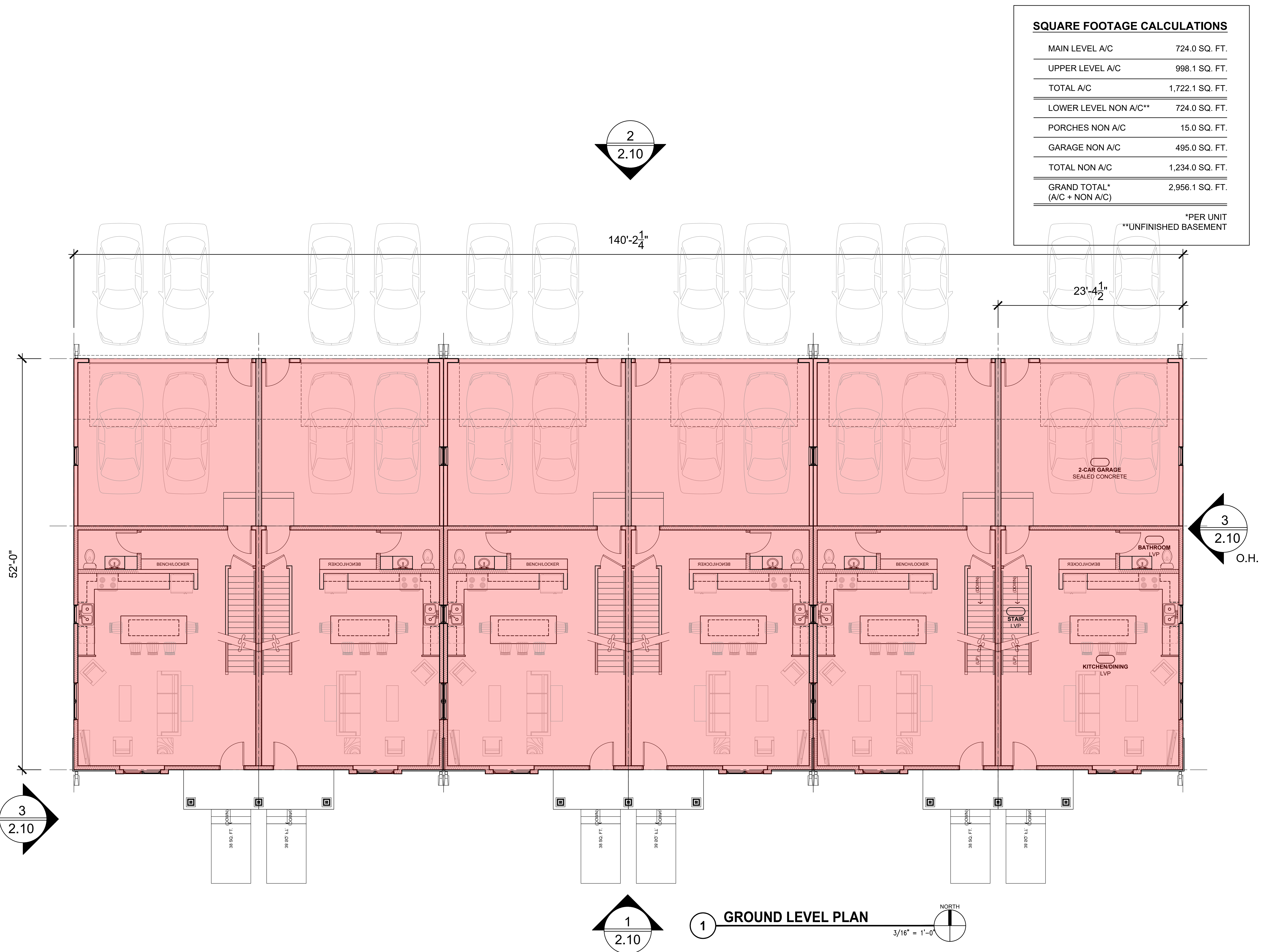
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SQUARE FOOTAGE CALCULATIONS

MAIN LEVEL A/C	724.0 SQ. FT.
UPPER LEVEL A/C	998.1 SQ. FT.
TOTAL A/C	1,722.1 SQ. FT.
LOWER LEVEL NON A/C**	724.0 SQ. FT.
PORCHES NON A/C	15.0 SQ. FT.
GARAGE NON A/C	495.0 SQ. FT.
TOTAL NON A/C	1,234.0 SQ. FT.
GRAND TOTAL* (A/C + NON A/C)	2,956.1 SQ. FT.

*PER UNIT
**UNFINISHED BASEMENT



**JBS DEVELOPMENT
PROPOSAL**
NeighborWorks Green Bay /
Habitat for Humanity
Green Bay, WI 54301
Parcel - 23-243-1

NOT FOR CONSTRUCTION

ISSUE DATE: 9/10/2025

ISSUED FOR: REVIEW

REVISION LOG

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JBS DEVELOPMENT

GREEN BAY, WI

PROJECT NAME

GROUND LEVEL PLAN

SHEET NAME

PROJECT NUMBER: -

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SCALE: AS NOTED

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SHEET NUMBER

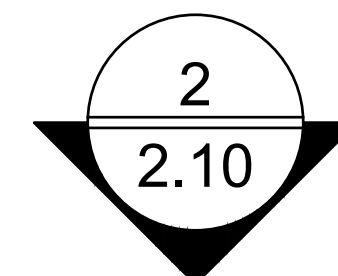
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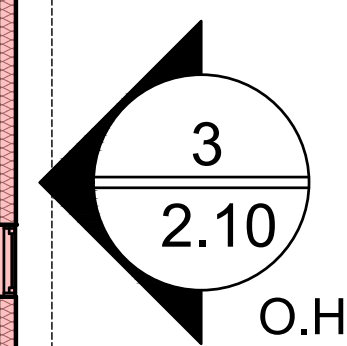
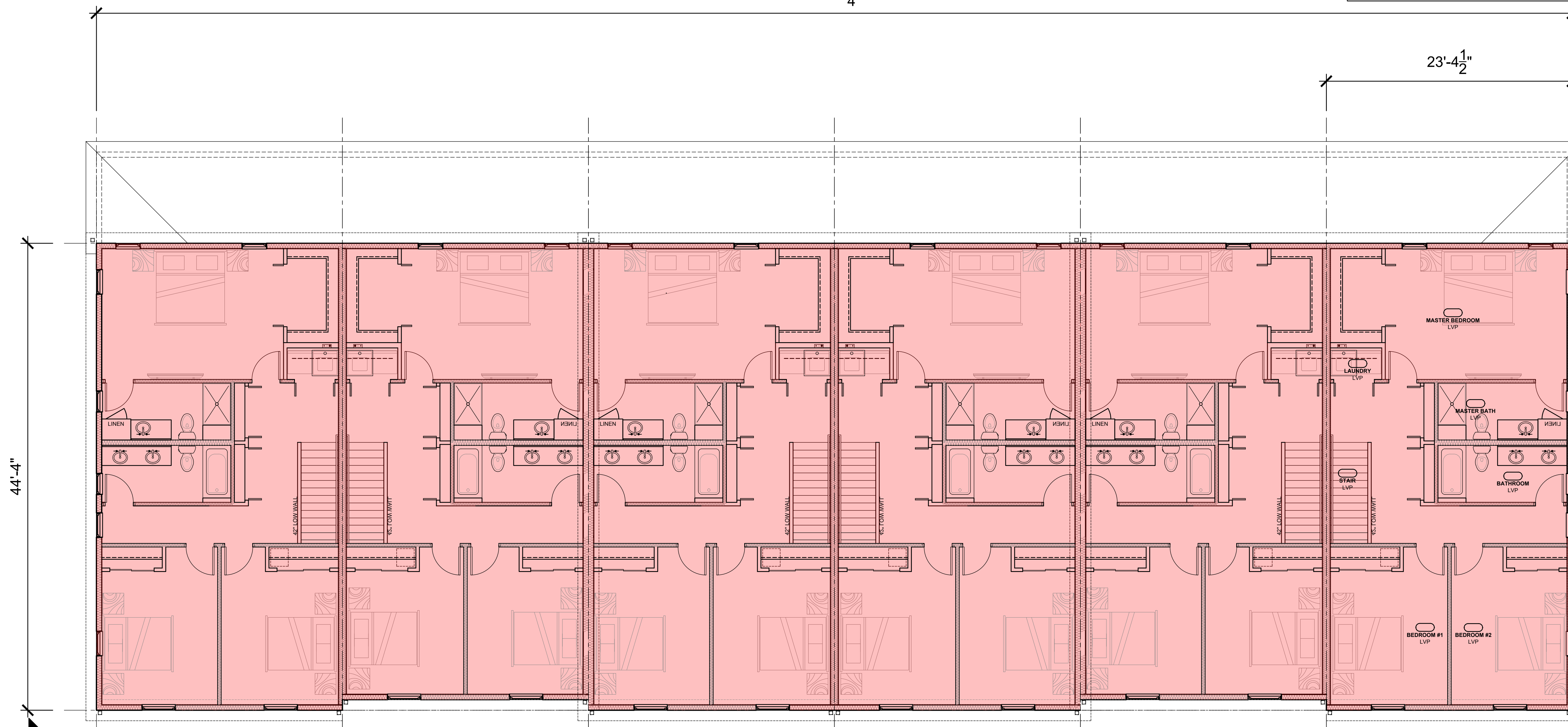
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UPPER LEVEL A/C	998.1 SQ. FT.
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GARAGE NON A/C	495.0 SQ. FT.
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GRAND TOTAL* (A/C + NON A/C)	2,956.1 SQ. FT.

*PER UNIT
**UNFINISHED BASEMENT

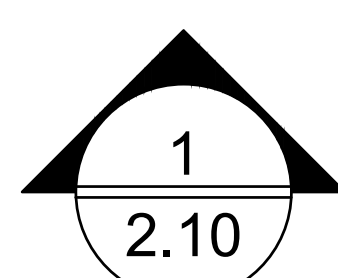
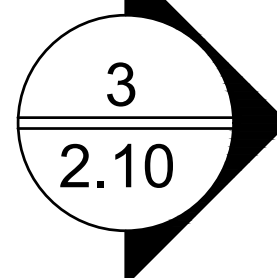


140'-2 1/4"

23'-4 1/2"



44'-4"



1 UPPER LEVEL PLAN

3/16" = 1'-0"
NORTH

**JBS DEVELOPMENT
PROPOSAL**
NeighborWorks Green Bay /
Habitat for Humanity
Green Bay, WI 54301
Parcel - 23-243-1

NOT FOR CONSTRUCTION

ISSUE DATE: 9/10/2025

ISSUED FOR: REVIEW

REVISION LOG

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JBS DEVELOPMENT

GREEN BAY, WI

PROJECT NAME

UPPER LEVEL PLAN

SHEET NAME

PROJECT NUMBER: -

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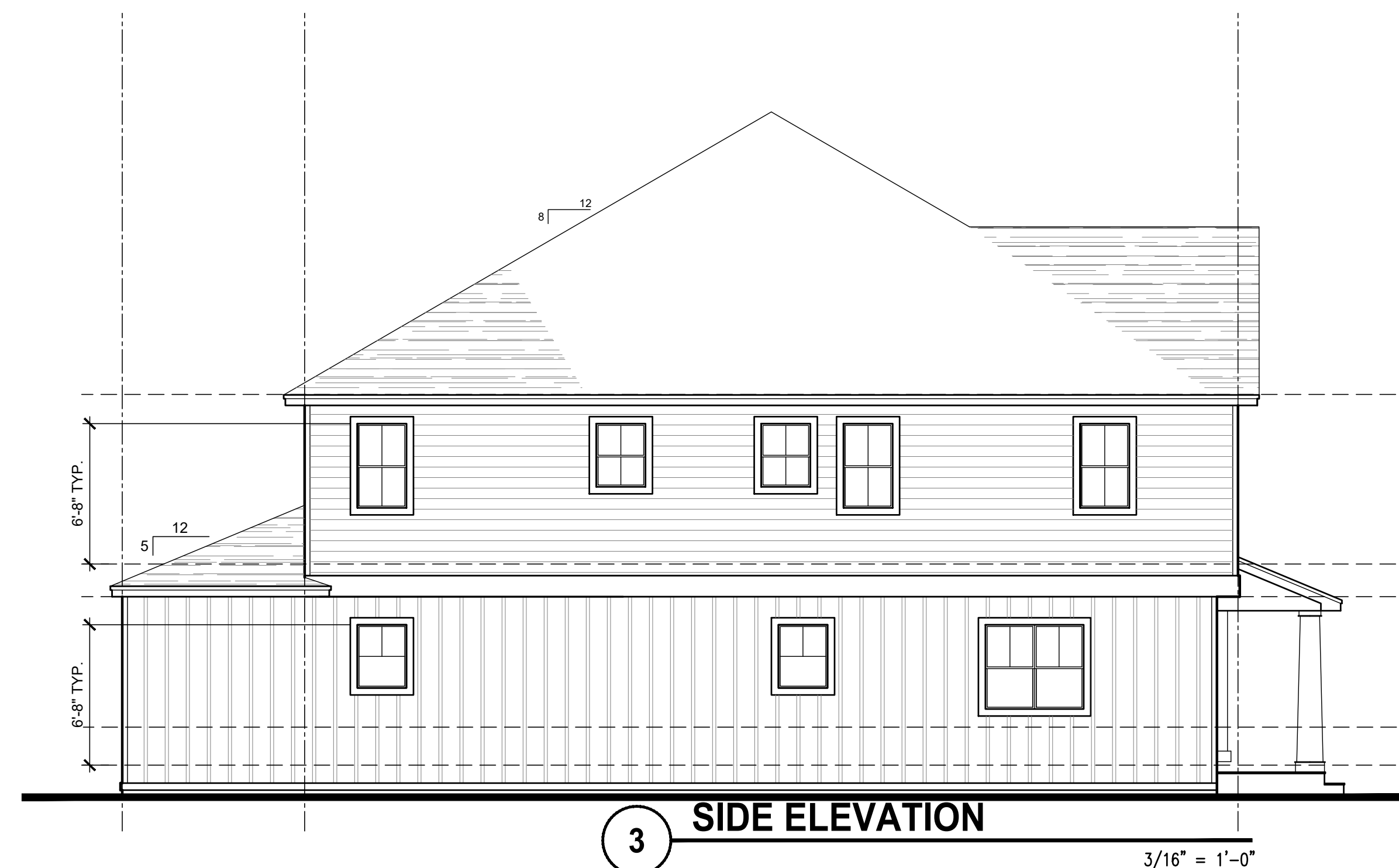
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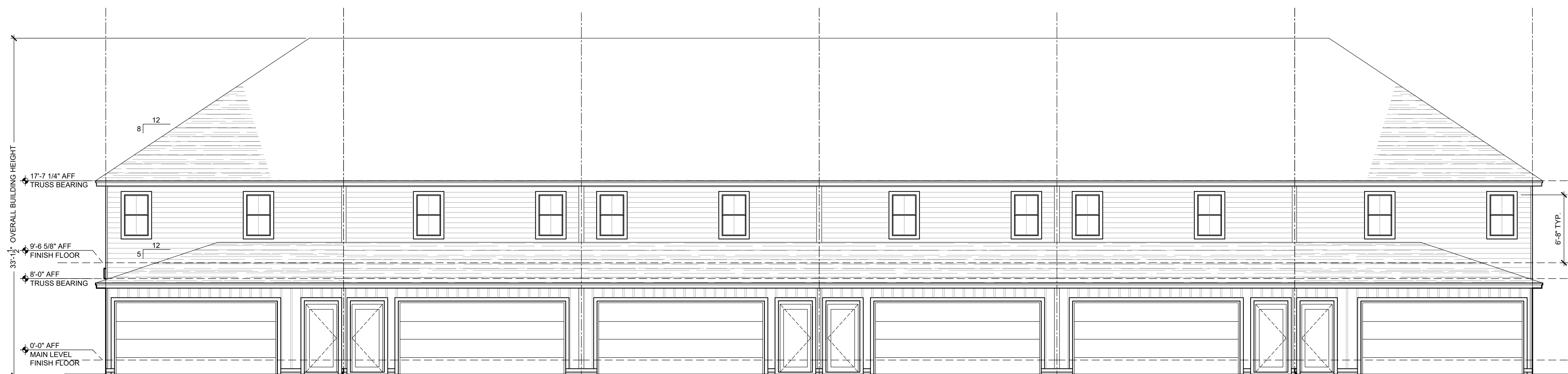
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3 SIDE ELEVATION

3/16" = 1'-0"



2 REAR ELEVATION

3/16" = 1'-0"



1 FRONT ELEVATION

3/16" = 1'-0"

JBS DEVELOPMENT PROPOSAL
NeighborWorks Green Bay /
Habitat for Humanity
Green Bay, WI 54301
Parcel - 23-243-1

