



AGENDA OF THE FINANCE COMMITTEE

TUESDAY, DECEMBER 9, 2025, 4:30 PM

In person at City Hall, Room 207.

Virtual attendance also available via Zoom.

A. Zoom Meeting Information.

1. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/88142524379?pwd=ekliUHNVYTJlRFpOUHVubTdXOHZYZz09>

Or call in by phone: +1 312 626 6799

Meeting ID: 881 4252 4379

Passcode: 846368

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.

1. Members: Bill Galvin, Brian Johnson, Kathy Hinkfuss, Jennifer Grant

C. Approval of the Agenda.

1. Approval of the agenda for the Tuesday, December 9, 2025, meeting of the Finance Committee.

D. Approval of Minutes.

1. Approval of the minutes from the November 13, 2025, Joint Finance/Personnel Committee meeting.

E. Regular Business.

1. Consideration with possible action to accept the Walmart Spark Good Local Grant for \$5,000 to be used for fire safety.
2. Consideration with possible action to approve the refurbishing of Green Bay Metro's fire boat, Marine I, with Lake Assault Boats Service for a total cost of \$173,597.00 approved with 2026 borrowing.

3. Consideration with possible action to approve a contract for SS4A Safe Streets to Traffic Analysis and Design Inc. (TADI) for \$708,500 and city match up to a grant award of \$916,000.

The full 85-page City of Green Bay Comprehensive Safety Action Plan document is available upon request.

4. Consideration with possible action to approve the purchase of a one-year subscription from Sharp Performance for professional services for a total cost of \$99,500.00 to be paid by the State of Wisconsin Department of Health Services assistance program award.
5. Consideration with possible action to approve an agreement with Flock Group Inc for surveillance camera and Aerodome DFR Drone Program for a total cost of \$1,302,000 over five years.
6. Consideration with possible action on an agreement between the City of Green Bay and OneEnergy Development, LLC for a land lease and solar easement on parcel 22-SC-513.

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

7. Consideration with possible action on the inspection invoice appeal by Thea Robinson.
8. Consideration with possible action to refund 2023 property taxes from a tax assessment appeal to Georgia Pacific for property at 1919 S Broadway for a total amount of \$68,431.75.

The Committee may convene in closed session pursuant to Section 19.85(1) (g), Wis. Stats., for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. The Committee will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

9. Consideration with possible action on creating Section I-13 Relating to Non-Issuance of License or Permit.
10. Consideration with possible action to approve the Associated Trust Company, N.A. corporate resolution authorization to enter into an Institutional Custody Agreement on behalf of the City of Green Bay.
11. Consideration with possible action regarding a 2025 budget amendment resolution for unbudgeted overtime for special events.
12. Consideration with possible action on approval of the Claims Committee Reports.

The Committee 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 Committee will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

F. Informational.

1. 2025 Contingency Account: \$25,000.00

2. Next Meeting: January 13, 2026

G. Adjournment.

1. Adjournment of the Tuesday, December 9, 2025, meeting of the Finance Committee.

- 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 Finance Committee 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
Finance Committee
of the City of Green Bay

MEETING DATE

December 9, 2025

PREPARED BY

AGENDA ITEM # D.I

Approval of the minutes from the November 13, 2025, Joint Finance/Personnel Committee meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. MINUTES - 111325



MINUTES OF THE JOINT FINANCE/PERSONNEL COMMITTEE

THURSDAY, NOVEMBER 13, 2025, 4:30 PM
City Hall, Room 203 - Council Chambers.
Virtual attendance also available via Zoom.

A. ZOOM MEETING INFORMATION.

- I. Join Zoom Meeting Online:
<https://us02web.zoom.us/j/89274696903>

Or call in by phone: +1 312 626 6799
Meeting ID: 892 7469 6903
Passcode: 209710

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.

Present: Bill Galvin, Brian Johnson, Jennifer Grant, Kathy Hinkfuss

- I. Members: Bill Galvin, Brian Johnson, Kathy Hinkfuss, Jennifer Grant

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Thursday, November 13, 2025, meeting of the Joint Finance/Personnel.

Moved by Ald. Bill Galvin, seconded by Ald. Kathy Hinkfuss to approve the agenda for the November 13, 2025, meeting of the Joint Finance / Personnel Committee meeting.
Motion Passed.

Yes-Bill Galvin, Brian Johnson, Jennifer Grant, Kathy Hinkfuss, No-None, Abstain-None.

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the November 4, 2025, Finance Committee meeting.

Moved by Ald. Kathy Hinkfuss, seconded by Ald. Bill Galvin to approve the minutes from the November 4, 2025 Finance and Personnel Committee meetings.

Motion Passed.

Yes-Bill Galvin, Brian Johnson, Jennifer Grant, Kathy Hinkfuss, No-None, Abstain-None.

2. Approval of the minutes from the November 4, 2025, Personnel Committee meeting.

E. REGULAR BUSINESS.

1. Alder reports regarding results from the 2026 budget listening sessions.

Listening session results were presented. No action was taken.

2. Consideration with possible action on the request for 2026 new positions and reclassifications. Recommendation to discuss during the individual departments 2026 budget approval.

Moved by Ald. Brian Johnson, seconded by Ald. Bill Galvin to approve the request for 2026 new positions and reclassifications.

Motion Passed.

Yes-Bill Galvin, Brian Johnson, Jennifer Grant, Kathy Hinkfuss, No-None, Abstain-None.

F. REVIEW AND APPROVAL OF THE MAYOR'S RECOMMENDED 2026 BUDGET

The Mayor presented the 2026 recommended budget. Following the presentation, the committee opened the floor to allow interested parties to speak.

Moved by Ald. Bill Galvin, seconded by Ald. Kathy Hinkfuss to open the floor.

Motion Passed.

Yes-Bill Galvin, Brian Johnson, Jennifer Grant, Kathy Hinkfuss, No-None, Abstain-None.

Moved by Ald. Bill Galvin, seconded by Ald. Kathy Hinkfuss to close the floor.

Motion Passed.

Yes-Bill Galvin, Brian Johnson, Jennifer Grant, Kathy Hinkfuss, No-None, Abstain-None.

1. Common Council (page 25).

Moved by Ald. Brian Johnson, seconded by Ald. Bill Galvin to approve 2026 Budget for Common Council (page 25).

Motion Passed.

Yes-Bill Galvin, Brian Johnson, Jennifer Grant, Kathy Hinkfuss, No-None, Abstain-None.

2. Mayor's Office (page 28-29).

Moved by Ald. Brian Johnson, seconded by Ald. Bill Galvin to approve the 2026 Budget for Mayor's Office.

Motion Passed.

Yes-Bill Galvin, Brian Johnson, Jennifer Grant, Kathy Hinkfuss, No-None, Abstain-None.

3. Administrative Services (pages 37-40).

Moved by Ald. Brian Johnson, seconded by Ald. Bill Galvin to approve 2026 Budget for Administrative Services.

Motion Passed.

Yes-Bill Galvin, Brian Johnson, Jennifer Grant, Kathy Hinkfuss, No-None, Abstain-None.

4. Information Technology and Equipment Replacement (pages 48-49).

Moved by Ald. Brian Johnson, seconded by Ald. Bill Galvin to approve 2026 Budget for Information Technology and Equipment Replacement.

Motion Passed.

Yes-Bill Galvin, Brian Johnson, Jennifer Grant, Kathy Hinkfuss, No-None, Abstain-None.

5. Law (pages 56-57).

Moved by Ald. Brian Johnson, seconded by Ald. Kathy Hinkfuss to approve the 2026 Budget for Law.

Motion Passed.

Yes-Bill Galvin, Brian Johnson, Jennifer Grant, Kathy Hinkfuss, No-None, Abstain-None.

6. Municipal Court (pages 61-62).

Moved by Ald. Brian Johnson, seconded by Ald. Bill Galvin to approve the 2026 Budget for Municipal Court.

Motion Passed.

Yes-Bill Galvin, Brian Johnson, Jennifer Grant, Kathy Hinkfuss, No-None, Abstain-None.

7. Human Resources (pages 68-69).

Moved by Ald. Brian Johnson, seconded by Ald. Bill Galvin to approve the 2026 Budget for Human Resources.

Motion Passed.

Yes-Bill Galvin, Brian Johnson, Jennifer Grant, Kathy Hinkfuss, No-None, Abstain-None.

8. Community & Economic Development (pages 75-77).

Moved by Ald. Brian Johnson, seconded by Ald. Bill Galvin to approve the 2026 Budget for Community and Economic Development.

Motion Passed.

Yes-Bill Galvin, Brian Johnson, Jennifer Grant, Kathy Hinkfuss, No-None, Abstain-None.

9. Police Department and Equipment replacement (pages 83-87, 208).

Moved by Ald. Brian Johnson, seconded by Ald. Bill Galvin to approve the 2026 Budget for Police Department and Equipment replacement.

Motion Passed.

Yes-Bill Galvin, Brian Johnson, Jennifer Grant, Kathy Hinkfuss, No-None, Abstain-None.

10. Fire Department.

General Fund and Bellevue (pages 92-95)

Allouez (page 96-97)

Moved by Ald. Brian Johnson, seconded by Ald. Bill Galvin to approve the 2026 Budget for Fire.

Motion Passed.

Yes-Bill Galvin, Brian Johnson, Jennifer Grant, Kathy Hinkfuss, No-None, Abstain-None.

11. Department of Public Works includes Engineering, Operations, Traffic and Equipment Replacement (pages 103-107).

Moved by Ald. Brian Johnson, seconded by Ald. Bill Galvin to approve the 2026 Budget for Public Works includes Engineering, Operations, Traffic and Equipment Replacement.

Motion Passed.

Yes-Bill Galvin, Brian Johnson, Jennifer Grant, Kathy Hinkfuss, No-None, Abstain-None.

12. Parks, Recreation & Forestry and Equipment Replacement (pages 115-119).

Moved by Ald. Brian Johnson, seconded by Ald. Bill Galvin to approve the 2026 Budget for Parks, Recreation & Forestry and Equipment Replacement.

Motion Passed.

Yes-Bill Galvin, Brian Johnson, Jennifer Grant, Kathy Hinkfuss, No-None, Abstain-None.

13. Miscellaneous (page 121).

Moved by Ald. Brian Johnson, seconded by Ald. Bill Galvin to approve the 2026 Budget for Miscellaneous.

Motion Passed.

Yes-Bill Galvin, Brian Johnson, Jennifer Grant, Kathy Hinkfuss, No-None, Abstain-None.

14. Special Revenue Funds (pages 137-182).

Moved by Ald. Brian Johnson, seconded by Ald. Bill Galvin to approve the 2026 Budgets for Special Revenue Funds.

Motion Passed.

Yes-Bill Galvin, Brian Johnson, Jennifer Grant, Kathy Hinkfuss, No-None, Abstain-None.

15. Debt Service Fund (pages 184-186).

Moved by Ald. Brian Johnson, seconded by Ald. Bill Galvin to approve the 2026 Budget for the Debt Service Fund.

Motion Passed.

Yes-Bill Galvin, Brian Johnson, Jennifer Grant, Kathy Hinkfuss, No-None, Abstain-None.

16. Capital Projects Funds (pages 188-243).

Moved by Ald. Brian Johnson, seconded by Ald. Bill Galvin to approve the 2026 Budgets for Capital Projects Funds.

Motion Passed.

Yes-Bill Galvin, Brian Johnson, Jennifer Grant, Kathy Hinkfuss, No-None, Abstain-None.

17. Internal Service Funds (pages 257-261).

Moved by Ald. Brian Johnson, seconded by Ald. Bill Galvin to approve the 2026 Budgets for Internal Service Funds.

Motion Passed.

Yes-Bill Galvin, Brian Johnson, Jennifer Grant, Kathy Hinkfuss, No-None, Abstain-None.

18. Consideration with possible action to approve the 2026 borrowing request.

Moved by Ald. Brian Johnson, seconded by Ald. Bill Galvin to approve.

Motion Passed.

Yes-Bill Galvin, Brian Johnson, Jennifer Grant, Kathy Hinkfuss, No-None, Abstain-None.

Moved by Ald. Brian Johnson, seconded by Ald. Bill Galvin to amend the 2026 borrowing request by adding a motor grader for \$370k for DPW.

Motion Passed.

Yes-Bill Galvin, Brian Johnson, Jennifer Grant, Kathy Hinkfuss, No-None, Abstain-None.

Moved by Ald. Bill Galvin, seconded by Ald. Kathy Hinkfuss to amend to add a vehicle for transporting animals to the WLS and electronic locks for four parks.

No vote.

Moved by Ald. Bill Galvin, seconded by None to withdraw an amendment to add a vehicle for transporting animals to the WLS and add electronic locks for four park shelters.

No vote.

Moved by Ald. Bill Galvin, seconded by Ald. Kathy Hinkfuss to amend the borrowing request to add a vehicle for transporting animals to the WLS.

Motion passed.

Yes-Bill Galvin, Brian Johnson, Jennifer Grant, Kathy Hinkfuss, No-None, Abstain-None.

Moved by Ald. Brian Johnson, seconded by Ald. Kathy Hinkfuss to approve the 2026 borrowing request as amended.

Motion Passed.

Yes-Bill Galvin, Brian Johnson, Jennifer Grant, Kathy Hinkfuss, No-None, Abstain-None.

19. Consideration with possible action to receive and place on file the 2026-2030 Capital Improvement Plan.

Moved by Ald. Brian Johnson, seconded by Ald. Bill Galvin to amend by adding to year 3 of the CIP the Washington/Adam Street, street scape project. Not requesting funding, this project will be added to TID 13. Cost of the project is \$2.4 Million.

Motion Passed.

Yes-Bill Galvin, Brian Johnson, Jennifer Grant, Kathy Hinkfuss, No-None, Abstain-None.

Moved by Ald. Brian Johnson, seconded by Ald. Kathy Hinkfuss to approve the 2026–2030 Capital Improvement Plan as amended.

Motion Passed.

Yes-Bill Galvin, Brian Johnson, Jennifer Grant, Kathy Hinkfuss, No-None, Abstain-None.

G. INFORMATIONAL.

I. Enterprise Transit & Water Utility (pages 245-255).

H. ADJOURNMENT.

- I. Adjournment of the Thursday, November 13, 2025, meeting of the Joint Finance/Personnel.

Moved by Ald. Bill Galvin, seconded by Ald. Kathy Hinkfuss to adjourn.

Motion Passed.

Yes-Bill Galvin, Brian Johnson, Jennifer Grant, Kathy Hinkfuss, No-None, Abstain-None.



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 9, 2025

PREPARED BY

AGENDA ITEM # E.1

Consideration with possible action to accept the Walmart Spark Good Local Grant for \$5,000 to be used for fire safety.

BACKGROUND

On November 6, 2025, Chief Knott was informed that the Green Bay Metro Fire Department was being approved for a \$1,500 award.

Spark Good Local Grant to Facility #1453 Status Update – Application ID 92178124 for City of Green Bay Metro Fire Department in the amount of \$1,500.

On November 10, 2025, Chief Knott was informed that the Green Bay Metro Fire Department was being approved for an additional \$3,500 award.

Spark Good Local Grant to Facility #1908 Status Update – Application ID 92178129 for City of Green Bay Metro Fire Department in the amount of 3,500.

On November 12, 2025, the City of Green Bay received two payments of \$1,500 and \$3,500.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

- I. Walmart grant acceptance FIRE 2025



GRANT TRACKING FORM

PART #1: Notification of Grant Funds

(emailto:Kim.Rivest@greenbaywi.gov)

DATE: 12/09/2025

APPLICANT DEPARTMENT: FIRE

APPLICANT DEPARTMENT GRANT CONTACT NAME/TITLE: Matthew Knott/Fire Chief

APPROPRIATE COMMITTEE: Finance

NAME OF GRANT/FUNDING SOURCE: Walmart Sparkgood

AMOUNT OF GRANT REQUEST: \$5000

LOCAL MATCH REQUIREMENT: \$0

SOURCE OF MATCH: General Fund Non-General Fund Not Applicable

TIMEFRAME OF GRANT: 12/15/2025 through 1/31/2026

TYPE OF GRANT REQUEST: Monetary Other (explain under 'purpose of grant')

PURPOSE OF GRANT (summary): The Green Bay Metro Fire Department's Community Risk Reduction Program promotes fire safety through education and prevention. Grant funds will support handouts and fire prevention supplies such as smoke alarm batteries, kitchen safety kits, and educational materials for children, seniors, and families. These resources help reduce fires, injuries, and deaths while building a safer, more resilient community.

How does the grant meet City/Department needs? This grant will allow us to purchase various fire prevention and community risk reduction handout materials to support our Mission.

What are the personnel requirements (include both existing and new staff) of the grant? N/A

DEPARTMENT HEAD SIGNATURE: _____

PART #2: Request to Accept Grant Funds

(complete after notification of grant award; emailto:Kim.Rivest@greenbaywi.gov)

CFDA/STATE ID #: N/A

AMOUNT OF GRANT AWARD: \$5000

LOCAL MATCH REQUIREMENT: \$0

Please describe the source of match, if applicable: N/A

Please describe any major changes in proposed grant-funded activities: none

Please describe what the grant money will be spent on: This grant will allow us to purchase various fire prevention and community risk reduction handout materials to support our Mission.

PART	TO:	DATE:	TO:	DATE:
#1: Request to Apply	Finance Dept		FC - Info/Action	
#2: Request to Accept	Finance Dept		FC - Action	

FC = Finance Committee



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 9, 2025

PREPARED BY

AGENDA ITEM # E.2

Consideration with possible action to approve the refurbishing of Green Bay Metro's fire boat, Marine I, with Lake Assault Boats Service for a total cost of \$173,597.00 approved with 2026 borrowing.

BACKGROUND

This request is for the approval to re-furbish Green Bay Metro Fire Department's Fire Boat Marine I. Marine I is currently a 2015 Lake Assault Fire Boat that covers the Fox River and Bay of Green Bay for emergency responses.

This refurbishment will include 2 new 250hp Mercury Verado's, propellers and rigging, paint above and below the waterline, fire pump service and certification, and transport to and from Lake Assault in Portsmouth, Virginia. The workmanship comes with a 90-day warranty from delivery. This purchase will be funded through 2026 approved bonding, 424400-55501-41259.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

- I. Fire Finance Request Refurbish Marine Unit I Package 12-09-2025



Purchasing Department
100 North Jefferson Street - Room 101
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3047
Fax 920.448.3050

12/03/2025

Finance Committee 12/09/2025.

For consideration with possible action to approve the purchase to re-furbish Green Bay Metro Fire Department's Fire Boat Marine 1. Marine 1 is currently a 2015 Lake Assault Fire Boat that covers the Fox River and Bay of Green Bay for emergency responses. This refurbishment will include 2 new 250hp Mercury Verado's, propellers and rigging, paint above and below the waterline, fire pump service and certification, and transport to and from Lake Assault in Portsmouth Virginia. The workmanship comes with a 90-day warranty from delivery.

This purchase will be funded through 2026 approved bonding, 424400-55501-41259.

Respectfully Submitted,

Thomas Walenski

Thomas J. Walenski
Procurement Manager
City of Green Bay



Lake Assault Boats Service/Warranty Division

Portsmouth Facility

Phone: (757) 484-8905

3501 Shipwright Street

Portsmouth, VA 23703

Email: info@lakeassault.com

www.lakeassault.com

3 Dec 2025

Page 1 of 2

**Green Bay Metro Fire Dept.
Fireboat Refurb
Quote VA-323-A-No Electronics**

Mike Vanden Avond
Battalion Chief
Green Bay Metro Fire Department

Chief Van Avond,

Thank you for the opportunity to price the refurbishment and repower of your Lake Assault Fireboat.

This proposal covers labor and material for the following:

Installation of two Mercury 250hp Verado outboards, including new controls, fuel filters, and propellers. The engines will use the existing steering system.

Above waterline and cabin exterior will be prepped and painted with original color 2-part linear polyurethane paint applied in accordance with paint manufacturer's directions. Paint to include basic cabin and hull colors with hull side accent stripe. Customer specific vinyl graphics not included.

Below waterline will be prepped and painted with barrier coat and non-cuprous anti-fouling paint applied in accordance with paint manufacturer's directions.

Fire pump engine will be serviced (lube oil, fuel and oil filters, spark plugs), pump end serviced, and a performance certification performed.

Estimated time for completion is 60 days from arrival, providing all new equipment is available.

An inspection of the boat will be performed upon arrival, and any unidentified work that is recommended will be reported at that time for determination if to add to the contract.



Lake Assault Boats Service/Warranty Division

Portsmouth Facility

Phone: (757) 484-8905
3501 Shipwright Street
Portsmouth, VA 23703
Email: info@lakeassault.com
www.lakeassault.com

Pricing:	
Twin 250hp Mercury Verados-	\$51,928.00
Rigging, Propellers	\$16,044.00
Paint Above Waterline-	\$58,000.00
Paint Below Waterline (anti-fouling)-	\$9,750.00
Transport-	\$19,500.00
Labor-	\$12,500.00
Admin-	\$3,000.00
Fire Pump Service and Cert-	\$2,875.00
Total-	\$173,597.00

This quote is good for 30 days. A deposit of \$60,000 is due upon receipt of Purchase Order. Remainder is due upon completion.

All new equipment is covered by the manufacturer's warranty. Lake Assault Boats workmanship is covered for 90 days from delivery.

Please contact us if you have any questions or concerns.

R/

Smokey Glover

Director of Operations, East Coast
Lake Assault Boats
Service/Warranty Division
3501-B Shipwright Street
Portsmouth VA 23703
Office 757-484-8905
Cell: 757-434-6119.
sglover@lakeassault.com



City of Green Bay, Wisconsin
REQUEST FOR APPROVAL OF "NO SUBSTITUTE" PURCHASE SPECIFICATION

TO : Purchasing Division/Administrative Services

DATE: 12-1-25

FROM: Department/Division

REQUISITION #

List "No Substitute" Item(s) here:

No Substitute

Select One:

- 1) One Time Purchase Estimated Cost: \$ 173, 597.00
- 2) Annual Commodity purchase: Estimated annual cost: \$
- 3) Item may be purchased again: Indicate term: Estimated Annual Cost: \$
- Example: 1 year, indefinite, etc. Long term requests will be reevaluated periodically)

We request approval of a "NO SUBSTITUTE" specification for the purchase of the subject item(s)

Check appropriate justification(s). Provide DETAILED explanation(s) below.

1. Sole Source – The below signed has searched the market and verified that no comparable item is available.
2. Single Source – Although comparable items are available, THIS is the only brand/model that will work.
3. Item(s) is (are) only acceptable replacement part(s) known for _____ (Identify)
4. Continuity of design is overriding consideration (ex: playground equipment or street furniture)
5. Safety:
6. Other:

*Explanations shall contain sufficient information and justification for the items to be considered and approved as "NO SUBSTITUTE" items. Failure to do so will result in the request being denied and returned to the originator.

*Recommending Department Head will be available to defend said recommendation to the appropriate City Committee and/or Common Council.

PLEASE EXPLAIN YOUR REASONS FOR THIS REQUEST (additional info may be attached on a separate sheet):

See attachment *

Approvals:

Requestor: _____

Date: 12/2/25

Department Head: _____

Date: 12/2/25

Purchasing Manager: _____

Date: 12/2/25



Green Bay Metro Fire Department
100 North Jefferson Street • Room 403
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov/fire

Phone 920.448.3280

To: City of Green Bay Finance Committee & City of Green Bay Common Council
From: Green Bay Metro Fire Department
Subject: Request for Approval to Commence Refurbishment of 2015 Lake Assault Fire/Rescue Boat
Date: 12-01-2025

Purpose

The Green Bay Metro Fire Department respectfully requests approval from the Finance Committee and the Common Council to proceed with the refurbishment of our 28-foot Lake Assault fire/rescue boat, originally placed into service in 2015. This request seeks authorization to begin the refurbishment process in advance of the 2026 Capital Improvement Plan (CIP) fund allocation to ensure project completion ahead of the 2026 open water and boating season.

Background

For the past decade, this fire/rescue boat has served the citizens and visitors of the City of Green Bay through countless emergency responses, water rescues, and public safety operations. The vessel remains structurally sound and operational; however, key systems require modernization to maintain mission readiness and ensure reliability.

Refurbishing the existing boat presents a significant cost savings when compared to purchasing a new vessel. To be prepared for operations beginning in April or May 2026, work must begin in advance of the CIP funding schedule.

Vendor and Timeline

The refurbishment work would be completed by Lake Assault Boats' Service Division located in Portsmouth, Virginia. This vendor is the sole source capable of performing the specialized services required for this vessel.



Estimated project duration is **approximately 60 days** from the time the boat arrives at their facility, contingent upon equipment availability.

Scope of Work

The proposed refurbishment includes labor and materials for the following:

- **Engine Replacement**
 - Installation of two Mercury 250 HP Verado outboard engines.
 - Includes new controls, fuel filters, and propellers.
 - Engines to be integrated with the existing steering system.
- **Above-Waterline Exterior Work**
 - Preparation and repainting of above-waterline surfaces and cabin exterior.
 - Application of original-color, two-part linear polyurethane paint per manufacturer specifications.
 - Includes cabin and hull colors with accent stripe.
 - *Note: Customer-specific vinyl graphics are not included*
- **Below-Waterline Coating**
 - Preparation and repainting below the waterline
 - Application of barrier coat and non-cuprous anti-fouling paint per manufacturer specifications.
- **Fire Pump Service**
 - Fire pump engine service, including oil, fuel and oil filters, and spark plugs.
 - Pump-end service.
 - Performance certification.
- **Initial Inspection**
 - A full inspection will be completed upon arrival at the service facility.
 - Any additional or previously unidentified work will be documented and submitted for approval prior to being added to the contract.
- **Pick Up and Delivery**
 - Pick up and transportation to Portsmouth Virginia and delivery back to Green Bay upon completion of work.

Request

The Green Bay Metro Fire Department requests **preapproval to initiate this refurbishment project ahead of the 2026 CIP funding allocation**. Starting the process now ensures that:

- The refurbishment can be scheduled and completed in time for the 2026 boating season.
- The department maintains uninterrupted marine rescue capability.
- The City of Green Bay benefits from cost savings associated with refurbishment vs. replacement.

Your approval will allow us to commit to the vendor's production timeline and secure necessary equipment, ensuring readiness for the upcoming operational season.

Conclusion

The refurbishment of our 2015 Lake Assault rescue boat is a fiscally responsible and operationally essential investment. Early approval will allow the Fire Department to maintain vital marine response capabilities for the residents and visitors of the City of Green Bay.

We appreciate your consideration and are available to answer any questions or provide additional documentation as needed.



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 9, 2025

PREPARED BY

AGENDA ITEM # E.3

Consideration with possible action to approve a contract for SS4A Safe Streets to Traffic Analysis and Design Inc. (TADI) for \$708,500 and city match up to a grant award of \$916,000.

The full 85-page City of Green Bay Comprehensive Safety Action Plan document is available upon request.

BACKGROUND

This request is to approve a contract for RFP# 2025-20 SS4A Safe Streets to the lowest responsive responsible bidder, Traffic Analysis and Design Inc. (TADI). This project will be funded through a combination of funds. The attached document contains the grant information.

\$916,000 Grant
\$229,000 In Kind

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. Safe Streets Finance Request #2025-20 - 12-09-2025
2. safety plan cost summary



Purchasing Department
100 North Jefferson Street - Room 101
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3047
Fax 920.448.3050

11/24/2025

Finance Committee 12/09/2025.