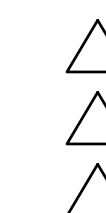
NOT FOR CONSTRUCTION

ISSUE DATE: 9/10/2025

ISSUED FOR: REVIEW

REVISION LOG

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JBS DEVELOPMENT

GREEN BAY, WI

PROJECT NAME

EXTERIOR ELEVATIONS

SHEET NAME

PROJECT NUMBER: -

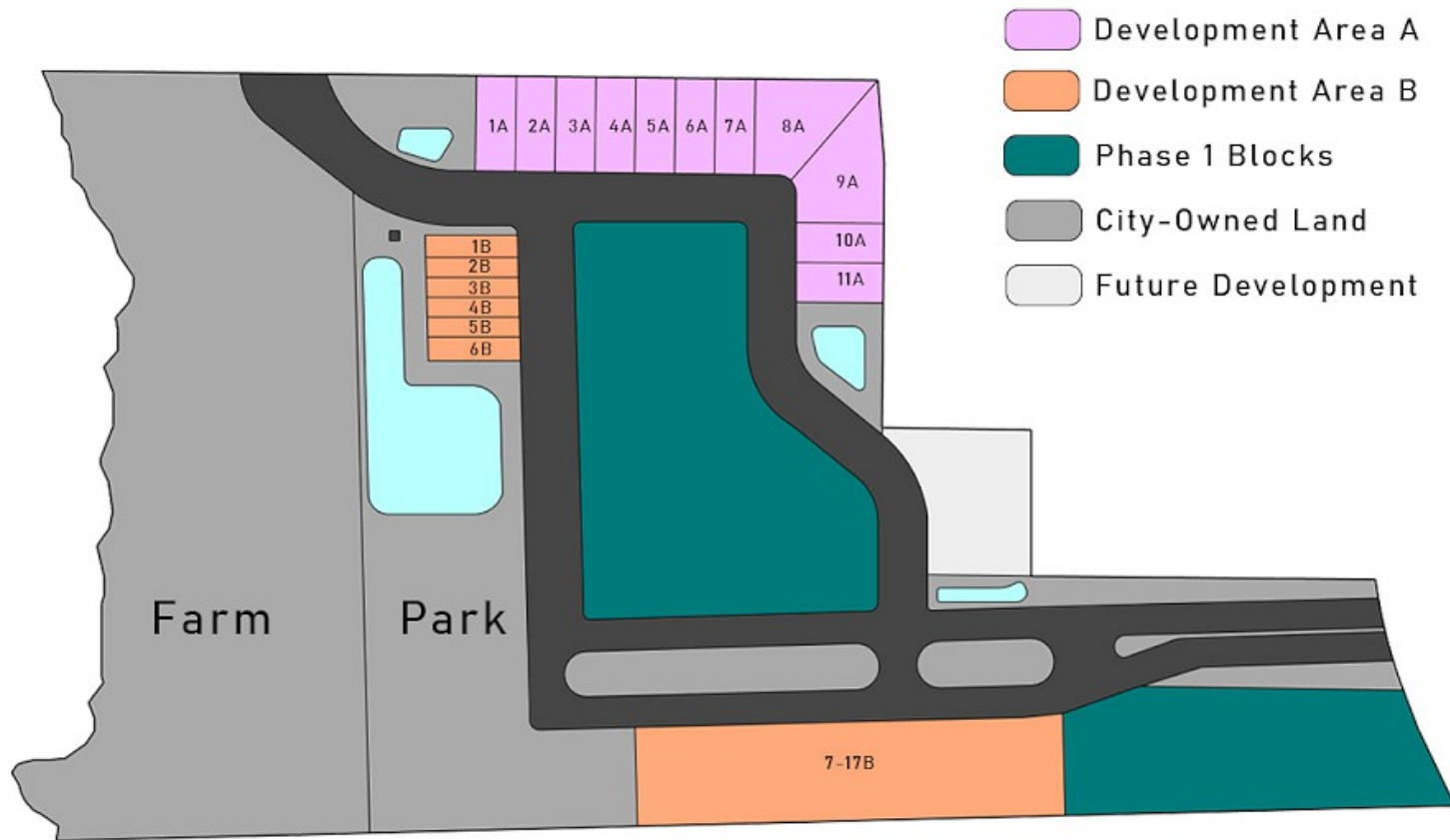
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SCALE: AS NOTED

2.10

SHEET NUMBER

JBS Development Areas





Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

November 4, 2025

PREPARED BY

Ronda Bitney

AGENDA ITEM # E.6

Consideration with possible action to approve a one-year development agreement to NeighborWorks Green Bay for the development of three owner-occupied townhomes on the site located at 115 S Van Buren Street.

BACKGROUND

The RDA owns Tax Parcel 14-309 located at 115 S. Van Buren Street. This parcel was purchased using Neighborhood Enhancement Funds. There was a five (5) story dilapidated condemned structure on the site that the City demolished. The property is zoned RI-Low Density Residential. It is larger than a normal lot located in the Navarino neighborhood.

Staff received a request for a one-year development agreement with NeighborWorks Green Bay to construct three (3) attached, owner-occupied townhomes on the site. Each unit will consist of 3 bedrooms, 2.5 baths with 2-stall attached garages. A Conditional Use Permit has been applied for and approved.

RECOMMENDATION

To approve a one-year development agreement to NeighborWorks Green Bay for the site located at 115 S Van Buren Street for the development of three (3) townhomes.

FISCAL IMPACT

ATTACHMENTS

1. Planning Option Request
2. GIS
3. Green Bay_115 S Van Buren_Development Agreement Request - COMPILED

April 18, 2025

Ronda Bitney
Redevelopment Authority of the City of Green Bay
100 North Jefferson Street
Green Bay, WI 54301

Re: Planning Option Request at 115 S. Van Buren, Parcel 14-309, Green Bay, WI

Dear Ms. Bitney and Members of the Authority,

NeighborWorks Green Bay (NWGB) is seeking a six-month planning option with the Redevelopment Authority of Green Bay (RDA) for the 115 S. Van Buren site (Parcel ID 14-309). The property is currently zoned R1-Low Density Residential.

This request is being made to allow NWGB to continue design and construction documentation for three new, owner-occupied, 3-bedroom, 2.5-bath, single-family townhomes with attached 2-car garages within the Navarino neighborhood. (See attached preliminary site plan/vicinity map and exterior elevations of the area under review).

Project funding is in development, with the potential for financing through our donor-supported Adopt-A-Home™ program, plus, we may also seek other community resources as needed to address project gaps.

Thank you for your consideration.

Sincerely,



David Erickson, RA

Director of Real Estate Development
NeighborWorks Green Bay
Email david@nwgreenbay.org

NeighborWorks Green Bay is a donor-supported 501(c)(3) organization.



PROJECT SITE

Brown County, Brown County WI, Mike Hronek



1"=188'



1:2,257

Legend

- | | | |
|-------------------------------------------|-----------------------------|-----------------------|
| — PropertyHook | - - - Lot boundary | U |
| — ParcelLine | - - - Meander line | V |
| — Block boundary | - - - Original Right of Way | TaxP |
| ■ Bulkhead Line | — PLSS line | C |
| — Historic Parcel Line (20under) | — Parcel line | G |
| — Hydrography | — Plat boundary | H |
| — Lines between deeds or lots (20pdashed) | — Private Road Right of Way | R |
| | — Right of Way line | T |
| | | U _{GB - GIS} |

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Date Printed: 18 Apr 2025

October 24, 2025

Ronda Bitney
Redevelopment Authority of the City of Green Bay
100 North Jefferson Street
Green Bay, WI 54301

Re: Development Agreement Request at 115 S. Van Buren, Parcel 14-309, Green Bay, WI

Dear Ms. Bitney and Members of the Authority,

NeighborWorks Green Bay (NWGB) is seeking a development agreement with the Redevelopment Authority of Green Bay (RDA) for the 115 S. Van Buren site (Parcel ID 14-309). Prior to this request, we worked the City of Green Bay to request a Conditional Use Permit allowing us to develop a new three-unit townhome structure as shown in the drawings attached.

Legal Description –

0.321 AC M/L N 88 FT OF SLY 132 FT OF LOTS 831, 832 & 833 PLAT OF NAVARINO.

As a next step in the development of this project, NWGB would like to offer to purchase this parcel for \$35,600.00.

If accepted, we will move quickly finalize construction documents for three new, owner-occupied, 3-bedroom, 1.5-bath, single-family townhomes with attached 2-car garages within the Navarino neighborhood.

Project funding is currently under review, with the potential for financing through our donor-supported Adopt-A-Home™ program. Plus, to assist in bridging the gap between sale and development costs, we plan to submit a request for HOME funding in the amount of \$75,000 attributable to one unit which will be marketed to a household at or below the 80% Area Median Income threshold.

Thank you for your consideration.

Sincerely,



David Erickson, RA

Director of Real Estate Development
NeighborWorks Green Bay
Email david@nwgreenbay.org
NeighborWorks Green Bay is a donor-supported 501(c)(3) organization.



PROJECT SITE

Brown County, Brown County WI, Mike Hronek



1"=188'



Legend

1:2,257

Property Hook

Parcel Line

Bulkhead Line

Historic Parcel Line (20under)

Hydrography

Lines between deeds or lots (20pdashed)

Lot boundary

Meander line

Original Right of Way

PLSS line

Parcel line

Plat boundary

Private Road Right of Way

Right of Way line

U

V

TaxP

C

G

H

R

T

UGB - GIS

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Date Printed: 18 Apr 2025

City of Green Bay



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

November 4, 2025

PREPARED BY

Will Peters

AGENDA ITEM # E.7

Consideration with possible action to award \$100,000 of CDBG Parks & Infrastructure funds for the purchase of new playground equipment for Badger Park.

BACKGROUND

Community and Economic Development received a request from the Parks, Recreation, and Forestry Department for \$100,000 to purchase new park equipment for Badger Park. Badger Park is a neighborhood park located on the west side of the City within a low-to-moderate income neighborhood and has some of the oldest playground equipment in the City.

RECOMMENDATION

To award \$100,000 of CDBG Parks & Infrastructure funds for the purchase of new playground equipment for Badger Park.

FISCAL IMPACT

ATTACHMENTS

1. Badger Park Playground Proposal
2. Badger Park- Map



Badger Park Playground













GENERAL NOTES

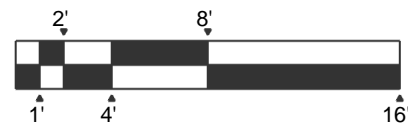
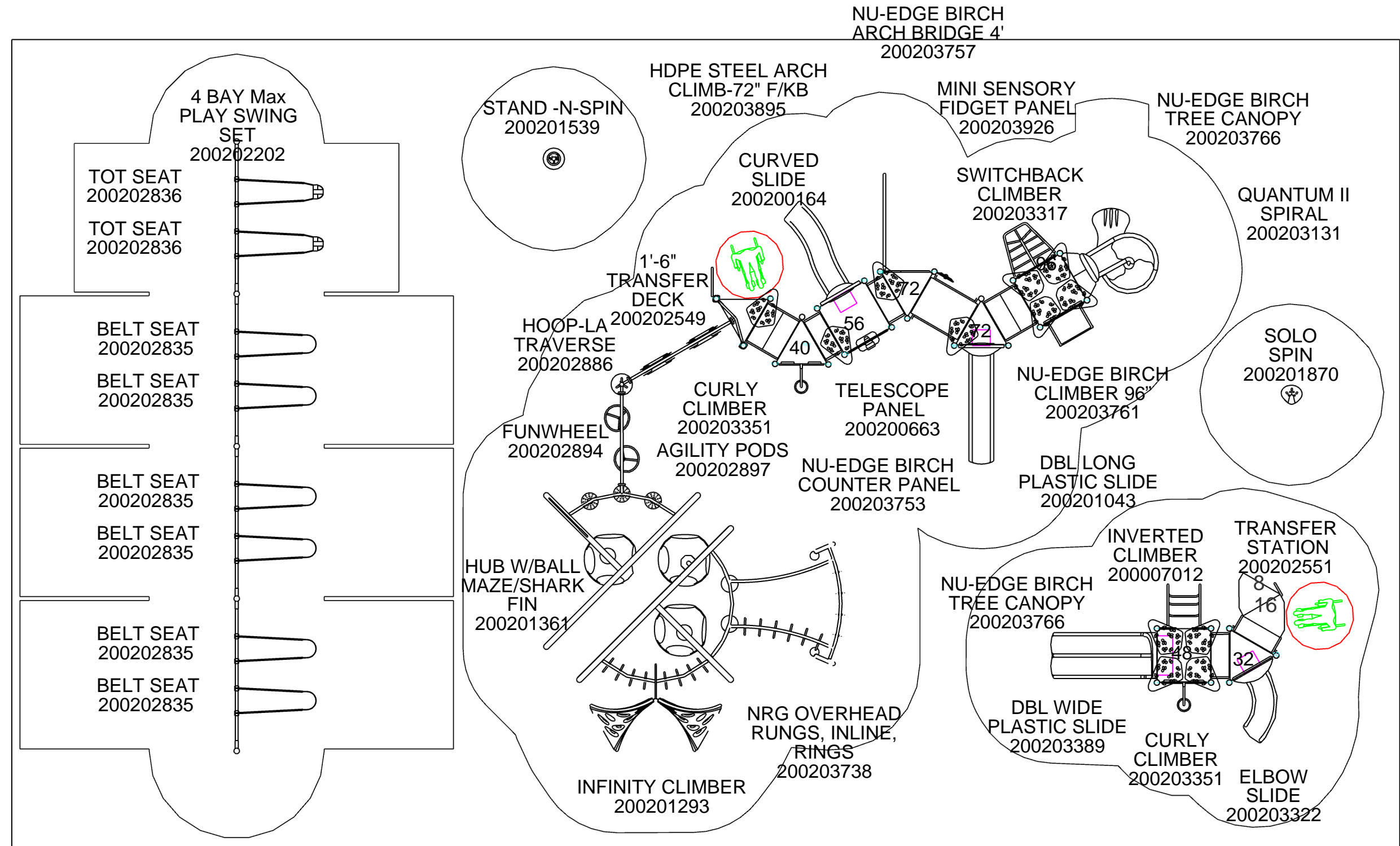
AGE GROUP

2-5YRS 5-12YRS 2-12YRS 13YRS

1. THE AMERICANS WITH DISABILITIES ACT (ADA) MAY REQUIRE THAT YOU MAKE YOUR PARK AND/OR PLAYGROUND ACCESSIBLE WHEN VIEWED IN ITS ENTIRETY. PLEASE CONSULT YOUR LEGAL COUNSEL TO DETERMINE IF THE ADA APPLIES TO YOU.
2. FOR PLAYGROUND EQUIPMENT TO BE CONSIDERED ACCESSIBLE ACCESSIBLE SURFACING MUST BE UTILIZED IN APPLICABLE AREAS.
3. ALTHOUGH A PARTICULAR PLAYGROUND DESIGN MY NOT MEET THE PROPOSED ACCESS BOARD REGULATIONS IN REGARDS TO THE APPROPRIATE NUMBER OF GROUND LEVEL EVENTS THE ACTUAL PLAYGROUND MAY BE IN COMPLIANCE WHEN CONSIDERING EXISTING PLAY COMPONENTS.
4. ALL DECK HEIGHTS ARE MEASURED FROM TOP OF GROUND COVER.
5. FALL ABSORBING GROUND COVER IS REQUIRED UNDER AND AROUND ALL PLAY EQUIPMENT.
6. THE MINIMUM RECOMMENDED FALL ZONE AROUND THE ENTIRE PLAYSTRUCTURE IS SHOWN. THIS ZONE IS TO BE FREE OF ALL TRIPPING OR COLLISION HAZARDS (I.E. ROOTS ROCKS BORDER MATERIAL ETC.).
7. ALL POST LENGTHS ARE IDENTIFIED BY TEXT SHOWING THE POST LENGTHS I.E. 96 REPRESENTS A 96 INCH POST.
8. NOT ALL EQUIPMENT MAY BE APPROPRIATE FOR ALL CHILDREN. SUPERVISION IS REQUIRED.

AGE GROUP: 2-5_ASTM
 ELEVATED PLAY ACTIVITIES - TOTAL: 4
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY TRANSFER: 4 REQ'D 2
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY RAMP: 0 REQ'D 0
 GROUND LEVEL ACTIVITY TYPE: 1 REQ'D 1
 GROUND LEVEL QUANTITY: 1 REQ'D 1

AGE GROUP: 5-12_ASTM
 ELEVATED PLAY ACTIVITIES - TOTAL: 10
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY TRANSFER: 10 REQ'D 5
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY RAMP: 0 REQ'D 0
 GROUND LEVEL ACTIVITY TYPE: 7 REQ'D 3
 GROUND LEVEL QUANTITY: 15 REQ'D 3



PROJECT:
 Badger Park
 Green Bay, WI

LTCPS REP:
 Ericka Steltz
 NORTHLAND RECREATION LLC
 Enter Phone No.

GROUND SPACE: 79' x 45'-6"
 PROTECTIVE AREA: 101' x 58'

DRAWN BY: Ericka Steltz
 DATE: 10/26/2025
 PROJECT: 25017356

LTCPS - FARMINGTON
 878 EAST HIGHWAY 60
 MONETT MO 65708
 VOICE: 1-800-325-8828
 FAX: 417-354-2273

PLAYGROUND LAYOUT COMPLIANCE:

- ASTM F1487 - PLAYGROUND EQUIPMENT FOR PUBLIC USE
- CPSC HANDBOOK FOR PUBLIC PLAYGROUND SAFETY

THIS PLAYGROUND DESIGN MEETS THE FINAL ACCESS BOARD REGULATION.



THE PLAY COMPONENTS IDENTIFIED IN THIS PLAN ARE IPEMA CERTIFIED. THE USE AND LAYOUT OF THE COMPONENTS CONFORM TO THE REQUIREMENTS OF ASTM F1487.

Accessibility Chart

Design Name:	Badger Park- Green Bay 2D
Project:	Unassociated

Age Group : 5-12_ASTM			
Elevated Play Activites Total	10		
Elevated Play Activites Accessible By Transfer	10	Req'd	5
Elevated Play Activites Accessible By Ramp	0	Req'd	0
Ground Level Activity Type	7	Req'd	3
Ground Level Quantity	15	Req'd	3

Description	Elevation	Access	Type Of Play	Qty
STAND N SPIN	Ground_Level	Ground	BALANCE-G	1
NRG INFINITY CLIMBER	Ground_Level	Ground	CLIMBER-N	1
NRG TO FREESTYLE RAIL	Ground_Level	Ground	CLIMBER-D	1
ASSY TOT SEAT F/8' SWING W/CHAIN	Ground_Level	Ground	SWING	1
ASSY TOT SEAT F/8' SWING W/CHAIN	Ground_Level	Ground	SWING	1
ASSY BELT SEAT F/8' SWING W/CHAIN	Ground_Level	Ground	SWING	1
ASSY BELT SEAT F/8' SWING W/CHAIN	Ground_Level	Ground	SWING	1
ASSY BELT SEAT F/8' SWING W/CHAIN	Ground_Level	Ground	SWING	1
ASSY BELT SEAT F/8' SWING W/CHAIN	Ground_Level	Ground	SWING	1
ASSY BELT SEAT F/8' SWING W/CHAIN	Ground_Level	Ground	SWING	1
ASSY BELT SEAT F/8' SWING W/CHAIN	Ground_Level	Ground	SWING	1
NRG OVERHEAD RUNGS, INLINE, RINGS (2023)	Ground_Level	Ground	CLIMBER	1
KB QUANTUM II SLIDE 8' SPIRAL RIGHT	Elevated	Transfer	SLIDE-A	1
KB 1422MM SGL. WAVE SLIDE	Elevated	Transfer	SLIDE-A	1
KB SWITCHBACK CLIMBER 96" W/WIRE ENCL	Elevated	Transfer	CLIMBER-I1	1
HDPE STEEL ARCH CLIMB-72" F/KB	Elevated	Transfer	CLIMBER-M	1
NRG FREESTYLE HOOPLA TRAVERSE	Elevated	Transfer	BALANCE-A1	1
KB CLIMBER CURLY 48" W/WIRE ENCL	Elevated	Transfer	CLIMBER-B	1

Description	Elevation	Access	Type Of Play	Qty
NU-EDGE BIRCH CLIMBER F/KB 96"	Elevated	Transfer	CLIMBER	1
KB SLIDE WAVE 1830 MM/72"	Elevated	Transfer	SLIDE-A	1
NRG FREESTYLE FUNWHEEL	Ground_Level	Ground	OVERHEAD-F	1
MINI SENSORY FIDGET INSERT	Ground_Level	Ground	PANEL	1
KB TELESCOPE PANEL (DKMT)	Elevated	Transfer	PANEL-Y1	1
NU-EDGE BIRCH ARCH BRIDGE 4' F/KB SM HL	Elevated	Transfer	BRIDGE	1
NU-EDGE BIRCH COUNTER PANEL F/KB	Ground_Level	Ground	PANEL	1

Age Group : 2-5_ASTM				
Elevated Play Activites Total		4		
Elevated Play Activites Accessible By Transfer		4	Req'd	2
Elevated Play Activites Accessible By Ramp		0	Req'd	0
Ground Level Activity Type		1	Req'd	1
Ground Level Quantity		1	Req'd	1

Description	Elevation	Access	Type Of Play	Qty
KB DBL WIDE SLIDE W/SLALOM HOOD (48")	Elevated	Transfer	SLIDE-A	1
KB CLIMBER CURLY 48" W/WIRE ENCL	Elevated	Transfer	CLIMBER-B	1
KB ELBOW SLIDE 32/36" W/2014 HOOD	Elevated	Transfer	SLIDE-A	1
SOLO SPINNER	Ground_Level	Ground	BALANCE-G	1
CLIMBER INV 1220 MM/48" W/SAFETY LOOP K	Elevated	Transfer	CLIMBER-C	1



PlayPower LT Farmington, Inc.
 878 E. US Hwy 60
 Monett, MO 65708
 1-800-325-8828

QUOTE: OE25016097
 CUSTOMER: GR08253
 PROJECT: 25017356
 DESIGN NAME: Bader Park- Green Bay 2D

Bill To:
 CITY OF GREEN BAY
 PURCHASING
 100 N JEFFERSON ST
 GREEN BAY, WI 54301

Badger Park Playground

Prepared by:
 Ericka Steltz
 10085 BRIDGEWATER BAY
 WOODBURY, MN 55129

Quote Number: OE25016097
 Quote Date: 10/27/2025
 Valid For: 30 Days From Quote Date

Badger Park Playground Equipment

Product line: KidBuilders
 Age group: 5-12 and 2-5

Supply only of Little Tikes Commercial Kid Builder playground equipment as shown on the plan. The larger 5-12 structure features 3 slides, 4 climbers, 1 arched bridge, 1 elevated play panels, 2 ground level play panels, and the main structure is linked by 2 NRG rail climbers/ overhead to an NRG ball maze hub. The hub has a shark fin climber, agility pods, triple overhead challenge and an infinity climber. The 5-12 area also features a stand and spin as an independent piece.

The 2-5 structure features 2 slides and 2 climbers. The area also has a solo spinner and a 4 bay Max Play swing set that has 2 tot seats and 6 belt seats.

The pricing does not include the installation of the equipment or the required safety surfacing.

Components 5-12 Age

Part Number	Description	Qty
200008193	TOOL BOX KID BUILDERS #2, S.S. (MM)	1.00
200013798	KB 136" POST W/CAP	6.00
200013810	KB 148" POST W/CAP	3.00
200013813	KB 164" POST W/CAP	4.00
200069058	KB 213" POST W/CAP	4.00
200131018	KB 172" POST W/CAP	1.00
200131020	KB 188" POST W/CAP	2.00
200200164	Wave Slide, 1422mm (56") Maxplay style	1.00
200200401	Deck-To-Deck Steps, 610 mm (24"), w/safety rails (Small hole)	2.00
200200530	KIT MAINTENANCE KB W/PAINT W/O LIST	1.00
200200663	Steel Telescope Panel KB, deck mt.	1.00
200201043	Wave Slide, 1830 mm (72") deck	1.00
200201293	NRG Infinity Climber	1.00
200201307	Deck-to-Deck Steps, 406 mm (16"), w/safety rails(Small hole)	2.00
200201361	NRG Hub w/ Ball Maze and Shark Fin Challenge	1.00
200201539	Stand N Spin	1.00
200202202	MAXPLAY 8' STANDARD BEAM (frame only) two seat per bay	1.00
200202204	MAXPLAY 8' ADD-ON STANDARD BEAM (frame only) two seat per bay	3.00

200202503	KB Deck Square Small Hole 11GA	2.00
200202504	Deck Triangle Small Hole 11GA	3.00
200202549	KB Transfer Station (DK W/LOOP)(SM HL)11GA	1.00
200202835	ASSY BELT SEAT F/8' SWING W/CHAIN	6.00
200202836	ASSY TOT SEAT F/8' SWING W/CHAIN	2.00
200202861	KIT MAINTENANCE NRG W/O LIST PRICE	1.00
200202886	NRG Freestyle Hoopla Traverse	1.00
200202894	NRG Freestyle Funwheel	1.00
200202895	NRG Freestyle Rail to KB	1.00
200202897	NRG Kinetics to Freestyle Rail	1.00
200202989	NRG Freestyle 2 Up Hub	1.00
200203131	Quantum II Slide, 8' Right Spiral	1.00
200203317	Switchback Climber 96" with Wire Mesh Enclosure	1.00
200203351	Curly Climber 48" with Wire Mesh Enclosure	1.00
200203738	NRG Kinetics Inline with Rings and Rungs	1.00
200203757	NU-Edge Birch Arch Bridge 4' F/KB Small Hole	1.00
200203761	NU-Edge Birch Climber F/KB 96"	1.00
200203766	NU-Edge Birch Tree Canopy F/KB	8.00
200203895	HDPE Steel Arch Climber-72" F/KB	1.00
200203926	MINI SENSORY FIDGET INSERT	1.00
200203940	POST PLAYERS MINI INSERT PANEL F/KB	1.00
HW7704-1	HRDW PKG F/CLAMP ELIMINATION S1/1	1.00

Components 2-5 Age

Part Number	Description	Qty
200007012	CLIMBER INV 1220 MM/48" W/SAFETY LOOP K	1.00
200013795	KB 120" POST W/CAP	1.00
200013798	KB 136" POST W/CAP	2.00
200013813	KB 164" POST W/CAP	4.00
200201307	Deck-to-Deck Steps, 406 mm (16"), w/safety rails(Small hole)	1.00
200201870	Solo Spinner	1.00
200202503	KB Deck Square Small Hole 11GA	1.00
200202504	Deck Triangle Small Hole 11GA	1.00
200202551	KB Transfer Station 812 SFTY RL (SM HL)11GA	1.00
200203322	Elbow Slide, 915 mm (36") with 2014 Hood	1.00
200203351	Curly Climber 48" with Wire Mesh Enclosure	1.00
200203389	Double Wide Slide w/Slalom Hood 48"	1.00
200203766	NU-Edge Birch Tree Canopy F/KB	4.00
200203753	NU-Edge Birch Counter Panel F/KB	1.00
787Z	RISK MANAGEMENT SIGN - ENGLISH	1.00

Totals:

Equipment List:	\$100,000.00
Estimated Sales Tax*:	Exempt
Freight:	Included
Grand Total:	\$100,000.00

A signed Quote/ PO along with final colors must be given no later than 11/5 to ensure delivery and invoicing by December 1st.

This equipment meets standard for Buy American Build American requirements.

Purchased under Sourcewell Purchasing agreement.

City of Green Bay Member #210291 Little Tikes (PlayPower LT Farmington, Inc) #010521

Make Purchase Orders Out To:
PlayPower LT Farmington, Inc.

Make Checks Payable To:
PlayPower LT Farmington, Inc.

Remit Purchase Orders To:
PlayPower LT Farmington, Inc.
Attention: Sales Administration
878 E US Hwy 60
Monett, Missouri, USA 65708
1-800-325-8828

Remit Checks To:
PlayPower LT Farmington
PO Box 734155
Dallas, TX 75373-4155

NOTE:

* Applicable sales taxes will be confirmed once order and any tax certificates are received

† Denotes drop ship item.

Unloading, storage, installation, surfacing and site work are not included unless specifically noted on quotation. Not responsible for filter cloth, irrigation rerouting, grass damage, or checking for underground utilities.

If installation is quoted, it is assumed that the site has been prepared and that any grade slope in any direction does not exceed 2%. In the event that unexpected soil conditions, such as subsurface rock, are encountered during installation, additional costs to the customer will be applicable.

The acceptance signature below serves as authorization to order the items quoted and indicates acceptance of the prices listed. All terms are subject to credit approval.

COMMENTS:

This playground contains 16.01% recycled content
This playground qualifies for 1 LEED point(s)

This Quote shall not become a binding contract until signed and delivered by both Customer and PlayPower LT Farmington Inc ("PPLT"). Sales Representative is not authorized to sign this Quote on behalf of PPLT or Customer, and signed Quotes cannot be accepted from Sales Representative. To submit this offer, please sign below and forward a complete signed copy of this Quote directly to "PPLT Sales Administration" via fax (417)354-2273 or email outdoordes@LTCPs.com. Upon acceptance, PPLT will return a fully-signed copy of the Quote to Customer (with copy to Sales Representative) via fax or e mail.

THIS QUOTE IS LIMITED TO AND GOVERNED BY THE TERMS CONTAINED HEREIN. PPLT objects to any other terms proposed by Customer, in writing or otherwise, as material alterations, and all such proposed terms shall be void. Customer authorizes PPLT to ship the Equipment and agrees to pay PPLT the total amount specified. Shipping terms are FOB the place of shipment via common carrier designated by PPLT. Payment terms are Net-30 days from invoice date with approved credit and all charges are due and payable in full at PO Box 734155, Dallas, TX 75373-4155, unless notified otherwise by PPLT in writing. Customer agrees to pay all additional service charges for past due invoices. Customer must provide proper tax exemption certificates to PPLT, and shall promptly pay and discharge all otherwise applicable taxes, license fees, levies and other impositions on the Equipment at its own expense.

CUSTOMER HEREBY SUBMITS ITS OFFER TO PURCHASE THE EQUIPMENT ACCORDING TO THE TERMS STATED IN THIS QUOTE AND SUBJECT TO FINAL APPROVAL BY PPLT.

Submitted By	Printed Name and Title	Date
THE FOREGOING QUOTE AND OFFER ARE HEREBY APPROVED AND ACCEPTED BY PLAYPOWER LT FARMINGTON INC.		
By: _____ _____ _____	Date: _____	

ADDITIONAL TERMS & CONDITIONS OF SALE

1. Use & Maintenance. Customer agrees to regularly inspect and maintain the Equipment, and to provide, inspect and maintain appropriate safety surfacing under and around the Equipment, in accordance with PPLT's product literature and the most current Consumer Product Safety Commission Handbook for Public Playground Safety.

2. Default, Remedies & Delinquency Charges. Customer's failure to pay any invoice when due, or its failure to otherwise comply with the terms of this Quote, shall constitute a default under all unsatisfied invoices ("Event of Default").

Upon an Event of Default, PPLT shall have all remedies available to it at law or equity, including, without limitation, all remedies afforded a secured creditor under the Uniform Commercial Code. Customer agrees to assist and cooperate with PPLT to accomplish its filing and enforcement of mechanic's or other liens with respect to the Equipment or its location or its repossession of the Equipment, and Customer expressly waives all rights to possess the Equipment after an Event of Default. All remedies are cumulative and not alternative, and no exercise by PPLT of a remedy will prohibit or waive the exercise of any other remedy. Customer shall pay all reasonable attorneys' fees plus any costs of collection incurred by PPLT in enforcing its rights hereunder. Subject to any limitations under law, Customer shall pay to PPLT as liquidated damages, and not as a penalty, an amount equal to 1.5% per month of any payment that is delinquent in such month and is not received by PPLT within ten (10) days after the date on which due.

3. Limitation of Warranty/ Indemnity. PPLT MAKES NO EQUIPMENT WARRANTIES EXCEPT FOR THOSE STANDARD WARRANTIES ISSUED WITH THE EQUIPMENT, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE. PPLT SPECIFICALLY DISCLAIMS ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE AND ANY LIABILITY FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES. CUSTOMER AGREES TO DEFEND, INDEMNIFY AND SAVE PPLT HARMLESS FROM ALL CLAIMS OF ANY KIND FOR DAMAGES OF ANY KIND ARISING OUT OF CUSTOMER'S ALTERATION OF THE EQUIPMENT, ITS FAILURE TO MAINTAIN THE EQUIPMENT, ITS FAILURE TO PROPERLY SUPERVISE EQUIPMENT USE, OR ITS FAILURE TO PROVIDE AND MAINTAIN APPROPRIATE TYPES AND DEPTHS OF SAFETY SURFACING BENEATH AND AROUND THE EQUIPMENT IN ACCORDANCE WITH PPLT'S INSTALLATION AND OWNER'S MANUALS AND THE MOST CURRENT CONSUMER PRODUCT SAFETY COMMISSION HANDBOOK FOR PUBLIC PLAYGROUND SAFETY.

4. Restrictions. Until all amounts due hereunder are paid in full, Customer shall not: (i) permit the Equipment to be levied upon or attached under any legal process; (ii) transfer title to the Equipment or any of Customer's rights therein; or (iii) remove or permit the removal of the Equipment to any location not specified in this Quote.

5. Purchase Money Security Interest. Customer hereby grants, pledges and assigns to PPLT, and PPLT hereby reserves a purchase money security interest in, the Equipment in order to secure the payment and performance in full of all of Customer's obligations hereunder. Customer agrees that PPLT may file one or more financing statements, in order to allow it to perfect, acquire and maintain a superior security interest in the Equipment.

6. Choice of Law and Jurisdiction. All agreements between Customer and PPLT shall be interpreted, and the parties' obligations shall be governed, by the laws of the State of Missouri without reference to its choice of law provisions. Customer hereby consents to the personal jurisdiction of the state and federal courts located in the city and county of St. Louis, Missouri.

7. Title; Risk of Loss; Insurance. PPLT Retains full title to all Equipment until full payment is received by PPLT. Customer assumes all risk of loss or destruction of or damage to the Equipment by reason of theft, fire, water, or any other cause, and the occurrence of any such casualty shall not relieve the Customer from its obligations hereunder and under any invoices. Until all amounts due hereunder are paid in full, Customer shall insure the Equipment against all such losses and casualties.

8. Waiver; Invalidity. PPLT may waive a default hereunder, or under any invoice or other agreement between Customer and PPLT, or cure such a default at Customer's expense, but shall have no obligation to do either. No waiver shall be deemed to have taken place unless it is in writing, signed by PPLT. Any one waiver shall not constitute a waiver of other defaults or the same kind of default at another time, or a forfeiture of any rights provided to PPLT hereunder or under any invoice. The invalidity of any portion of this Quote shall not affect the force and effect of the remaining valid portions hereof.

9. Entire Agreement; Amendment; Binding Nature. This fully-executed Quote, as supplemented by Change Orders and invoices containing exact amounts of estimates provided herein, constitutes the complete and exclusive agreement between the parties. A Change Order is a written instrument signed by the Customer and PPLT stating their agreement as to any amendment in the terms of this Quote. Customer acknowledges that Change Orders may result in delays and additional costs. The parties agree that all Change Orders shall include appropriate adjustments in price and time frames relating to any requested amendments. Upon full execution, this Quote shall be binding upon and inure to the benefit of the parties and their successors and assigns.

10. Counterparts; Electronic Transmission. This Quote, any invoice, and any other agreement between the parties, may be executed in counterparts, each of which shall constitute an original. The facsimile or other electronic transmission of any signed original document, and retransmission of any signed facsimile or other electronic transmission, shall be the same as the transmission of an original. At the request of either party, the parties will confirm facsimile or other electronically transmitted signatures by signing an original document.



Date: October 24, 2025

To: City of Green Bay Parks Department

RE: PlayPower LT Farmington, Inc. aka Little Tikes Commercial

Subject: Build America, Buy America Act Certification

I, Jeff Prangler, hereby certify on behalf of PlayPower LT Farmington, Inc., that the playground and recreational equipment are in full compliance with the Build America, Buy America Act (BABAA) as mandated under the Infrastructure Investment and Jobs Act (IIJA), Pub. L. No. 117-58, §§ 70901-70953.

All iron, steel, manufactured products, and construction materials incorporated into the equipment supplied meet the following standards:

Manufactured Products: Final manufacturing occurred in the United States, and the cost of components mined, produced, or manufactured in the United States exceeds 55% of the total cost of all components.

Construction Materials: All manufacturing processes occurred within the United States, including shaping, coating, and assembly.

Compliance Standards: All equipment complies with applicable safety and quality standards including ASTM, CPSC, CSA, and IPEMA certifications.

Products Supplied: Playground structures, swings, slides, posts, decks etc.]

Manufacturing Location(s): Monett Missouri and Lewisburg Pennsylvania USA

If any of the above compliance statements change during this project, we will immediately notify the City of Green Bay Parks Department and the project's prime contractor. Sincerely,

Jeff Prangler 
Customer Service Manager
Little Tikes Commercial

PlayPower LT Farmington, Inc.
878 E. US Hwy 60, Monett, MO 65708
Phone: 800.325.8828



CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
10/21/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Aon Risk Services Central, Inc. St. Louis MO Office 4220 Duncan Avenue Suite 401 St Louis MO 63110 USA	CONTACT NAME: PHONE (A/C. No. Ext): (866) 283-7122 FAX (A/C. No.): (800) 363-0105		
	E-MAIL ADDRESS:		
INSURED Playpower Holdings, Inc. 11515 Vanstory Drive #100 HUNTERSVILLE NC 28078 USA	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: James River Insurance Company		12203
	INSURER B: Pennsylvania Manufacturers' Assoc Ins Co		12262
	INSURER C: Manufacturers Alliance Ins Co		36897
	INSURER D: Allied world Assurance Company (US) Inc		19489
	INSURER E:		
INSURER F:			

COVERAGES **CERTIFICATE NUMBER:** 570109050794 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS. **Limits shown are as requested**

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:			000959655 SIR applies per policy terms & conditions	10/01/2024	10/01/2025	EACH OCCURRENCE	\$1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$300,000
							MED EXP (Any one person)	\$10,000
							PERSONAL & ADV INJURY	\$1,000,000
							GENERAL AGGREGATE	\$2,000,000
							PRODUCTS - COMP/OP AGG	\$2,000,000
C	AUTOMOBILE LIABILITY			152400 0652321B CA	10/01/2024	10/01/2025	COMBINED SINGLE LIMIT (Ea accident)	\$1,000,000
B	<input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			152400 0652321A AOS	10/01/2024	10/01/2025	BODILY INJURY (Per person)	
							BODILY INJURY (Per accident)	
							PROPERTY DAMAGE (Per accident)	
D	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$10,000			03140086 00 Umbrella	10/01/2024	10/01/2025	EACH OCCURRENCE	\$5,000,000
							AGGREGATE	\$5,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N	N/A	2024750652321	10/01/2024	10/01/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER	
							E.L. EACH ACCIDENT	\$1,000,000
							E.L. DISEASE-EA EMPLOYEE	\$1,000,000
							E.L. DISEASE-POLICY LIMIT	\$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 RE : Bidding purposes.