For consideration with possible action to approve a contract for RFP# 2025-20 SS4A Safe Streets to the lowest responsive responsible bidder Traffic Analysis and Design Inc. (TADI)

This project will be funded through a combination of funds. Document contains grant information

\$916,000 Grant

\$229,000 In Kind

Respectfully Submitted,

Thomas Walenski

Thomas J. Walenski
Procurement Manager
City of Green Bay



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

November 26, 2024

PREPARED BY

Cheryl Renier-Wigg Dev. Director

AGENDA ITEM

Consideration with possible action to approve accepting a grant award of \$916,000 in federal funding through the US Dept. of Transportation Safe Streets and Roads for All (SS4A) initiative

BACKGROUND

The U.S. Department of Transportation's Safe Streets and Roads for All (SS4A) initiative grant will support the creation of a comprehensive safety action plan (CSAP) aimed at making roads safer and reducing serious injury and fatal crashes across the city.

Key Elements of the Comprehensive Safety Action Plan:

Green Bay's CSAP will align with the city's vision zero goals, with a target of reducing fatal and serious injuries by 25% by 2030, 50% by 2035, 75% by 2040, and achieving zero fatalities and serious injuries by 2045. The plan will adopt a holistic Safe System Approach, addressing key areas such as safe speeds, safer roads, safer vehicles, and improved post-crash care.

The grant also funds several innovative supplemental planning activities to ensure the CSAP is comprehensive and effective:

- Proactive Risk Measures: A city-wide analysis using proactive risk assessment methods to identify potential high-risk areas before crashes occur.
- Illuminance Evaluation: Evaluating city-wide street lighting to identify areas in need of improvement, particularly in underserved neighborhoods.
- Bike Connectivity and Flexible Transportation: Studying potential locations for bike-share facilities and assessing connectivity needs for safer bike routes.
- Pedestrian and Cyclist Safety: Evaluating high-pedestrian and bicycle activity areas to assess the feasibility of safety improvements.
- Speed Management Plan: Developing a city-wide speed management plan to address speeding concerns, including the use of real-time speed monitoring systems.

Finally, the City of Green Bay will implement the following demonstration activities to test potential safety solutions and gather public feedback:

- Traffic Calming Demonstrations: Temporary installations such as bump-outs, protected bike lanes, and lane reductions will be piloted to reduce speeds and improve safety in high-risk corridors.
- Real-Time Speed Monitoring: Piloting speed monitoring devices that communicate real-time data to law enforcement, allowing for targeted speed enforcement in areas with high incidents of speeding.

- Public Engagement Through Enforcement and Education: Targeted law enforcement and public education campaigns will be implemented to raise awareness about road safety and reinforce safer road user behavior.

The comprehensive plan will be completed by December 31, 2027, with various demonstration activities and supplemental planning efforts occurring in the interim to gather data and test solutions. The City will work closely with the community to ensure that this plan reflects the needs and priorities of all Green Bay residents.

RECOMMENDATION

To approve accepting a grant award of \$916,000 in federal funding through the US Dept. of Transportation Safe Streets and Roads for All (SS4A) initiative and authorize Mayor Genrich to execute all contracts

FISCAL IMPACT

There is a 20% match requirement which will be met by Capital Improvement Projects funding and Staff time spent on enforcement. This will require a waiver.

ATTACHMENTS

Award letter



GRANT TRACKING FORM

PART #1: Notification of Grant Funds

([emailto:Kim.Rivest@greenbaywi.gov](mailto:Kim.Rivest@greenbaywi.gov))

APPLICANT DEPARTMENT: Community and Economic Development **DATE:** 1/9/2025

APPLICANT DEPARTMENT GRANT CONTACT NAME/TITLE: Stephanie Hummel/Planner II

APPROPRIATE COMMITTEE: Finance

NAME OF GRANT/FUNDING SOURCE: Safe Street For All/USDOT

AMOUNT OF GRANT REQUEST: \$916,000 **LOCAL MATCH REQUIREMENT:** \$229,000

SOURCE OF MATCH: General Fund Non-General Fund Not Applicable

TIMEFRAME OF GRANT: 4/1/2025 through 12/31/2027

TYPE OF GRANT REQUEST: Monetary Other (explain under 'purpose of grant')

PURPOSE OF GRANT (summary): Will allow for the creation of a comprehensive safety action plan (CSAP) aimed at making roads safer and reducing serious injury and fatal crashes across the city.

How does the grant meet City/Department needs? Green Bay's CSAP will align with the city's vision zero goals, with a target of reducing fatal and serious injuries by 25% by 2030, 50% by 2035, 75% by 2040, and achieving zero fatalities and serious injuries by 2045.

What are the personnel requirements (include both existing and new staff) of the grant? A portion of the 20% City matched will be completed through administration time by the Planner II and Capitol Improvement Projects completed by various DPW staff.

DEPARTMENT HEAD SIGNATURE: _____

PART #2: Request to Accept Grant Funds

(complete after notification of grant award; [emailto:Kim.Rivest@greenbaywi.gov](mailto:Kim.Rivest@greenbaywi.gov))

AMOUNT OF GRANT AWARD: \$916,000 **CFDA/STATE ID #:** _____

LOCAL MATCH REQUIREMENT: \$229,000

Please describe the source of match, if applicable: Staff time and project equipment for demonstration portion of grant

Please describe any major changes in proposed grant-funded activities: N/A

Please describe what the grant money will be spent on:

<i>PART</i>	<i>TO:</i>	<i>DATE:</i>	<i>TO:</i>	<i>DATE:</i>
#1: Request to Apply	Finance Dept		FC – Info/Action	
#2: Request to Accept	Finance Dept		FC – Action	

FC = Finance Committee



GRANT TRACKING FORM

- Proactive Risk Measures: A city-wide analysis using proactive risk assessment methods to identify potential high-risk areas before crashes occur.
- Illuminance Evaluation: Evaluating city-wide street lighting to identify areas in need of improvement, particularly in underserved neighborhoods.
- Bike Connectivity and Flexible Transportation: Studying potential locations for bike-share facilities and assessing connectivity needs for safer bike routes.
- Pedestrian and Cyclist Safety: Evaluating high-pedestrian and bicycle activity areas to assess the feasibility of safety improvements.
- Speed Management Plan: Developing a city-wide speed management plan to address speeding concerns, including the use of real-time speed monitoring systems.

- The City of Green Bay will implement the following demonstration activities to test potential safety solutions and gather public feedback:
- Traffic Calming Demonstrations: Temporary installations such as bump-outs, protected bike lanes, and lane reductions will be piloted to reduce speeds and improve safety in high-risk corridors.
- Real-Time Speed Monitoring: Piloting speed monitoring devices that communicate real-time data to law enforcement, allowing for targeted speed enforcement in areas with high incidents of speeding.
- Public Engagement Through Enforcement and Education: Targeted law enforcement and public education campaigns will be implemented to raise awareness about road safety and reinforce safer road user behavior.

<i>PART</i>	<i>TO:</i>	<i>DATE:</i>	<i>TO:</i>	<i>DATE:</i>
#1: Request to Apply	Finance Dept		FC – Info/Action	
#2: Request to Accept	Finance Dept		FC – Action	

FC = Finance Committee



Purchasing Department
100 North Jefferson Street - Room 410
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3047
Fax 920.448.3050

11/13/25

RE: Notice of Intent to Award
RFP # 2025-20 Safe Streets SS4A

Dear Sir/Madam:

The evaluation of proposals received for this RFP has been completed and the following is recommended for award:

The City of Green Bay Community & Economic Development is recommending awarding the Safe Streets SS4A to TADI in the amount of \$916,000 with In-Kind Contributions of \$229,000.

The recommended award will be brought for approval before the next Finance Committee meeting scheduled for December 9, 2025 @ 4:30 PM.

The meeting is open to the public and attendance is not required. As the room and time may change, please confirm the date, time, and location if you plan to attend.

Please see the summary of bids received for this project.

Thank you for your continued interest in doing business with the city of Green Bay. If you have any questions, or require additional information, please feel free to contact me at 920-448-3048.

Sincerely,

Thomas Walenski

Thomas J. Walenski
Procurement Manger

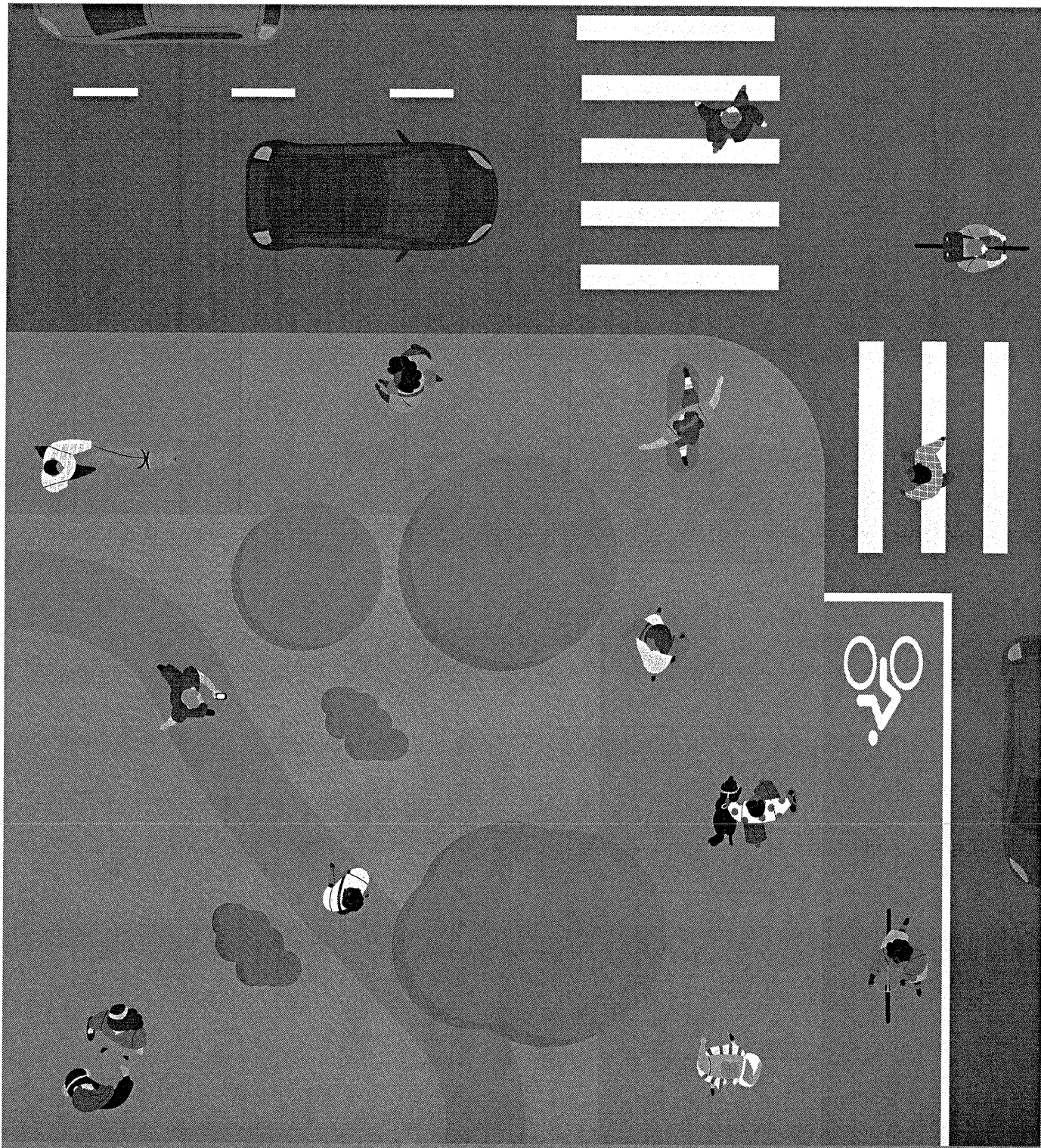
Attachment

Cc: Stephaine Hummel


CITY OF GREEN BAY BID SUMMARY
RFP #2025-20 Safe Streets SS4A
ISSUED: 07/31/2025 DUE: 09/04/2025
CC: 95890, 92593, 96877, 96889
Scoring Criteria & Points

Evaluation Team Total Possible Points	Categories	Highest Score (Avg.)			---->			---->			---->		
		TADI			Toole Design			Alta Planning & Design			Mead & Hunt		
		Option #1			Option #2			Option #3			Option #4		
		EV1	EV2	EV3	EV1	EV2	EV3	EV1	EV2	EV3	EV1	EV2	EV3
30	Organizational Capabilities	30	20	25	30	29	23	30	30	20	30	30	20
25	Staff Qualifications	25	25	25	25	25	23	25	25	22	25	25	20
15	Proposal Requirements	15	10	15	15	14	15	15	15	15	15	15	13
20	Price	20	20	20	18	20	15	16	20	15	14	20	10
10	References	9	10	10	8	10	8	5	10	9	7	10	8
100	Vendor Score(s) (Total Possible Points = 100)	99	85	95	96	98	84	91	100	81	91	100	71
		93.00			92.67			90.67			87.33		

Recommendation: Award TADI as the highest scoring vendor that provided the best overall solution and value to the City of Green Bay.



Forms

	Form A: Signature Affidavit
	RFP #: 2025-20

This form must be returned with your response.

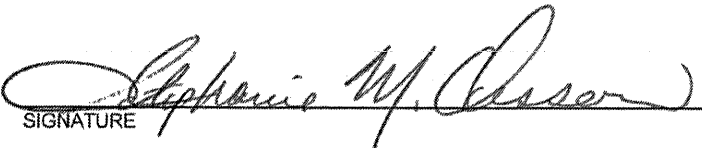
In signing Proposals/Proposals, we certify that we have not, either directly or indirectly, entered into any agreement or participated in any collusion or otherwise take any action in restraint of free competition; that no attempt has been made to induce any other person or firm to submit or not to submit Proposals/Proposals, that Proposals/Proposals have been independently arrived at, without collusion with any other Proposers, competitor or potential competitor; that Proposals/Proposals have not been knowingly disclosed prior to the opening of Proposals/Proposals to any other Proposal/Proposers or competitor; that the above statement is accurate under penalty of perjury.

The undersigned, submitting this Proposal/Proposal, hereby agrees with all the terms, conditions, and specifications required by the City in this Request for Proposals/Proposals, declares that the attached Proposals/Proposals and pricing are in conformity therewith, and attests to the truthfulness of all submissions in response to this solicitation.

Proposal/Proposers shall provide the information requested below. Include the legal name of the Proposal/Proposers and signature of the person(s) legally authorized to bind the Proposal/Proposers to a contract.


Has your Company ever been debarred / Yes or No If, So Please Explain

Traffic Analysis & Design, Inc.
COMPANY NAME


SIGNATURE

8/28/2025
DATE

Stephanie M. Olsson
PRINT NAME OF PERSON SIGNING



Form B: Receipt of Forms and Submittal Checklist

RFP #: 2025-20


This form must be returned with your response.

Proposers hereby acknowledge the receipt and/or submittal of the following forms:

Forms	Initial to Acknowledge SUBMITTAL	Initial to Acknowledge RECEIPT
Description of Services/Commodities	N/A	SMO
Form A: Signature Affidavit	SMO	N/A
Form B: Receipt of Forms and Submittal Checklist	SMO	N/A
Form C: Vendor Profile	SMO	N/A
Form D: Proposal Offer Form	SMO	N/A
Form E: References	SMO	N/A
Statement of Qualifications (SOQ) if necessary	SMO	N/A
Appendix A: Standard Terms & Conditions	N/A	SMO
Appendix B: Sample Contract for Purchase of Services	N/A	SMO
Appendix C: Insurance Requirements	SMO	
Addendum# Addendum A - Safe Streets 2025-20	SMO	

Traffic Analysis & Design, Inc.

COMPANY NAME

 <p>CITY OF GREEN BAY 1874 Titletown, USA</p>	<p>Form C: Vendor Profile</p> <p>RFP #: 2025-20</p>
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This form must be returned with your response.

COMPANY INFORMATION

COMPANY NAME (Make sure to use your complete, legal company name.) Traffic Analysis & Design, Inc.			
FEIN 39-2042310		(If FEIN is not applicable, SSN collected upon award)	
CONTACT NAME (Able to answer questions about proposal.) John Campbell		TITLE Director of Traffic Safety Services	
TELEPHONE NUMBER 4143503256		FAX NUMBER	
EMAIL jcanpbell@tadi-us.com			
ADDRESS PO Box 128	CITY Cedarburg	STATE WI	ZIP 53012

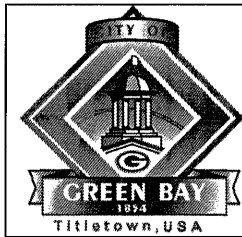
ORDERS/BILLING CONTACT

Address where City purchase orders/contracts are to be mailed and person the department contacts concerning orders and billing.

CONTACT NAME John Bieberitz		TITLE President	
TELEPHONE NUMBER 2623771845		FAX NUMBER	
EMAIL jbieberitz@tadi-us.com			
ADDRESS PO Box 128	CITY Cedarburg	STATE WI	ZIP 53012

CREDIT CARD

STATE IF COMPANY ACCEPTS PAYMENT BY CREDIT CARD: <i>The City does not pay service charges.</i>	YES _____ or NO <input checked="" type="checkbox"/> _____ (check one)
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Form D: Proposal Offer

Form RFP #: 2025-20

This form must be returned with your response.

Scope of Work

A. Development of Project Work Plan (REFER TO PAGE 12)

The Consultant, in collaboration with City staff, is expected to develop a project workplan based on the approved grant agreement and grant award. The project work plan will detail processes and timelines to achieve specific benchmarks associated with project stages.

B. Data Gathering and Analysis (REFER TO PAGE 12)

Includes careful data collection and an analysis of present conditions. Collection and analysis of data should be focused on what is necessary to support the grant administration process. This item is anticipated to include:

- City-wide traffic and safety data collection, including but not limited to:
 - Functional Classification of Roadways, including traffic counts
 - Speed Data
 - Crash Data
 - Bicycle, Pedestrian, Multi-Modal, and Transit Systems
 - Traffic Signal Timing Data
 - Roadway Condition Reports
- Reviewing internal and external planning and engineering documents for incorporation in this planning effort
- Researching Population Data related to Underserved Communities
- Gathering Information concerning existing enforcement and education programs
- GIS mapping
- Reviewing Comprehensive Plan 2050 public participation feedback

C. Identifying Issues and Opportunities (REFER TO PAGE 14)

Involves minor public participation. Will also use recently collected public feedback from the Comprehensive Plan 2050 update. Issues and opportunities are identified by city staff, stakeholders, and residents. This item is anticipated to include:

- Creating educational resources to foster public participation such as interfaces on the City's website and social media
- Interviews with city officials and staff to identify current policy objectives and solicit perceived issues and opportunities

D. Creating the Comprehensive Safety Action Plan (REFER TO PAGE 14)

Carefully crafting objectives, policies, and recommendations that will realize the vision zero goal. This item is anticipated to include:

- Drafting a plan to identify and prioritize countermeasures aimed at reducing fatal and serious injury crashes
- Ensure underserved communities or neighborhoods are equally served by this plan

- Review of plan through City staff and the City's Traffic, Bicycle and Pedestrian Commission and final review and approval by the City Council.

E. Supplemental Planning Activities (REFER TO PAGES 14-21)

Use the Comprehensive Safety Action Plan and approved grant activities to complete supplemental planning actions. This item is anticipated to include:

- Bicycle & Pedestrian Risk Assessments using proactive risk measures
- Street Lighting Assessments to evaluate illuminance and identify possible improvements
- Bike Share Feasibility Study for placement of potential bike share facilities
- Road Safety Audits of High-Injury Network
- Bike Trails Interconnectivity Assessment to identify needs
- Micro Transit Planning Study on flexible transportation options
- Traffic Studies on High-Injury Network to gain a better understanding of safety improvement feasibility
- Near-Miss Analysis to proactively assess safety, particularly in locations with bicycle and pedestrian activity
- Speed Management Plan to create accountability for speed management in the city

F. Demonstration Activities (REFER TO PAGE 22)

Use the Comprehensive Safety Action Plan and approved grant activities to complete supplemental demonstration activities. This item is anticipated to include but is not limited to:

- Piloting Traffic Calming Strategies: the city has a Shared Vision Corridor Plan that identified numerous opportunities to implement temporary traffic calming measures such as temporary bump-outs, protected bike lanes, motor vehicle lane reductions, and roadway closures to motor vehicle traffic. The exact locations and strategies will be determined by a task force.
- Piloting Real-Time Speed Management: the system would include a to-be-determined number of speed devices in the field that would communicate to a software package that provides real-time speed information to law enforcement to identify locations where speeding is prevalent.
- Piloting Targeting Law Enforcement: to inform the safety action plan. The specific areas of enforcement will be determined by a task force that will use information gathered in the safety action plan development to identify the specific targeted enforcement strategies.
- Piloting Targeted Education: to inform the safety action plan. The specific areas of education will be determined by a task force that will use information gathered in the safety action plan development to identify the specific targeted education strategies

III. Timeline and Budget

The anticipated timeline for planning process completion is between 30-36 months from initiation. The City's approved budget is as follows:

Personnel	42,188
Fringe Benefits	14,062
Travel	0.00
Equipment	0.00
Supplies	202,500
Contractual	881,250
Construction	0.00
Other	5,000
Total Direct Charges	1,145,000
Indirect Charges	0.00
TOTAL	1,145,000

IV. Proposal Requirements

A. Proposal Content and Organization

Proposals should be organized in the following order and contain all of the following information:

1. Title Page (REFER TO PAGE 1)

Show the proposal title, the name of firm, address, telephone numbers, name of contact person, the date, and other relevant company information.

2. Cover Letter (REFER TO PAGES 2-4)

Identify the project for which the proposal has been prepared. Briefly state your understanding of the services requested. Provide the names, titles, address, and contact information of the persons authorized to make representations for your firm. Also include a list and contact information for any sub-consultants and the work they will perform.

3. Proposal Narrative

a. Project Approach and Scope (REFER TO PAGES 6-22)

Describe your approach to the project and your proposed scope of work. Identify specific planning and engineering tools and methods that will achieve the project goals and objectives. Provide a generalized project timeline indicating the distinct phases of the project and major milestones and what deliverables can be expected at each phase. Provide detail on how City staff will be involved.

b. Key Project Staff (REFER TO PAGES 28-50)

Identify the designated project manager and key project staff, along with their availability, experiences, previous work with the City of Green Bay, and capacity to carry out the needs for this project. Include resumes for each of the individuals and identify any sub-consultants.

c. Experience and Project Examples (REFER TO PAGES 51-68)

Describe your firm's experience in similar areas of expertise and its adaptability to provide the required services for this project. Describe your firm's past project success with the City of Green Bay, if applicable. Include examples for which your firm has supplied similar services and successfully executed similar projects for other municipalities. Provide client reference contact information.

d. Project and Community Understanding (REFER TO PAGES 69-75)

Provide a brief written summary of your understanding of the work and the City's expectations for the project.

e. Project Cost (REFER TO PAGES 23-27)

Indicate the total cost of the proposed project approach and scope of services. Provide the billing rates for the individuals that are anticipated to be involved with the project. Detail any location or overhead efficiencies that may reduce total costs.

COMPANY NAME 	Traffic Analysis & Design, Inc. (TADI) Form E: References Work Experience RFP #: 2025-20
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This form must be returned with your response.

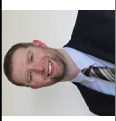



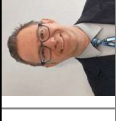

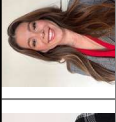
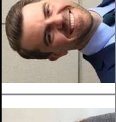

REFERENCE #1 – CLIENT INFORMATION			
COMPANY NAME Portage County Planning and Zoning	CONTACT NAME Kristen Johnson, Planner		
ADDRESS 1462 Strongs Ave.	CITY Stevens Point	STATE WI	ZIP 54481
TELEPHONE NUMBER 715-343-6289	FAX NUMBER 715-346-1677		
EMAIL johnsokr@co.portage.wi.gov			
CONTRACT PERIOD Aug. 2024 - Oct. 2026	YEAR COMPLETED Contract End Date: 10/1/26	TOTAL COST \$235,938	
DESCRIPTION OF THE PERFORMED WORK TADI is the lead the consultant for a county-wide Safety Action Plan , including the following: PIMs, Online Public Survey, task force assignments, Updated Bicycle and Pedestrian Plan, High-Injury Network, NEPA paperwork, Demonstration Activities (urban & rural), Walk/Roll Audits, ADA Assessments, etc. Four municipalities participated: Stevens Point, Plover, Whiting, and Park Ridge. Project is 85% complete; awaiting DA results before finalization.			

COMPANY NAME City of Janesville	CONTACT NAME Ahnaray Bizjak		
ADDRESS 18 N Jackson St.	CITY Janesville	STATE WI	ZIP 53548
TELEPHONE NUMBER 608-755-3171			
EMAIL bizjaka@janesvillewi.gov			
CONTRACT PERIOD 2022 as part of Master On-Call Services	YEAR COMPLETED 2022	TOTAL COST \$31,850*	
DESCRIPTION OF THE PERFORMED WORK In 2022, TADI prepared a Road Safety Plan for the City of Janesville that included identifying high risk intersection and corridors, identifying funding opportunities, performing pedestrian risk assessments, and high-definition video analysis & ped/bike tracking for key locations. In the past decade, *TADI has conducted >\$150,000 in safety and traffic services Janesville to improve safety and traffic efficiencies. Most recently, TADI assisted Janesville in applying for SS4A funding.			