CERTIFICATE HOLDER Playpower LT Farmington Inc. Attn: Jeff Prangler 878 E. US Hwy. 60 Monett MO 65708 USA	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

Holder Identifier :

Certificate No : 570109050794





WARRANTY

Little Tikes Commercial Brand warrants its products against structural failure due to defects in materials and workmanship for the warranty periods and material categories prescribed below.

Buyer agrees that products sold by PPLT Farmington, Inc. (PlayPower Little Tikes Commercial) carry only the following warranties:

- LIMITED WARRANTY FOR AS LONG AS YOU OWN THE PRODUCT:** Aluminum deck posts, steel deck posts, stainless steel hardware, cast aluminum parts, and KidBuilder® steel clamps.
- LIMITED FIFTEEN (15) YEAR WARRANTY:** All rigid steel playground components, decks, steps, and weldments, rotationally molded and sheet plastic components, plastic lumber, roof panels, and stainless steel slides, except as otherwise specified below.
- LIMITED TEN (10) YEAR WARRANTY:** Fabric shade steel frames, Naturtek™ products, Shadesure™ and Colourshade FR fabrics (Note Exception: Limited Five (5) Year Warranty on Shadesure™ fabrics in colors Red, Yellow, Electric Purple, Zesty Lime, Cinnamon, and Olive.)
- LIMITED EIGHT (8) YEAR WARRANTY:**
 - Fiberglass signage, accessible swing seats, precast PolyFiberCrete or precast concrete products.
 - LandSoft Synthetic Turf safety surfacing against deterioration of specified attenuation performance and appearance.
 - Integrated shade fabric and components against rot, UV deterioration and defects in materials and workmanship (Note Exception: Limited Three (3) Year Warranty for fabric in shades of red).
- LIMITED FIVE (5) YEAR WARRANTY:**
 - Clever Climbers™ products, including, but not limited to polyethylene slides, enclosures, main structure, decks, and plastic components.
 - PVC coating and PE coating against cracking or peeling.
 - Park and Site Amenities (i.e. benches, tables, trash receptacles, etc.).
 - GFRP (Glass Fiber Reinforced Polymer) Products.
 - Steel core cable nets and rope fittings and connections (Note Exception: Warranty does not cover normal wear and tear such as fraying or facing of cable coating).
- LIMITED THREE (3) YEAR WARRANTY:** KidTiles®, Playground Sculptures, products flexible belting, plastic border timbers and accessories, and electronic panel speakers, sound chips, and circuit boards.
- LIMITED ONE (1) YEAR WARRANTY:**
 - Learning Lab Sensory Tables and Tot Tree plastic components.
 - Belt Swing Seats, and Bucket Tot Swing Seats.
 - All other products, components and custom pieces that are not specifically listed above, including, without limitation, all moving parts, such as swing hangers and bearings, swivels, chains, whirls, springs and flexible components, and all high wear items, such as trolleys, cables, wheels, and bumper stops related to rail and cable ride products.

BUYER'S REMEDY: If any products prove defective or non-conforming under normal use and within the above-prescribed warranty periods and material categories, Buyer must promptly notify Little Tikes Commercial in writing at 878 E. Hwy 60, Monett, MO 65708 USA. Little Tikes Commercial may elect to inspect the alleged defect at Buyer's site or at Little Tikes Commercial's facility. Buyer shall not return products to Little Tikes Commercial unless authorized by Little Tikes Commercial to do so. Authorized returns must be properly packaged and shipped prepaid and insured, at Buyer's expense. Upon verification of warranty coverage, Little Tikes Commercial may elect, in its sole discretion, to repair defective or non-conforming products, or replace them by delivering products or part(s) of similar functionality free of charge to the site. Little Tikes Commercial's limited warranties do not cover the cost of labor to remove defective or non-conforming part(s) or to install repaired or replacement part(s). By use of these limited warranties, Buyer accepts their terms and limitations, and waives any rights it would otherwise have to claim or assert that such warranties fail of their essential purpose. Buyer agrees that venue for any court action to enforce these limited warranties shall be in Barry or Greene Counties in the State of Missouri.

LIMITATIONS: All warranty periods begin on the date of Little Tikes Commercial's invoice. Repaired and/or replacement part(s) are warranted only for the balance of the original limited warranty period. Warranties extend only to the original Buyer/end user for products purchased from Little Tikes Commercial or a Little Tikes Commercial authorized reseller and are not transferrable.

Warranties apply only to Little Tikes Commercial products that are erected and installed in conformance with Little Tikes Commercial's installation instructions, and that are maintained and inspected in conformance with Little Tikes Commercial maintenance and operational instructions.

Warranties specifically do not cover Little Tikes Commercial products:

- for cosmetic damage or flaws occurring under normal use, such as surface scratches, minor chips, hairline cracks, dents, marring, efflorescence, color fade (except for shade fabric as noted above), discoloration, corrosion/rust, fraying, or warping of recycled plastic lumber;
- that have been modified, altered, or repaired by unauthorized third parties;
- that have not been used as designed or intended, or misused;
- to which non-Little Tikes Commercial parts have been added or substituted;
- that have been removed from their original location and re-installed elsewhere;
- or that have been damaged due to excessive wear and tear, vandalism, abnormal use, abuse, negligence, environmental factors (such as wind-blown sand, salt spray, or airborne emissions from industrial sources), extreme weather (such as hail, flooding, lightning, tornados, sandstorms, earthquakes, or wind storms), and acts of God.

Little Tikes Commercial does not warrant that any particular color will be available for any specific period of time, and reserves the right, in its sole discretion, to discontinue any color for any reason.

THE FOREGOING LIMITED WARRANTY IS THE SOLE AND EXCLUSIVE WARRANTY FOR SELLER'S PRODUCTS, AND IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, IN LAW OR IN FACT. SELLER SPECIFICALLY DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR USE OR PURPOSE, AND ANY IMPLIED WARRANTIES ARISING OUT OF COURSE OF DEALING OR PERFORMANCE OR TRADE USAGE. SELLER SHALL NOT BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL, EXEMPLARY, SPECIAL, OR PUNITIVE DAMAGES, OR ANY LOSS OF REVENUE, PROFIT OR USE, ARISING OUT OF A BREACH OF THIS WARRANTY OR IN CONNECTION WITH THE SALE, INSTALLATION, MAINTENANCE, USE, OPERATION OR REPAIR OF ANY PRODUCT. IN NO EVENT WILL SELLER BE LIABLE FOR ANY AMOUNT GREATER THAN THE PURCHASE PRICE OF A DEFECTIVE PRODUCT.

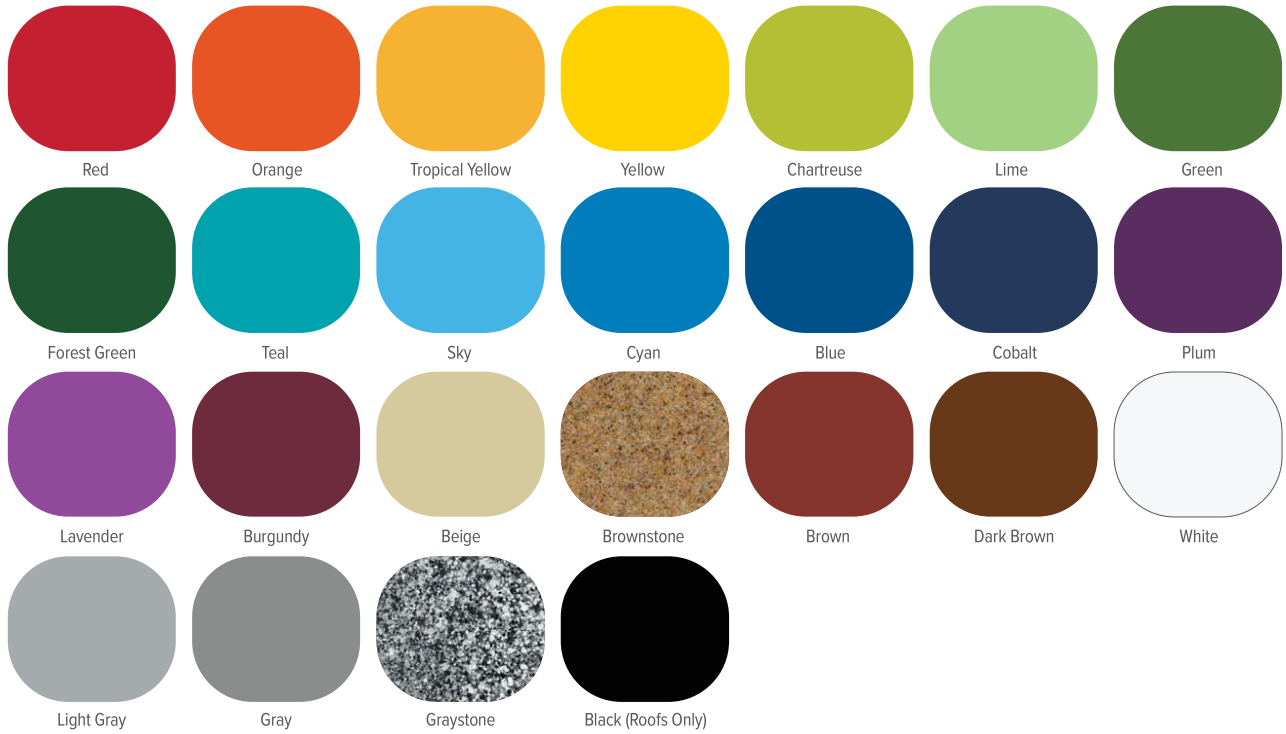


Color

Why Little Tikes Commercial

Plastic Colors

Produced with a compound resin, UV stabilizers, and anti-static guard for superior color fastness, strength, and durability.



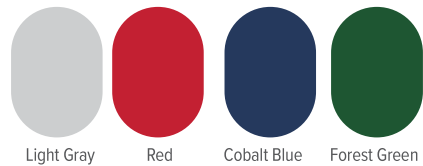
Compression Molded Plastic Color Combinations



Belt Swing Seat Colors

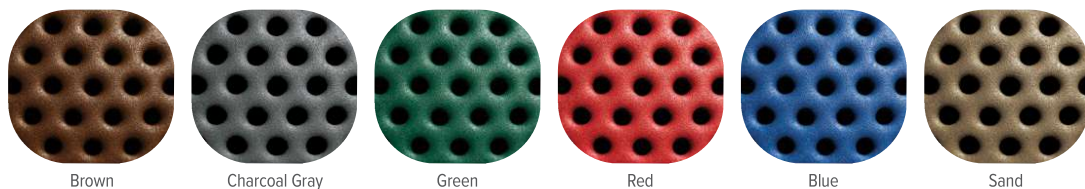


Tire Swing Colors



Vinyl Coating Colors

Available coating colors for decks, steps, ramps, and bridges are shown below. Some colors are not available on certain structures—see your representative for details.



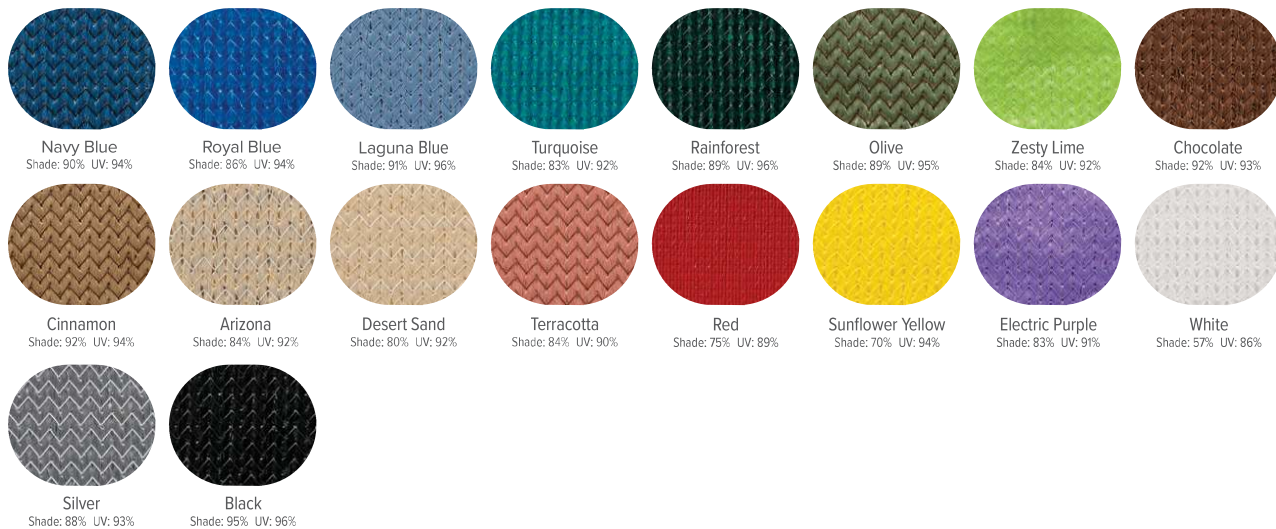


Post and Accent Colors

Achieved with a multi-layer paint application process that combats rust/corrosion and ensures a long-lasting finish.

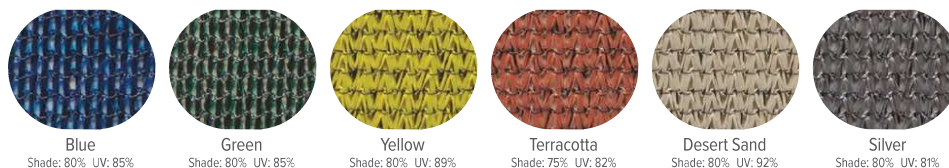


Shade Fabric Colors



Shade Fire Retardant Fabric Colors

Rated the best fire retardant shade fabrics in the industry and they tolerate exposure to harsh and extreme outdoor elements. These fabrics also conform to and exceed California's State Fire Marshall Flame - RETARDENCY Test and the NFPA701 Standard Methods of Fire tests for Flame Propagation.



Colors are subject to change without notice. The color swatches are for reference only, and are an approximation that do not reflect the properties of physical materials, and can vary when printed. For more information on color samples and the most up-to-date specifications consult your local representative. Little Tikes Commercial uses high quality materials and state of the art manufacturing processes. Commercial playgrounds and products are subjected to years of environmental and solar exposure. Such extreme exposure takes its toll on paints and pigments, and all colors will fade over time. Little Tikes Commercial does not warrant against color fading or discoloration. It is important to properly maintain your playground to ensure its longevity. Depending on environmental conditions at your location, the installation of fabric shade structures may help to delay fading and discoloration.

Badger Park

Parcel # 6-257-2

1790 Badger St.

Green Bay, WI 54303





Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

November 4, 2025

PREPARED BY

Will Peters

AGENDA ITEM # E.8

Consideration with possible action to award \$104,069.65 of CDBG Parks & Infrastructure funds for the purchase of new playground equipment for Fisk Park.

BACKGROUND

Community and Economic Development received a request from the Parks, Recreation, and Forestry Department for \$104,069.65 to purchase new park equipment for Fisk Park. Fisk Park is a neighborhood park located on the west side of the City within a low-to-moderate income neighborhood. A component of Fisk Park is a second playground designed for younger children and toddlers. This playground equipment is showing its age and is in need of replacement. Additionally, investment in Fisk Park aligns with the Department of Community & Economic Development's investment area for the Community Development Block Grant Program.

RECOMMENDATION

To award \$104,069.65 of CDBG Parks & Infrastructure funds for the purchase of new playground equipment for Fisk Park.

FISCAL IMPACT

ATTACHMENTS

- I. Fisk Park- Map

Fisk Park

Parcel # 5-1147

1058 Reed St.

Green Bay, WI 54303





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

MEETING DATE

November 4, 2025

PREPARED BY

Stephanie Schmutzer, Staff

AGENDA ITEM # E.9

Consideration with possible action to approve final payment and completion of Contract CD 24-01 Farlin Park Site Project.

BACKGROUND

At the May 14, 2024 Redevelopment Authority meeting, the RDA approved a CDBG allocation of \$250,000 for Farlin Park improvements, \$45,000 of which is approved for the purchase of an open shelter and the remaining \$205,000 will be applied to Contract CD 24-01 Farlin Park Site Redevelopment Phase I. The balance of funds will be supplied by ARPA and bonding.

Parks staff reviewed the bids and determined all bids were responsive and complete. At this time, they recommend awarding the contract to the low qualified bidder, Vinton Construction Company, for the total amount of \$600,121.83. Parks and Public Works Departments have reviewed the final payment request and have signed off on the request. The contract was executed by the RDA and therefore needs to be closed out by the RDA. The \$250,000 of CDBG allocation has already been paid out on this project and the final payment will be from ARPA funding.

RECOMMENDATION

To approve final payment and completion of the Farlin Park Site Project.

FISCAL IMPACT

ATTACHMENTS

- I. Payment #4 - FINAL SIGNED



CITY OF GREEN BAY CERTIFICATE FOR PAYMENT

DATE: October 1, 2025
CONTRACT: CD 24-01 FARLIN PARK SITE REDEVELOPMENT - PHASE 1
PO NUMBER: 2400113
PROJECT NO: 94408
CONTRACTOR: Vinton Construction Company
P.O. Box 137
Two Rivers, WI 54241

PAYMENT NO. 4 - FINAL

TOTAL AMOUNT EARNED:	\$	667,378.01
LESS AMOUNT RETAINED:	\$	-
	\$	<u>667,378.01</u>
LESS AMOUNT PREVIOUSLY PAID:	\$	<u>632,160.79</u>
AMOUNT DUE THIS PAYMENT:	\$	35,217.22

BREAKDOWN BY ACCOUNT NUMBERS

410600-53001-94206	\$	35,217.22
	\$	<u>35,217.22</u>

Prepared by:

Keeshawn Katers

Keeshawn Katers
Civil Engineer

Approved by:

James M Brunette

James M Brunette (Oct 1, 2025 16:33:16 CDT)

James M. Brunette, P.E.
Assistant Director of Public Works

cc: Emma Browne
Kim Rivest










Payment #4 - FINAL for CD 24-01 FARLIN PARK SITE REDEVELOPMENT - PHASE 1

Final Audit Report

2025-10-01

Created:	2025-10-01
By:	Elizabeth Nadolski Spears (Elizabeth.Nadolski-Spears@greenbaywi.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAwwk0h65bkXoy-eMdSlr4Km-Tn6EqxTbqc

"Payment #4 - FINAL for CD 24-01 FARLIN PARK SITE REDEV ELOPMENT - PHASE 1" History

-  Document created by Elizabeth Nadolski Spears (Elizabeth.Nadolski-Spears@greenbaywi.gov)
2025-10-01 - 9:26:08 PM GMT
-  Document emailed to KEESHAWN KATERS (keeshawn.katers@greenbaywi.gov) for signature
2025-10-01 - 9:26:40 PM GMT
-  Document emailed to james.brunette@greenbaywi.gov for signature
2025-10-01 - 9:26:40 PM GMT
-  Email viewed by KEESHAWN KATERS (keeshawn.katers@greenbaywi.gov)
2025-10-01 - 9:27:35 PM GMT
-  Document e-signed by KEESHAWN KATERS (keeshawn.katers@greenbaywi.gov)
Signature Date: 2025-10-01 - 9:29:28 PM GMT - Time Source: server
-  Email viewed by james.brunette@greenbaywi.gov
2025-10-01 - 9:32:27 PM GMT
-  Signer james.brunette@greenbaywi.gov entered name at signing as James M Brunette
2025-10-01 - 9:33:14 PM GMT
-  Document e-signed by James M Brunette (james.brunette@greenbaywi.gov)
Signature Date: 2025-10-01 - 9:33:16 PM GMT - Time Source: server
-  Agreement completed.
2025-10-01 - 9:33:16 PM GMT



CITY OF
GREEN BAY

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DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

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

APPLICATION FOR PAYMENT NO. 4 FINAL

Contractor: Vinton Construction Company

Contract: Green Bay Farlin Park Redevelopment Phase 1

Contract Part/Base Bid: \$600,121.83 Project No.: 94408

For Work completed through the date of Sept 16, 2025

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

1.	Original Contract Price	\$ 600,121.83
2.	Net Change by Change Orders (+ or -)	\$ 68,542.03
3.	Current Contract Price (Line 1 + or - Line 2)	\$ 668,663.86
4.	Total Completed and Stored to Date	\$ 667,378.01
5.	Retainage (5% of Line 4 not to exceed 2.5% of Line 3)	\$ 0.00
6.	Total Earned Less Retainage (Line 4 - Line 5)	\$ 667,378.01
7.	Less Previous Application for Payment	\$ 632,160.79
8.	AMOUNT DUE THIS APPLICATION (Line 6 - Line 7)	\$ 35,217.22

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

CONTRACTOR

By: [Signature]

Date: 9-16-2025

Rich Lamers, President

(Print Name)

State of Wisconsin

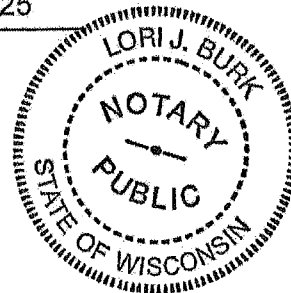
County of Manitowoc

Subscribed and sworn to before me this 16th day of September 2025

Notary Public: [Signature]

Lori J. Burk

My Commission expires: 2-10-2028



Payment of the above AMOUNT DUE THIS APPLICATION is recommended.

By: [Signature]

(Project Engineer)

Date: 9/17/25

Unit Cost Breakdown

Project: Green Bay CD 24-01 Farlin Park Redevelopment Phase 1

Contractor: Vinton Construction Company

Application Date: 09/16/25

Payment Application #: 4

VCC Job# 24090

ITEM NO.	DESCRIPTION OF WORK	Scheduled-				Work Completed Previous Request		This Request		Total Completed/Stored To Date		Scheduled Vs. Actual	Percent Complete
		Quantity	UOM	Unit Price	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	Add(Deduct)	
Phase 1													
1	301.07 Clearing and Grubbing	1.0	LS	\$ 5,000.00	\$ 5,000.00	1.00	\$ 5,000.00	-	\$ -	1.00	\$ 5,000.00	\$ -	100.0%
2	302.08 Removing Curb & Gutter	27.0	LF	\$ 10.00	\$ 270.00	20.00	\$ 200.00	-	\$ -	20.00	\$ 200.00	\$ 70.00	74.1%
3	302.09 Removing Concrete Sidewalk & Driveway	20.0	SY	\$ 18.00	\$ 360.00	11.10	\$ 199.80	-	\$ -	11.10	\$ 199.80	\$ 160.20	55.5%
4	303.01 Excavation	1156.0	CY	\$ 17.99	\$ 20,796.44	1,156.00	\$ 20,796.44	-	\$ -	1,156.00	\$ 20,796.44	\$ -	100.0%
5	305.01 Borrow	207.0	CY	\$ 0.01	\$ 2.07	348.00	\$ 3.48	-	\$ -	348.00	\$ 3.48	\$ (1.41)	168.1%
6	313.02 Silt Fence	1889.0	LF	\$ 2.00	\$ 3,778.00	1,392.00	\$ 2,784.00	-	\$ -	1,392.00	\$ 2,784.00	\$ 994.00	73.7%
7	313.04 Erosion mat Class I, Type A	509.0	SY	\$ 1.75	\$ 890.75	688.30	\$ 1,204.53	-	\$ -	688.30	\$ 1,204.53	\$ (313.78)	135.2%
8	313.19 Inlet Protection, Type B	5.0	EA	\$ 62.00	\$ 310.00	5.00	\$ 310.00	-	\$ -	5.00	\$ 310.00	\$ -	100.0%
9	313.21 Inlet Protection, Type D	7.0	EA	\$ 135.00	\$ 945.00	6.00	\$ 810.00	-	\$ -	6.00	\$ 810.00	\$ 135.00	85.7%
10	313.29 Tracking Pad	1.0	EA	\$ 2,000.00	\$ 2,000.00	1.00	\$ 2,000.00	-	\$ -	1.00	\$ 2,000.00	\$ -	100.0%
11	314.16 Construction Staking Project	1.0	LS	\$ 10,593.82	\$ 10,593.82	1.00	\$ 10,593.82	-	\$ -	1.00	\$ 10,593.82	\$ -	100.0%
12	314.17 Construction Staking As-Built	1.0	LS	\$ 1,800.00	\$ 1,800.00	1.00	\$ 1,800.00	-	\$ -	1.00	\$ 1,800.00	\$ -	100.0%
13	317.01 Mobilization	1.0	LS	\$ 41,000.00	\$ 41,000.00	1.00	\$ 41,000.00	-	\$ -	1.00	\$ 41,000.00	\$ -	100.0%
14	415.03 Construct Storm Sewer - 12"	112.0	LF	\$ 107.00	\$ 11,984.00	120.00	\$ 12,840.00	-	\$ -	120.00	\$ 12,840.00	\$ (856.00)	107.1%
15	421.01 6" Mini Storm Sewer with 3/4" CABC bedding	308.0	LF	\$ 31.50	\$ 9,702.00	296.00	\$ 9,324.00	-	\$ -	296.00	\$ 9,324.00	\$ 378.00	96.1%
16	421.02 Mini-Storm Sewer Service Clean-Out	1.0	EA	\$ 613.00	\$ 613.00	1.00	\$ 613.00	-	\$ -	1.00	\$ 613.00	\$ -	100.0%
17	508.06 2" New or Replaced PE Water Service	417.0	LF	\$ 52.50	\$ 21,892.50	428.00	\$ 22,470.00	-	\$ -	428.00	\$ 22,470.00	\$ (577.50)	102.6%
18	601.04 CABC, 1-1/4"	343.0	CY	\$ 33.16	\$ 11,373.88	357.60	\$ 11,858.02	-	\$ -	357.60	\$ 11,858.02	\$ (484.14)	104.3%
19	603.02 Concrete Curb and Gutter 24"	37.0	LF	\$ 75.00	\$ 2,775.00	20.00	\$ 1,500.00	-	\$ -	20.00	\$ 1,500.00	\$ 1,275.00	54.1%
20	604.01 Construct 4" Concrete Sidewalk	5425.0	SF	\$ 8.65	\$ 46,926.25	6,386.60	\$ 55,244.09	-	\$ -	6,386.60	\$ 55,244.09	\$ (8,317.84)	117.7%
21	604.02 Construct 6" Concrete Sidewalk and Driveway	1553.0	SF	\$ 14.25	\$ 22,130.25	1,681.10	\$ 23,955.68	-	\$ -	1,681.10	\$ 23,955.68	\$ (1,825.43)	108.2%
22	608.04 HMA Pavement Type 4LT 58-28-S	4.0	TON	\$ 288.26	\$ 1,153.04	-	\$ -	-	\$ -	-	\$ -	\$ 1,153.04	0.0%
23	608.07 HMA Pavement Type 5LT 58-28 S	18.0	TON	\$ 268.06	\$ 4,825.08	33.00	\$ 8,845.98	-	\$ -	33.00	\$ 8,845.98	\$ (4,020.90)	183.3%
24	801.01 Salvaged Topsoil	2643.0	SY	\$ 8.50	\$ 22,465.50	7,296.30	\$ 62,018.55	-	\$ -	7,296.30	\$ 62,018.55	\$ (39,553.05)	276.1%
25	803.03 Fertilizer, Type C	752.0	LB	\$ 1.00	\$ 752.00	460.00	\$ 460.00	-	\$ -	460.00	\$ 460.00	\$ 292.00	61.2%
26	804.05 Seeding Mixture No. 40	376.0	LB	\$ 9.25	\$ 3,478.00	328.30	\$ 3,036.78	-	\$ -	328.30	\$ 3,036.78	\$ 441.23	87.3%
27	804.09 Seeding Temporary	301.0	LB	\$ 4.75	\$ 1,429.75	98.50	\$ 467.88	-	\$ -	98.50	\$ 467.88	\$ 961.88	32.7%
28	1000.01 Basketball Court	1.0	LS	\$ 32,214.00	\$ 32,214.00	1.00	\$ 32,214.00	-	\$ -	1.00	\$ 32,214.00	\$ -	100.0%
29	1000.02 Shelter	1.0	LS	\$ 18,500.00	\$ 18,500.00	1.00	\$ 18,500.00	-	\$ -	1.00	\$ 18,500.00	\$ -	100.0%
30	1000.03 Bio-Retention Pond	1.0	LS	\$ 43,000.00	\$ 43,000.00	1.00	\$ 43,000.00	-	\$ -	1.00	\$ 43,000.00	\$ -	100.0%
31	1000.04 Bio-Retention Pond Plants	2768.0	EA	\$ 6.75	\$ 18,684.00	2,770.00	\$ 18,697.50	-	\$ -	2,770.00	\$ 18,697.50	\$ (13.50)	100.1%
32	1000.05 Install Splashpad/Fog System	1.0	LS	\$ 119,885.00	\$ 119,885.00	1.00	\$ 119,885.00	-	\$ -	1.00	\$ 119,885.00	\$ -	100.0%
33	1000.06 Site Electrical	1.0	LS	\$ 48,750.00	\$ 48,750.00	1.00	\$ 48,750.00	-	\$ -	1.00	\$ 48,750.00	\$ -	100.0%
35	1000.07 Construct 5" Concrete Slab	190.0	SF	\$ 28.00	\$ 5,320.00	140.00	\$ 3,920.00	-	\$ -	140.00	\$ 3,920.00	\$ 1,400.00	73.7%

Unit Cost Breakdown

Project: Green Bay CD 24-01 Farlin Park Redevelopment Phase 1

Contractor: Vinton Construction Company

Application Date: 09/16/25

Payment Application #: 4

VCC Job# 24090

ITEM NO.	DESCRIPTION OF WORK	Scheduled-				Work Completed		This Request		Total Completed/Stored To Date		Scheduled Vs. Actual	Percent Complete
		Quantity	UOM	Unit Price	Amount	Previous Request		This Request		Quantity	Amount	Add(Deduct)	
						Quantity	Amount	Quantity	Amount				
Phase 1													
36	1000.08 Install Benches	4.0	EA	\$ 200.00	\$ 800.00	-	\$ -	-	\$ -	-	\$ -	\$ 800.00	0.0%
37	1000.09 Temporary Ditch Check	1065.0	LF	\$ 7.50	\$ 7,987.50	316.00	\$ 2,370.00	-	\$ -	316.00	\$ 2,370.00	\$ 5,617.50	29.7%
38	1000.1 Utility Shed	1.0	LS	\$ 15,000.00	\$ 15,000.00	1.00	\$ 15,000.00	-	\$ -	1.00	\$ 15,000.00	\$ -	100.0%
39	1000.11 Tree Protection	757.0	LF	\$ 5.00	\$ 3,785.00	1,077.00	\$ 5,385.00	-	\$ -	1,077.00	\$ 5,385.00	\$ (1,600.00)	142.3%
Alternate 1 Site Lighting													
40	1000.12 Alternate 1 - Site Lighting	1.0	LS	\$ 18,500.00	\$ 18,500.00	1.00	\$ 18,500.00	-	\$ -	1.00	\$ 18,500.00	\$ -	100.0%
Alternate 2 Art Sculpture Concrete Foundations													
41	1000.13 Alternate 2 - Art Sculpture Conc Foundations	9.0	EA	\$ 2,050.00	\$ 18,450.00	9.00	\$ 18,450.00	-	\$ -	9.00	\$ 18,450.00	\$ -	100.0%
Change Orders													
CO1.01	303.02 Excavation Below Subgrade	13.9	CY	\$ 50.00	\$ 695.00	13.90	\$ 695.00	-	\$ -	13.90	\$ 695.00	\$ -	100.0%
CO1.02	802.01 Mulching	6608.0	SY	\$ 0.56	\$ 3,700.48	6,608.00	\$ 3,700.48	-	\$ -	6,608.00	\$ 3,700.48	\$ -	100.0%
CO1.03	5314.3 SY Overrun in quantities (PD on line 24)	1.0	LS.	\$ 45,171.55	\$ 45,171.55	-	\$ -	-	\$ -	-	\$ -	\$ 45,171.55	0.0%
CO2.1	Regrading of Play Area	1.0	LS.	\$ 18,975.00	\$ 18,975.00	-	\$ -	✓ 1.00	\$ 18,975.00	1.00	\$ 18,975.00	\$ -	100.0%
Total:					\$ 668,663.86		\$648,403.01		\$ 18,975.00		\$ 667,378.01	\$ 1,285.85	
Less: 5% Retainage							\$ 16,242.22		\$ (16,242.22)		\$ -		
Total:							\$632,160.79		\$ 35,217.22		\$ 667,378.01		
Amount Previously Paid							\$632,160.79		\$ -		\$ 632,160.79		
Amount DueThis Request							(0.00)		\$ 35,217.22		\$ 35,217.22		



DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 100 N. Jefferson Street, Room 300
 Green Bay, WI 54301
 Tel (920) 448-3100

PAYMENT BREAKDOWN

PROJECT #: **94408**

CONTRACTOR: **Vinton Construction Company**

CONTRACT: **CD24-01 FARLIN PARK REDEVELOPMENT - PHASE I**

DATE: **9/16/2025**

PAYMENT: **4 - FINAL**

ITEM NO.	DESCRIPTION	PLAN QUANTITY	UNIT	UNIT PRICE	AUTHORIZED AMOUNT	QUANTITY THIS PERIOD	AMOUNT THIS PERIOD	QUANTITY TO DATE	AMOUNT TO DATE	COMMENTS
301.07	Clearing and Grubbing	1	LS	\$5,000.00	\$5,000.00		\$0.00	1.0	\$5,000.00	
302.08	Removing Curb & Gutter	27	LF	\$10.00	\$270.00		\$0.00	20.0	\$200.00	
302.09	Removing Concrete Sidewalk & Driveway	20	SY	\$18.00	\$360.00		\$0.00	11.1	\$199.80	
303.01	Excavation	1,156	CY	\$17.99	\$20,796.44		\$0.00	1156.0	\$20,796.44	
305.01	Borrow	207	CY	\$0.01	\$2.07		\$0.00	348.0	\$3.48	
313.02	Silt Fence	1,889	LF	\$2.00	\$3,778.00		\$0.00	1392.0	\$2,784.00	
313.04	Erosion mat Class I, Type A	509	SY	\$1.75	\$890.75		\$0.00	688.3	\$1,204.52	Correcting Penny Error Round Down
313.19	Inlet Protection, Type B	5	EACH	\$62.00	\$310.00		\$0.00	5.0	\$310.00	
313.21	Inlet Protection, Type D	7	EACH	\$135.00	\$945.00		\$0.00	6.0	\$810.00	
313.29	Tracking Pad	1	EACH	\$2,000.00	\$2,000.00		\$0.00	1.0	\$2,000.00	
314.16	Construction Staking Project	1	LS	\$10,593.82	\$10,593.82		\$0.00	1.0	\$10,593.82	
314.17	Construction Staking As-Built	1	LS	\$1,800.00	\$1,800.00		\$0.00	1.0	\$1,800.00	
317.01	Mobilization	1	LS	\$41,000.00	\$41,000.00		\$0.00	1.0	\$41,000.00	
415.03	Construct Storm Sewer - 12"	112	LF	\$107.00	\$11,984.00		\$0.00	120.0	\$12,840.00	
421.01	6" Mini Storm Sewer with 3/4" CABC bedding	308	LF	\$31.50	\$9,702.00		\$0.00	296.0	\$9,324.00	
421.02	Mini-Storm Sewer Service Clean-Out	1	EACH	\$613.00	\$613.00		\$0.00	1.0	\$613.00	
508.06	2" New or Replaced PE Water Service	417	LF	\$52.50	\$21,892.50		\$0.00	428.0	\$22,470.00	
601.04	CABC, 1-1/4"	343	CY	\$33.16	\$11,373.88		\$0.00	357.6	\$11,858.02	Correcting Penny Error Round Up
603.02	Concrete Curb and Gutter 24"	37	LF	\$75.00	\$2,775.00		\$0.00	20.0	\$1,500.00	
604.01	Construct 4" Concrete Sidewalk	5,425	SF	\$8.65	\$46,926.25		\$0.00	6386.6	\$55,244.09	
604.02	Construct 6" Concrete Sidewalk and Driveway	1,553	SF	\$14.25	\$22,130.25		\$0.00	1681.1	\$23,955.67	Correcting Penny Error Round Down
608.04	HMA Pavement Type 4LT 58-28-S	4	TON	\$288.26	\$1,153.04		\$0.00	0.0	\$0.00	
608.07	HMA Pavement Type 5LT 58-28 S	18	TON	\$268.06	\$4,825.08		\$0.00	33.0	\$8,845.98	
801.01	Salvaged Topsoil	2,643	SY	\$8.50	\$22,465.50		\$0.00	7296.3	\$62,018.55	
803.03	Fertilizer, Type C	752	LB	\$1.00	\$752.00		\$0.00	460.0	\$460.00	
804.05	Seeding Mixture No. 40	376	LB	\$9.25	\$3,478.00		\$0.00	328.3	\$3,036.78	Correcting Penny Error Round Up
804.09	Seeding Temporary	301	LB	\$4.75	\$1,429.75		\$0.00	98.5	\$467.88	Correcting Penny Error Round Up



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

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

WAIVER OF LIEN
BY CONTRACTOR


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

CD 24-01 Farlin Park Site Redevelopment -- Phase 1

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

Dated this 15th day of September, 2025.