Additional references:

Client	Safety Services	Reference Person
Brown County	Safety Action Plan (completion: Dec. 2025)	Chris Hardy, 920.662.2170
City of West Bend	Safety Action Plan /HSIP Apps (2023)	Jessica Wildes, 262.339.5658
Whitefish Bay	Community-wide Bicycle & Pedestrian Safety Study (2024/2025)	Matt Collins, 414.962.6690
Milwaukee County	Led 7 Safety Action Plans & Assisted with County's (2025)	Jeff Sponcia, 414.257.5948
City of Eau Claire	Comprehensive Safety Screening (2020)	Leah Ness, 715.839.4934
Waukesha County	Comprehensive Safety Screening (2024)	Brett Wallace, 262.896-8538
Rock County	Intersection Safety Screening & SS4A Application (2022/2025)	Duane Jorgenson, 608.757.5450
Ozaukee County	Intersection Safety Screening/HSIP Apps (2025)	Jon Edgren, 262.442.3961
WisDOT	Statewide Ped/Bike Safety Assessment (2023)	Mike Finkenbinder, 608.266.1620
WisDOT	Near-Miss Data Analytics Procurement (2024)	Dan Brugman, 715.421.8337
WisDOT	Statewide Serious Injury/Fatal Crash Review (annually)	Sean Debels, 715.365.5740

Hourly Effort by Task Summary

		TADI								
Staff:										
Name:	Title:	John Campbell	Pete Garcia	Derek Hungness	Christian Starke	Dan Bieberitz	Amy Pomeroy	Angela Rinaldi	Derrin Wolford	TADI Field Staff
Role:	Task	Director of Traffic Engineering Safety Services	Senior Transportation Engineer	Senior Transportation Planner	Senior Traffic Safety Engineer	Senior Traffic Safety Engineer	Senior Traffic Safety Engineer	Traffic Safety Engineer	Senior Traffic Engineer	Field Technician
Role:	Task	Project Manager	FHWA Liaison & Grant Specialist	QA/QC, Planning	Lead Engineer	Improvements & WisDOT Liaison	Data Analysis & Improvements	Data Analysis & Engagement	Operation, ITS, and Speed Management	Data Collection Deployments
	Safety Action Plan Development	62	10	10	148	22	42	238	30	0
	A. Development of Project Work Plan	23	2	2	28	2	2	46	4	0
	B. Data Gathering & Analysis	11	2	2	44	12	12	76	18	0
	C. Identifying Issues & Opportunities	8	2	2	40	8	10	80	4	0
	D. Creating the Comprehensive Safety Action Plan	20	4	4	36	0	18	36	4	0
	Supplemental Planning Activities	195	0	46	488	122	193	675	420	328
	Supplement Planning #1 - Bicycle & Pedestrian Risk Assessment	45	0	0	124	4	132	364	8	0
	Supplement Planning #2 - Street Lighting Assessment	43	0	0	138	0	0	32	222	84
	Supplement Planning #3 - Bike Share Feasibility Study	6	0	12	0	0	9	0	0	0
	Supplement Planning #4 - Road Safety Audit of High-Injury Network	27	0	0	42	0	0	98	56	0
	Supplement Planning #5 - Bike Trails Interconnectivity Study	4	0	12	0	0	0	18	0	0
	Supplement Planning #6 - Micro Transit Planning Study	4	0	13	0	0	0	21	0	0
	Supplement Planning #7 - Traffic Studies on High Injury Network	16	0	0	12	118	0	0	20	180
	Supplement Planning #8 - Near Miss Analysis	30	0	0	172	0	0	142	16	64
	Supplement Planning #9 - Speed Management Plan	20	0	9	0	0	52	0	98	0
	Demonstration Activities	44	10	0	16	24	16	48	94	0
	Demonstration Activity #1 - Piloting Traffic Calming Strategies	16	10	0	8	24	0	0	24	0
	Demonstration Activity #2 - Piloting Real-Time Speed Management	16	0	0	0	0	16	0	64	0
	Demonstration Activity #3 - Piloting Targeted Law Enforcement	4	0	0	8	0	0	16	4	0
	Demonstration Activity #4 - Piloting Targeted Education	8	0	0	0	0	0	32	2	0
	Total Hours	301	20	56	652	168	251	961	544	328
	Cost Estimate	\$ 58,996	\$ 3,192	\$ 12,230	\$ 87,629	\$ 31,987	\$ 36,546	\$ 100,905	\$ 88,346	\$ 29,389
	Loaded Billing Rates (include overhead, fixed fee, and future year escalators over the duration of a 30 month project)	\$ 196.00	\$ 159.60	\$ 218.40	\$ 134.40	\$ 190.40	\$ 145.60	\$ 105.00	\$ 162.40	\$ 89.60









Hourly Effort by Task Summary

Staff:		All Together					Civiltech				
		Abigail Rose	Grace Li	Robin Marquand	Stan Lukasz	Lissa Sweeney	Josie Willman	Edith Portales	Will Hansen	Steve Pautsch	
Name:	Title:	Role:	106	64	42	7	27	33	34	18	20
Safety Action Plan Development			106	64	42	7	27	33	34	18	20
A. Development of Project Work Plan			44	36	32	0	0	0	0	0	0
B. Data Gathering & Analysis			48	24	0	0	0	0	0	0	0
C. Identifying Issues & Opportunities			6	4	10	0	0	0	0	0	0
D. Creating the Comprehensive Safety Action Plan			8	0	0	7	27	33	34	18	20
Supplemental Planning Activities			58	68	32	0	48	109	47	107	112
Supplement Planning #1 - Bicycle & Pedestrian Risk Assessment			34	36	22	0	0	0	0	0	0
Supplement Planning #2 - Street Lighting Assessment			0	0	0	0	0	0	0	0	0
Supplement Planning #3 - Bike Share Feasibility Study			8	10	2	0	17	37	13	36	16
Supplement Planning #4 - Road Safety Audit of High-Injury Network			0	0	0	0	0	0	0	0	77
Supplement Planning #5 - Bike Trails Interconnectivity Study			8	12	4	0	16	35	13	34	14
Supplement Planning #6 - Micro Transit Planning Study			8	10	4	0	15	37	21	37	5
Supplement Planning #7 - Traffic Studies on High Injury Network			0	0	0	0	0	0	0	0	0
Supplement Planning #8 - Near Miss Analysis			0	0	0	0	0	0	0	0	0
Supplement Planning #9 - Speed Management Plan			0	0	0	0	0	0	0	0	0
Demonstration Activities			144	154	56	5	0	0	0	0	15
Demonstration Activity #1 - Piloting Traffic Calming Strategies			0	0	0	5	0	0	0	0	15
Demonstration Activity #2 - Piloting Real-Time Speed Management			0	0	0	0	0	0	0	0	0
Demonstration Activity #3 - Piloting Targeted Law Enforcement			24	22	8	0	0	0	0	0	0
Demonstration Activity #4 - Piloting Targeted Education			120	132	48	0	0	0	0	0	0
Total Hours			308	286	130	12	75	142	81	125	147
Cost Estimate			\$ 59,318	\$ 44,659	\$ 16,917	\$ 2,816	\$ 14,848	\$ 17,804	\$ 8,434	\$ 10,631	\$ 26,839

Loaded Billing Rates (include overhead, fixed fee, and future year escalators over the duration of a 30 month project)

\$192.59 \$156.15 \$130.13 \$234.64 \$197.98 \$125.38 \$104.12 \$85.05 \$182.58

Complete cost estimate spreadsheet available on the submitted USB drive.

Hourly Effort by Task Summary		Revelation				Expenses			
Staff:									
Name:		Brian Lee	Taylor Kennedy	Jaimie Onasch	Brooke Carmody				
Title:		President	PI Associate 1	PI Associate 2	PI Associate 3				
Role:		QA/QC, Engagement	Public Engagement Distribution	Outreach & Events	Engagement & Planning (Based in Green Bay)				
Task									
Safety Action Plan Development		66	50	64	44	\$ 762	\$ 3,000	\$ -	\$ 990
A. Development of Project Work Plan		20	12	12	4	\$ 762	\$ -	\$ -	\$ -
B. Data Gathering & Analysis		46	38	52	40	\$ -	\$ 3,000	\$ -	\$ 990
C. Identifying Issues & Opportunities		0	0	0	0	\$ -	\$ -	\$ -	\$ -
D. Creating the Comprehensive Safety Action Plan		0	0	0	0	\$ -	\$ -	\$ -	\$ -
Supplemental Planning Activities		0	0	0	0	\$ 18,141	\$ -	\$ 2,614	\$ -
Supplement Planning #1 - Bicycle & Pedestrian Risk Assessment		0	0	0	0	\$ 1,260	\$ -	\$ -	\$ -
Supplement Planning #2 - Street Lighting Assessment		0	0	0	0	\$ 7,571	\$ -	\$ -	\$ -
Supplement Planning #3 - Bike Share Feasibility Study		0	0	0	0	\$ -	\$ -	\$ 560	\$ -
Supplement Planning #4 - Road Safety Audit of High-Injury Network		0	0	0	0	\$ 2,554	\$ -	\$ 934	\$ -
Supplement Planning #5 - Bike Trails Interconnectivity Study		0	0	0	0	\$ -	\$ -	\$ 560	\$ -
Supplement Planning #6 - Micro Transit Planning Study		0	0	0	0	\$ -	\$ -	\$ 560	\$ -
Supplement Planning #7 - Traffic Studies on High Injury Network		0	0	0	0	\$ 1,860	\$ -	\$ -	\$ -
Supplement Planning #8 - Near Miss Analysis		0	0	0	0	\$ 4,356	\$ -	\$ -	\$ -
Supplement Planning #9 - Speed Management Plan		0	0	0	0	\$ 540	\$ -	\$ -	\$ -
Demonstration Activities		0	0	0	0	\$ 932	\$ 6,844	\$ -	\$ -
Demonstration Activity #1 - Piloting Traffic Calming Strategies		0	0	0	0	\$ -	\$ -	\$ -	\$ -
Demonstration Activity #2 - Piloting Real-Time Speed Management		0	0	0	0	\$ 409	\$ -	\$ -	\$ -
Demonstration Activity #3 - Piloting Targeted Law Enforcement		0	0	0	0	\$ -	\$ 1,737	\$ -	\$ -
Demonstration Activity #4 - Piloting Targeted Education		0	0	0	0	\$ 523	\$ 5,107	\$ -	\$ -
Total Hours		66	50	64	44				
Cost Estimate		\$ 8,358	\$ 5,363	\$ 6,865	\$ 3,147	\$ 19,835	\$ 9,844	\$ 2,614	\$ 990

Loaded Billing Rates (include overhead, fixed fee, and future year escalators over the duration of a 30 month project) \$ 126.63 \$ 107.26 \$ 107.26 \$ 71.52

Hourly Effort by Task Summary

Staff:

Name:

Title:

Role:

Task	Total Hours	Total Consultant Fee	Green Bay		
			Green Bay Staff Time	Green Bay Law Enforcement Personnel	Green Bay Supplies (Includes \$5k Other Line Item)
Safety Action Plan Development	1,137	\$ 160,195	\$ 40,571	\$ -	\$ -
A. Development of Project Work Plan	269	\$ 39,593	\$ 9,280	\$ -	\$ -
B. Data Gathering & Analysis	425	\$ 59,082	\$ 14,372	\$ -	\$ -
C. Identifying Issues & Opportunities	174	\$ 22,810	\$ 7,846	\$ -	\$ -
D. Creating the Comprehensive Safety Action Plan	269	\$ 38,710	\$ 9,073	\$ -	\$ -
Supplemental Planning Activities	3,048	\$ 437,975	\$ 106,243	\$ -	\$ -
Supplement Planning #1 - Bicycle & Pedestrian Risk Assessment	769	\$ 101,278	\$ 23,794	\$ -	\$ -
Supplement Planning #2 - Street Lighting Assessment	519	\$ 81,485	\$ 19,035	\$ -	\$ -
Supplement Planning #3 - Bike Share Feasibility Study	166	\$ 24,371	\$ 5,711	\$ -	\$ -
Supplement Planning #4 - Road Safety Audit of High-Injury Network	300	\$ 47,868	\$ 11,421	\$ -	\$ -
Supplement Planning #5 - Bike Trails Interconnectivity Study	170	\$ 24,147	\$ 5,711	\$ -	\$ -
Supplement Planning #6 - Micro Transit Planning Study	175	\$ 23,866	\$ 5,711	\$ -	\$ -
Supplement Planning #7 - Traffic Studies on High Injury Network	346	\$ 48,452	\$ 11,421	\$ -	\$ -
Supplement Planning #8 - Near Miss Analysis	424	\$ 56,596	\$ 13,325	\$ -	\$ -
Supplement Planning #9 - Speed Management Plan	179	\$ 29,912	\$ 10,114	\$ -	\$ -
Demonstration Activities	626	\$ 110,330	\$ 25,936	\$ 56,250	\$ 207,500
Demonstration Activity #1 - Piloting Traffic Calming Strategies	102	\$ 18,186	\$ 4,283	\$ -	\$ 127,500
Demonstration Activity #2 - Piloting Real-Time Speed Management	96	\$ 16,268	\$ 3,807	\$ -	\$ 80,000
Demonstration Activity #3 - Piloting Targeted Law Enforcement	86	\$ 15,024	\$ 3,569	\$ 56,250	\$ -
Demonstration Activity #4 - Piloting Targeted Education	342	\$ 60,852	\$ 14,277	\$ -	\$ -
Total Hours	4,811				
Cost Estimate		\$ 708,500	\$ 172,750	\$ 56,250	\$ 207,500

Loaded Billing Rates (include overhead, fixed fee, and future year escalators over the duration of a 30 month project)

Consultant Fee

In-Kind Contribution

In-Kind Contribution

Reimbursable



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 9, 2025

PREPARED BY

AGENDA ITEM # E.4

Consideration with possible action to approve the purchase of a one-year subscription from Sharp Performance for professional services for a total cost of \$99,500.00 to be paid by the State of Wisconsin Department of Health Services assistance program award.

BACKGROUND

This funding is from the State of Wisconsin Department of Health Services Funding Assistance Program (FAP) award.

The amount of \$421,741.38 was received in 2025 and \$13,651.28 was received in 2024. The Common Council approved the award in April 2025.

Sharp Performance services does qualify for the FAP funding.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

- I. Finance Request 12-09-2025 Sharp Performance Package V2



Purchasing Department
100 North Jefferson Street - Room 101
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3047
Fax 920.448.3050

12/03/2025

Finance Committee 12/09/2025

For consideration with possible action to approve the purchase a one year subscription from Sharp Performance for professional services, unlimited access to Sharp coaches and chaplains, Sharp self-paced exercises and training, and partnership with Sharp to develop a customized resource directory. Total Cost for one year subscription will be \$ 99,500.00. This will include 212 users for the City of Green Bay Metro Fire Department.

This purchase will be funded through Emergency Medical Services Funding Assistance Program.

Respectfully Submitted,

Thomas Walenski

Thomas J. Walenski
Procurement Manager
City of Green Bay



SHARP PERFORMANCE

Schedule A | Order Form

Green Bay Metro Fire Department

100 North Jefferson Street

Green Bay, WI 54301

United States

Matthew Knott

matthew.knott@greenbaywi.gov

Reference: 20250919-163017197

Quote created: September 19, 2025

Quote expires: December 18, 2025

Quote created by: Maxwell Bush

Sharp Performance

2659 State Street, #100

Carlsbad, CA 92008

max@sharppformance.tech

Sharp Performance's product being offered to the personnel listed below include subscription services, professional services, unlimited access to Sharp coaches and chaplains, Sharp self-paced exercises and training, and partnership with Sharp to develop a customized resource directory.

Products & Services

Personnel	Authorized Users	Price Per User	Total
Sworn Users	212	\$500.00 / year	\$106,000.00 / year
		Year 1 Discount	(\$6,500.00)
		Total	\$99,500.00

Dates: Services Effective Date: TBD

Service Term: 1 year from contract date

Payment Due: Upon Delivery



Sole Source Justification

To whom it may concern:

Please accept this letter as information that Sharp Performance, Inc. is the provider of the Sharp Performance Mobile App, which provides a cognitive performance coaching platform that stands alone in its capacity to serve high-risk professionals, particularly in law enforcement and fire. With a proprietary approach that seamlessly integrates preventative coaching with reactive resources on a single platform, Sharp Performance offers an indispensable solution for enhancing mental wellness and operational readiness in high-pressure environments.

The Sharp Performance Mobile App is currently the only commercially available cognitive performance platform specifically targeting firefighters and high-risk professionals that provides coaching, training and customized resource management in a single application.

Unique and Proprietary Service Offering

Sharp Performance's platform is underpinned by specialized training protocols developed in conjunction with the U.S. Military's Special Operations teams. Specifically, Sharp Performance's team includes the cognitive performance coaches that designed and implemented the cognitive performance curriculum for U.S. Special Operations. These methodologies have demonstrated significant improvements in focus, stress endurance, and psychological flexibility, attributes not replicated by any other product in the market. The Sharp Performance Mobile App's content and methodologies are copyrighted and are not available in any other product on the market. The tailored and adaptive training regimens are informed by evidence-based practices and are uniquely designed to meet the nuanced needs of high-risk professions.

Specialized Expertise and Branding

Drawing upon the experience of military special operations veterans and performance coaches, Sharp Performance employs a destigmatized approach to mental wellness that resonates with fire personnel personnel. Our platform is recognized within the industry for its ability to attract and effectively engage officers in a preventative manner, fostering a culture where seeking wellness support is normalized and encouraged.

Preventative Performance Coaching

Sharp Performance provides customers access to its own performance coaches and chaplains. All coaches have experience working with high-risk professionals, and Sharp Performance's proprietary methods for identifying, vetting, and training its performance coaches and chaplains to work specifically with high-risk professionals are unlike any other platform on the market. Sharp Performance's head coaches were previously in charge of performance coaching for the Joint Special Operations Command (JSOC) and US Army Special Forces, where they oversaw the extraordinary cultural change to destigmatize mental wellness. These same methods have been adapted and made exclusive to Sharp Performance so that we, along with our coaches,



Sole Source Justification

may assist each agency and the firefighter as a whole destigmatize mental wellness and decrease stress-related ailments across the force.

Comprehensive and Centralized Resource Directory

Sharp Performance works closely with each agency to build a customized resource directory that consolidates a wealth of resources both unique to each agency and exclusive to Sharp Performance customers. These include, but are not limited to, existing health and wellness resources and services provided by the agency, chaplains, health incentives, national hotlines, as well as commercial partnerships exclusive to Sharp Performance. This centralized approach simplifies the process of seeking help and ensures timely interventions. Sharp Performance's software and methods are proprietary to Sharp Performance, Inc. and are designed to integrate both the organization's internal resources and external resources, including those provided by Sharp Performance, into a customized resource directory. This seamless integration enhances the coaching and training experience delivered through the Sharp Performance Mobile App.

Evidence of Impact and Efficiency

Endorsements from law enforcement and fire leaders underscore the transformative impact of Sharp Performance on organizational culture and individual well-being. Our analytics dashboard allows administrators to effectively report on platform utilization and departmental wellness trends to tailor interventions and proactively address the mental wellness needs of their teams.

Conclusion

In conclusion, Sharp Performance's comprehensive suite of solutions, proprietary training content, and demonstrated impact on high-risk professionals' mental wellness establish the platform as a sole source provider. We believe no other product in the market can match our proprietary platform and specific utility. We appreciate your consideration of Sharp Performance as the sole source for this vital service. Should you require further information or wish to discuss this justification in detail, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "MSE", written in a cursive style.

Benjamin Curley
President / CEO
Sharp Performance, Inc.
2659 State Street #100
Carlsbad, CA 92008
Phone: 516-297-0132
ben@sharppformance.tech



Tony Evers
Governor

Kirsten L. Johnson
Secretary

State of Wisconsin
Department of Health Services

March 6, 2025

Green Bay Metro Fire Department (6000168)
501 South Washington Street
Green Bay, WI 54301

RE: Emergency Medical Services Funding Assistance Program Award

Dear Service Director:

The Wisconsin Department of Health Services, Division of Public Health, Office of Preparedness and Emergency Health Care, EMS Section is pleased to notify you of your Emergency Medical Services Funding Assistance Program award based on your service’s application for state fiscal year 2025 (July 1, 2024-June 30, 2025). Please retain this letter for your records as it contains the breakdown of your award. Payments will be going out via automated clearing house (ACH) payment transferred electronically to the designated account. If you receive this letter and do not see an ACH payment, please check with your municipality as the payment may have been sent directly to the designated municipal payee before being forwarded to your service.

According to Wis. Stat. §§ 256.12(4) and (5), funding is based on two separate calculations.

The first amount fulfills Wis. Stat. § 256.12(4) and includes the base amount of **\$10,000** plus **\$2.98** per capita. An additional **\$10.50** was equally distributed to services reporting population to expend remaining funds that could not be further divided per capita. Your emergency medical responder department or ambulance service may use support and improvement funds for the purchase of ambulance service vehicles or vehicle equipment, emergency medical service supplies or equipment, nondurable or disposable medical supplies or equipment, medications, or emergency medical training for personnel. With the recent statutory change allowing **up to 15%** of this award to purchase nondurable or disposable medical supplies or equipment and medications, a separate line listing 15% percent of your support and improvement award is provided for your reference. Per Wis. Stat. § 256.12(4), support and improvement funds shall supplement existing, budgeted moneys of, or provided to, an ambulance service and may not be used to replace, decrease, or release for alternative purposes the existing, budgeted moneys of, or provided to, the ambulance service provider.

The second amount fulfills Wis. Stat. § 256.12(5) and is determined by dividing \$1,000,000 equally among all qualified services applying for emergency medical services practitioner and emergency medical responder training and examination aid. This allotment can only be used to purchase the training and/or administration of the examination required for licensure and renewal of licensure as an emergency medical technician or for certification and renewal of certification as an emergency medical responder. Services that did not request or are ineligible (i.e. private-for-profit services) for training and examination funds will not have this amount listed.

Support and improvement per § 256.12 (4)	Amount: \$ 419,343.30
• 15% of Support and improvement award	Amount: \$ 62,901.50
Training and examination aid per § 256.12 (5)	Amount: \$ 2,398.08

Per Wis. Stat. § 256.12(4) and § 256.12(5), the department shall require that all recipients of funds submit a financial report on the expenditure of funds received to the department.

Please review the resources located on the [EMS Funding Assistance Program](#) web page and direct any questions regarding the program to DHSFAP@dhs.wisconsin.gov.

Sincerely,

Mark Mandler
EMS Section Manager
Office of Preparedness and Emergency Health Care
Wisconsin Department of Health Services



GRANT TRACKING FORM

PART #1: Notification of Grant Funds

(<mailto:Kim.Rivest@greenbaywi.gov>)

APPLICANT DEPARTMENT: FIRE

DATE: 04/08/2025

APPLICANT DEPARTMENT GRANT CONTACT NAME/TITLE: Matthew Knott/Fire Chief

APPROPRIATE COMMITTEE: Finance

NAME OF GRANT/FUNDING SOURCE: State of Wisconsin Department of Health Services Funding Assistance Program

AMOUNT OF GRANT REQUEST: \$421,741.38

LOCAL MATCH REQUIREMENT: \$0

SOURCE OF MATCH: General Fund Non-General Fund Not Applicable

TIMEFRAME OF GRANT: 03/06/2025 through 12/31/2025

TYPE OF GRANT REQUEST: Monetary Other (explain under 'purpose of grant')

PURPOSE OF GRANT (summary): This grant is designed to provide supplemental funding for emergency medical services for equipment and training. Per Wis. Stat. § 256.12(4)(c), funds distributed under the support and improvement portion of the Funding Assistance Program (FAP) shall supplement existing budgeted moneys of or provided to an ambulance service provider and may not be used to replace, decrease, or release for alternative purposes the existing budgeted moneys of or provided to an ambulance service.

How does the grant meet City/Department needs? The Green Bay Metro Fire Department operates advanced life support ambulances and ALS fire companies. This grant can be utilized for a variety of vehicles, equipment, and services in accordance with the guidelines provided. We anticipate this to be an annual amount awarded.

What are the personnel requirements (include both existing and new staff) of the grant? No additional staffing needs.

DEPARTMENT HEAD SIGNATURE: _____

<i>PART</i>	<i>TO:</i>	<i>DATE:</i>	<i>TO:</i>	<i>DATE:</i>
#1: Request to Apply	Finance Dept		FC – Info/Action	
#2: Request to Accept	Finance Dept		FC – Action	

FC = Finance Committee



GRANT TRACKING FORM

PART #2: Request to Accept Grant Funds

(complete after notification of grant award; [emailto:Kim.Rivest@greenbaywi.gov](mailto:Kim.Rivest@greenbaywi.gov))

AMOUNT OF GRANT AWARD: \$421,741.38

CFDA/STATE ID #: N/A

LOCAL MATCH REQUIREMENT: \$0

Please describe the source of match, if applicable: N/A

Please describe any major changes in proposed grant-funded activities: none

Please describe what the grant money will be spent on: Equipment, supplies, and training.

<i>PART</i>	<i>TO:</i>	<i>DATE:</i>	<i>TO:</i>	<i>DATE:</i>
#1: Request to Apply	Finance Dept		FC – Info/Action	
#2: Request to Accept	Finance Dept		FC – Action	

FC = Finance Committee



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 9, 2025

PREPARED BY

AGENDA ITEM # E.5

Consideration with possible action to approve an agreement with Flock Group Inc for surveillance camera and Aerodome DFR Drone Program for a total cost of \$1,302,000 over five years.

BACKGROUND

For consideration with possible action to approve an agreement with the Flock Group Inc. for the continuation of intersection surveillance cameras and a new addition, the Flock Aerodome DFR Drone Program. The Flock Group is proposing a 5-year agreement for both Intersections and two Aerodome drones and service for a total cost of \$1,392,000.00.

This project could be funded through a combination of funds. This is not included in operating or capital approved budgets.

Year 1 – \$270,000

- Options unspent squad 2024 debt proceeds \$200K
- Remaining ARPA public safety initiative funding - \$70K
- Or ARPA interest

Year 2 - \$270,000 – Add to operating budget

Year 3 - \$270,000 – Operating budget

Year 4 - \$291,000 – Operating budget

Year 5 - \$291,000 – Operating budget

RECOMMENDATION

Approval of the request with future funding.

FISCAL IMPACT

ATTACHMENTS

1. Finance Committee Memo re DFR
2. Flock Safety + WI - Green Bay PD - DFR Law Enforcement Agreement 2025
3. Flock DFR Impact Analysis _ Green Bay PD



INTEROFFICE MEMORANDUM GREEN BAY POLICE DEPARTMENT

November 21, 2025

To: Common Council Finance Committee

From: Chief Chris Davis
Green Bay Police

Subject: Drone as First Responder Proposal

Since the summer of 2025, the Green Bay Police Department (GBPD) and the Green Bay Metro Fire Department (GBMFD) have collaborated on the establishment of a Drone as First Responder (DFR) program. DFR programs have shown promising results in cities across the United States.

In an emergency, a person calling 9-1-1 is often understandably upset. As a consequence, information Dispatch receives from callers is often unreliable, as it is either incomplete or inaccurate. An officer responding to the scene often must act on limited, conflicting, or erroneous information, increasing risk to both officers and the public. A DFR can respond to a scene much more quickly, as it flies in a straight line and is not subject to traffic conditions. The DFR concept allows officers to have access to real-time, accurate information about what is happening at the scene before they arrive, in turn allowing officers to calibrate their response appropriately.

In addition, a DFR program often allows calls to be cleared without ever sending officers. Many calls involving suspicious persons, disturbances, or welfare checks can be resolved via the use of DFR. A recent analysis of our call data by Flock, a DFR vendor, estimated that, annually, around 4,200 calls for service or Flock Automated License Plate Reader alerts could be resolved entirely using DFR technology. This would in turn free up 1.89 full-time officers worth of work time, with an estimated value of \$241,807.

Chronic staffing shortages over the past several years have resulted in an imbalance between demand for police service and our capacity to meet that demand. We are currently authorized to employ 190 full-time, sworn personnel including all ranks and assignments. Even if all positions are filled, at any given time around 10% will not be fully deployable due to training, injuries, military deployments, and other reasons.

Between the hours of 9:00 am and 7:00 pm, call load alone consumes most of our patrol officers' time. This leaves less time available for problem-solving, community engagement, and traffic safety work. While we have recently seen promising signs with regard to recruiting, at an authorized strength of 190 sworn positions it is unlikely even at full staffing that we could both meet call-for-service demand and engage in meaningful community policing work at the patrol officer level.

The DFR program is part of a larger strategy to make the most efficient use possible of patrol officer resources. While it remains to be seen whether the program's actual performance will meet expectations, \$241,807 worth of efficiencies annually far exceeds the program's \$170,000 annual cost (\$190,000 in years 4 and 5 of the anticipated vendor agreement).

The vendor has agreed to waive the startup costs of the program, resulting in a one-time savings of approximately \$919,500.00.

The Impact Analysis from the vendor, Flock Safety, is attached to this memorandum. In sum, the DFR program represents an opportunity to leverage this emerging technology to improve response time, enhance our officers' ability to obtain valuable situational awareness en route, and make more efficient use of limited patrol resources.

Flock Safety + WI - Green Bay PD

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Ryan Mertz
ryan.mertz@flocksafety.com
+16362889037

flock safety

flock safety

ORDER FORM

This order form (“**Order Form**”) hereby incorporates and includes the terms of the previously executed agreement (the “**Terms**”) which describe and set forth the general legal terms governing the relationship (collectively, the “**Agreement**”). The Terms contain, among other things, warranty disclaimers, liability limitations and use limitations.