Company Name: Vinton Construction Company

By: 

Address: 1322 33rd Street, Two Rivers, WI 54241

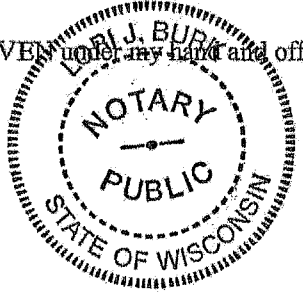
Printed Name: Rich Lamers

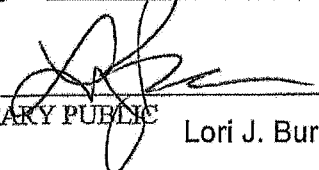
STATE OF WISCONSIN
BROWN COUNTY

Manitowoc

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 15th day of September, 2025, within my jurisdiction, the within named, who acknowledged that (he) (she) is President of Vinton Construction Company a corporation, and for and on behalf of the said corporation, and as its act and deed (he) (she) executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal of office on this the 15th day of September, 2025.




NOTARY PUBLIC Lori J. Burk

My Commission Expires: 2-10-2028



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

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

WAIVER OF LIEN
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Dated this 8th day of September, 2025.

Company Name: Bodart Electric Service, Inc.

By: [Signature]

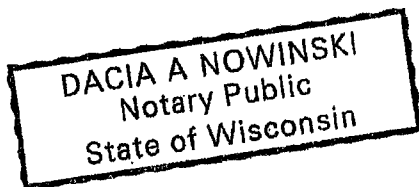
Address: 1113 Orlando Dr. De Pere, WI
54115

Printed Name: Tim Bodart

STATE OF WISCONSIN
BROWN COUNTY

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 8th day of September, 2025 within my jurisdiction, the within named, who acknowledged that (he) (she) is Vice President of Bodart Electric Service, Inc., a corporation, and for and on behalf of the said corporation, and as its act and deed (he) (she) executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal of office on this the 8th day of September, 2025



Dacia A. Nowinski
NOTARY PUBLIC

My Commission Expires: 01/04/2027



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

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

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

Dated this 11th day of September, 2025.

Company Name: Commercial Recreation Specialists By: [Signature]
Address: 807 Liberty Drive, Suite 101, Verona WI 53593 Printed Name: Paul Romens

STATE OF WISCONSIN
BROWN COUNTY

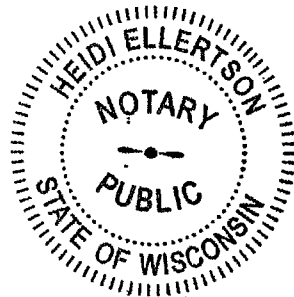
Dane

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 11th day of September, 2025, within my jurisdiction, the within named, who acknowledged that (he) (she) is Production Manager of Commercial Recreation Specialists corporation, and for and on behalf of the said corporation, and as its act and deed (he) (she) executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal of office on this the 11th day of September, 2025

[Signature]
NOTARY PUBLIC

My Commission Expires: 5/13/28





DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

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

WAIVER OF LIEN
BY CONTRACTOR

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CD 24-01 Farlin Park Site Redevelopment -- Phase 1

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

Dated this 11th day of September, 2025

Company Name: DOUBLE LANDSCAPE

By: [Signature]
Printed Name: Lynette Bastian

Address: 950 S. ALLEN RD, GREEN BAY,
WI 54811

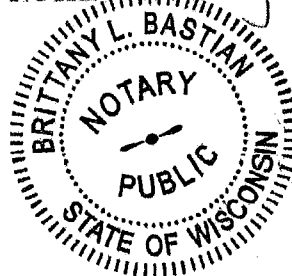
STATE OF WISCONSIN
BROWN COUNTY

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 11th day of September, 2025 within my jurisdiction, the within named, who acknowledged that (he) (she) is Sole member of DOUBLE LANDSCAPE a corporation, and for and on behalf of the said corporation, and as its act and deed (he) (she) executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal of office on this the 11th day of September, 2025

[Signature]
NOTARY PUBLIC

My Commission Expires: 07/15/2027



#24177



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

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

WAIVER OF LIEN
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Dated this 5th day of September, 2025.

Company Name: Martell Construction, Inc.

By: [Signature]

Address: 1220 Hurlbut Street | Green Bay | WI 54303

Printed Name: Matt Ovans

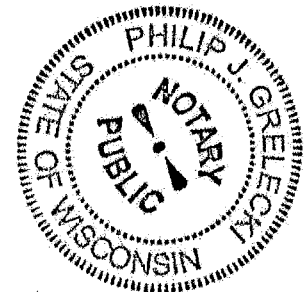
STATE OF WISCONSIN
BROWN COUNTY

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 5th day of September, 2025, within my jurisdiction, the within named, who acknowledged that (he) (she) is Vice President/Owner of Martell Construction, Inc., a corporation, and for and on behalf of the said corporation, and as its act and deed (he) (she) executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal of office on this the 5th day of September, 2025.

[Signature]
NOTARY PUBLIC

My Commission Expires: 7/23/2029





DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

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

**WAIVER OF LIEN
BY CONTRACTOR**

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Dated this 5th day of September, 2025.

Company Name: Northeast Asphalt Inc

By: *Taylor Tauer*
DocuSigned by:

Address: 1524 Atkinson Drive Green Bay 54303

Printed Name: Taylor Tauer - Agent

STATE OF WISCONSIN
BROWN COUNTY

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 5th day of September, 2025, within my jurisdiction, the within named, who acknowledged that (he) (she) is Agent of Northeast Asphalt, Inc, a corporation, and for and on behalf of the said corporation, and as its act and deed (he) (she) executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal of office on this the 5th day of Septemeber, 2025.

Melanie Novinska
NOTARY PUBLIC

Melanie Novinska
Notary Public
State of Wisconsin

My Commission Expires: 2/11/2025



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

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

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Dated this 12 day of September, 2025.

Company Name: TNT Professional Land Surveyors, Inc. By: 

Address: 2165 S. Broadway, Green Bay, WI 54304

Printed Name: Aaron Ballast

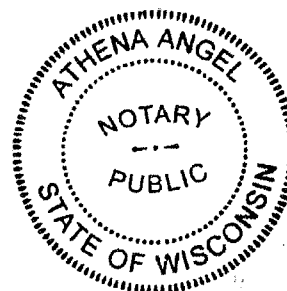
STATE OF WISCONSIN
BROWN COUNTY

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 12 day of September, 2025, within my jurisdiction, the within named, who acknowledged that (he) (she) is the president of TNT Professional Land Surveyors, inc. a corporation, and for and on behalf of the said corporation, and as its act and deed (he) (she) executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal of office on this the 12 day of September, 2025.


NOTARY PUBLIC

My Commission Expires: 04/06/2027





DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

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

WAIVER OF LIEN
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Dated this 5th day of September, 2025

Company Name: Valley Sealcoat, Inc.
Address: W6265 Contractor Dr.
Appleton, WI 54914

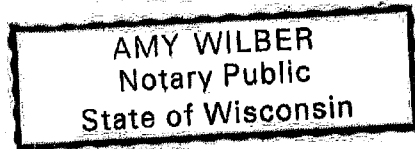
By: Shawn Walter
Printed Name: Shawn Walter

STATE OF WISCONSIN
BROWN COUNTY

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 5th day of September, 2025, within my jurisdiction, the within named, who acknowledged that (he) (she) is President of Valley Sealcoat, Inc. a corporation, and for and on behalf of the said corporation, and as its act and deed (he) (she) executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal of office on this the 5th day of September, 2025

Amy Wilber
NOTARY PUBLIC



My Commission Expires: 2/11/26



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

November 4, 2025

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # E.10

Consideration with possible action to approve a Master Services Agreement Task Order with Stantec Consulting Services Inc. for additional professional environmental services of \$80,500 under the EPA Brownfields Cleanup Grant.

BACKGROUND

In January 2024, the Redevelopment Authority (RDA) executed a Task Order under the City's existing Master Services Agreement dated October 1, 2012 with Stantec Consulting Services Inc. (Stantec) to perform professional environmental services associated with the EPA Brownfields Cleanup Grant for the former Badger Sheet Metal site, located at 400-420 South Broadway.

The original Task Order established a not-to-exceed amount of \$98,750, authorizing Stantec to perform site cleanup oversight, documentation, and related professional environmental services as outlined in their October 26, 2023, proposal, *Professional Environmental Services for EPA Brownfields Cleanup Grant, City of Green Bay Redevelopment Authority*.

During implementation of the cleanup project, Stantec encountered several unanticipated site conditions and additional regulatory requirements that necessitated work beyond the scope of the original Task Order. These included:

- Complexity of the bidding process and coordination of subcontractor activities
- A Wisconsin Department of Natural Resources request for additional site investigation to define excavation limits
- Excavation of approximately 6,035 additional tons of impacted soil
- Discovery and removal of three underground storage tanks (USTs) and buried structural materials such as foundation walls and building slabs
- Additional requirements for stormwater permitting and monitoring
- Increased field oversight due to the expanded excavation area and complex site conditions and
- Additional laboratory analysis and expedited sample processing to maintain project schedule and regulatory compliance

To address the expanded scope of work, Stantec has submitted a change request to the Master Services Agreement Task Order for an additional \$80,500 on a time-and materials, not-to-exceed basis.

Revised Task Order Summary:

- Engineering Services: \$63,416
- Laboratory Analysis: \$13,250

- Geoprobe Services: \$3,834

Total Additional Costs: \$80,500.

This increases the total Task Order amount from \$98,750 to \$179,250. It is staff's opinion that these additional costs are appropriate and necessary. All costs are eligible for reimbursement through the U.S. EPA (Brownfields Cleanup Grant) or U.S. Treasury (ERA grant).

RECOMMENDATION

To approve a Master Services Agreement Task Order with Stantec Consulting Services Inc. for additional professional environmental services of \$80,500 under the EPA Brownfields Cleanup Grant.

FISCAL IMPACT

The additional professional environmental services will cost \$80,500, which increases the total Task Order amount from \$98,750 to \$179,250. It is staff's opinion that these additional costs are appropriate and necessary. All costs are eligible for reimbursement through the U.S. EPA (Brownfields Cleanup Grant) or U.S. Treasury (ERA grant).

ATTACHMENTS

1. City of Green Bay Task Order 2023 Cleanup Grant - Signed Final 1.11.24
2. City of Green Bay Task Order 2023 Cleanup Grant - Change Request 10.24.25



**MASTER SERVICES AGREEMENT
TASK ORDER**

Attached to and forming part of the MASTER AGREEMENT

BETWEEN:

CITY OF GREEN BAY

(hereinafter called the "CLIENT")

- and -

STANTEC CONSULTING SERVICES INC.

(hereinafter called "STANTEC")

EFFECTIVE: January 11, 2024

This TASK ORDER is issued under the **MASTER SERVICES AGREEMENT** (dated October 1, 2012) between STANTEC CONSULTING SERVICES INC. ("STANTEC") and the CITY OF GREEN BAY ("CLIENT") for Services to be provided by STANTEC under the EPA's Brownfield Cleanup Grant (the GRANT) for the former Badger Sheet Metal site, City of Green Bay, Brown County, Wisconsin (herein the "PROJECT"), as more fully described below. This Task Order is incorporated into and part of the Master Services Agreement.

The CLIENT's representative shall be: Matt Buchanan with the City of Green Bay

SERVICES: STANTEC shall perform the following SERVICES:

STANTEC shall perform the services detailed in the Stantec's Proposal, "Professional Environmental Services for EPA Brownfields Cleanup Grant, City of Green Bay Redevelopment Authority", October 26, 2023 (herein the "PROPOSAL"). Site activities eligible for cleanup grant funding are detailed in the PROPOSAL and generally include: preparation of final ABCAs and materials management plan, remedial oversight and documentation, case closure submittal, programmatic support, and community outreach. A copy of the PROPOSAL is included in **Attachment A**.

(hereinafter called the "SERVICES")

CONTRACT TIME: Commencement Date: January 11, 2024

Estimated Completion Date: December 31, 2027

CONTRACT PRICE: STANTEC's SERVICES will be performed on a time and materials basis not to exceed \$98,750, per the estimated Contractual amount provided in the PROPOSAL. Unless otherwise specified, charges for SERVICES are based on STANTEC'S hourly billing rate table ("Rate Table"), attached hereto as Attachment B. The Rate Table is subject to escalation from time to time. Stantec will not exceed the authorized amount without prior written approval. Additionally, task budgets



MASTER SERVICES AGREEMENT TASK ORDER

are estimates and we reserve the right to reallocate budget between the services listed for actual work performed but will not exceed the total contract amount without written approval.

Project specific charges, such as subconsultants; travel, accommodations and meals; project-specific printing of deliverables; consumables; usage charges for specialized field equipment and company-owned, leased or rented project vehicles; external testing lab, drilling, Geoprobng and other external service charges; specialized computer software costs; and other significant project-specific expenses will be invoiced in addition to labor fees.

Where not stated as being included in fees, project specific subconsultant, contractor, lab and other similar third party charges will be charged as invoiced to STANTEC with ten percent (10%) markup. Unless otherwise noted, the fees in this agreement do not include any value added, sales, or other taxes that may be applied by Government on fees for services. Such taxes will be added to all invoices as required. Where the SERVICES or services conditions change, STANTEC shall submit to the CLIENT in a timely manner, documentation of the revisions to this Task Order adjusting the Contract Services Time and Price as required.

ADDITIONAL CONDITIONS:

The following additional conditions shall be read in conjunction with and constitute part of this Task Order:

ENVIRONMENTAL PROFESSIONAL SERVICES

The data presented by STANTEC represent conditions only at the specified locations and at the time designated. CLIENT acknowledges that these data may not represent conditions at other locations and times. STANTEC shall not be responsible for the interpretation given by others to STANTEC's data, interpretations and recommendations.

CLIENT acknowledges that STANTEC will provide a professional opinion relative to the presence of disposed hazardous substances, but STANTEC will not write a certification, statement, or guarantee.

CLIENT agrees to provisions of the AGREEMENT related to hazardous substances and accepts professional services deemed necessary by STANTEC to comply with legal regulatory and health and safety standards which govern work with hazardous substances.

Hazardous Substances Defined: Hazardous substances shall be defined as any chemically derived or naturally occurring substance or waste material reasonably considered to be subject to any federal, state, or provincial law regulating such substances or wastes as hazardous.

Special Nature of Work - CLIENT Understanding: SERVICES provided by STANTEC will be based on information furnished by CLIENT and/or data ordinarily collected in the performance of such work by CLIENT. STANTEC shall exercise professional judgment and shall perform SERVICES using that degree of care and skill ordinarily exercised under similar circumstances by environmental consultants practicing on similar projects, in a similar time frame, and in this or similar localities. CLIENT

MASTER SERVICES AGREEMENT TASK ORDER

understands that environmental services involving hazardous substances and hazardous wastes present hazards and liability risks to CLIENT and STANTEC if not conducted in compliance with applicable laws and regulations and with full disclosure of the presence of hazardous substances by CLIENT. CLIENT understands and agrees to the terms of this contract which authorize STANTEC to act on CLIENT's behalf and be compensated at STANTEC's usual rates for such SERVICES.

Information: CLIENT will disclose to STANTEC all known or reasonably available information regarding past uses, existing conditions, and proposed uses of the site. CLIENT will specifically identify and describe to STANTEC all releases of hazardous substances known or reasonably believed to have occurred which are relevant to the SERVICES to be performed by STANTEC. CLIENT will furnish any additional information requested by STANTEC including but not limited to existing reports, plans, surveys, water and soil test data, and permits issued by agencies of government. CLIENT authorizes STANTEC to use all information supplied, including incorporating the information by copying or direct reference into reports prepared by STANTEC.

Representative: CLIENT agrees to provide a representative at the job site to supervise and coordinate the job when requested by STANTEC and upon 24 hours' notice.

Responsibility for Safety and Health: STANTEC will not create conditions which are hazardous to CLIENT or other parties. STANTEC agrees to comply with the site safety and health plan (as defined by federal law) and other additional safety requirements specified by CLIENT or CLIENT's agent. CLIENT shall provide such information to STANTEC as soon after execution of this AGREEMENT as practical and in no case less than five working days prior to commencement of work. STANTEC shall not be liable for injuries or economic loss associated with project safety except where such injuries or economic loss is caused by the sole negligence of STANTEC; and STANTEC reserves the right to stop work if an unsafe condition is observed.

In the event STANTEC is retained in a capacity in which it is responsible for preparation of a site safety and health plan by operation of law, regulation, or being placed in a supervisory or coordination role with respect to other parties at the site, it shall be authorized by CLIENT to assure to STANTEC's satisfaction that all requirements of such plan are complied with by CLIENT, CLIENT's employees and agents, and other parties. CLIENT agrees to provide information requested by STANTEC and to cooperate with the preparation and implementation of STANTEC's safety and health plan. STANTEC shall not be liable for personal injuries or property damages unless said personal injuries or property damages are found to be caused by STANTEC's sole negligence in either its preparation of a site safety and health plan or its exercise of its responsibilities thereunder.