This additional services Agreement will be effective when this Order Form is executed by both Parties (the “**Effective Date**”)

Customer:	WI - Green Bay PD	Initial Term:	60 Months
Legal Entity Name:	WI - Green Bay PD	Renewal Term:	36 Months
Accounts Payable Email:	rick.jurkanis@greenbaywi.gov	Payment Terms:	Net 30
Address:	307 S Adams St Green Bay, Wisconsin 54301	Billing Frequency:	Annual Plan - First Year Invoiced at Signing.
		Retention Period:	30 Days

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			
Flock Safety LPR Products			
Flock Safety LPR, fka Falcon	Included	42	Included
Flock Safety Drone Hardware and Services			
Flock DFR - M4TD + Dock 3 (2 System Set)	Included	2	Included
Flock911 for Aerodome	Included	2	Included
Flock Aerodome DFR - Radar	Included	1	Included
Flock Safety FlockOS Add Ons			
Flock Safety Advanced Search	Included	1	Included
		Subtotal Year 1:	\$270,000.00
		Discounts:	\$1,075,600.00
		Estimated Tax:	\$0.00
		Contract Total:	\$1,392,000.00

*Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement may be renewed for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a “**Renewal Term**”).*

The Term for Flock Hardware shall commence upon first installation and validation, except that the Term for any Flock Hardware that requires self-installation shall commence upon execution of the Agreement. In the event a Customer purchases more than one type of Flock Hardware, the earliest Term start date shall control. In the event a Customer purchases software only, the Term shall commence upon execution of the Agreement.

Special Terms:

- In the first year of the deployment, Flock will provide Customer with complimentary use of radar [Flock Aerodome DFR - Radar]. Prior to the end of the first year, the Customer may elect to upgrade to Flock Aerodome DFR - Radar and execute a new Order Form outlining the engagement with option to increase the number of units based on the current price. The decision must be emailed in writing to the Flock Customer Success Manager assigned to the deployment at least sixty (60) days prior to the end of the first year. If no selection, Flock will recover all equipment and software licenses related to Flock

Aerodome DFR - Radar and Customer will operate without use of radar. Customer's agreement will continue with the quantity of Flock Aerodome DFR - M4TD + Dock 3 (2 System Set) indicated in the Order Form.

- The price for Falcons will be \$2,500 per year for the first three (3) years. Starting in year four, the price will increase to the standard list price of \$3,000 per year, unless the parties agree otherwise in writing.

Additional Flock Devices During Term of Agreement

Flock Safety LPR Products	Unit Price
Flock Safety LPR, fka Falcon (<i>years 1-3</i>)	\$2,500.00
Flock Safety LPR, fka Falcon (<i>years 4-5</i>)	\$3,000.00
Flock Safety Platform Add Ons	
Flock Safety Advanced Search	\$5,000.00
Flock Safety Drone Hardware and Services	
Flock DFR - M4TD + Dock 3 (2 System Set)	\$80,000.00

Billing Schedule

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	\$270,000.00
Year 2	\$270,000.00
Year 3	\$270,000.00
Year 4	\$291,000.00
Year 5	\$291,000.00
Contract Total	\$1,392,000.00

*Tax not included

Discounts

Discounts Applied	Amount (USD)
Flock Safety Platform	\$63,000.00
Flock Safety Add-ons	\$0.00
Flock Safety Professional Services	\$12,600.00

Product and Services Description

Flock Safety Platform Items	Product Description
Flock Safety LPR, fka Falcon	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint™ technology (proprietary machine learning software) and real-time alerts for unlimited users.
Flock Safety Advanced Search	Advanced Search is an optional upgrade for Law Enforcement Grade LPR cameras. Advanced Search includes Convoy Analysis, Multi Geo Search, and Visual Search.
Flock DFR - M4TD + Dock 3 (2 System Set)	Drone as First Responder (DFR) 2.0 system, including hardware, software, and services. Hardware includes two M4D series drones, two cameras, batteries, and two contact-charging Dock 3's. Software includes remote piloting, air traffic awareness, spectator view, mobile app, flight logging, mission reporting, and community engagement dashboard. Services include FAA regulatory services, SOP development, training, and ongoing support.
Flock911 for Aerodome	Flock911 enables users to access live 911 calls directly within the FlockOS™ software, delivering real-time situational context that ensures faster, safer, and more efficient responses to calls for service.
Flock Aerodome DFR - Radar	Drone as First Responder (DFR) 2.0 detect and avoid capabilities for operations up to 400 ft according to agreed-upon UASFM altitudes. Includes FAA regulatory services and installation.
Flock DFR - M4TD + Dock 3	Drone as First Responder (DFR) 2.0 system, including hardware, software, and services. Hardware includes M4D series drone, camera, batteries, and contact-charging Dock 3. Software includes remote piloting, air traffic awareness, spectator view, mobile app, flight logging, mission reporting, and community engagement dashboard. Services include FAA regulatory services, SOP development, training, and ongoing support.

PRODUCT ADDENDUM

**UNMANNED AIR SUPPORT AS A SERVICE (UASaaS) PROGRAM
FOR DRONE RESPONSE SERVICES**

WHEREAS, Customer has determined that it is in the interests of public safety for it to have the ability to utilize unmanned drones during crisis incidents, public emergencies, and in certain public safety operations, to the extent permitted by law;

WHEREAS, Flock is in the business of providing unmanned drone services (the unmanned drone services shall be considered part of the “**Flock Services**”) and Flock Hardware;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Customer and Flock agree as follows:

1. UNMANNED AIR SUPPORT GENERAL TERMS OF DELIVERY

1.1 Flock Services and Hardware. Flock shall provide access to Customer the Flock Services and related Flock Hardware (the “Flock Hardware”) listed on the Order Form upon the terms and conditions set forth in the Agreement. Flock maintains ownership of all the Flock Hardware. Each year, as specified in the Order Form, the Customer will be provided with a designated number of batteries. Customer may place an order for additional Flock Hardware (e.g., batteries prior to 500 complete charging cycles, hardware damaged due to Customer’s error, additional spares, etc.) at Flock’s then current list price, which will be made available to Customer upon request.

1.2 FAA Regulatory Waivers. Flock will assist Customer in acquiring any required Federal Aviation Administration (“FAA”) regulatory waivers.

1.3 Delivery. Flock shall make the Flock Hardware available to Customer at Customer’s delivery address set forth in the Order Form (“Delivery Point”). If for any reason Customer fails to accept delivery of the Flock Hardware by the date fixed pursuant to Flock’s notice stating that the Flock Hardware is available at the Delivery Point: (i) Customer shall bear the risk of loss to the Flock Hardware; (ii) the Flock Hardware shall be deemed to have been delivered; and (iii) Flock, at its option, may store the Flock Hardware until collected by Customer, whereupon Customer shall be liable for all related costs and expenses (including, without limitation, storage and insurance). Once the Flock Hardware is made available as the Delivery Point, Customer is responsible for any resulting use of the Flock Hardware by all Authorized Users and all third-parties who may gain access to the same.

1.4 Pilot Services. Upon Customer’s request, Flock will make available an employee or independent contractor pilot (each a “Pilot”) to Customer for purposes of operating the Flock Hardware (hereafter the “Pilot Services”) at the pricing set forth in the Order Form. The Pilot Services shall be considered part of the Flock Services. When operating the Flock Hardware, the Pilot shall comply with the reasonable requests of Customer. Such Pilot Services may be used for up to forty (40) hours per week during the Term. Customer’s use of the Pilot Services shall not alleviate any of Customer’s obligations set forth herein. Customer shall provide Pilots with a safe working environment when on Customer’s premises.

2. LOSS AND DAMAGE OF FLOCK HARDWARE

2.1 Customer assumes and shall bear the entire risk of loss, damage to, theft or destruction of, all Flock Hardware. LOSS OR DAMAGE TO THE FLOCK HARDWARE, OR ANY PART OF IT, SHALL NOT RELIEVE CUSTOMER OF ANY OBLIGATION UNDER THE AGREEMENT. Customer’s obligations with respect to this Section shall commence upon delivery of the Flock Hardware.

2.2 Customer agrees to immediately notify Flock of any accident or event of loss or damage involving the Flock Hardware. The notification shall include any information as may be pertinent to Flock's investigation of such accident, loss, or damage, or which Flock may reasonably require.

3. FEES. The Order Form dictates the Flock Hardware, software, personnel, and Flock Services and the entire Flock Services corresponding fees. Customer shall pay the Fees as described on the Order Form.

4. TERM. The term of this Agreement commences on the Effective Date of this Agreement and continues until terminated as provided under this Agreement (the "**Term**"). Each Order Form shall commence and expire and/or terminate according to the terms set forth in such Order Form. On expiration or termination of the Agreement, all licenses provided hereunder by Flock shall immediately expire.

5. FLOCK DRONE IP. Customer Data does not include, and Flock Drone IP (defined herein) expressly includes, any data to the extent processed by, resulting as an output of, or based on the usage of, the Flock Services, Flock Hardware, including, without limitation, data collected by Flock's radar and radio frequency sensors. Such Flock Drone IP shall be Flock's Confidential Information. Flock shall own all rights to (i) any data input into the Flock Services, Flock Hardware by or on behalf of Flock (not including any Customer Data) and (ii) any aggregated and anonymized data extracted or derived from the Flock Services, or use of the Flock Hardware, including all aggregated and anonymized usage data, statistical data, transactional data, metadata, market data, flight logs and flight history, telemetry data and logs, fleet information including drone serial numbers and models, connected device information including radar data concerning the surrounding airspace, and other aggregated and anonymized data collected from user data and files (collectively, "**Flock Drone IP**"). Without limiting the generality of the foregoing, Flock reserves the right to create and market public indexes, analysis or insights created from such data. Customer agrees that it will not share, sell, transfer, or make available any data generated by the Flock Hardware, including all Flock Drone IP to which it may have access, to any third party without the prior express written consent of Flock

SCHEDULE A

SERVICES

Flock makes no warranties regarding the efficacy of the training detailed below.

1. AIRWORTHINESS TRAINING

Flock will make commercially reasonable efforts to provide training for the Customer to maintain the airworthiness of its drones, including compliance-related trainings.

Customer shall be responsible for ensuring that all crew, including pilot in command, visual observer, sensor or payload operator, or other persons necessary for the safe operation of the flight have the qualifications, experience, licenses, and certificates required by applicable FAA regulations and that all have the necessary skill required to perform their duties. After completion of training, Customer will be responsible for maintaining the airworthiness of drones to which Customer is responsible and the ensuring that the respective operations are in line with all applicable laws and regulations.

The training will be conducted via both online and in-person methods, as agreed upon by both parties. The frequency and duration of training will be mutually decided and scheduled to the convenience of the Customer.

2. FLIGHT TRAINING

Flock will assist the Customer in obtaining FAA BVLOS waivers and train the Customer on compliance matters related to such waivers. Flock will start with one deployment location at a time, and work up to the agreed upon number of deployment locations for all UAS. As part of the BVLOS process, Flock will provide training materials to the Customer to certify all employees of the Customers selected as Visual Observers (“VOs”) to help aid in BVLOS operations.

Flock will provide training to officers on how to utilize the Flock IP. This will consist of:

- Showing how to access Flock on their respective internet devices
- Showing how to view a live stream through the application
- Showing how to control the drone using the application
- Showing how to report problems if they come across them on the application

The training will be conducted via both online and in-person methods, as agreed upon by both parties. The frequency and duration of training will be mutually decided and scheduled to the convenience of the Customer.

3. FLOCK HARDWARE TRAINING

There will also be training for the Customer to use the Flock Hardware. This training will consist of:

- Discussing maintenance list for the drone, and how to maintain airworthiness
- Teaching how to fly the drone autonomously using the Flock IP
- Teaching how to fly the drone manually using the remote controller

The training will be conducted via both online and in-person methods, as agreed upon by both parties. The frequency and duration of training will be mutually decided and scheduled to the convenience of the Customer.

4. DEPLOYMENT SUPPORT

Flock will teach the Customer how to dispatch the Flock Hardware using the software for 911 calls.

Only personnel authorized by Customer may have access to the livestream from the drone. They will also be taught on how to use Flock's software to view said stream on any internet-connected device.

Authorized personnel may have access to the Flock IP, which can convey the current status of the drone, and how to tell the drone to conduct additional maneuvers if needed.

All operations must be conducted by a Pilot in Command ("**PIC**"), who is an FAA-certified pilot. Customer will provide the PICs needed to sustain this program.

Flock will assist in drafting a Standard Operating Procedure ("**SOP**") as well as department policies regarding access, deployments, privacy, and community engagement.

Flock will ensure correct implementation of each Flock station and its included Flock Hardware which may or may not include the aircraft, on-prem servers, charging dock installations, radars, and more.

SCHEDULE B

SPECIFICATIONS

Customer must abide by the following standards:

Operational:

- Per FAA regulations, and without the necessary waiver, a minimum of one pilot is required to operate each drone.
- Work with Flock to get BVLOS waivers for the city to fully use Flock's product and services.
- Train members of the city to be VOs so that the Customer can have FAA-compliant and safe BVLOS operations (Flock will provide training material if needed).
- If Customer wants to connect Flock's software to their Computer Aided Dispatch ("CAD") system, Customer will provide access to said CAD system at no cost to Flock to location information and other pertinent information about calls-for-service as they are placed.
- Flock will provide their Flock software interface to command the Flock Hardware. Customer must independently access and store any personal information about calls-for-services other than their location and the type of response (police, fire, or EMS) they prompted.

Customer shall be responsible to integrate with CAD software to pull location information and call type information of every call-for-service that the Customer decides the drone should be deployed to, so long as there are no monetary charges to Flock for said integration.

By executing this Order Form, Customer represents and warrants that it has read and agrees all of the terms and conditions contained in the Original signed MSA. As well as the Prepared911 Terms and Conditions, available at <https://www.prepared911.com/prepared-live-terms-and-conditions>.

The Parties have executed this Agreement as of the dates set forth below.

FLOCK GROUP, INC.

Customer: WI - Green Bay PD

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

PO Number: _____

Customer: WI - Green Bay PD

Customer: WI - Green Bay PD

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Customer: WI - Green Bay PD

By: _____

Name: _____

Title: _____

Date: _____

Flock **Aerodome** DFR Impact Analysis

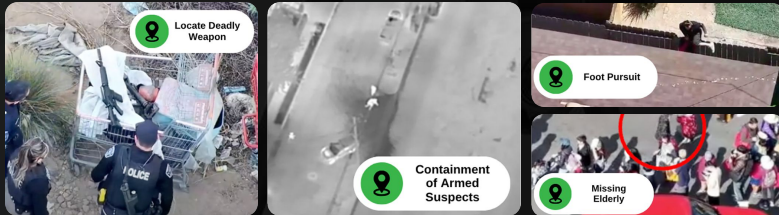


Green Bay
Police Department



DFR Impact Analysis Overview

Model of the potential impact of a fully operational **DFR program** using **2024 calendar year CAD & Flock data**.



DFR Capabilities

- Fully integrated rapid drone deployment to calls for service and Flock alerts.
- Designed to arrive before ground units, providing real-time aerial intelligence.

Benefits

- Reduce response times
- Get critical situational awareness for ground units prior to arrival
- Clear low priority calls from the queue allowing ground resources to allocate their time more effectively



Analysis Scope

2024 CAD and Flock alert data to model

- All DFR-eligible and clearable calls jurisdiction-wide
 Designated manually
- Estimated response times to both CFS and Flock alerts
- Number of CFS and alerts that could be cleared without dispatching ground units
- Coverage and pricing comparison benchmarked against alternatives



Call Type	DFR Call (Y/N)	Clearable (Y/N)
Susp Pers	Y	Y
911 Hang	Y	Y
Battery	Y	

Why It Matters



Remotely assess
lower-priority calls -
fewer unnecessary
dispatches

Addresses staffing
shortages (85% of
agencies affected)

Frees officer time for
urgent incidents &
proactive patrols

Reduces response
delays



DFR

Deployment

Green Bay PD DFR Thesis

Projected Results

If the City of Green Bay operated a Flock Aerodome DFR program in the 2024 calendar year utilizing the proposed layout, the results could have been ...

68,259

Total Calls for Service Jurisdiction-wide

398,475

ALPR & Audio Alerts Jurisdiction-wide

- Number of CFS / Alerts meriting a DFR response ...

36,137

DFR Responses to CFS

11,061

DFR Responses to ALPR/Audio Alerts

- with estimated responses times of ...

01:52 Min

Avg. Response Time

- and could have helped alleviate ...

4,248 Calls/Alerts Cleared w/o patrol response

- resulting in a ...

1.89

Force Multiplication of an Officer

\$241,807

ROI



DFR

Deployment

Proposed Deployment Layout

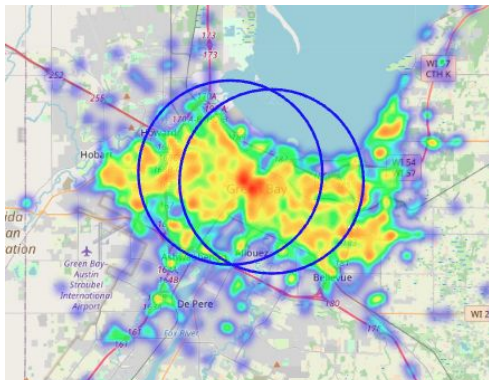
Analysis based on 2024 CFS data including call quantity, time from call create to first arrival, and average time from first arrive to call close

68,259

Total CFS

11,061

Total DFR ALPR Hits Within Range

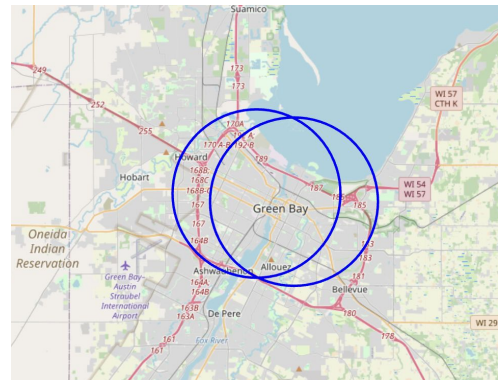


All calls for service meriting a DFR response

Total DFR Calls

Total DFR CFS **36,137**

Total DFR CFS in range **33,591**



Coverage area for proposed program layout

Flock Aerodome DFR Coverage Area

2 Locations, 2 Docks, 1 Radar

Effective Range: **3.5 Mi. radius**
38 Sq. Mi. Coverage Area

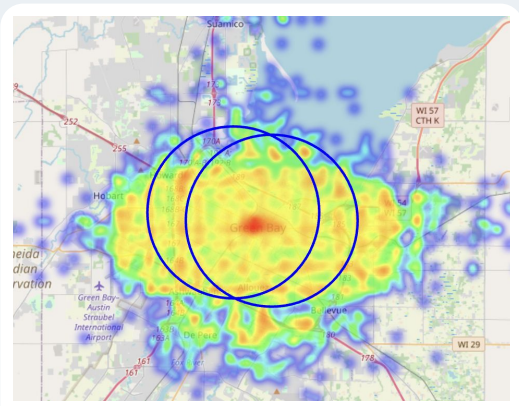


DFR

Deployment

Expected Response Times

01:52 Min
DFR Average Response

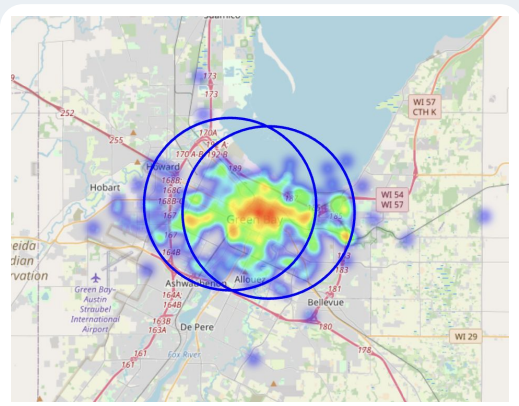


All calls meriting a DFR response within the 3.5 mi. radius of the launch locations

All DFR Calls Within Range

of Calls **33,591**

Average Expected Drone Response Time **01:52 min**



All P1 calls for service

DFR Priority 1 Calls

of Calls **356**

Average Expected Drone Response Time **01:46 min**

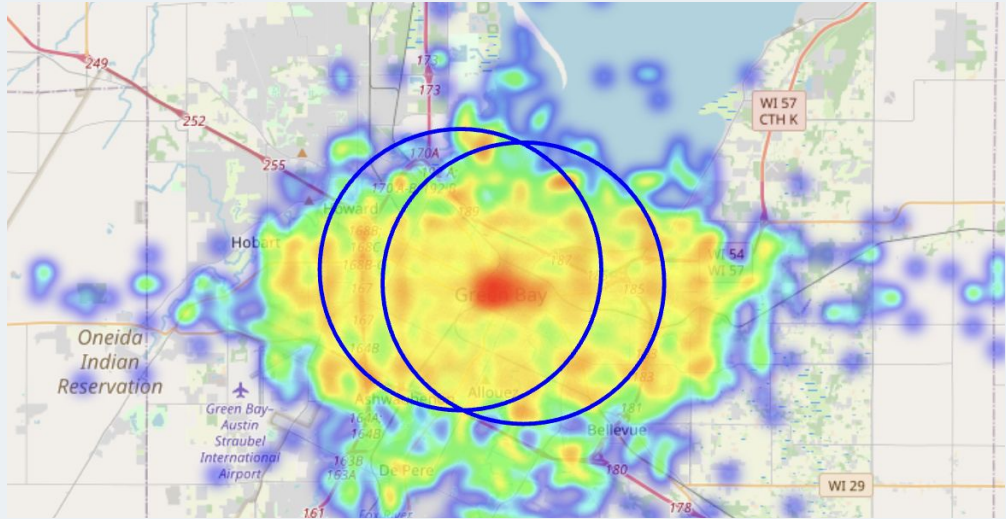


DFR

Deployment

Call Clearing Analysis

Across thousands of calls cleared by agencies using Flock Aerodome DFR, an average of **11% of DFR** responses result in the call being cleared. Agencies are also averaging 55:39 min of time on scene for clearable calls for service.



4,248

Expected Number of CFS and Alerts Cleared

1.89

Number of Officers - Force Multiplication

\$241,807

ROI from Potential Calls Cleared

Key Assumptions

- Full Time Work Year = **2080 Hours**
- Full Time Equivalent Cost = **\$127,940**
- CFS Clearance Rate of **11%**
- ALPR Clearance Rate of **5%**

Key Data Insights

- Total Clearable CFS by Drone Within Range = **24,799**
- Total Time Spent on Clearable CFS (non inclusive of ALPR alerts) for ALL calls = **7 hours**



DFR

Deployment

Pricing and Coverage Comparison

78%

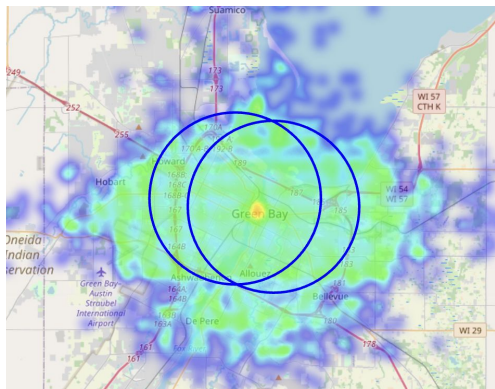
Fewer Docks Required

78%

Lower Cost

3X

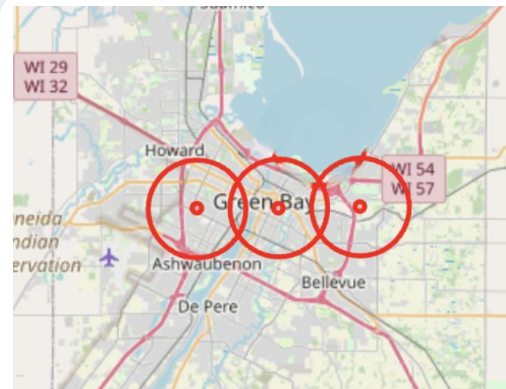
Faster Response Times to 1 Mile



Proposed layout for Flock Aerodome

Flock Aerodome Layout

# of Launch Locations	2
Total Docks	2
Yearly Cost @200ft	\$100,000
Yearly Cost @400ft	\$250,000



Potential competitor layout based on response times

Competitor Layout

# of Launch Locations	3
Total Docks	9
Yearly Cost @200ft	\$450,000
Yearly Cost @400ft	\$700,000



DFR

Thank you

Thank You



 **Flock Safety**

flocksafety.com

(636) 288-9037

ryan.mertz@flocksafety.com



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 9, 2025

PREPARED BY

David Buck, Staff, Melissa Schmitz, Joseph
Faulds, Chief of Operations

AGENDA ITEM # E.6

Consideration with possible action on an agreement between the City of Green Bay and OneEnergy Development, LLC for a land lease and solar easement on parcel 22-SC-513.

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

BACKGROUND

The City of Green Bay was approached by OneEnergy Development, LLC about the possibility of installing solar energy conversion systems and electric energy storage and management systems (solar field) on City owned Parcel number 22-SC513, which is a 52.96 acre parcel of land generally located south of Highway 54/Algoma Road approximately one mile east of Highway 54/57.

The City entered into discussions with OneEnergy Development, LLC and composed the attached Land Lease and Solar Easement Agreement. Details of the lease are included in the draft agreement and include: 1) Nature and Term of the Agreement; 2) Rent and Taxes to be Received; 3) OneEnergy, LLC's Obligations; 4) Landowner/City Obligations; 5) Indemnification, Surface Damage and New Improvements Stipulations; 6) Ability to Assign and/or Encumber the Lease; 7) Condemnation/Force Majeure Information; 8) What Happens in the Event of Default; and 9) Various Miscellaneous Provisions. OneEnergy Development, LLC and City staff feel comfortable with the Land Lease and Solar Easement and are now prepared to introduce the item to the Finance Committee and City Council for consideration and action.

The subject property is located within the City of Green Bay and is located within the University Heights Commerce Center with a Light Manufacturing Zoning District classification. Solar fields and associated energy storage/distribution are permitted uses within the Light Manufacturing District.

The proposed lease has a lease term that consists of a due diligence period, construction period, and an operations term of 30 years with a 10-year extension. The total lease period is at least 40 years which includes the due diligence, construction period, and extension period. The revenue is discussed in the fiscal impact portion of this report.

In addition to generating revenue for the City, the project provides economic, environmental, and community benefits:

- Project development and construction will create local jobs and stimulate economic activity by engaging regional contractors, suppliers, and support services.
- The City's participation demonstrates fiscal responsibility by transforming underutilized land into an asset that delivers measurable financial and environmental returns.

- Locally produced solar energy helps reduce long-term energy costs and insulates the community from fluctuations in fossil fuel markets.
- Educational and workforce training components associated with the project support Green Bay's clean energy workforce development goals.
- The installation will produce clean, renewable electricity, reducing greenhouse gas emissions and advancing Green Bay's clean energy targets.
- Distributed local generation enhances energy resilience and reliability while reducing dependence on fossil fuels.
- The project design includes pollinator-friendly native vegetation, improving soil health, stormwater infiltration, and biodiversity.
- OneEnergy's educational partnerships and panel donation program offer learning opportunities for local schools and community groups.
- A comprehensive decommissioning and recycling plan ensures the system's end-of-life materials are responsibly managed, with ~98% of materials recoverable.
- This project supports the City's efforts to achieve carbon neutrality, expand renewable energy use, and demonstrate municipal leadership in sustainability. It also advances community-wide climate resilience, economic diversification, and public engagement—key pillars of the Clean Energy Green Bay plan.

The City and representatives of OneEnergy, LLC conducted a courtesy neighborhood meeting on October 8th, 2025 to introduce the potential solar installation project and receive feedback. The meeting was attended by approximately 30 attendees who are in/close to the University Heights Commerce Center or who are officials of the Town of Scott, WI.

RECOMMENDATION

To approve the Land Lease and Solar Easement on Parcel number 22-SC513, as drafted.

FISCAL IMPACT

The revenue received by the City for each year of the due diligence period is \$4,000 and \$8,750 per year for the construction period. For the operations term, OneEnergy is to pay \$800 per acre for a minimum of 35 acres that will increase 2% annually after the first year of the operations term.

The minimum aggregate revenue for the 30-year operations term is \$1,135,906.22. The minimum aggregate total revenue if the term is extended for a total of 40 years is \$1,691,255.53.

The project will also receive revenue in the form of Utility Aid of \$5,000 per megawatt. The annual aid is projected at \$25,000 annually to be split between the City and Brown County.

ATTACHMENTS

1. LAND LEASE AND SOLAR EASEMENT_City of Green Bay_2025.11.21
2. Exhibit C - Perch Solar Vegetation Management Plan
3. City of Green Bay_OneEnergy_2025.12.09

LAND LEASE AND SOLAR EASEMENT

THIS LAND LEASE AND SOLAR EASEMENT (the "Lease") is effective as of the Effective Date (hereinafter defined) by and between Landowner (hereinafter defined) and Company (hereinafter defined). Landowner and Company may hereafter be referred to as, together, the "Parties" and each, a "Party".

RECITALS

A. Landowner is the owner of the Property (hereinafter defined.)

B. Company wishes to obtain a land lease and easements from Landowner, on, along, over and under certain portions of the Property to be identified as the "Leased Premises" in the manner set forth in this Lease for the purpose of planning, constructing, operating and maintaining solar energy generating systems and related electrical or other energy distribution and transmission infrastructure.

AGREEMENT

IN CONSIDERATION of the foregoing and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties hereto agree as follows:

ARTICLE 1

DEFINITIONS

1.1 **Definitions.** The following terms have the definitions ascribed to such terms in the table below:

Term	Definition
" <u>Effective Date</u> "	The date this Lease is fully executed, as evidenced by the latest date below the signature lines of each Party.
" <u>Landowner</u> " (and address)	Whose address for notice purposes hereunder is: City of Green Bay 100 N JEFFERSON ST GREEN BAY WI 54301-5006

<p>“<u>Company</u>” (and address)</p>	<p>OneEnergy Development, LLC</p> <p>Whose address for notice purposes hereunder is:</p> <p>Contracts Administration 2003 Western Avenue, Suite 225 Seattle, WA 98121 telephone: 206-922-7072 email: accounting@oneenergyrenewables.com</p>
<p>“<u>Leased Premises</u>”</p>	<p>A portion of the Property consisting of up to ~40 acres but not less than 35 acres and generally located as shown on <u>Exhibit “B”</u> attached hereto; provided however, that Landowner acknowledges that the general location of the Leased Premises is based on preliminary mapping only and will be revised in accordance with Section 2.2B of this Lease.</p>
<p>“<u>Property</u>”</p>	<p>That certain lot or tract of land located in Brown County, WI described on <u>Exhibit “A”</u> attached hereto and made a part hereof for all purposes.</p>
<p>“<u>Lease Term</u>”</p>	<p>Collectively, (i) a “<u>Due Diligence Period</u>” commencing on the Effective Date and terminating on the earlier to occur of the third (3rd) anniversary of the Effective Date of this Lease or the beginning of the Construction Period or the termination of this Lease, (ii) a “<u>Construction Period</u>” commencing on the date upon which the Company occupies the Leased Premises and commences physical construction of the Solar Facilities at the Leased Premises (the “<u>Commencement of Construction</u>”) and ending upon the start of the commercial operation of the Solar Facilities (the “<u>Commercial Operation Date</u>”) and (ii) the “<u>Operations Term</u>” of thirty (30) years, commencing on the Commercial Operation Date and terminating on the thirtieth (30th) anniversary thereof (the “<u>Expiration Date</u>”). Company shall have the right (but not the obligation) to extend the Lease Term by up to ten (10) years (the “<u>Extension Period</u>”) by giving written notice to Landowner no later than six (6) months prior to the Expiration Date.</p>
<p>“<u>Due Diligence Period Rent</u>”</p>	<p>The following annual payments:</p> <p>Year 1: \$4,000 Year 2: \$4,000 Year 3: \$4,000</p>

	Company shall pay the initial Due Diligence Period Rent to Landowner within thirty (30) days of the Effective Date. Commencing with the first anniversary of the Effective Date, subsequent payments shall be paid in quarterly installments within thirty (30) days of the beginning of such quarter.
“ <u>Construction Period Rent</u> ”	The sum of \$ 250.00 per acre per year of the Leased Premises.
“ <u>Operations Rent</u> ”	The sum of \$ 800.00 per acre of the Leased Premises, increasing annually by 2.0 % per annum commencing on the first anniversary of the Operations Term.
“ <u>Extension Period Rent</u> ”	For the first year of the Extension Period, a sum equal to the Operations Rent in effect on the thirtieth (30 th) year after the commencement of the Operations Term increased by 2.0 %. Thereafter, Extension Rent shall increase by 2.0 % per annum commencing on the first anniversary of the Extension Period.

ARTICLE 2
NATURE AND TERM OF AGREEMENT

2.1 Interests Granted.

A. Grant of Leasehold Interest. Landowner hereby leases exclusively to Company the Leased Premises for the purpose of planning, constructing, installing, re-installing, operating, re-locating and maintaining solar energy conversion systems and electric energy storage and management systems, including, without exclusion, solar photovoltaic panels, solar resource measurement equipment, commercial batteries, support structures, foundations, pads, footings, fencing, electrical inverters and transformers, meters, switches, breakers, fixtures, equipment storage, electric wiring, distribution and transmission lines, access roads, interconnection facilities, and related structures, facilities and equipment (collectively the “Solar Facilities”) on the Property to the extent set forth in this Lease.

B. Grant of Access Easement. Landowner hereby grants to Company an easement for vehicular and pedestrian ingress and egress to and from the Solar Facilities over the Property (including areas outside the Leased Premises). Such easement shall, to the extent practicable, be across existing roadways. Company agrees to work with Landowner to minimize impacts to Landowner’s Property outside the Leased Premises.

C. Grant of Utilities Easement. Landowner hereby grants to Company an easement for planning, designing, constructing, installing, re-installing, operating, re-locating and maintaining electric wiring, distribution and transmission lines, and communications lines across the Property (including areas outside the Leased Premises). Such easement shall, to the extent practicable, utilize existing utility corridors on the Property. Company agrees to work with Landowner to minimize impacts to Landowner’s Property outside the Leased Premises.

Upon Company's request, Landowner shall promptly execute reasonably acceptable easement agreements granting such easements to the Company or the applicable utility provider, including, without limitation, reasonable utility easements in the form requested by the applicable utility provider.

D. Grant of Solar Easement. Landowner hereby grants to Company the sole right to capture unimpeded solar insolation throughout the Leased Premises. Landowner shall not install nor allow any person or entity (other than Company) to install any obstruction that may impair solar insolation on the Leased Premises. Structures, improvements, trees, and vegetation located on the Property prior to the Effective Date, which may impair solar insolation on the Leased Premises, may be removed by Company at Company's expense. Any such structures, improvements, trees, and vegetation installed or planted on the Property on or after the Effective Date, may be removed by Company at Landowner's expense. Landowner shall consult with the Company prior to creating or permitting to be created on the Property or any adjacent land owned by Landowner any structures or improvements, or plant any trees or other vegetation which may impede or interfere with solar insolation on the Leased Premises or Company's operations.

E. Inspection Rights. Landowner grants to Company the right to undertake surveys and geological, environmental, biological, cultural and other tests and studies, in each case by the use of such means and technologies as Company may choose, whether or not currently known, and with the right of entry on the Property for such purposes. During the Due Diligence Period, Company shall reasonably cooperate with Landowner to minimize disruption of Landowner's operations on the Property. If the Company or its representatives damage the Landowner's crops during the Due Diligence Period, Company shall pay Landowner an amount reasonably agreed by the Parties to compensate the Landowner for such damaged crops.

2.2 **Notice to Landowner; Amendment to Leased Premises.**

A. Due Diligence Period. During the Due Diligence Period, if Company determines, in its discretion, that the Property is not appropriate for Company's intended use (or if Company decides for any reason or no reason, not to construct Solar Facilities on the Property), then Company may cancel and terminate this Lease upon written notice to Landowner at any time during the Due Diligence Period.

B. Notice to Landowner; Leased Premises. If Company determines that it wishes to construct Solar Facilities on the Leased Premises, Company shall provide written notice to Landowner of its intent to begin construction of the Solar Facilities ("Notice"). The Notice will specify the estimated date that the Company currently expects to commence construction on the Leased Premises, such date to occur not less than ten (10) days following Landowner's receipt of the Notice. Such Notice also shall include a survey, legal description, and calculated acreage of the portion of the Property that will be utilized for development of the Solar Facilities, which shall be attached to this Lease as a replacement of Exhibit "B" and shall constitute the "Leased Premises" for all purposes. Landowner shall incur no out-of-pocket cost for the performance of the survey, gathering of legal description, or calculation of acreage for preparation of the Notice.

C. Compatible Usage. During the Due Diligence Period, Landowner shall retain the right to use the Property (including the Leased Premises) for farming, ranching, grazing, conservation, or other purposes. During the Operations Term, Landowner shall retain the right to use that

portion of the Property outside the Leased Premises, to the extent its use is consistent with the further provisions of this Lease, for farming, ranching, grazing, conservation, or other purposes.

2.3 **Termination of Lease.** The occurrence of any of the following events shall terminate this Lease:

- A. The expiration of the Lease Term, as same may be extended; or
- B. Company provides Landowner with 180 Days written notice of cancellation of this Lease at any time during the Lease Term; or
- C. The written agreement of both Parties to terminate this Lease; or
- D. Company fails to provide Notice of its intent to construct Solar Facilities to Landowner prior to the end of the Due Diligence Period; or
- E. A Party elects to terminate the Lease following an Event of Default (as defined below) by the other Party pursuant to Article 9 of this Lease.

ARTICLE 3 **RENT, TAXES**

3.1 **Rent.**

A. **Due Diligence Period Rent.** During the Due Diligence Period, Company shall pay to Landowner the Due Diligence Period Rent. Company's obligation to pay Due Diligence Rent shall commence upon the Effective Date and shall cease upon the day prior to the date upon which Company is obligated to pay Construction Period Rent.

B. **Construction Period Rent.** During the Construction Period, Company shall pay to Landowner the Construction Period Rent. Company's obligation to pay Construction Period Rent shall commence upon the Commencement of Construction and shall cease upon the day prior to the date upon which Company is obligated to pay Operations Rent.

C. **Operations Rent.** Company shall pay to Landowner a rental payment equal to the Operations Rent on the commencement of the Operations Term and payable within sixty (60) days of the commencement of the Operations Term, and payable in advance of each anniversary of the commencement of the Operations Term thereafter. Operations Rent payments shall be prorated for any partial year and partial acreage. In the event Company exercises its right to extend this Lease as described in the "Lease Term" then Company shall pay to Landowner the Extension Period Rent on the commencement of the Extension Period and annually thereafter during the Extension Period.

D. **Other Payments:** Other Payments, if any, shall be made as set forth in Section 1.1.

3.2 **Taxes, Assessments, and Utilities.**

A. **Tax Obligations of Landowner.** If at any time during the Lease Term the Property is sold from a tax exempt municipality to a taxable entity, then subject to Section 3.2B, Landowner shall pay, when due, all real property taxes and assessments levied against the Property and all

personal property taxes and assessments levied against any property and improvements owned by Landowner and located on the Property. Subject to Section 3.2C, if Landowner shall fail to pay any such taxes or assessments when due, Company may, at its option, pay those taxes and assessments and any accrued interest and penalties, and deduct the amount of its payment from any Due Diligence Period Rent or Operations Rent or other payment obligations otherwise due to Landowner from Company.

B. Tax Obligations of Company. Company shall pay all personal property taxes and assessments levied against the Solar Facilities when due. If the Property experiences any increase in the amount of real property taxes assessed as a result of the installation of the Solar Facilities on the Property, including any reclassification of the Property, Company shall pay or reimburse Landowner an amount equal to the increase in such real property taxes no later than ten (10) days prior to the date each year on which the applicable real property taxes are due to be paid, provided that Landowner provides Company sufficient notice with copies of the applicable current and past statements of real property taxes payable for the Property and any related information demonstrating the reasons for any increase in real property taxes.

C. Contested Taxes. Either Party may contest the validity or amount of any levied taxes, assessments or other charges for which each is responsible under this Lease as long as such contest is pursued in good faith and with due diligence and the Party contesting the tax, assessment or charge has paid the obligation in question or established adequate reserves to pay the obligation in the event of an adverse determination.

D. Utilities. Company shall pay for all water, electric, telecommunications and any other utility services used by the Solar Facilities or Company on the Property.

ARTICLE 4 **COMPANY'S OBLIGATIONS**

4.1 **Liens.** Company shall keep the Property free and clear of all liens and claims of liens for labor, material, services, supplies and equipment performed on or furnished to Company or any of the components of the Solar Facilities in connection with Company's use of the Property. Company may contest any such lien but shall post a bond or utilize other available means to remove any lien that is created during the contested proceeding. Company agrees to otherwise remove any lien or encumbrance for which it is responsible pursuant to this paragraph within sixty (60) days of the creation of any such lien or encumbrance. Encumbrances incurred by Company in accordance with Section 5.1 are not subject to this Section 4.1.

4.2 **Permits and Laws.** Company and its designees shall at all times comply with all applicable federal, state, and local laws, statutes, ordinances, rules, regulations, judgments and other valid orders of any governmental authority with respect to Company's activities pursuant to this Lease and shall obtain all permits, licenses and orders required to conduct any such activities.

4.3 **Company's Improvements.**

A. **Ownership.** All Solar Facilities constructed, installed or placed on the Property by Company pursuant to this Lease shall be the sole property of Company, and Landowner shall have no ownership or other interest in any Solar Facilities on the Property.

B. **Maintenance.** Throughout the Lease Term, Company shall, at its sole cost and expense, maintain Company's Solar Facilities in good condition and repair, ordinary wear and tear excepted. All Solar Facilities constructed, installed or placed on the Property by Company pursuant to this Lease may be moved, replaced, repaired or refurbished by Company at any time.

C. **Removal.** Company shall remove all its Solar Facilities on the Leased Premises within one (1) year from the date the Lease expires or terminates and shall pay rent to Landowner, at the rate applicable to the Solar Facilities immediately prior to such expiration or termination, with respect to the portion of such one-year period during which the Solar Facilities are being removed by Company. Company shall restore the Property to a substantially similar condition to that which existed prior to commencement of the Lease Term. If Company fails to remove any of the Solar Facilities within the required time period, Landowner may remove these Solar Facilities from the Property and dispose of them in its sole discretion without notice or liability to Company. If Landowner incurs costs to decommission and remove any of the Solar Facilities due to Company's failure to do so within the required time period, Company hereby indemnifies Landowner for such costs reasonably incurred and agrees to reimburse Landowner for those amounts reasonably incurred within sixty (60) days of receipt of adequate documentation of the costs.

4.4 **Insurance.** Company shall obtain and maintain policies of insurance covering the Solar Facilities and Company's activities on the Property at all times during the Lease Term, including commercial general liability insurance with a minimum combined occurrence and annual limitation of \$1,000,000.00 USD. Such insurance coverage for the Solar Facilities and the Property may be provided as part of a blanket policy that also covers other solar facilities or properties. During the Construction Period and Operations Term, any such policies shall name Landowner as an additional insured and provide for thirty (30) days prior written notice to Landowner of any cancellation or non-renewal. Company shall provide Landowner with copies of certificates of insurance evidencing this coverage upon request by Landowner.

ARTICLE 5 **LANDOWNER'S OBLIGATIONS**

5.1 **Title and Authority.**

A. **Landowner's Authority.** Except to the extent otherwise stated in this Lease, Landowner represents and warrants it is the sole owner of the Property in fee simple and each person or entity signing the Lease on behalf of Landowner has the full and unrestricted authority to execute and deliver this Lease and to grant the easements and rights granted herein. When signed by Landowner, this Lease constitutes a valid and binding agreement enforceable against Landowner in accordance with its terms.

B. **Encumbrances.** Landowner represents and warrants to the best of its knowledge that there are no encumbrances or liens against the Property except as disclosed in Exhibit "C" attached hereto and made a part hereof for all purposes. In the event that there are one or more mortgages encumbering the Property as of the date of this Lease, Company's obligations hereunder shall be expressly conditioned upon Landowner obtaining a written subordination and non-disturbance agreement executed by each of the mortgagees under the terms of which the mortgagees agree, for themselves and their successors, not to disturb Company's and

Company's Mortgagees' rights and possessory interests under this Lease in the event of foreclosure, judicial sale or other proceedings in connection with such mortgages. Each such subordination and non-disturbance agreement must be in a form reasonably acceptable to Company.

5.2 **Quiet Enjoyment.** Company shall have the quiet use and enjoyment of Leased Premises in accordance with the terms of this Lease without any interference of any kind by Landowner or any person claiming through Landowner. Landowner and its activities on the Property and any grant of rights Landowner makes to any other person shall not interfere with Company's activities pursuant to this Lease, and Landowner shall not interfere or allow interference with the solar insolation over the Property or otherwise engage in activities which might impede or decrease the output or efficiency of the Solar Facilities.

5.3 **Cooperation.** Landowner shall cooperate with Company to obtain non-disturbance and subordination agreements from any person or entity with a lien, encumbrance, mortgage, lease, or other exception to Landowner's fee title to the Property to the extent necessary to eliminate any actual or potential interference by any such lienholder with any rights granted to Company under this Lease and shall deliver any such executed non-disturbance and subordination agreement within thirty (30) days of Company's request. Landowner shall also cooperate with Company to obtain and maintain any permits or authorizations needed for the Solar Facilities. Landowner shall also provide Company with such further assurances and shall execute any estoppel certificates, consents to assignments or additional documents that may be reasonably necessary for recording purposes or requested by Company or any of its lenders or financiers and Landowner shall deliver any such estoppel certificates, consents to assignments or additional documents within ten (10) days of Company's request. Landowner shall also reasonably cooperate, at no out-of-pocket cost to Landowner, with Company's efforts, if any, to obtain access to water for purposes of construction, operations or maintenance of the Solar Facilities.

5.4 **Permits and Laws.** Landowner and its employees, contractors and affiliates shall at all times comply with all applicable federal, state, and local laws, statutes, ordinances, rules, regulations, judgments and other valid orders of any governmental authority applicable to the Property and the activities at the Property and shall obtain all permits, licenses and orders required to conduct any and all such activities.

5.5 **Insurance.** At all times during the Lease Term, Landowner shall, at its sole cost and expense, obtain and maintain such policies of insurance covering the Property and the Landowner's activities at the Property, (i) which policies shall include a homeowner's insurance policy during such times that the Property is used solely by Landowner for residential purposes and (ii) which policies shall include a commercial general liability insurance policy with a minimum limit of \$1 million per occurrence and minimum limit of \$1 million in the aggregate during such times that any portion of the Property is used for commercial purposes by any party other than the Company. During the Construction and Operation Period, all such insurance policies shall name Company as an additional insured. All such insurance policies must be placed with insurers with a Best's rating of no less than A: VII. Landowner shall provide Company with copies of certificates of insurance evidencing this insurance coverage upon request by Company. Notwithstanding this paragraph, the City is not required to maintain insurance for the Property.

ARTICLE 6
INDEMNIFICATION; SURFACE DAMAGE; NEW IMPROVEMENTS

6.1 **Indemnification.** Each Party (the “Indemnifying Party”) agrees to defend, indemnify, and hold harmless the other Party and the other Party’s officers, directors, employees, representatives, mortgagees and agents (collectively the “Indemnified Party”) against any and all losses, damages, claims, costs, expenses and liabilities (collectively, (“Losses”) for physical damage to property and for physical injury to any person, to the extent resulting from or arising out of (i) any operations or activities of the Indemnifying Party or any of its employees, invitees, officers, directors, representatives, contractors, and agents on the Property; (ii) any negligent or intentional act or omission on the part of the Indemnifying Party or any of its employees, invitees, officers, directors, representatives, contractors, and agents; of this Lease by the Indemnifying Party. The indemnification provided hereunder shall not apply to Losses, to the extent caused by any negligent or intentional act or omission on the part of the Indemnified Party. This indemnification shall apply only to Losses, arising from events occurring during the Lease Term. The indemnification provisions of this Section 6.1 shall survive the termination of this Lease. Neither Party shall be entitled to, and each of Landowner and Company hereby waives, any and all rights to recover consequential, special, or punitive damages, including without limitation lost profits, however arising, whether in contract, in tort, or otherwise, under or with respect to any action taken in connection with the Agreement.

6.2 **Surface Damage, Hazardous Substances.**

A. **Damage.** The Parties anticipate and acknowledge that Landowner may suffer damage to crops, grass, fences, and other property or improvements on the Property outside the Leased Premises during Company’s construction, installation, decommissioning, relocation, and maintenance of Solar Facilities. Company shall pay Landowner fair compensation for any such losses or damage to the extent such damages are outside the Leased Premises or then existing roadways. Except for such losses and damage, Company shall not be responsible for any losses of income, rent, business opportunities, profits or other losses arising out of Landowner’s inability to grow crops on or otherwise use the Property.

B. **Limitation on New Improvements.** Notwithstanding Section 6.2A, Landowner shall not undertake any improvement on the Property inconsistent with Company’s future use of the Property without Company’s written consent. Any such improvement made without Company’s prior written consent will be made at Landowner’s sole risk. Except to the extent Company agrees in writing to bear costs (which it may in its sole discretion), Landowner will be solely responsible for the costs of removal of any such improvements and any associated restoration.

C. **Hazardous Substances.** Landowner represents and warrants to Company that Landowner has no knowledge of any substance, chemical or waste on or affecting the Property identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation (collectively, “Hazardous Substance”). Notwithstanding any provision contained in this Lease to the contrary, Landowner will have sole responsibility for the remediation and cleanup of any Hazardous Substance discovered on the Property, unless the presence of the Hazardous Substance is caused by the activities of Company. Landowner agrees to indemnify, defend, and hold harmless Company from any and all Losses relating to any Hazardous Substance present on or affecting the Property prior to or on the Effective Date, unless the presence or release of the Hazardous Substance is caused by the activities of Company. Neither Party will introduce or use any Hazardous Substance on the Property in violation of any applicable law, and each Party will indemnify, defend, and hold harmless the other Party and its affiliates from and against all Losses arising out of any breach of this sentence. The provisions of this Section

will apply as of the Effective Date. The indemnity obligations under this Section will survive termination of this Lease for a period of two (2) years.

ARTICLE 7
ASSIGNMENT; ENCUMBRANCE OF LEASE

7.1 **Right to Encumber** Company intends to finance the Solar Facilities with one or more Financing Parties (defined below) through various debt and equity financing facilities, including, without limitation, construction, term, sale-leaseback or permanent financing facilities. In connection therewith, Company intends to enter into various agreements and execute various documents relating to such financings, which documents may, among other things, assign this Lease and any easements benefitting the Leased Premises by way of direct or collateral assignment to a Financing Party and grant a security interest in Tenant's interest in the Solar Facilities and/or this Lease and any related easements, rights of ways or other similar interests (such documents, "Financing Documents"). Company shall notify Landowner of the foregoing actions and Financing Documents and obtain Landowner consent, which shall not be unreasonably withheld. Company may at any time mortgage all or any part of its interest in the Lease and rights under this Lease and/or otherwise encumber, grant security interests, and/or enter into a collateral assignment of all or any part of its interest in the Lease or rights under this Lease or the Solar Facilities or any part thereof to any Financing Party with notice and consent of the Landowner, which shall not be unreasonably withheld. Company shall provide written notice to Landowner of a Financing Party's interest in the Lease and specify the Financing Party's address to be used for issuance of notices under this Lease. Landowner agrees to cooperate with Company to complete further agreements between Landowner, Company, and such Financing Parties, providing for the right of each such Financing Party to protect its interests in this Lease, including, without limitation, providing such consents, estoppels amendments and other acknowledgements of the foregoing as Company or the Financing Parties may request. For purposes herein, "Financing Party" shall include (x) any individual, entity, financial institution, leasing company, or lender providing funds or extending credit to Company for the purpose of developing, constructing, owning, operating, repairing or removing the Solar Facilities and (y) any collateral or administrative agent acting on behalf of any such individual, entity, financial institution, leasing company or lender in connection with such financing. In the event that Company enters into any such Financing Document, then Landowner shall comply with the provisions set forth on Exhibit "D" attached to this Lease. The Financing Parties shall be a third party beneficiary of this Section 7.1 of this Lease.

7.2 **Assignment**. Company has the right to assign, sublease, transfer or convey all or part of its interests in this Lease with notice to and Landowner's consent, which shall not be unreasonably withheld or delayed; provided, however, that Company will remain liable for all obligations under this Lease unless the assignee assumes such obligations in writing Company shall provide written notice to Landowner of any such assignment, sublease, transfer, or conveyance. Notwithstanding the forgoing, Landowner consent shall not be required for an assignment to Wisconsin Public Service or its affiliates. Landowner may not assign, transfer or convey any portion of its interests in this Lease without the prior written consent of the Company, which shall not be unreasonably withheld or delayed. Notwithstanding the foregoing, Landowner may sell, transfer or assign the Property to any third party without the prior consent of Company provided that this Lease shall be concurrently assigned by Landowner to any such purchaser, transferee or assignee.

7.3 **Continuing Nature of Obligations**.

A. Easement in Gross. The solar easement and related rights granted by Landowner in this Lease to Company are an easement in gross for the benefit of Company, its successors and assigns, as owner of the rights created by the easement. The easement and other rights granted by Landowner in this Lease are independent of any lands or estates or interest in lands, there is no other real property benefiting from the solar easement granted in this Lease and, as between the Property and other tracts of property on which Company may locate solar facilities, no tract is considered dominant or servient as to the other.

B. Run with the Land. The burdens of the solar easement and all other rights granted to Company in this Lease shall run with and against the Property and shall be a charge and burden on the Property and shall be binding upon and against the Landowner and its successors, permitted assigns, permittees, licensees, employees and agents. The Lease and solar easement shall inure to the benefit of the Company and its successors, assigns, permittees, licensees and sub-tenants.

ARTICLE 8 **CONDEMNATION/FORCE MAJEURE**

8.1 **Condemnation**. If eminent domain proceedings are commenced against all or any portion of the Property and the taking and proposed use of such property would prevent or adversely affect Company's construction, installation or operation of Solar Facilities on the Property, the Parties shall either amend this Lease to reflect any necessary relocation of the Leased Premises or Solar Facilities which will preserve the value and benefit of the Lease to the Company, together with any corresponding payments, or, at Company's option, this Lease shall terminate in which event neither Party shall have any further obligations.

8.2 **Proceeds**. All payments made by a condemnor on account of a taking by eminent domain shall be the property of the Landowner, except that the Company shall be entitled to any award or amount paid for the reasonable costs of removing or relocating any of the Solar Facilities on the Property or the loss of any such Solar Facilities or the use of the Property pursuant to the Lease. Company shall have the right to participate in any condemnation proceedings to this extent.

8.3 **Force Majeure**. Neither Landowner nor Company shall be liable to each other, or be permitted to terminate this Lease, for any failure to perform an obligation of this Lease to the extent such performance is prevented or delayed by an event of force majeure, which shall mean an event beyond the reasonable control of the Party so affected and which, by exercise of due diligence and foresight, could not have been avoided.

ARTICLE 9 **EVENTS OF DEFAULT**

9.1 **Events of Default**. Each of the following shall constitute an Event of Default (herein so called), which shall permit the non-defaulting Party to terminate this Lease or pursue other remedies available at law or equity:

A. Any failure by Company to pay Due Diligence Period Rent, Construction Period Rent, Operations Rent or Extension Period Rent when such rent is due under this Lease if the failure to pay continues for sixty (60) days after the receipt by the Company written notice ("Notice of Default") from Landowner pursuant to the terms of this Lease;

B. Any other material breach of the Lease by either Party which continues for sixty (60) days after Notice of Default from the non-defaulting Party or, if the cure will take longer than sixty (60) days, the length of time necessary to affect cure as long as the defaulting Party is making diligent efforts to cure during that time.