Notification to Government Agencies: CLIENT hereby agrees to comply with all requirements of federal, state, provincial, and local laws, regulations, and ordinances governing notifications of hazardous substance releases immediately upon notification by STANTEC that a release, threatened release, or other reportable event has occurred, and that notification is required. In the event that CLIENT or CLIENT's agent is unavailable to make such required report or otherwise fails to do so, CLIENT hereby authorizes STANTEC to make reports on its behalf.

Hazardous Waste and Hazardous Substance Transportation and Disposal: Hazardous wastes and hazardous substances, as defined by federal, state, and



MASTER SERVICES AGREEMENT TASK ORDER

provincial law, encountered by STANTEC, shall be deemed to have been generated by and the property of CLIENT. STANTEC's discovery, excavation, handling, packaging, and storing of such wastes shall be as CLIENT's agent and STANTEC shall incur no liability whatsoever with respect to such wastes except where such liability arises out of its willful misconduct or wanton negligence. CLIENT shall be solely responsible for selection of transporters and disposal or treatment sites. CLIENT shall provide documentation and/or identification required by law, if any, to accompany all shipments of hazardous wastes and CLIENT shall be solely responsible for all fees, taxes, and other charges associated with hazardous wastes. In the event CLIENT is unavailable or for any other reason fails to exercise its obligations under state and federal hazardous waste laws, STANTEC is hereby authorized to act as CLIENT's agent to the extent necessary to properly manage any hazardous wastes and hazardous substances encountered during work for CLIENT in accordance with applicable laws and regulations or in compliance with the orders of any federal, state or local agency. All such work shall be billed to CLIENT on a time and expense basis.

Contract Provisions applicable to Non-Federal Entity Contracts Under Federal Awards Prime Agreement between Client and Stantec (CODE OF FEDERAL REGULATIONS, TITLE 2, PART 200, Appendix II)

NOTE: Appendix II of Part 200 of Title 2 of the Code of Federal Regulations, which went into effect on December 26, 2013, requires that the following contract provisions be incorporated into contracts executed by grant recipients with consultants, contractors, and other service providers. These requirements are applicable to all U.S. EPA Brownfield Grant projects, except as otherwise noted. The following Provisions have been developed by Stantec to assist our clients in meeting these requirements. However, the Client is still responsible for ensuring their own compliance when using these Agreements.

(A) Administration, Contractual, and Legal Remedies, Sanctions, and Penalties for Violation or Breaches of Contract Terms [Applicable to contracts in excess of the simplified acquisition threshold (= \$250,000 as of 9/1/2022)]:

Please see the Limit of Liability Clause on page 4 of the Master Services Agreement.

(B) Termination for Cause and Convenience [Applicable to contracts in excess of \$10,000]:

Please see the Termination Clause on page 3 of the Master Services Agreement.

(C) Equal Employment Opportunity (41 CFR 60.1-4(b)): During the performance of this contract, STANTEC agrees as follows:

(1) STANTEC will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. STANTEC will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. STANTEC agrees to post in conspicuous places, available to employees and applicants for employment,



MASTER SERVICES AGREEMENT TASK ORDER

notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) STANTEC will, in all solicitations or advertisements for employees placed by or on behalf of STANTEC, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.

(3) STANTEC will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the STANTEC's legal duty to furnish information.

(4) STANTEC will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(5) STANTEC will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(6) STANTEC will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to our books, **records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.**

(7) In the event of STANTEC'S noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and STANTEC may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions as may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(8) STANTEC will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. STANTEC will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: provided, however, that in the event STANTEC becomes involved in, or is threatened with, litigation with a subcontractor



MASTER SERVICES AGREEMENT TASK ORDER

or vendor as a result of such direction by the administering agency, STANTEC may request the United States to enter into such litigation to protect the interests of the United States.

(D) Davis-Bacon Act, as amended (40 U.S.C. 3141-3148) [*Applicable to brownfield cleanup activities and projects funded under U.S. EPA Brownfield Cleanup, Multi-Purpose, and Revolving Loan Fund Grants, and specifically to contractors and subcontractors performing work on federally funded or -assisted construction contracts in excess of \$2,000.*]:

(1) As applicable, Stantec will comply with provisions of the Davis-Bacon Act, as amended (40 U.S.C. 3141-3148).

(2) Copeland "Anti-Kickback" Act (40 U.S.C. 3145): Stantec will comply with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States").

(E) Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708) [*Applicable to contracts in excess of \$100,000 that include the employment of mechanics or laborers, and therefore very rarely applicable to U.S. EPA Brownfield Grant funded projects.*]: As applicable, STANTEC will comply with the requirements of 40 U.S.C. 3701-3708 as supplemented by 29 CFR Part 5.

(F) Rights to Inventions Made Under a Contract or Agreement (37 CFR Part 401) [*Only applicable to experimental, developmental, or research work funded in whole or in part by the Federal government, and therefore rarely, if ever, applicable to U.S. EPA Brownfield Grant projects or contracts*]: Not applicable.

(G) Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended [*Applicable to contracts in excess of \$150,000*]:

(1) STANTEC agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act, as amended (33 U.S.C. 1251-1387). STANTEC agrees to report each violation to CLIENT and understands and agrees that the CLIENT will, in turn, report each violation as required to assure notification Federal awarding agency and the appropriate EPA Regional Office.

(2) STANTEC also agrees to include these requirements in each subcontract exceeding \$150,000 funded by the Federal assistance agreement.

(H) Debarment and Suspension (Executive Orders 12549 and 12689):

(1) STANTEC agrees that it is not listed on the government-wide exclusions in the System for Award Management (SAM).

(2) STANTEC agrees to not award subcontracts to entities listed on the government-wide exclusions in SAM.

(I) Byrd Anti-Lobbying Amendment (31 U.S.C. 1352) [*Applicable to contracts*]



MASTER SERVICES AGREEMENT TASK ORDER

in excess of \$100,000]: STANTEC will fully comply with the applicable requirements of the Byrd Anti-Lobbying Amendment. See attachment C.

(J) Procurement of Recovered Materials (2 CFR § 200.323) [May be applicable in rare circumstances to brownfield cleanup activities and projects funded under U.S. EPA Brownfield Cleanup, Multi-Purpose, and Revolving Loan Fund Grants, that include purchase of certain items designated in 40 CFR Part 247 for which the purchase price exceeds \$10,000 individually or the value acquired in the preceding year exceeded \$10,000]: As applicable, STANTEC will comply with the provisions of 2 CFR § 200.323.

(K) Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment (2 CFR § 200.216) [*Rarely, if ever applicable, to U.S. EPA Brownfield Grants, or projects*]: If applicable, STANTEC will comply with the provisions of 2 CFR § 200.216.

(L) Domestic Preferences for Procurements (2 CFR § 200.322) [May be applicable in rare circumstances to certain iron, steel, cement, and other manufactured products utilized as part of brownfield cleanup activities and projects funded through U.S. EPA Brownfield Cleanup, Multi-Purpose, and Revolving Loan Fund Grants]: If applicable, STANTEC will comply with the provisions of 2 CFR § 200.322.

CONTRACT PROVISIONS APPLICABLE TO PROCUREMENT CONTRACTS EXECUTED BY EPA FINANCIAL ASSISTANCE AGREEMENT RECIPIENTS (CODE OF FEDERAL REGULATIONS, TITLE 40, part 33, APPENDIX A)

NOTE: Appendix A to Part 33 of Title 40 of the Code of Federal Regulations, requires the following term and condition to be incorporated into all procurement contracts executed by recipients of EPA grants and other assistance agreements with consultants, contractors, and other service providers.

STANTEC shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. STANTEC shall carry out applicable requirements of 40 CFR part 33 in the award and administration of contracts awarded under EPA financial assistance agreements. Failure by STANTEC to carry out these requirements is a material breach of this contract which may result in the termination of this contract or other legally available remedies.

The additional conditions as outlined in the original MSA.




**MASTER SERVICES AGREEMENT
TASK ORDER**

**INSURANCE
REQUIREMENTS :**


Stantec agrees to comply with the Insurance and Indemnification Requirements for the CLIENT as detailed in the PROPOSAL. A copy of Stantec's insurance certificate were provided in the PROPOSAL.

CITY OF GREEN BAY

STANTEC CONSULTING SERVICES INC.



Cheryl Benier-Wigg Director
Print Name, Title



Stu Gross, Principal

Attached to and forming part of the MASTER AGREEMENT

BETWEEN:

City of Green Bay

(hereinafter called the "CLIENT")

- and -

STANTEC CONSULTING SERVICES INC.

(hereinafter called "STANTEC")

EFFECTIVE: October 24, 2025

This TASK ORDER is issued under the **MASTER SERVICES AGREEMENT** (dated October 1, 2012) between STANTEC CONSULTING SERVICES INC. ("STANTEC") and CITY OF GREEN BAY ("CLIENT") for Services to be provided by STANTEC under the EPA's Brownfield Cleanup Grant (the GRANT) for the former Badger Sheet Metal site, City of Green Bay, Brown County, Wisconsin (herein the "Project"), as more fully described below. This Task Order is incorporated into and part of the Master Services Agreement.

The CLIENT's representative shall be: Ms. Rebecca Finco, with the City of Green Bay.

SERVICES: STANTEC shall perform the following SERVICES:

This Task Order to the MSA provides approval of additional costs per the services detailed in Attachment A (hereinafter called the "SERVICES") at Badger Sheet Metal site in association with previously approved MSA Task Order dated January 11, 2024 for services detailed in the Stantec's Proposal, "Professional Environmental Services for EPA Brownfields Cleanup Grant, City of Green Bay Redevelopment Authority", October 26, 2023 (herein the "PROPOSAL").

(hereinafter called the "SERVICES")

CONTRACT Commencement Date: May 1, 2025

TIME:

Estimated Completion Date: December 31, 2025

Date:

**CONTRACT
PRICE:**

STANTEC's SERVICES will be performed on a time and materials basis not to exceed \$80,500, per the estimated amount provided in Attachment A. Consistent with our MSA Task Order dated January 11, 2024, SERVICES are based on STANTEC'S hourly billing rate table ("Rate Table"), in effect in the year the work is performed. Rates are subject to an annual increase. Stantec will not exceed the authorized amount without prior written approval. Additionally, task budgets are estimates and we reserve the right to reallocate budget between the services listed for actual work performed but will not exceed the total contract amount without written approval.

Project specific charges, such as subconsultants; travel, accommodations and meals; project-specific printing of deliverables; consumables; usage charges for specialized field equipment and company-owned, leased or rented project vehicles; external testing lab charges and other external services charges; specialized computer software costs; and other significant project-specific expenses will be invoiced in addition to labor fees.

Where not stated as being included in the fees, project specific subconsultant, contractor, lab and other similar third party charges will be charged as invoiced to STANTEC with a ten percent (10%) markup.

Unless otherwise noted, the fees in this agreement do not include any value added, sales, or other taxes that may be applied by Government on fees for services. Such taxes will be added to all invoices as required.

Where the SERVICES or services conditions change, STANTEC shall submit to the CLIENT in a timely manner, documentation of the revisions to this Task Order adjusting the Contract Services Time and Price as required.

INSURANCE REQUIREMENTS : Stantec agrees to comply with the Insurance and Indemnification Requirements for the CLIENT as detailed in the PROPOSAL. A copy of Stantec's insurance certificate will be provided annually.

CITY OF GREEN BAY

Rebecca Finco, City of Green Bay

Print Name and Title

Signature _____

STANTEC CONSULTING SERVICES INC.

Lynelle Caine, Senior Associate

Print Name and Title

Signature  _____

Attachment A

Scope of Additional Work

Attachment A
Scope of Additional Work
Badger Sheet Metal Cleanup Project, Green Bay, WI

Per our correspondence, Stantec Consulting Services Inc. has prepared this Task Order and is requesting approval of additional costs associated with the environmental cleanup activities at the Badger Sheet Metal Site at 400-420 South Broadway, Green Bay, Wisconsin. This scope of work includes costs already incurred as part of the cleanup efforts at the Site.

Specifically, additional costs were incurred due to a number of factors including but not limited to the complexity of the bidding process; a Wisconsin Department of Natural Resources (WDNR) request for additional site investigation, the excavation of more soil than previously estimated including material near the former Barber Shop; and unexpected buried structures encountered during excavation activities which included three underground storage tanks (USTs). The additional scope of work included:

- Developing bid specifications, retention of subcontractor, and coordination of this work with the City.
- Preparation of Storm Water Notice of Intent.
- Additional investigation to determine limits of excavation per the WDNR response to Site Investigation and Remedial Action Report.
- Abandonment of select monitoring wells.
- Additional field oversight due to removal of an additional 6,035 tons of impacted soil and encountering underground structures including foundation walls, building slabs and three underground storage tanks.
- Communication and coordination with the Site developer and Sigma, the consultant for the developer.
- Additional costs for laboratory analysis and quick turn on samples to facilitate project schedule .

All project work was supervised by a Stantec professional geologist (PG), a professional engineer (PE), and/or a WDNR certified hydrogeologist.

Probable Cost and Schedule

Due to the variable nature of this type of work, all work is performed on a time-and-materials basis consistent with our MSA and subsequent task order for an additional cost of \$80,500. The additional costs are itemized below.

Consulting Services

Engineering Services	\$63,416
Laboratory Analysis	\$13,250
Geoprobe Services	<u>\$3,834</u>

TOTAL ADDITIONAL COSTS **\$80,500**



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

November 4, 2025

PREPARED BY

Diana Ellenbecker, Finance Director

AGENDA ITEM # F.1

Report on historical borrowing, TIF, and debt.

BACKGROUND

In reference to the attached charts, the first chart shows the historical borrowing for the past 20 years. In the early years reflected in the chart, there was a desire to keep the mill rate flat, which required the borrowing to be reduced or maintained. That pushed out purchases or delayed maintenance on much of the levy supported City of Green Bay's assets (buildings, infrastructure, equipment, and fleet). As you will see in the chart, in the past five years there has been an intentional desire to improve the city's deferred capital needs. With the elevated need for borrowing also comes the increased levy needed to pay back the debt. The City is currently at 34% of the state debt capacity per the state.

The second chart shows the outstanding debt by funding source. Even though the borrowing was reduced in previous years, the outstanding continued to grow due to backending the principal in the amortization schedule. The city has made some modifications to the length that capital items have been borrowed based on useful and some flattening of principal repayment.

The third attachment is a recap of the Tax Incremental Financing (TIF) borrowing over the past several years to stimulate economic development. The borrowing for TIFs has increased over the past as the City has seen an increase in development and the use of this tool to fund public improvement within a designated district which did not increase the general levy.

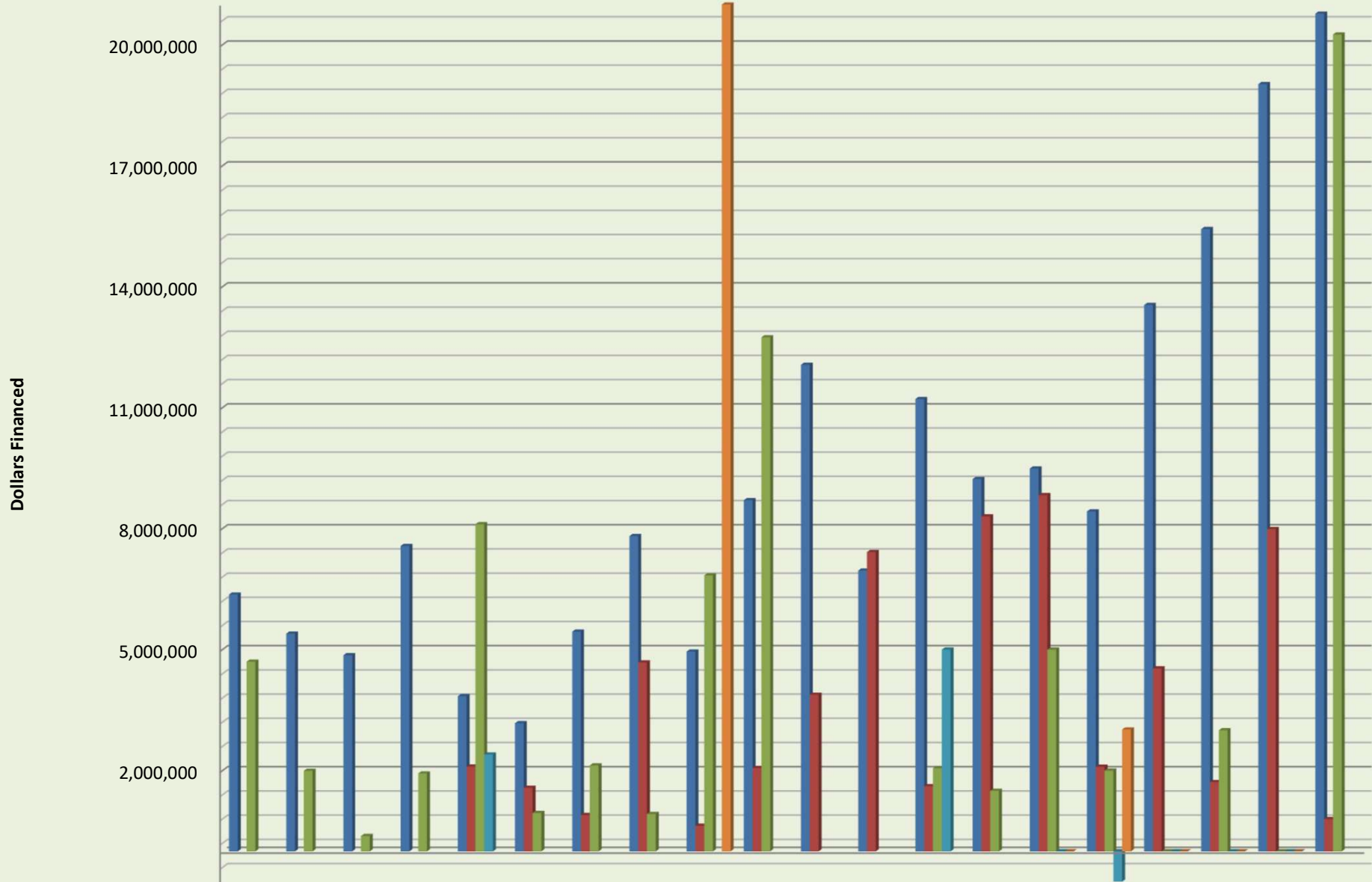
RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Historical borrowing 2006-2025
2. History of outstanding debt 2012-2025
3. GB borrowing and TIF recap - 2025

Borrowing History for City of Green Bay

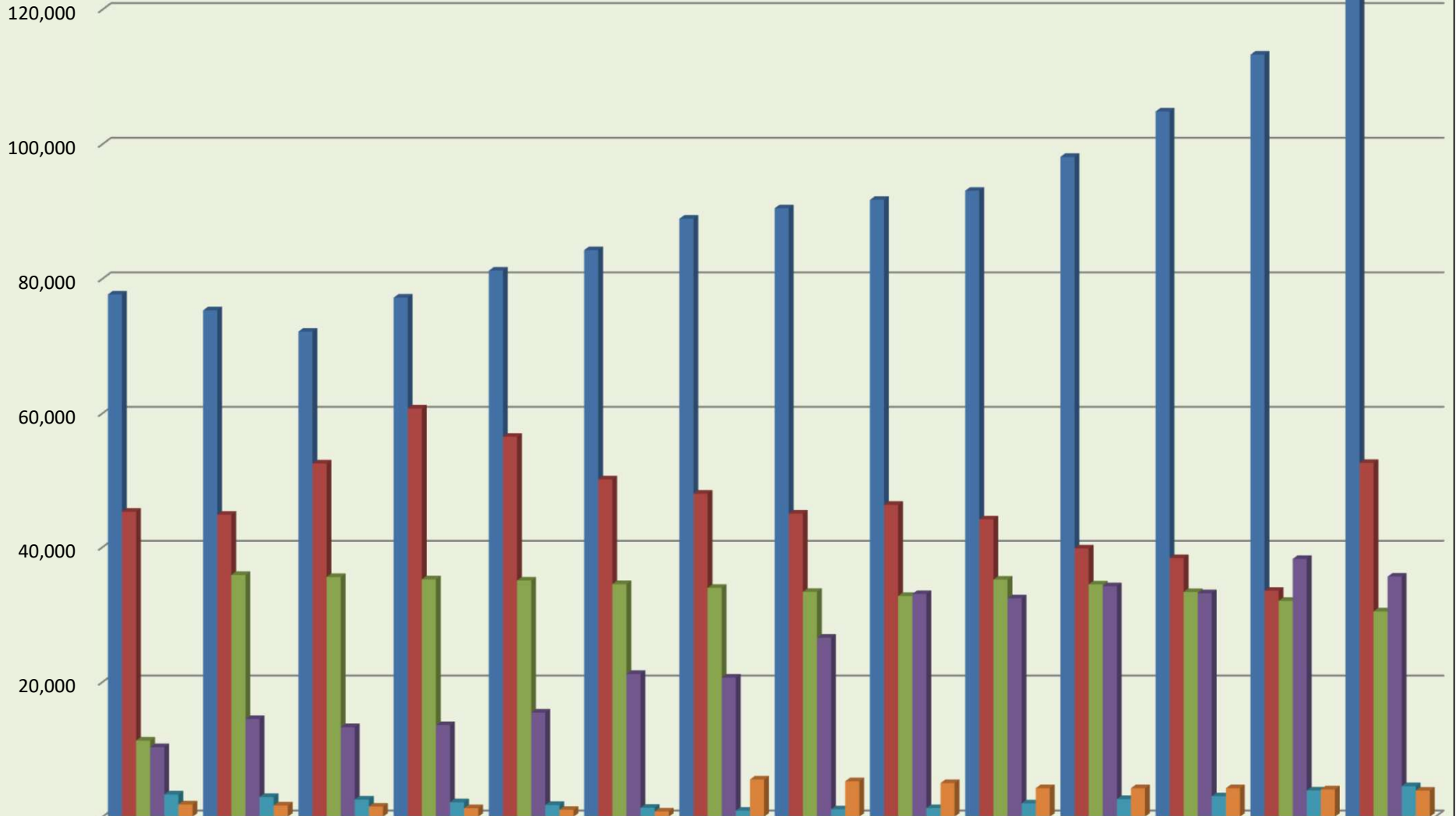


(1,000,000)

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
■ Levy funded	6,365	5,395	4,860	7,570	3,845	3,175	5,445	7,815	4,950	8,705	12,06	6,960	11,21	9,230	9,490	8,427	13,54	15,43	19,02	20,77
■ Sanitary, Storm & Parking					2,100	1,575	900,0	4,680	635,0	2,065	3,880	7,420	1,615	8,305	8,830	2,098	4,534	1,715	7,990	800,0
■ TIF funded	4,700	1,995	380,0	1,930	8,110	950,0	2,130	925,0	6,840	12,74			2,060	1,500	5,000	2,000	-	3,000	-	20,25
■ Bay Beach					2,400								5,000		-	(750,	-	-	-	
■ KICC									24,84						-	3,020	-	-	-	

City of Green Bay

History of Outstanding Debt by funding source (1,000)



	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Proj 2025
General Levy	77,644	75,295	72,128	77,177	81,195	84,244	88,911	90,462	91,710	93,067	98,103	104,840	113,288	122,724
TIF	45,364	44,922	52,528	60,715	56,507	50,176	48,042	45,084	46,395	44,222	39,795	38,357	33,514	52,621
KICC	11,310	35,870	35,560	35,215	35,050	34,505	33,950	33,360	32,750	35,170	34,475	33,345	32,020	30,465
Sanitary & Storm	10,335	14,511	13,302	13,609	15,455	21,190	20,651	26,562	33,043	32,407	34,192	33,153	38,245	35,628
Parking	3,320	2,945	2,565	2,170	1,765	1,350	920	1,120	1,300	2,000	2,635	3,050	3,905	4,555
Bay Beach	1,832	1,691	1,520	1,285	1,045	795	5,540	5,275	5,000	4,250	4,250	4,250	4,075	3,885

CITY OF GREEN BAY BORROWING RECAP

November 2025

History of TIF borrowing

2021	\$2.0M	TIF 22 Shipyard Phase I (20yrs)
2023	\$3.0M	TIF 14 The Rail Yard (10yrs)
2024	\$1.0M	TIF 29 Public Market STFL (20yrs)
2025	\$2.0M	TIF 26 Southwest Woods infrastructure STFL (20yrs)
2025	\$5.0M	TIF 22 Shipyard Phase I (20yrs)
2025	\$5.9M	TIF 28 JBS Infrastructure, subdivision, & park (20yrs)
2025	\$9.7M	TIF 27 Nova taxable developer grant (20yrs)

State debt limitations - 5% of equalized value

2020	Percentage of debt limit = 46.3%
2021	Percentage of debt limit = 41.7%
2022	Percentage of debt limit = 37.6%
2023	Percentage of debt limit = 35.8%
2024	Percentage of debt limit = 34.3%

TIF Value Limitation 12%) WDOR

		<u>Increment</u>
% of equalized = 5.60%	2022	511,266,200
% of equalized = 6.20%	2023	611,888,900
% of equalized = 7.12%	2024	771,458,500
% of equalized = 7.44%	2025	884,537,600

Recent projects recap

	<u>TIF #</u>	
RTH (Toonen)	18	PayGo payable in 2027
East Town Mall	19	Project grant of \$450K/payable in 2022
Shipyard	22	\$7.5M borrowed - construction started in 2022
Merge development	22	Property transfer 2022, Paygo in 2026
Legacy Hotel	23	PayGo payable in 2024
Cherry Street development	24	PayGo payable in 2026
Carnivoire Meat Co	25	Property sale 2022 and Paygo in 2025
Bay City Lofts University	18	PayGo payable in 2026
Habitat Homestead Develop	10	One time grant \$650K infrastructure-2024
Nova (New Land) 221 Cherry	13	\$8.5M 2024 up-front grant-2024
Wis Housing Preservation	13	PILOT 335 N Washington/Flat on Fox-2024
Green Bay Plaza Outlet	16	One-time reimbursements for water main-2024
Southwest Woods	16	Infrastructure project grant \$1.9M-2024
Public Market	29	Paygo 95% and loan \$1M - 2025
Drop Forge (Hoban RE)	25	Property transfer & Paygo - 2025
Moski Corpi	26	Hobart housing paygo - 2025
JBS (Matkom)	28	Grand Blvd Apartments-\$2.5M grant, prop trf, infrastructure 2025
Living Downtown LLC	new	Former US Bank housing paygo - 2025
The Pines(Broadway Realty)	31	Deuchert infill housing - 2025
Investment Creations		Schauer & Schumacher - 2025
One Astor Holding		100 E Mason St - 2025
MOWGS LLC		Former Fire Station 1 - 2025
GenCap	22	Fire Station Flats Apartments - 2025

2025 Active Tax Incremental Districts (TIDs)

CoMun #	TID #	Type	Base Yr.	Resolution Date	Maximum Life
5231 - Green Bay	5	2	2000	12/21/1999	12/21/2026
5231 - Green Bay	10	2	2004	8/17/2004	8/17/2031
5231 - Green Bay	12	5	2005	9/6/2005	9/6/2025
5231 - Green Bay	13	3	2005	9/6/2005	9/6/2032
5231 - Green Bay	14	2	2006	9/16/2006	9/16/2036
5231 - Green Bay	16	2	2007	5/6/2007	5/6/2034
5231 - Green Bay	18	3	2016	10/6/2015	10/6/2043
5231 - Green Bay	19	3	2017	9/19/2017	9/19/2044
5231 - Green Bay	20	3	2018	9/25/2018	9/25/2045
5231 - Green Bay	21	2	2018	9/25/2018	9/25/2045
5231 - Green Bay	22	2	2019	9/17/2019	9/17/2046
5231 - Green Bay	23	2	2019	9/17/2019	9/17/2046
5231 - Green Bay	24	6	2022	8/30/2022	8/30/2042
5231 - Green Bay	25	5	2022	8/30/2022	8/30/2042
5231 - Green Bay	26	3	2024	8/27/2024	8/27/2051
5231 - Green Bay	27	2	2024	8/27/2024	8/27/2051
5231 - Green Bay	28	3	2024	8/27/2024	8/27/2051
5231 - Green Bay	29	3	2024	9/17/2024	9/17/2051

Type

2= Blighted

3=Rehabilitation / conservation

4=Industrial post 1995

5=Industrial post 2004

6=Mixed Use



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

November 4, 2025

PREPARED BY

AGENDA ITEM # F.2

Financial report and check register.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. RDA Financial Report 2025
2. Check Report - Sept
3. Check Report - Oct

Redevelopment Authority
 Financial Report
 CDBG
 10/29/2025

CDBG Entitlement Funds	2025 Budget	2024 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Fair Housing	30,000.00	30,335.00	-	22,743.00	-	37,592.00
Public Services	176,633.00	347,590.16	-	236,127.34	136,462.82	151,633.00
CDBG Eligible Areas HILP Program	56,541.00	228,806.01	34,012.80	68,875.00	77,197.50	173,287.31
CDBG Eligible Areas Public Facilities and Infrastructure	198,971.00	252,383.35	-	59,584.68	601.48	391,168.19
CDBG Eligible Areas-Beautificatio/Art	50,000.00	-	-	-	-	50,000.00
Economic Development Façade	50,000.00	90,000.00	-	-	-	140,000.00
Economic Development - RLF	200,000.00	40,607.57	344,526.42	35,000.00	245,000.00	305,133.99
Administration	176,209.00	174,851.18	8,503.20	122,329.28	-	237,234.10
	\$ 938,354.00	\$ 1,164,573.27	\$ 387,042.42	\$ 544,659.30	\$ 459,261.80	\$ 1,486,048.59

CARES CDBG-CV Funds	2025 Budget	2024 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Rental/Mortgage Assistance Program LMI	-	36,414.78	-	35,739.43	-	675.35
	\$ -	\$ 36,414.78	\$ -	\$ 35,739.43	\$ -	\$ 675.35

Redevelopment Authority
 Financial Report
 HOME
 10/29/2025

	2025 Budget	2024 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Single Family Rehab Loan Program	150,224.75	272,016.68	-	179,920.69	92,095.99	150,224.75
Downpayment Closing Cost Assistance	50,000.00	50,000.00	-	50,000.00	-	50,000.00
CHDO Projects	70,227.92	434,784.00	-	206,789.02	298,222.90	-
Housing Development Projects	151,108.63	1,518,941.30	204,988.50	-	1,049,698.00	825,340.43
Administration	46,624.83	165,660.33	22,776.50	85,608.11		149,453.55
HOME-ARP Admin	-	1,884,155.91	-	146,849.45	737,306.46	1,000,000.00
	\$ 468,186.13	\$ 4,325,558.22	\$ 227,765.00	\$ 669,167.27	\$ 2,177,323.35	\$ 2,175,018.73

City of Green Bay RDA
Check Register
30-Sep

CHECK #	CHECK DATE	VENDOR NAME	AMOUNT
21906	09/12/2025	BIG BROTHERS BIG SISTERS OF NE WISCONSIN	2,231.18
21907	09/12/2025	CITY OF GREEN BAY	27,799.43
21908	09/12/2025	COMMUNITY SERVICES AGENCY INC.	8,734.01
21909	09/12/2025	GANNETT WISCONSIN LOCALIQ	103.30
21910	09/12/2025	HANAWAY ROSS LAW FIRM	359.48
21911	09/12/2025	MULTI MEDIA CHANNELS LLC	46.16
21912	09/12/2025	NEIGHBORWORKS GREEN BAY	2,044.69
21913	09/12/2025	WE ALL RISE: AFRICAN AMERICAN RESOURCE CENTER	13,911.26
21914	09/26/2025	BOYS & GIRLS CLUB OF GREEN BAY, INC.	2,577.17
21915	09/26/2025	CITY OF GREEN BAY	10,825.57
21916	09/26/2025	ENCOMPASS EARLY EDUCATION & CARE INC	2,699.55
21917	09/26/2025	HANAWAY ROSS LAW FIRM	185.00
21918	09/26/2025	NEIGHBORWORKS GREEN BAY	24,395.00
21919	09/26/2025	TEAM APPAREL & SPECIALTIES, INC	288.50
			<u>\$ 96,200.30</u>

City of Green Bay RDA
Check Register
31-Oct

CHECK #	CHECK DATE	VENDOR NAME	AMOUNT
21920	10/14/2025	BOYS & GIRLS CLUB	2,578.09
21921	10/14/2025	CITY OF GREEN BAY	30,885.09
21922	10/14/2025	COMMUNITY SERVICES AGENCY INC.	9,302.63
21923	10/14/2025	METROPOLITAN MILWAUKEE FAIR HOUSING COUNCIL,	16,081.00
21924	10/14/2025	NEIGHBORWORKS GREEN BAY	13,997.50
21925	10/28/2025	BIG BROTHERS BIG SISTERS OF NE WISCONSIN	3,695.65
21926	10/28/2025	BROWN COUNTY TREASURER	6,250.00
21927	10/28/2025	CITY OF GREEN BAY	31,394.87
21928	10/28/2025	ENCOMPASS EARLY EDUCATION & CARE INC	7,225.48
21929	10/28/2025	NEIGHBORWORKS GREEN BAY	2,505.00
			<u>\$ 123,915.31</u>



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

November 4, 2025

PREPARED BY

AGENDA ITEM # F.3

Director's report and project updates.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Development Tracking 20251029

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

	Project Name	Developer	Project Location	Project Description	Status Update	Housing Units		Est. Prop Value
Multi-family								
1	US Bank Redevelopment	Living Downtown LLC	425 Pine Street	Market multi-family rental, commercial	Construction underway	Total #	Under 80%	\$9,600,000.00
						66	0	
2	1116 Hobart Drive	Moski Corp	1116 Hobart Drive	Market multifamily	Construction underway	Total #	Under 80%	\$3,000,000.00
						30	0	
3	Merge @ Shipyard	Merge LLC	239 Arndt Street	Market multi-family rental, retail	2025 construction start anticipated	Total #	Under 80%	\$21,000,000.00
						225	0	
4	200 N. Monroe	Three Sixty LLC	200 N. Monroe	Mixed Income rental 148 rental units, 27 townhomes	Design and due diligence underway	Total #	Under 80%	tbd
						175	tbd	
5	Gorman @ JBS	Gorman & Co.	0 Lime Kiln Rd	Workforce multi-family	Construction underway	Total #	Under 80%	\$11,000,000.00
						95	0	
6	Former Badger Sheet Metal	General Capital	420 S. Broadway/419 S. Maple	Multi-family rental, retail, Fire Station/Admin, greenway	Sept. DA approval. Construction Summer 2027	Total #	Under 80%	\$19,000,000.00
						85	85	
7	New Land 221 Cherry	New Land Enterprises	221 Cherry	Market rate multi-family rental, retail	Construction underway	Total #	Under 80%	\$38,000,000.00
						268	0	
8	222 Cherry St LLC	Peter Nugent	216-222 Cherry St	Market rate apts with retail 1st floor	DA amendment terms under negotiation	Total #	Under 80%	\$10,500,000.00
						71	0	
9	One Astor	Spark Development	100 E. Mason	Market rate multi-family rental	DA approved in April. 2025 construction start anticipated	Total #	Under 80%	\$15,500,000.00
						125	0	
Single-family								
10	Southwest Woods	Garritt Bader	Hinkle S. of Mason	Single family housing with new roads	Construction underway	Total #	Under 80%	\$8,000,000.00
						29	0	
						Total #	Under 80%	

11	The Pines	Broadway Realty	0 Deuchert Street	Single family housing with new roads	DA approved in May.	41	0	\$10,000,000.00
Commercial								
12	S&S Buildings	Investment Creations	227 E Walnut, & 109 N Adams	Mixed use law office, retail, market rate apartment	Construction underway	Total # 1	Under 80% 0	\$1,500,000.00
13	Fire Station One	MOWGS LLC	501 S. Washington	Fire station rehab conversion to commercial uses	DA approved in May. Rehab work underway.	Total # 0	Under 80% 0	\$1,000,000.00
14	C. Reiss Relocation	Port of Green Bay / Brown County	420 S. Broadway/419 S. Maple	Port development / C. Reiss relocation	County approved agreement in June 2025.	Total # 0	Under 80% 0	TBD
Industrial								
15	WE Hoban Co.	Hoban Real Estate	Finger Rd at Northview Rd	Industrial	Construction underway	Total # 0	Under 80% 0	\$10,500,000.00
16	Grandview - Keller 9 Acres	Keller client	Erie Rd south of Mason	Industrial	180-day Planning Option approved in October	Total # 0	Under 80% 0	tbd
Park/Public								
17	Shipyards Phase 2	City/RDA	100 W. Mason	Event lawn, dog park, urban beach, splash pad, playground, restrooms	Construction planned to start in 2026.	Total # 0	Under 80% 0	\$0.00

COLOR KEY
Multi-family
Single-family
Commercial
Industrial
Park/Public

	Units	Under 80%	Value
TOTALS	1,211	94	\$158,600,000.00