9.2 **Specific Performance.** Landowner acknowledges and agrees that should Landowner breach any of its obligations hereunder or otherwise fail to permit Company to exercise any of the rights and privileges granted herein, Company shall have the right, in addition to any of its other rights and remedies, to seek specific enforcement of this Lease.

9.3 **Termination Not Default.** If Company provides notice of termination of this Lease to Landowner, Company shall not be liable for damages or payments to Landowner under any theory, but Company shall be liable for any then accrued and unpaid Operations Rent for all quarterly periods prior to the date of termination. Such notice of termination shall not be deemed to be an Event of Default or breach by Company.

ARTICLE 10 **MISCELLANEOUS**

10.1 **Notice.** Any notice to be given hereunder or which either Party wishes to give to the other shall be in writing and may be delivered personally to the other or given by mailing by depositing the same in the U.S. Mail, with all postage and certification charges thereon prepaid, in a sealed envelope and sent by registered or certified mail with return receipt requested, addressed as set forth in the table beneath such Party's name or to such other address as either Party shall hereafter specify by written notice to the other. Any notice shall be deemed delivered three days after deposit in the mail in accordance with the foregoing provision.

10.2 **Record.** Upon Company's request, Landowner and Company agree to promptly execute a memorandum of this Lease in the form requested by Company, which may be recorded by Company at Company's cost in the county where the Property is situated. Upon the termination or expiration of this Lease, Company shall ensure that appropriate termination of lease documentation is recorded.

10.3 **New Lease.** If, at any time during the Lease Term, Company deems it necessary to (i) meet legal requirements for preserving the validity of the Lease, or (ii) carry out the financing of the Solar Facilities, Company may request that Landowner execute amendments to this Lease or a new lease of substantially the same essential commercial provisions and with a term no longer than the remaining balance of the original term at the time the new lease is executed.

10.4 **No Third-Party Beneficiaries.** Except for the rights of the Financing Parties set forth above, no provision of this Lease is intended to nor shall it inure to the benefit of any third party so as to constitute any such person as a third-party beneficiary under this Lease, or of anyone or more of the terms of this Lease, or otherwise give rise to any cause of action in any person not a Party to this Lease.

10.5 **Entire Agreement.** It is mutually understood and agreed that this Lease constitutes the entire agreement between Landowner and Company and supersedes any and all prior oral or written understandings, representations or statements, and that no understandings, representations or statements, verbal or written, have been made which modify, amend, qualify or affect the terms of this Lease. This Lease may not be amended, modified or supplemented except in a writing executed by both Parties.

10.6 **Governing Law and Venue.** This Lease is made in and shall be governed by the laws of the State in which the Property is located. Venue shall be in Brown County, Wisconsin

10.7 **Additional Actions.** Each of the Parties, without further consideration, agrees to execute and deliver such additional documents and take such action as may be reasonably necessary to carry out the purposes and intent of this Lease and to fulfill the obligations of the respective Parties.

10.8 **Waiver.** Neither Party shall be deemed to have waived any provision of this Lease or any remedy available to it unless such waiver is in writing and signed by the Party against whom the waiver would operate. Any waiver at any time by either Party of its rights with respect to any rights arising in connection with this Lease shall not be deemed a waiver with respect to any subsequent or other matter.

10.9 **Relationship of Parties.** The duties, obligations and liabilities of each of the Parties are intended to be several and not joint or collective. This Lease shall not be interpreted or construed to create an association, joint venture, fiduciary relationship or partnership between Landowner and Company or to impose any partnership obligation or liability or any trust or agency obligation or relationship upon either Party. Landowner and Company shall not have any right, power, or authority to enter any agreement or undertaking for, or act on behalf of, or to act or be an agent or representative of, or to otherwise bind, the other Party.

10.10 **Confidentiality.** The Parties acknowledge that during the course of the performance of their respective obligations under this Lease, either Party may need to provide information to the other Party that the disclosing Party deems to be confidential, proprietary or a trade secret. Any such information that is marked confidential, including the terms of this Lease, shall be treated confidential, to the extent permitted under Wisconsin Law, by the receiving Party and shall not be disclosed to any other person provided that the receiving party may disclose such information to its Affiliates and its and their respective attorneys, consultants, potential and current financiers, investors and officers and directors.

10.11 **Survival of Covenants.** Those specific provisions that by their terms survive the termination or expiration of this Agreement and those other provisions of this Agreement that, by their sense and context, are intended to survive termination of this Agreement shall survive the expiration or termination of this Agreement.

10.12 **Consequential Damages.** Neither Party shall be liable to the other Party for incidental, consequential, special, punitive, exemplary or indirect damages of any kind, including but not limited to loss of use or loss of profit or revenue.

10.13 **Waiver of Jury Trial.** EACH PARTY HERETO WAIVES, TO THE FULL EXTENT PERMITTED BY LAW, THE RIGHT TO A JURY TRIAL IN ANY LITIGATION CONCERNING THIS LEASE OR ANY DEFENSE, CLAIM, COUNTERCLAIM, CLAIM OF SET-OFF OR SIMILAR CLAIM OF ANY NATURE.

10.14 **Partial Invalidity.** If any term or provision of this Lease is, to any extent, determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Lease shall not be affected thereby, and each remaining term and provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

10.15 **Counterparts.** This Lease may be executed in two or more counterparts (including by means of facsimile or electronically transmitted signature pages) and by different Parties on separate counterparts, each of which shall be deemed an original, but all of which shall be considered one and the same agreement, provided that facsimile or electronically transmitted signatures shall be deemed to be originals. Counterpart signatures need not be on the same page and shall be deemed effective upon receipt.

10.16 **No Strict Construction.** Each of the Parties confirms that both it and its counsel have reviewed, negotiated and adopted this Lease as the joint agreement and understanding of the Parties. The language used in this Lease shall be deemed to be the language chosen by the Parties to express their mutual intent and no rule of strict construction shall be applied against either Party.

[SIGNATURE PAGE FOLLOWS]

LANDOWNER:

City of Green Bay

Signed: _____

Name: _____

Date: _____

COMPANY:

OneEnergy Development, LLC

Signed: _____

Name: _____

Title: _____

Date: _____

EXHIBIT A

MAP AND DESCRIPTION OF THE PROPERTY

That certain property known as 52.956 AC M/L SE1/4 SW1/4 S20 T24N R22E EX 2634435 & PRT OF NE1/4 SW1/4 DESC IN 2634434 in Brown County, Wisconsin, totaling approximately Fifty-Two and 96/100 (52.96) acres with the parcel identification number: 22-SC513 and generally shown by the orange outline in the map below.

Also including that certain property granted to the Landowner as described in Deeds recorded as Document Nos. 2083761 and 2143948 and as generally shown by the red polygon in the map below, to be used for access and utility purposes.



EXHIBIT B

**LEASED PREMISES
(TO BE UPDATED PRIOR TO OPERATIONS TERM)**

A portion of the Property consisting of up to Forty and 00/100 (40.00) acres but not less than thirty-five and 00/100 (35.00) acres generally identified by the hatched area in the map below. The Leased Premises shall start at the south parcel boundary and cover the full east to west extent of the parcel as it moves north. Also including that certain property granted to the Landowner as described in Deeds recorded as Document Nos. 2083761 and 2143948 and as generally shown by the red polygon in the map below, to be used for access and utility purposes.

*Company acknowledges that use of the area depicted in red, described in Deeds recorded as Document Nos. 2083761 and 2143948, is subject to approval from the Wisconsin Department of Transportation before area can be utilized for access and utility purposes.

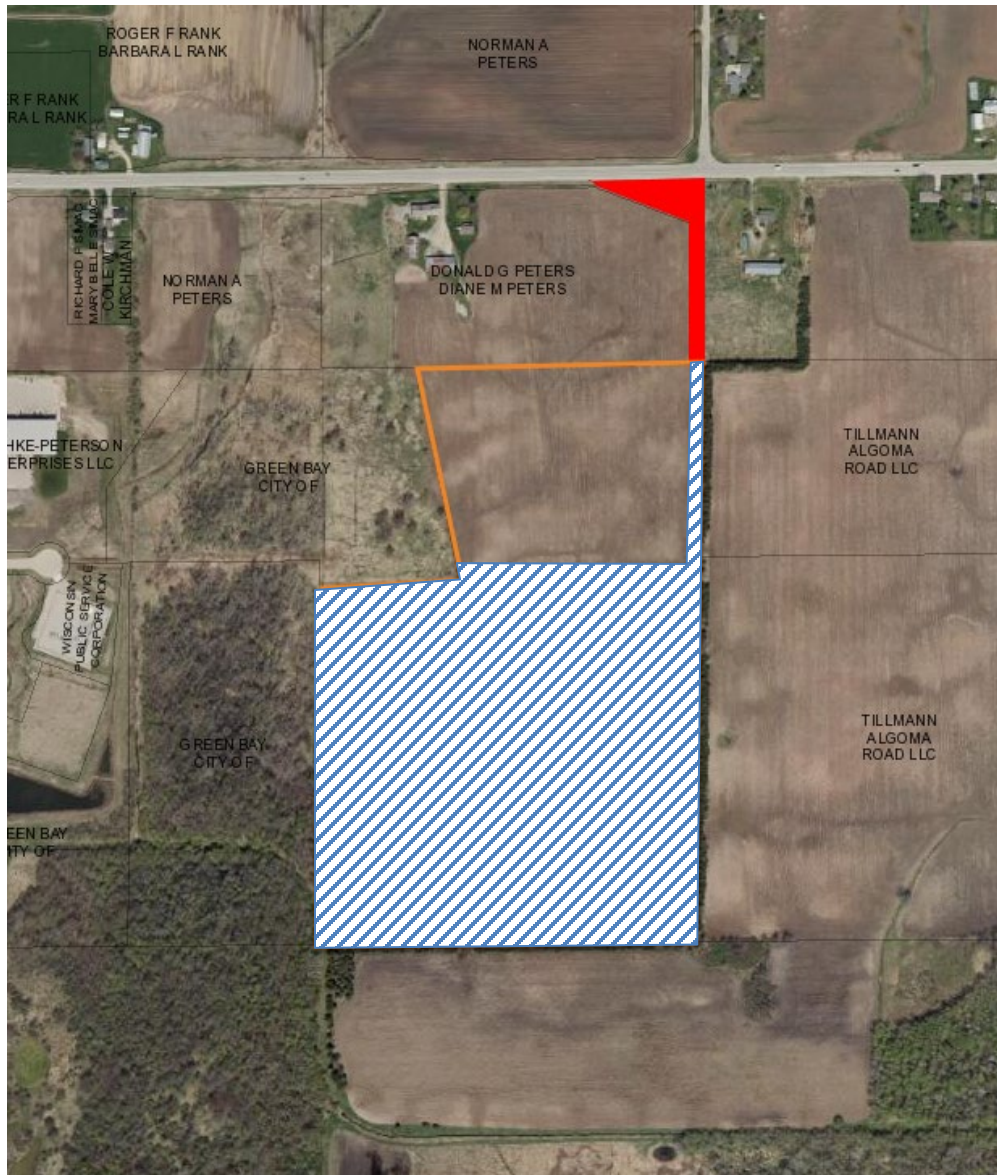


EXHIBIT C

ENCUMBRANCES AND LIENS AGAINST OWNER'S PROPERTY

EXHIBIT D

FINANCING PARTY PROTECTION PROVISIONS

Landowner agrees not to accept a voluntary surrender of this Lease at any time while a Financing Party has a lien on the leasehold estate; and Landowner and Company further agree that, so long as any such Financing Party shall have a lien on the leasehold estate, without the prior written consent of such Financing Party, Landowner and Company will not subordinate this Lease to any mortgage which may hereafter be placed on the fee of the Land or amend or alter any terms or provisions of this Lease. This provision is for the express benefit of and shall be enforceable by such Financing Party.

Landowner shall send by certified or registered mail or overnight courier service to each Financing Party a copy of each notice of default at the same time as and whenever any such notice of default shall be given by Landowner to Company, addressed to such Financing Party at the address last furnished to Landowner. No notice of default by Landowner shall be deemed to have been given unless and until a copy thereof shall have been so given to such Financing Party. Landowner agrees to accept performance by any such Financing Party of any term, covenant or condition on Company's part to be kept, observed or performed under this Lease with the same force and effect as though kept, observed or performed by Company. A Financing Party shall have the right, but not the obligation, to remedy such default, or cause such default to be remedied, within the same period after delivery of notice of default as is given to Company, plus the following additional time periods: (i) thirty (30) days in the event of a monetary default and (ii) one hundred twenty (120) days in the event of a non-monetary default.

In case of the termination of this Lease by reason of the happening of an Event of Default or the leasehold estate is foreclosed, Landowner shall send a written notice by registered or certified mail or overnight courier service to each Financing Party at the address last furnished to Landowner. If, within ninety (90) days after the delivery of such notice, such Financing Party shall notify Landowner that such Financing Party desires to enter into a lease of the Leased Premises with Landowner, Landowner shall join with the Financing Party, or its nominee, in executing and delivering a new lease of the Leased Premises to such Financing Party, or its nominee, for the remainder of the Term, at the Rent and upon the terms, covenants and conditions contained in this Lease. In the event that the Event of Default under this Lease is a result of the bankruptcy of Company or is otherwise incapable of being cured by a Financing Party or if the Lease is rejected in connection with a bankruptcy proceeding by Company, within ten (10) days after a request from a Financing Party, which request has been made within thirty (30) days following said Financing Party's receipt of written notice of such Event of Default or rejection of the Lease in a bankruptcy proceeding, Landowner agrees that it will, at Financing Party's sole option, enter into a new lease with a Financing Party or its nominee for the remaining portion of the Term, and upon the terms and conditions that would have been applicable for such period under this Lease had the Event of Default not occurred.

If a Financing Party does not have the right to immediate possession or use of the Leased Premises, such Financing Party shall not have any obligation under this Lease prior to the time that such Financing Party takes assignment of the leasehold estate and has the possession or use thereof. Any such Financing Party shall be liable to perform obligations under this Lease only for and during the period of time that such Financing Party has taken assignment of the leasehold estate. Moreover, any Financing Party or other party who acquires the leasehold estate pursuant to foreclosure or an assignment in lieu of foreclosure shall not be liable to perform any obligations hereunder once such Financing Party or other party no longer has possession and use of the leasehold estate and such possession and use has properly vested in another person or entity.

The provisions of this Exhibit D shall survive the expiration or earlier termination of this Lease.



Exhibit C – Vegetation Management Plan

Perch Solar Project

Applicant:

OneEnergy Development, LLC

10 N. Livingston St. Suite 201

Madison, WI 53703

Perch Solar
Vegetation Installation and Management Plan



Date: 8/29/2024

Site Location: 44.112157, -88.515864

Contents

1	Site Overview	4
2	Benefits of Pollinator-Friendly Solar	4
3	Site Preparation and Temporary Seeding	4
4	Permanent Seeding	5
5	Vegetation Management and Monitoring	5
6	Invasive and Weed Species Management	6
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1 Site Overview

Perch Solar is a 6 MWac solar project located in the Town of Vinland in Winnebago County, Wisconsin. The 30-acre project site is currently in agricultural production. The site contains eight wetlands and two constructed ditches. The predominant soils on site are somewhat poorly drained Korobago silt loam and well drained Kewaunee silt loam. Following construction of the solar array, the site will be managed for native pollinator habitat.

2 Benefits of Pollinator-Friendly Solar

There are many benefits to installing native prairie plant communities on solar sites. Pollinator friendly solar sequesters carbon into the soil through plants, while carbon emissions are simultaneously reduced by using renewable solar energy. Planting native prairie species restores soil by preventing erosion, improving soil structure, increasing carbon storage, diversifying microbial communities, and increasing soil fertility. In addition to supporting native wildlife, these improvements to the soil will increase the value of the soil for future agricultural production once the solar panels are removed. Agricultural benefits are not limited to future land use. Supporting native pollinator populations can increase yields of nearby pollinator-dependent crops such as soybeans, apples, and many vegetables.

The aesthetic benefits of pollinator habitat provide additional services to the local community for those who appreciate observing the wildflowers, birds, butterflies, and other species that are drawn to the solar site. Native prairie plants prevent stormwater runoff and improve surrounding water quality, which is an important consideration following the construction of solar projects. While the initial costs and amount of planning needed for installing and managing native pollinator habitat may be greater than turfgrass, the benefits outweigh the costs. Following the first five years of management, as the hardier native plant communities become established, reduced maintenance needs are anticipated for the remainder of the time the solar array is in operation.

3 Site Preparation and Temporary Seeding

Construction debris and building materials will be cleared from the seeding area. An herbicide application may be required to remove undesirable vegetation from the site. The type of herbicide used will depend on the target species observed during initial site inspections by environmental specialists. If an herbicide such as glyphosate is used, this would necessitate a 10-day waiting period before disturbing the soil or seeding.

The environmental specialist overseeing site preparation activities and selecting herbicide treatments for noxious and invasive species suppression will have comprehensive knowledge and experience selecting and applying herbicides for restricting invasive species and managing vegetation to encourage native plant communities. Additionally, the environmental specialist

will have detailed knowledge of Wisconsin flora, excellent vegetation identification skills, and experience in ecological restoration that includes overseeing and conducting native prairie restoration and vegetation assessments.

Winter wheat or oats will be used as a cover crop depending on the time of year and based on the WDNR Technical Standard (1059) and the WisDOT seeding specification (630). For example, construction may delay seeding from fall until the following spring, in which case a cover crop would be used. A cover crop is also used during construction as part of the Stormwater Pollution Prevention Plan.

4 Permanent Seeding

The soil will be disced and then either harrowed or raked to prepare the soil for seeding. Native grasses will be seeded using a mechanical broadcast spreader at a depth of ¼ to ½-inch. Depending on site conditions, a nurse crop such as winter wheat will be seeded to stabilize the soil. Following grass seeding, the site will be raked and harrowed. Wildflowers and sedges will be seeded using a mechanical broadcast spreader and covered by raking the site.

The primary seed mix used will be a diverse mix of around 30 species designed by environmental specialists to suit site-specific soil and microclimate conditions and to provide continuous forage and habitat for pollinators. The seed mix includes flowering species with a wide range of bloom times to cover each season pollinators are active. Additionally, a lowland seed mix will be used on 2.07 acres of the site. Upland and lowland seed mix examples can be found in Appendix B.

Changes to plant species and their proportions in the mix may be necessary depending on seed availability at the time of planting. The diversity of species and quality of the mix will be maintained.

5 Vegetation Management and Monitoring

Vegetation will be managed to achieve the following objectives:

1. Establish native vegetation cover as prescribed in the selected pollinator seed mixes.
2. Maintain complete vegetation cover while limiting noxious and invasive species.
3. Encourage the growth of flowering species to provide continuous forage and habitat for pollinators.

During the germination year, the site will be mowed to reduce competition and control weed growth. Additional mowing may be required to prevent annual and biennial weeds from setting seed. Vegetation will be mowed to a height of 8" and clippings will be mulched in place. During the establishment period, which spans 2 to 5 years after seeding, mowing should occur 2 to 3 times per year subject to the recommendations of the environmental specialist. Following the establishment period, the site will be mowed as needed for weed and invasive species control

and to intermittently remove biomass. A suggested timeline for vegetation management is provided in Section 7.

The following objectives will be achieved through vegetation monitoring:

1. Document the presence of targeted native species.
2. Document the presence of noxious and invasive species.
3. Provide recommendations for appropriate corrective actions to promote and maintain the planned vegetative cover and limit noxious and invasive species.

Specific maintenance activities and timelines will depend on observations during seasonal site inspections to determine vegetation growth progress and whether undesirable species are present. Following a fall seeding, these inspections would begin in late April to mid-June. Following a spring seeding, inspections should begin by mid-May.

Vegetation Management Reports (VMR) will be completed during each site visit to record the amount of vegetation cover, vegetation height, and presence of noxious and invasive species and targeted native species. Recommended next steps will be noted, and management plans will remain flexible to reflect changes in vegetation and noxious and invasive species pressure.

6 Invasive and Weed Species Management

In addition to the removal of invasive species, plant species will be suppressed if they are likely to either outcompete the native species planted or grow to a height that would potentially shade the solar panels. Noting noxious and invasive species through well-timed site inspections and proactively controlling these species during the establishment phase is critical for the long-term success of native vegetation establishment. Control of noxious and invasive species may include spot-spraying, spot-mowing, hand weeding, wicking, or other methods selected by the environmental specialist and depending on the target species and time of year.

If necessary, the following herbicides may be used for spot-treatment: glyphosate, triclopyr, clopyralid, or aminopyralid. Glyphosate is a non-selective systemic herbicide used to treat broadleaf weeds, grasses, and woody plants, and triclopyr is a selective systemic herbicide used to control woody and herbaceous broadleaf species. Clopyralid and aminopyralid are selective herbicides used to target broadleaf weeds, especially clover and thistle. Herbicide contact with native species will be limited and herbicides will not be used when wind speeds exceed 10 mph to prevent drift.

Other herbicides may be utilized based on the target species observed and identified for management. Environmental specialists will identify actual herbicide prescriptions based on observations during site inspections. The site will be inspected at least twice a year – once from late April to mid-May, and again in mid-June. Site inspections may be needed at other times, depending on the life cycle of the species targeted for removal. Spot-mowing and

removal of invasive species and other weeds will be completed as needed. If biomass removal is needed, the site can be mowed every three years using a flail mower. After the initial 5-year establishment period, the site should not be mowed more than once per year.

7 Vegetation Management Timeline

Year 0		
Seedbed Preparation	Herbicide application, soil bed preparation	Sep-Oct
Seeding	Site may be seeded with a temporary cover crop (see Section 3), followed by seeding with pollinator mix.	November
Years 1-3		
Site Inspections	Three site inspections to monitor vegetation and complete VMR. Plans will be made for any necessary reseeded, erosion mitigation, or weed/invasive species management. Site inspection may take place at the same time as management visit.	Late April to early May, mid-June, and late July
1 st Mow	Site mowed to 8" vegetation height. Spot-treat weed/invasive species as needed. Timing of mowing is dependent on plant phenology and weed/invasive species pressure, which will be evaluated during site inspections. Herbicide treatment types will depend on the target species observed during site inspection.	Late June to early July
2 nd Mow	Site mowed to 8" height. Spot-treatment of weed/invasive species as needed. Timing of mowing is dependent on observations during site assessments.	Late July to early August
Year 4		
Site Inspection	Vegetation will be monitored and VMR will be completed.	Late April to early May & mid-June
Spot treatment of invasives/weeds	Herbicide treatment types will depend on the target species observed during site inspections.	Variable
Dormant Mow	Mulch biomass by mowing in the spring to reduce competition and encourage native plant growth.	Spring
Years 5-25		
Site Inspection	Two annual visits to monitor vegetation in the spring and early summer. Spot-mowing or weed/invasive species removal will be completed as needed based on site inspections. If biomass removal is needed, sites can be mowed every three years using a flail mower. The site should not be mowed more than once per year, and mowing should occur from Mar-Apr 15 th or Sept-Oct to	Late April to early May & mid-June

	avoid disturbing nesting birds. Rotating halves or thirds of the site while mowing will increase plant diversity and structure and provide adjacent refuge for wildlife.	
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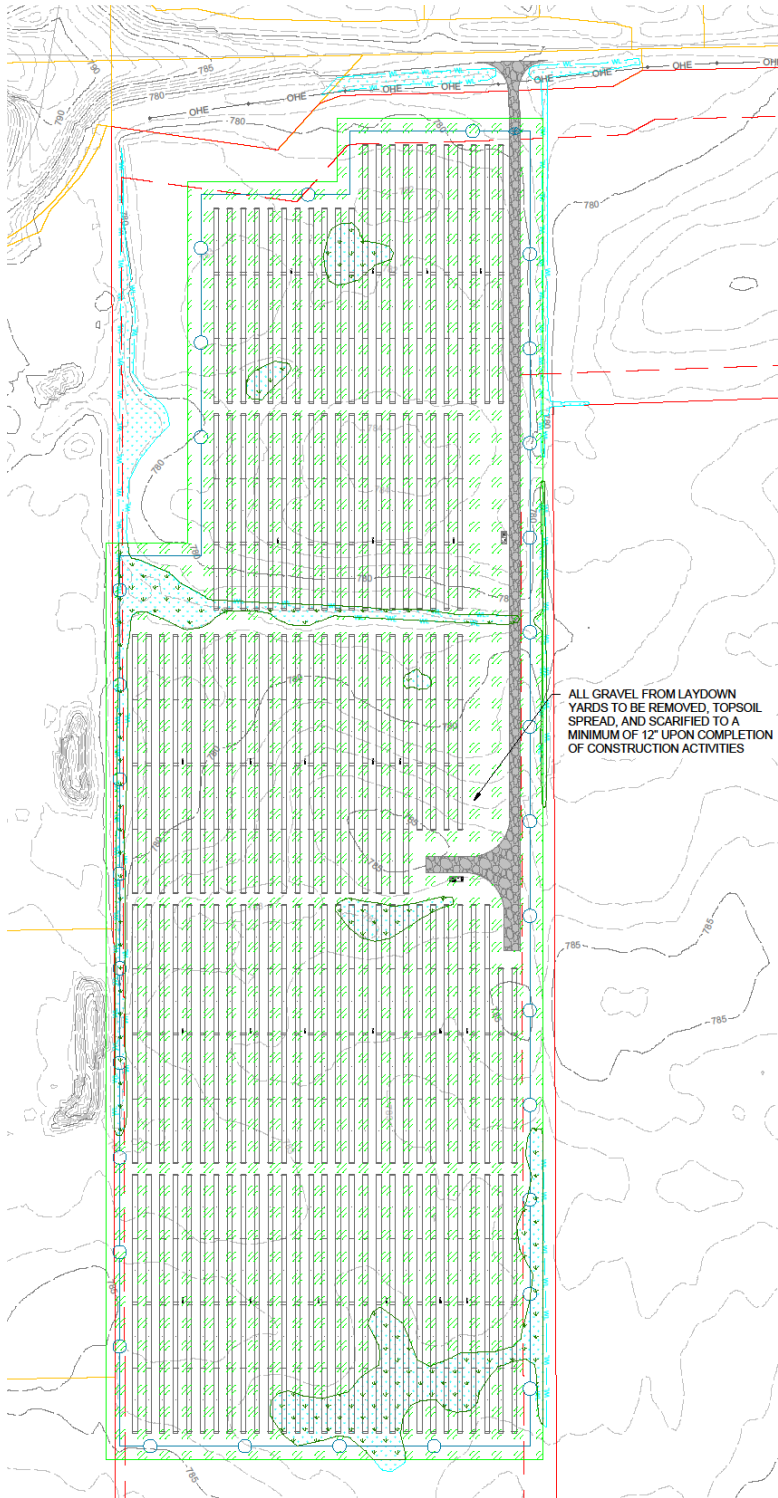
8 References

Siegner, K., Wentzell, S., Urrutia, M., Mann, W., & Kennan, H. (2019) Maximizing land use benefits from utility scale solar: A cost benefit analysis of pollinator-friendly solar in Minnesota. *Yale Center for Business and the Environment*. <https://cbey.yale.edu/research/maximizing-land-use-benefits-from-utility-scale-solar>.

Walston, L. et al. (2018) Examining the potential for agricultural benefits from pollinator habitat at solar facilities in the United States. *Environmental Science & Technology* 52 (13), 7566-7576. <https://doi.org/10.1021/acs.est.8b00020>.

Walston, L. et al. (2020) Modeling the ecosystem services of native vegetation management practices at solar energy facilities in Midwestern United States. *Ecosystem Services* (47), 101227. <https://doi.org/10.1016/j.ecoser.2020.101227>.

9 Appendix A – Restoration Plan



EXISTING FEATURES LEGEND:

- PARCEL BOUNDARY
- NEIGHBORING PARCEL
- EXISTING ROAD CENTERLINE
- - - BUILDING SETBACK LINE
- OHE — EXISTING OVERHEAD ELECTRICAL
- EXISTING UTILITY POLE
- ▨ DELINEATED WETLANDS

PROPOSED FEATURES LEGEND:

- PERIMETER FENCE
- ▭ TEMPORARY LAYDOWN YARD
- ▨ PROPOSED GRAVEL ACCESS ROAD (SEE DETAIL C-600-1)
- OHE — PROPOSED OVERHEAD ELECTRICAL
- PROPOSED UTILITY POLE
- LEASE BOUNDARY (NOT ESTABLISHED AT THIS TIME)

RESTORATION LEGEND:

- ▨ UPLAND SEEDED AREA (26.53 AC)
- ▨ LOWLAND/WETLAND SEEDED AREA (2.07 AC)

NOTES:

1. TEMPORARY SEEDING TO MEET WISCONSIN DNR TECHNICAL STANDARD 1059
2. FINAL SEED MIX SUBJECT TO CHANGE DUE TO AVAILABILITY AT TIME OF PROCUREMENT

10 Appendix B – Pollinator Seed Mixes

Upland Mix

Scientific Name	Common Name	% of Mix	Seeds/ft ²
Grasses			
Sideoats Grama	Bouteloua curtipendula	27.27%	6.61
Blue Grama	Bouteloua gracilis	7.27%	11.75
Plains Oval Sedge	Carex brevior	2.55%	2.98
June Grass	Koeleria macrantha	1.82%	14.69
Little Bluestem	Schizachyrium scoparium	33.45%	20.28
Prairie Dropseed	Sporobolus heterolepis	0.36%	0.24
Forbs			
Common Yarrow	Achillea millefolium	0.36%	2.62
Anise Hyssop	Agastache foeniculum	0.09%	0.33
Prairie Onion	Allium stellatum	0.73%	0.32
Lead Plant	Amorpha canescens	1.36%	0.88
Wild Columbine	Aquilegia canadensis	0.18%	0.28
Common Milkweed	Asclepias syriaca	0.36%	0.06
Butterfly Milkweed	Asclepias tuberosa	0.91%	0.16
Sky Blue Aster	oolentangiense	0.18%	0.59
Upland White Goldenrod	Solidago ptarmicoides	0.73%	1.88
Partridge Pea	Chamaecrista fasciculata	2.73%	0.30
Lanceleaf Coreopsis	Coreopsis lanceolata	1.09%	0.88
White Prairie Clover	Dalea candida	4.55%	3.49
Purple Prairie Clover	Dalea purpurea	5.82%	4.23
Rough Blazing Star	Liatris aspera	0.27%	0.18
Spotted Bee Balm	Monarda punctata	0.18%	0.66
Large-flowered Beardtongue	Penstemon grandiflorus	0.73%	0.41
Prairie Wild Rose	Rosa arkansana	0.09%	0.01
Black-eyed Susan	Rudbeckia hirta	2.09%	7.77
Gray Goldenrod	Solidago nemoralis	0.09%	1.10
Ohio Spiderwort	Tradescantia ohiensis	0.45%	0.15
Hoary Vervain	Verbena stricta	1.73%	1.95
Heartleaf Alexanders	Zizia aptera	0.36%	0.18
Golden Alexanders	Zizia aurea	2.18%	0.97
Seeding Rate: 11 lbs/acre (85.9 seeds/square foot)			

Lowland Mix

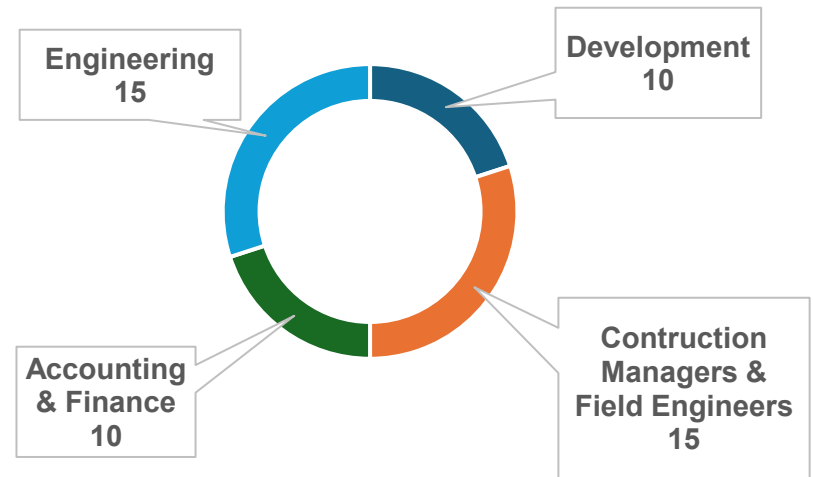
Scientific Name	Common Name	% of Mix	Seeds/ft ²
Grasses			
Carex scoparia	Pointed-broom Sedge	1.40%	2.81
Carex stipata	Common Fox Sedge	6.85%	5.56
Carex vulpinoidea	Brown Fox Sedge	4.65%	11.1
Juncus dudleyi	Dudley's Rush	0.15%	11.46
Juncus effusus	Common Rush	0.40%	9.55
Elymus virginicus	Virginia Wild Rye	55.60%	5.58
Poa palustris	Fowl Bluegrass	9.00%	27.93
Forbs			
Anemone canadensis	Canada Anemone	3.65%	0.7
Symphotrichum novae-angliae	New England Aster	1.30%	2.05
Verbena hastata	Blue Vervain	0.90%	2
Lobelia siphilitica	Great Blue Lobelia	0.35%	4.18
Lycopus americanus	Water Horehound	0.45%	1.4
Lythrum alatum	Winged Loosestrife	0.01%	0.72
Mimulus ringens	Monkey Flower	0.10%	5.49
Alisma subcordatum	Water Plantain	1.95%	2.79
Pycnanthemum virginianum	Virginia Mountain Mint	0.65%	3.41
Tradescantia ohioensis	Ohio Spiderwort	7.29%	1.39
Zizia aurea	Golden Alexanders	5.30%	1.39
Seeding rate: 99.50 seeds/ft²			



City of Green Bay – December 9th, 2025

About Us – Midwest Distributed Generation Team

- OneEnergy Renewables is an employee-owned developer of solar energy projects with a regional office in Wisconsin
- Midwest team focused on developing, engineering, constructing and operating utility-scale solar projects in WI, MN, IA
- Committed to responsible land stewardship and the development of low-impact and dual-use projects that interconnect to the distribution grid
- As a Public Benefit Corporation, we pursue public benefit and strive to operate in a responsible and sustainable manner



Midwest Experience

IOWA

1. Forest City
2. Maple City
3. Douglas
4. Little Cedar

MINNESOTA

- | | |
|----------------|---------------------|
| 1. Lanesboro | 5. Rushford Village |
| 2. St. Charles | 6. Stockton |
| 3. Hazel | 7. Bancroft |
| 4. Fountain | 8. Grand Meadow |

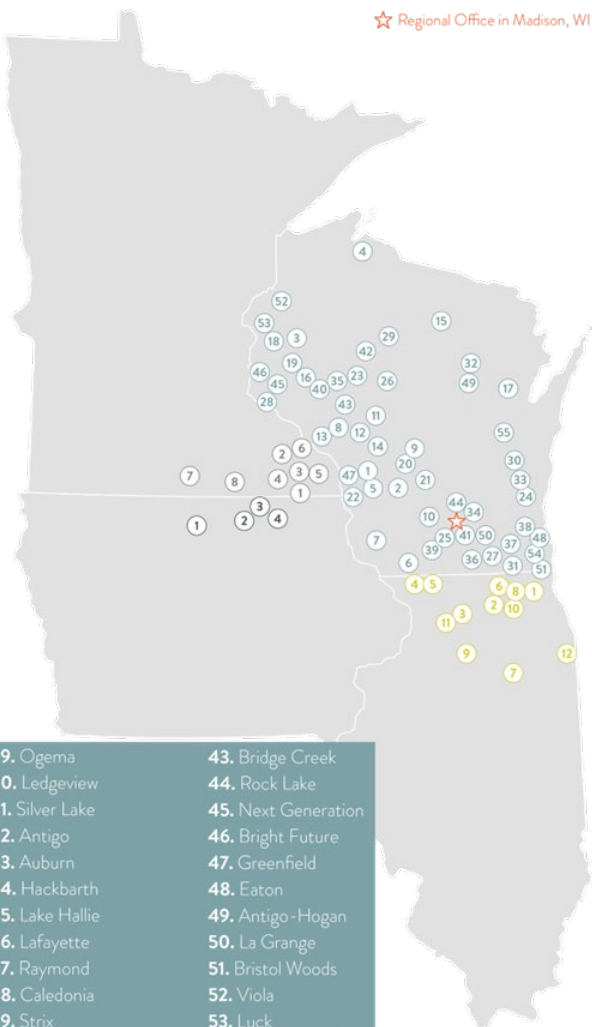
ILLINOIS

- | | |
|----------------|-----------------|
| 1. Armstrong 2 | 7. Tully |
| 2. Blazingstar | 8. Armstrong 1 |
| 3. Sauger | 9. Agalinas |
| 4. Agrimony 1 | 10. Groundhog |
| 5. Agrimony 2 | 11. Lupine |
| 6. Lobelia | 12. Thorn Grove |

WISCONSIN

- | | | | |
|-----------------------|-----------------------|-----------------------|----------------------|
| 1. Endicott | 15. Hodag | 29. Ogema | 43. Bridge Creek |
| 2. Elroy | 16. Walleye-SunDEC3 | 30. Ledgeview | 44. Rock Lake |
| 3. Cumberland | 17. Bonduel | 31. Silver Lake | 45. Next Generation |
| 4. Ore Dock | 18. Georgetown | 32. Antigo | 46. Bright Future |
| 5. Cashton | 19. Hay River-SunDEC2 | 33. Auburn | 47. Greenfield |
| 6. Argyle | 20. Webster Creek | 34. Hackbarth | 48. Eaton |
| 7. Fennimore | 21. Lemonweir | 35. Lake Hallie | 49. Antigo-Hogan |
| 8. Arcadia | 22. Bluff Prairie | 36. Lafayette | 50. La Grange |
| 9. New Lisbon | 23. Wolf River | 37. Raymond | 51. Bristol Woods |
| 10. Middleton Airport | 24. Jackson | 38. Caledonia | 52. Viola |
| 11. Strobus | 25. Tyto | 39. Strix | 53. Luck |
| 12. Blue Prairie | 26. Popple Creek | 40. Elk Mound-SunDEC4 | 54. Strawberry Creek |
| 13. Stromland | 27. Spring Prairie | 41. Spring Brook | 55. Perch |
| 14. Shamrock | 28. Trimbelle | 42. Hannibal | |

☆ Regional Office in Madison, WI



- 55 Projects operating totaling 220 Megawatts
 - Produce electricity for over 50,000 average WI homes
 - Nearest project in operation:
 - Bonduel – Town of Hartland

- 20 projects under construction in 2025 in WI, MN, and IA
 - Nearest project under construction:
 - Antigo-Hogan Solar – City of Antigo

Site Selection Criteria



**Landowner
Partner**

Suitable Site

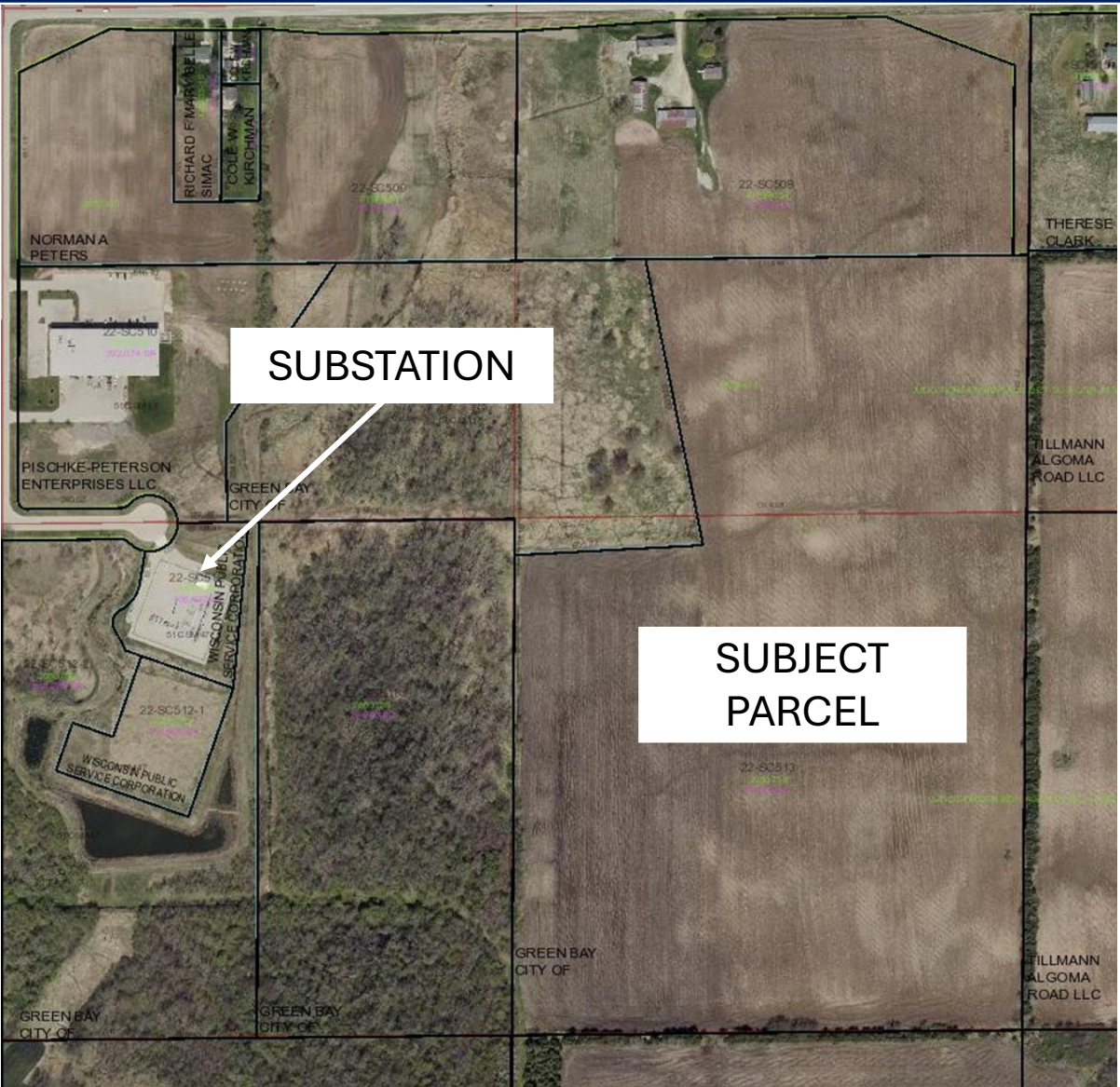
**Nearby
Infrastructure**



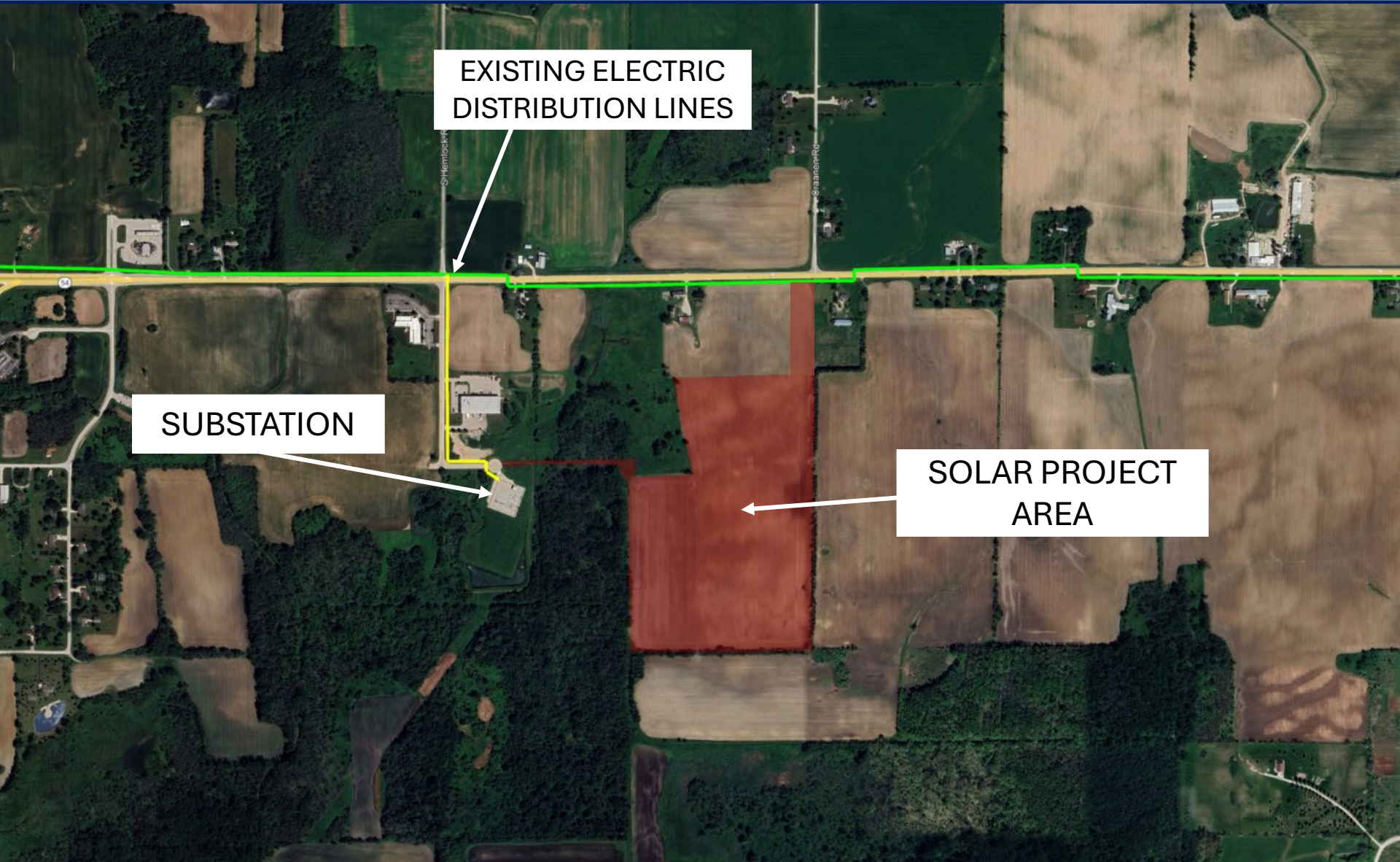


SITE SUITABILITY

Project Area – Subject Property



Project Area – Distribution System



EXISTING ELECTRIC
DISTRIBUTION LINES

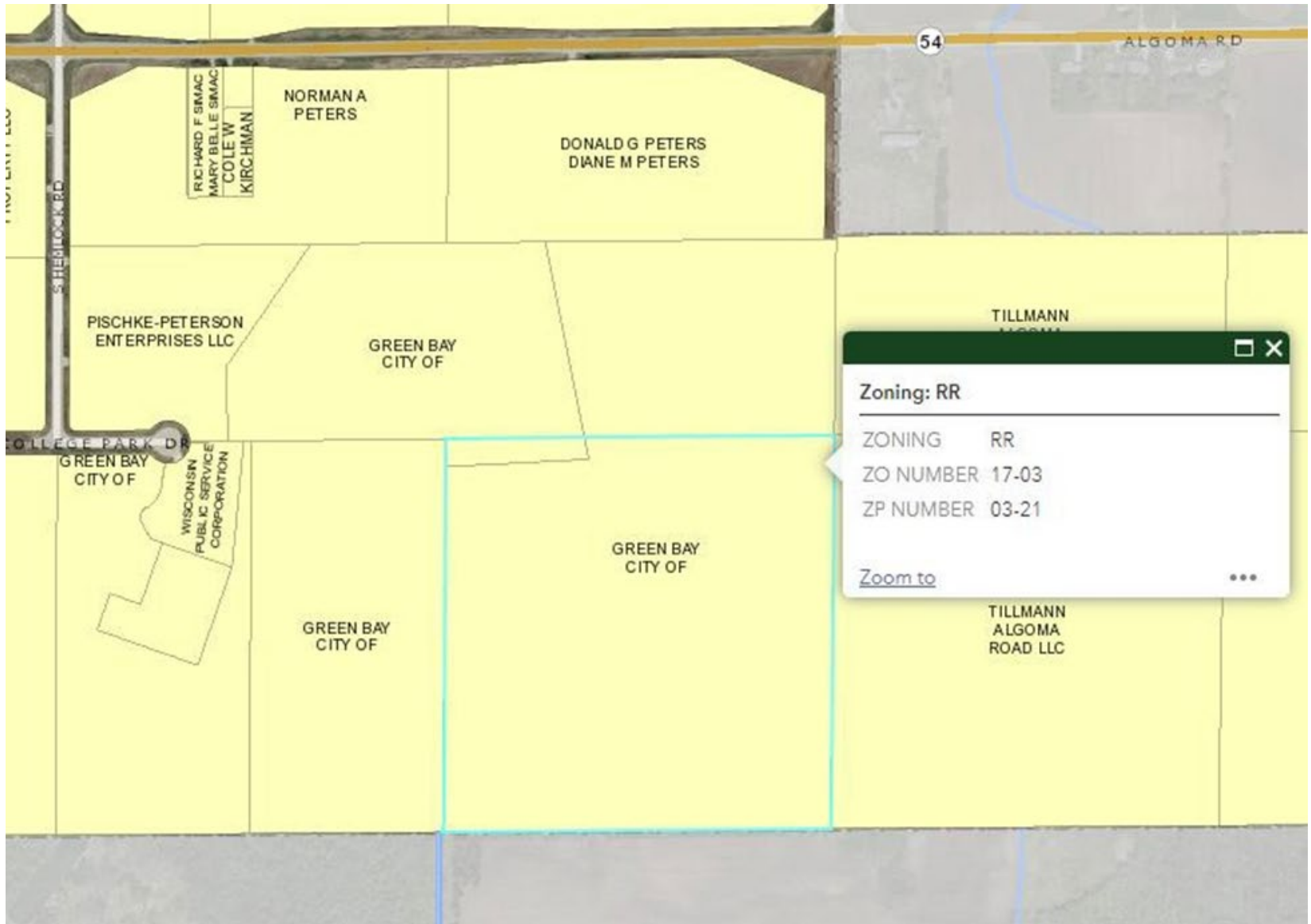
SUBSTATION

SOLAR PROJECT
AREA

Project Area – Street View



Project Area - Zoning



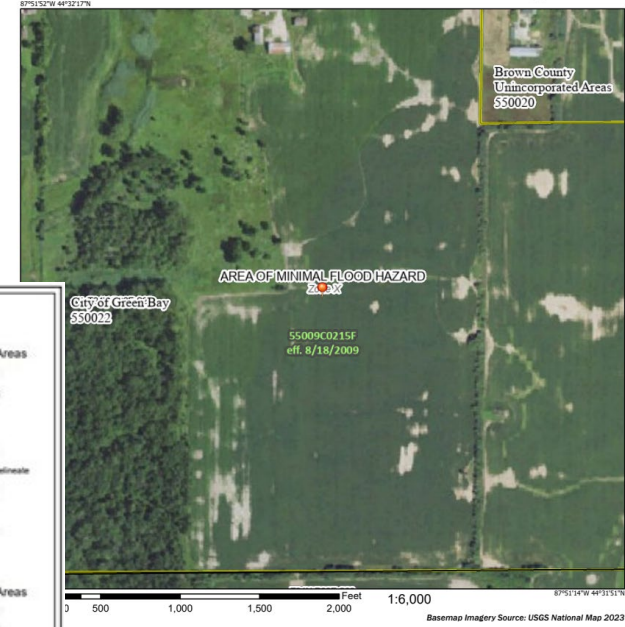
Project Area – Wetlands & Floodplains

National Flood Hazard Layer FIRMette

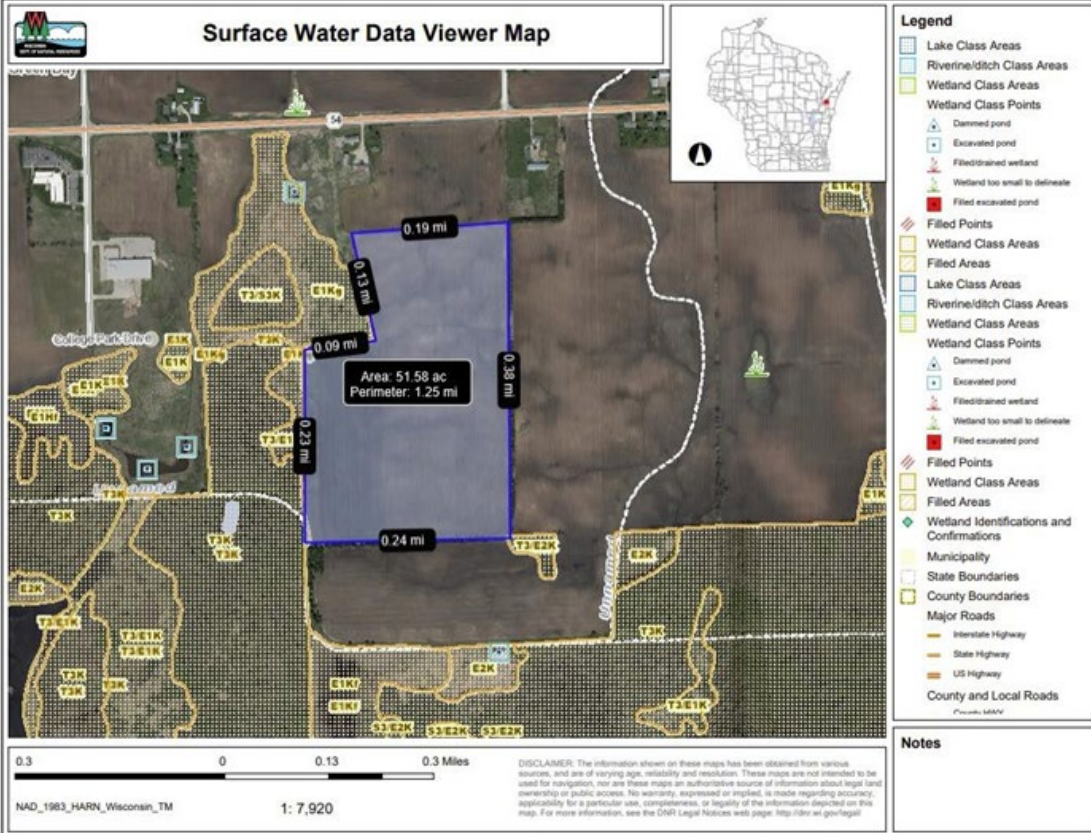


Legend

- SEE FIG REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) Zone A & A99
 - With BFE or Depth Zone AE, AO, AH, VE, AF
 - Regulatory Floodway
 - 0.2% Annual Chance Flood Hazard. Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
 - Area with Flood Risk due to Levee Zone D
- OTHER AREAS OF FLOOD HAZARD**
- Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
- OTHER AREAS**
- Channel, Culvert, or Storm Sewer
- GENERAL STRUCTURES**
- Levee, Dike, or Floodwall
 - Cross Sections with 1% Annual Chance
 - Water Surface Elevation
 - Coastal Transient
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transient Baseline
 - Profile Baseline
 - Hydrographic Feature
- OTHER FEATURES**
- Digital Data Available
 - No Digital Data Available
 - Unmapped
- MAP PANELS**
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



Surface Water Data Viewer Map

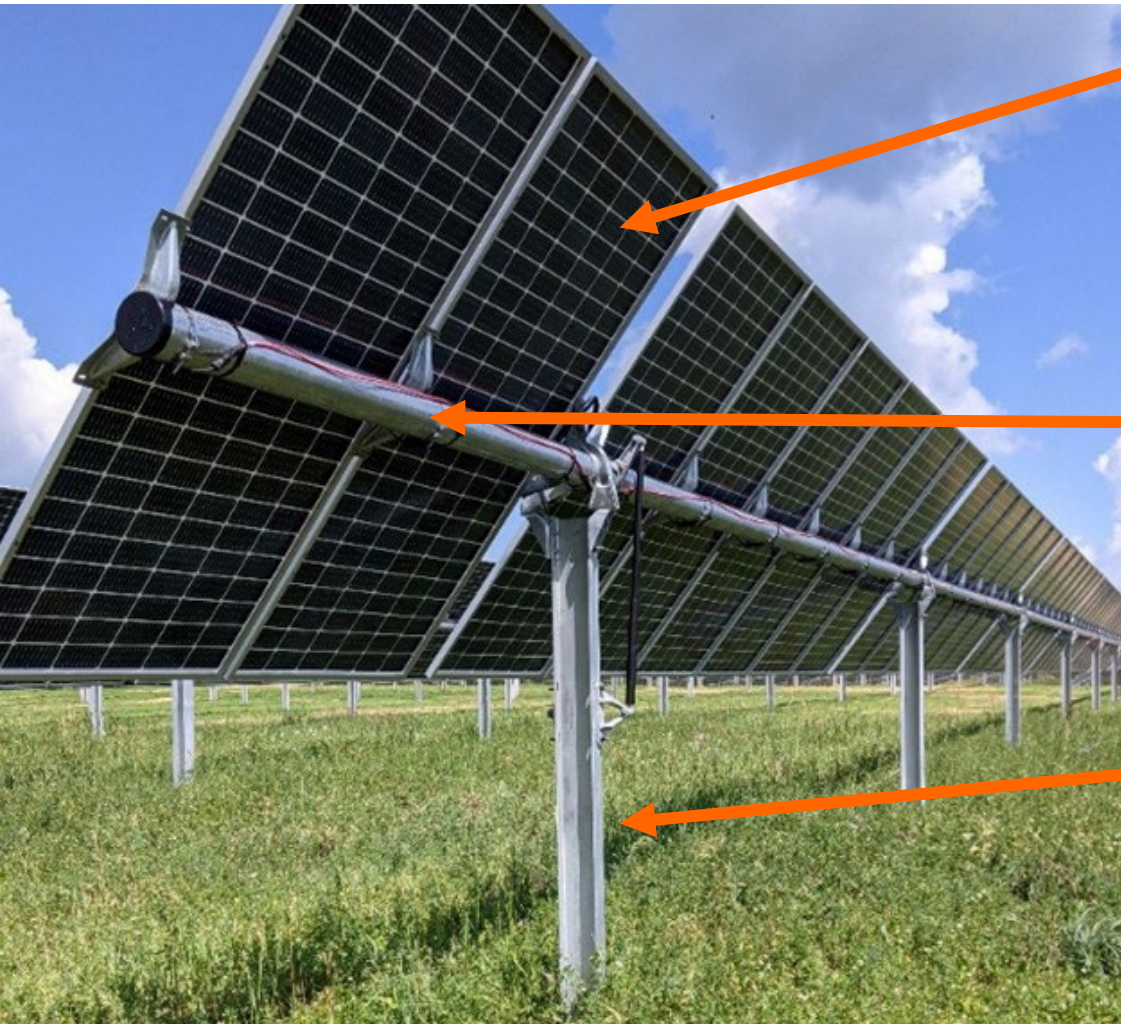




PROJECT COMPONENTS

Components of DG Solar Project

Bifacial Panels, Single-Axis Trackers, and Steel Racking



Solar Photovoltaic Module

- Bifacial, monocrystalline, photovoltaic
- Panels absorb sunlight from both sides
- Size: approximately 90" x 45"
- Height at maximum tilt: about 8-10'
- Height when horizontal: about 6-6.5'

Single-Axis Tracker

- Steel torque tube mounted on piles/racking
- Rows run north to south
- Central pivot axis – track sun east to west
- Height: about 6' depending on topography

Steel Piles/Racking

- I-beams driven directly into soil
- Support structure for array
- Depth: 8-12' depending on soil/bedrock
- Height: about 5' depending on topography

Components of DG Solar Project

Inverters



Transformers



Components of DG Solar Project

Agricultural-Style Perimeter Fence



Components of DG Solar Project



Permanent Vegetation:

- Native Pollinator/Prairie Seed mix
- Habitat for pollinators, insects, birds, small wildlife
- Provides agricultural integration (beekeeping, crop pollination, etc.)

Low Impact & Dual-Use:

- Less grading, more steel
- Maintain existing topography and hydrology
- Easier to return to ag at end of life



A vibrant field of yellow wildflowers, likely Black-eyed Susans, with several purple flowers in the foreground. A wooden fence is visible in the background, slightly out of focus. The scene is bright and colorful, suggesting a healthy, natural landscape.

LAND STEWARDSHIP

Pollinator Habitat

Pollinators boost yields:

- 75% of the food we eat depends on pollinators
- Abundant, healthy pollinators increase yields of the soybeans, fruits and vegetables in adjacent fields
- Deep-rooted prairie flowers & grasses improve soil nutrients and water infiltration
- Pollinator habitat helps rebuild organic matter and soil fertility

Pollinator Establishment



- Site will be planted with cover crop prior to construction
- Topsoil will be preserved throughout the site
- Permanent seed mix installed post-construction
- Mowing schedule: three times in Year 1, two times in subsequent years (usually late spring and late summer)



COMMUNITY BENEFITS



Serving Local Population - Grid Stabilization & Energy Independence



Grid Stabilization & Energy Independence

- Serving local distribution grid can help stabilize the grid
- Investing in generation capacity can help reduce or delay need for substation and other distribution system upgrades
- Reduces the need to transmit energy long distances and import fuel from out-of-state, decreasing costs

Serving Local Population – Creating Jobs



- **Creates jobs**
 - *Solar Installer* one of the fastest growing jobs in the US
 - OneEnergy supports solar workforce development with various partners



Serving Local Population – Education & Tours

- **Educational Opportunities**

- Host tours of completed installations for local schools and community groups
- Meeting with and present to classrooms



Serving local population – Panel Donation Program



10 kW installation at Mauston High School in Juneau County, WI

OneEnergy and our utility partners work with local schools to donate panels and a cash grant for a solar installation at a nearby school



5 kW installation at Lincoln Elementary School in Jackson County, WI



FREQUENTLY ASKED QUESTIONS

Frequently Asked Questions-Impacts



Glare	Results from several vantage points=No glare
Noise	Noise level at project fence 45dba (quiet library) or below during day, silent at night (EPA recommends below 55dba)
Wildlife	No critical habitat or species impacted
Odor	No odor generated
Traffic	<i>Post Construction: ~1-2 trucks/month</i> <i>During Construction: ~30 delivery trucks total; ~100 dump trucks with gravel to build access road</i>
Other Permits	Stormwater/Erosion, NEC/NESC compliance



Frequently Asked Questions-Rooftops

- Produce approximately 40% less energy per panel
- Cost of installing roof-mounted systems is generally about 50% more expensive per panel



Frequently Asked Questions-Use of Farmland

- Farmers already contribute to the energy independence of our country
- Highly efficient single axis tracking solar with bifacial panels generates 100x more energy per acre than corn ethanol



1.5%

- Using just 1.5% of current pasture and rangeland in US could produce enough energy to run half of our economy by 2050, most of which could continue to provide forage

Frequently Asked Questions-Health & Safety



- Safe for people, livestock and wildlife
- Panels used do not leach any chemicals
- Do not create heat zones, radiation, or cause storms
- Do not cause stray voltage



Frequently Asked Questions-Property Values

We have projects located in both rural and more urban areas with nearby neighbors with no reports of decreased property values on transactions post construction.



Research across the country is mixed

- Projects smaller than 20MW have a more positive impact on nearby property values than projects larger than 20MW
- Chisago County, MN Assessor, in 2018 report to County Board on sales near both large and small solar projects: "...no adverse impact on surrounding property values."

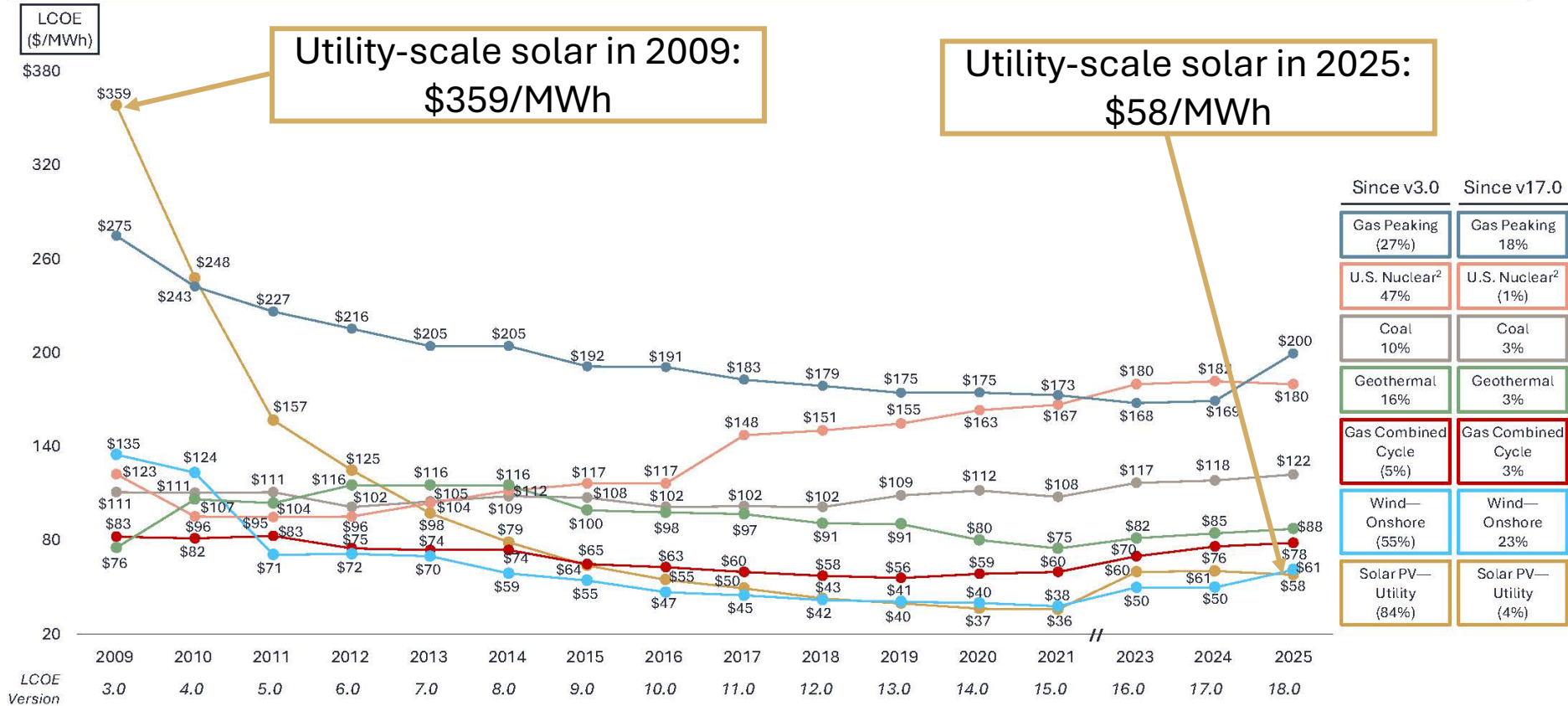
Frequently Asked Questions-Project Costs

- Utility Solar is the lowest *unsubsidized* cost of new energy on the grid
- 75% of new energy added to US grid in 2025 so far is solar

Levelized Cost of Energy Comparison—Historical LCOE Comparison

Lazard’s LCOE analysis indicates significant historical cost declines for utility-scale renewable energy generation technologies, which has begun to level out and even slightly increase in recent years

Selected Historical Average LCOE Values¹



Since v3.0	Since v17.0
Gas Peaking (27%)	Gas Peaking 18%
U.S. Nuclear ² 47%	U.S. Nuclear ² (1%)
Coal 10%	Coal 3%
Geothermal 16%	Geothermal 3%
Gas Combined Cycle (5%)	Gas Combined Cycle 3%
Wind—Onshore (55%)	Wind—Onshore 23%
Solar PV—Utility (84%)	Solar PV—Utility (4%)

Frequently Asked Questions-Removal

- Lease requires Project Owner to remove within 1 year of the project no longer producing power
- Decommissioning Plan - all components to be removed from site
- Project owner responsible for decommissioning
 - Neither landowner nor permitting authorities responsible for removal
- OneEnergy works with reputable recyclers to recycle panels and other components:
 - The Retrofit Company and Ontility (R2v3-certified electronics recycler)
 - ~98% of panel material can be recovered as glass and aluminum
 - Steel racking, copper wire, transformers retain significant salvage value throughout life of system



Links, Contact Information, Q&A

Nolan Stumpf & Eric Udelhofen
Project Development / Management

nolan.stumpf@oneenergyrenewables.com
eric@oneenergyrenewables.com

Links & Additional Information:

oneenergyrenewables.com/land-stewardship

oneenergyrenewables.com/our-approach

oneenergyrenewables.com/team





Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 9, 2025

PREPARED BY

AGENDA ITEM # E.7

Consideration with possible action on the inspection invoice appeal by Thea Robinson.

BACKGROUND

This appeal from Thea Robinson was received on 10/29/25.

The orders on the property at 1110 Shea are still pending, continuing to incur fees.

Case #136528, pending since 6/13/2024.

RECOMMENDATION

Refer to Zoning Board of Appeals.

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 9, 2025

PREPARED BY

AGENDA ITEM # E.8

Consideration with possible action to refund 2023 property taxes from a tax assessment appeal to Georgia Pacific for property at 1919 S Broadway for a total amount of \$68,431.75.

The Committee may convene in closed session pursuant to Section 19.85(1) (g), Wis. Stats., for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. The Committee will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

BACKGROUND

The Wisconsin Department of Revenue (WDOR) Property signed the attached settlement agreement between them and Georgia Pacific Consumer Products.

Tax Refund request and chargeback process – Georgia Pacific had until 11/1/2025 to request a refund based on the settlement agreement.

Refund requested by Reinhart on behalf of Georgia Pacific 10/30/2025 for Parcel 1-1407 - 1919 S Broadway = \$68,431.75

The city has until 1/31/2026 to make the full payment of \$68,431.75 to Georgia-Pacific using fund balance.

The city needs to file PC-201 with the WDOR by Oct 1, 2026, to make chargeback determinations and the following taxing jurisdictions need to pay the city by Feb 15, 2027, their share.

Taxing jurisdiction breakdowns — The WDOR determines the final values:

City	School	County	NWTC	Total
27,472.81	32,885.50	11,708.78	2,390.89	68,431.75

For reference, in 2024, the 2016-2022 property taxes from a tax assessment appeal to Georgia Pacific for properties at 1919 S Broadway and 500 Day Street were approved to be refunded at \$897,273.09. The city's portion was \$490,117.05.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

I. 2025.10.30 Somers to Green Bay re Refund



Reinhart Boerner Van Deuren s.c.
1000 North Water Street, Suite 1700
Milwaukee, WI 53202-3197

Telephone: 414.298.1000
Facsimile: 414.298.8097
reinhartlaw.com

October 30, 2025

Kristina E. Somers
Direct Dial: 414-298-8249
ksomers@reinhartlaw.com

FILED BY E-MAIL (CLERK@GREENBAYWI.GOV)
(ADDITIONAL COURTESY COPY BY COURIER)

Celestine Jeffreys, Clerk
City of Green Bay
100 North Jefferson Street
Room 106
Green Bay, WI 54301

Dear Clerk:

Re: State Identification No. 81-05-231-R-
000010022

Now comes Claimant, Georgia-Pacific Consumer Products LP ("Claimant"), owner of the real property identified as State Identification Number 81-05-231-R-000010022 (the "Broadway Property") in Green Bay, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Refund pursuant to Wis. Stat. § 70.511 against the City of Green Bay (the "City"). You hereby are directed to serve any notice concerning this Claim on the undersigned agent of the Claimant.

1. This Claim is brought under Wis. Stat. § 70.511, for a refund of excessive real estate taxes imposed on Claimant by the City for the tax year 2023 with respect to the Broadway Property.
2. At all times relevant, Claimant was the owner of the Broadway Property and was responsible for the payment of property taxes and the prosecution of property tax disputes involving the Broadway Property and is authorized to file and receive payment on this Claim in its own name.
3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located 100 North Jefferson Street, in the City.
4. The Broadway Property is located within the City at 1919 S. Broadway.
5. Claimant was assessed for the Broadway Property for tax year 2023 by the Wisconsin Department of Revenue ("DOR").

6. For 2023, property tax was imposed on property in the City at the rate of \$19.338652 per \$1,000 of the assessed value for property.

7. For 2023, DOR set the Full Value Assessment of the Broadway Property at \$66,345,500 (a/k/a Estimated Fair Market Value) which translated to an Equated Assessment (a/k/a as the Assessed Value) of \$58,960,200.

8. Based on the values listed in paragraph 7 of this Claim, the City imposed taxes on the Broadway Property for 2023 in the amount of \$1,140,136.44.

9. Claimant timely paid the property taxes imposed by the City on the Broadway Property for 2023, or the required installments thereof.

10. Pursuant to a Settlement Agreement dated June 5, 2025 (copy attached), DOR reduced the Full Value Assessment (a/k/a Estimated Fair Market Value) of the Broadway Property to \$62,363,600 for 2023 which translates to an Equated Assessment (a/k/a as the Assessed Value) of \$55,421,600 for 2023.

11. Based on the above tax rate and the reduced assessment for 2023, the taxes that should have been levied against the Broadway Property were \$1,071,704.69.

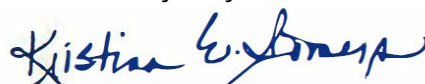
12. Claimant is entitled, therefore, to a refund in the amount of \$68,431.75 for 2023 for the Broadway Property.

13. The City shall issue a refund in the amount \$68,431.75 payable to Georgia-Pacific Consumer Products LP and remit to Reinhart Boerner Van Deuren s.c. the Agent for the Claimant at 1000 N. Water Street, Suite 1700, Milwaukee, Wisconsin 53202.

Dated at Milwaukee, Wisconsin, this 30th day of October, 2025.

Thank you.

Yours very truly,



Kristina E. Somers

**SETTLEMENT AGREEMENT BY AND BETWEEN
GEORGIA PACIFIC CONSUMER PRODUCTS LP AND
THE WISCONSIN DEPARTMENT OF REVENUE**

Georgia Pacific Consumer Products LP (hereinafter "Georgia Pacific") and the Wisconsin Department of Revenue ("Department"), by their undersigned representatives, hereby enter into this Agreement in settlement of the Wisconsin real property tax assessments for the taxable periods identified herein, for the properties located at 1919 S. Broadway, Green Bay, Wisconsin ("Broadway Property"), and 500 Day Street, Green Bay, Wisconsin ("Day Street Property"), effective as of the last date executed by all of the parties.

WHEREAS Georgia Pacific, as owner of the real property identified herein, together with the Department, desire to conclusively and finally resolve the issues being contested in Wisconsin Tax Appeals Commission Docket Nos. 24-MR-133, and 24-MR-134 regarding Georgia Pacific's Wisconsin real property tax assessments for the 2023 assessment period.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Georgia Pacific and the Department hereby agree that:

1. The Department hereby modifies the full value assessment of Georgia Pacific's Broadway Property as follows:

<u>Assessment Year</u>	<u>Docket No.</u>	<u>Modified Full Value Assessment</u>
2023	24-MR-134	\$62,363,600

2. The full value assessment of Georgia Pacific's Day Street Property for 2023 is not modified and will remain as follows:

<u>Assessment Year</u>	<u>Docket No.</u>	<u>Full Value Assessment (unchanged)</u>
2023	24-MR-133	\$14,635,400


3. The parties shall file a Stipulation and Order for Dismissal with the Wisconsin Tax Appeals Commission ("Commission") requesting that the Commission dismiss the Petitions for

Review with prejudice and without costs. The parties further agree that this Settlement Agreement will not be filed with the Stipulation or be made part of the official record of the Wisconsin Tax Appeals Commission's case files


4. Georgia Pacific waives the right to any interest that may be due under sec. 70.511(2)(b), Wis. Stats.
5. Georgia Pacific and the Department waive fees and costs and attorney's fees.
6. Georgia Pacific and the Department, by their signatures below, affirm that they have read and understand all the provisions of this Settlement Agreement and agree to comply with all terms herein. They represent and warrant that the undersigned individuals are duly authorized to enter into and execute this Settlement Agreement.


GEORGIA PACIFIC CONSUMER PRODUCTS LP

WISCONSIN DEPARTMENT OF REVENUE

By:  6/5/25
Name: Cary R. Scott Date
Position: Vice President - Taxes

 4/29/2025
Zachary I. McClelland, Director Date
Manufacturing & Utility Bureau

 6/5/25
Kristina E. Somers Date
Petitioner's Attorney

 4/30/2025
Nicole I. Pellerin Date
Respondent's Attorney



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 9, 2025

PREPARED BY

AGENDA ITEM # E.9

Consideration with possible action on creating Section I-13 Relating to Non-Issuance of License or Permit.

BACKGROUND

This ordinance only comes into play when a license or permit has been granted. Before issuing the approved license or permit, staff should review either the property or the person (depending on the type of license or permit sought, e.g. property check for liquor license, and person check for operator license) to determine that there are no outstanding city property taxes, assessments, or special charges.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

- I. Draft G.O. 39-25 Relating to Non-Issuance of License or Permit

GENERAL ORDINANCE NO. 39-25

**AN ORDINANCE
CREATING SECTION 1-13,
GREEN BAY MUNICIPAL CODE,
RELATING TO NON-ISSUANCE OF CITY LICENSES AND PERMITS**

THE COMMON COUNCIL OF THE CITY OF GREEN BAY DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 1-13, Green Bay Municipal Code, is hereby created to read:

Sec. 1-13 Non-issuance of city licenses and permits.

(a) Unless otherwise specifically provided within this municipal code, licenses and permits required for carrying on of a trade or business within the City may be granted or renewed but shall not be issued to:

(1) Premises. For any premises for which municipal taxes, assessments, or special charges are delinquent and unpaid.

a. This subsection (1) shall not apply to prohibit the issuance of a license for any premises if:

i. The unpaid municipal taxes, assessments or special charges were levied against the premises; and

ii. The license or permit is necessary for the conduct of business on the premises by a lessee of the premises; and

iii. The licensee or permittee and owner have no immediate or extended family, business, or financial relationship with one another other than as landlord and tenant.

(2) Persons. To any person who is delinquent in the payment of municipal taxes, assessments or special charges related to the business or property for which the license or permit is sought.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. Effective date. This ordinance shall take effect on and after its passage and publication.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2026.

APPROVED:

Eric Genrich, Mayor



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 9, 2025

PREPARED BY

AGENDA ITEM # E.10

Consideration with possible action to approve the Associated Trust Company, N.A. corporate resolution authorization to enter into an Institutional Custody Agreement on behalf of the City of Green Bay.

BACKGROUND

The City of Green Bay's finance office was contacted by the Fiduciary Officer at Associated Bank to update the Corporate Resolution with the current employees that states who can sign on behalf of the City of Green Bay for the KI Center Bonds.

This is a compliance request from Associated Bank and has been approved by the City Attorney.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

- I. Corporate Resolution authorized signers - Associated Bank

CORPORATE RESOLUTION

BE IT RESOLVED THAT Diana Ellenbecker, a Finance Director and Linda Chosa, an Assistant Finance Director/Treasurer of City of Green Bay, is authorized to enter into an Institutional Custody Agreement between City of Green Bay and Associated Trust Company, N.A., and is further authorized to identify, from time to time, those representatives of the above-named organization who are authorized to give directions and otherwise transact business with Associated Trust Company, N.A.

BE IT FURTHER RESOLVED THAT Diana Ellenbecker, a Finance Director and Linda Chosa, an Assistant Finance Director/Treasurer of City of Green Bay, is hereby authorized to sell, assign, and endorse for transfer certificates representing stocks, bonds, or other securities now or hereafter registered in the name of City of Green Bay, and is further authorized to give such directions as may be necessary for the transfer of assets from brokerage accounts or any other deposit accounts in the name of the above-named organization to Associated Trust Company, N.A.

I, Eric Genrich, an officer of City of Green Bay, hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Green Bay Common Council of said organization at a meeting held on December 16, 2025, at which a quorum was present and voting, and that the same has not been repealed or amended and remains in full force and effect and does not conflict with the organization's articles, bylaws, or any other document under which the organization is operating.

Dated:

(SEAL)

Name and Title of Officer
(Signatory must be someone other than the officer authorized to enter into the agreement with Associated Trust Company, N.A.)

Subscribed and sworn to before me this _____ day of _____, 20__.

Notary Public
State of _____
My Commission: _____



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 9, 2025

PREPARED BY

AGENDA ITEM # E.11

Consideration with possible action regarding a 2025 budget amendment resolution for unbudgeted overtime for special events.

BACKGROUND

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

- I. Combined Resolution for 12.9.25 Finance Meeting

**RESOLUTION AUTHORIZING
BUDGET AMENDMENT**

December 16, 2025

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

Pursuant to the recommendation of the Finance Committee at its meeting of December 9, 2025, the following 2025 amendment of funds is hereby authorized:

	<u>ACCOUNT</u>		<u>AMOUNT</u>
Increase:	101300 50501	Police-Overtime	\$61,644.40
Increase:	101300 46223	Police Overtime Reimbursement	\$61,644.40

***This budget amendment is for 2025 unbudgeted overtime for staffing at the FBI, US Marshal and Internet Crimes Against Children Task Forces, unbudgeted special events such as HS Lunch Neighborhood Security, Walk to End Alzheimer's, Notre Dame Football, Farmer's Markets, Cnesses Temple Security, Virtue Walk, Mauthe Speaking Event, WI Badger Football Game K-9 Assist, Jubilee Day of Encounter Event, Hot Cider Hustle, Tony Weid Press Conference, Rummeles 75th Anniversary Event, Bellin Half Marathon and the Pop Up Pride Event.*

Increase:	101400 50501	Fire-Overtime	\$5,526.86
Increase:	101400 46223	Fire Overtime Reimbursement	\$5,526.86

***This budget amendment is for 2025 unbudgeted overtime for staffing at the Brown County Fire Investigation Task Force, UWGB Soccer, UWGB Festival and the Hot Cider Hustle.*

Increase:	101400 50501	Fire-Overtime	\$17,820.00
Increase:	101400 43611	Fire-State Overtime Reimbursement	\$17,820.00

***This budget amendment is for 2025 unbudgeted state reimbursements of costs incurred for employees to attend USAR (Urban Search & Rescue) trainings.*

Adopted _____

Approved _____

Mayor

Clerk



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 9, 2025

PREPARED BY

AGENDA ITEM # E.12

Consideration with possible action on approval of the Claims Committee Reports.

The Committee 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 Committee will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

BACKGROUND

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

- I. Claims Committee Rpt November