



AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, JANUARY 13, 2026, 1:30 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/83689641821?pwd=TsXNgYIvyEjb7VFaenJXEG2lLu6J5q.l>

Or call in by phone: +1 312 626 6799

Meeting ID: 836 8964 1821

Passcode: 881462

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

B. Roll Call.

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

C. Approval of the Agenda.

- I. Approval of the agenda for the Tuesday, January 13, 2026, meeting of the Redevelopment Authority.**

D. Approval of Minutes.

- I. Approval of the minutes from the December 9, 2025, meeting.**

E. Regular Business.

- I. Consideration with possible action on Amendment I to Development Agreement 24-05 with On Broadway, Inc for the redevelopment of 211 N. Broadway (Tax Parcel 4-71).**

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The

Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

2. Consideration with possible action on a 180-day planning option to GB Real Estate Investments, LLC for 1531 Main Street.
3. Consideration with possible action to conditionally approve the RFP submitted by Hmong American United of Green Bay for use of 401 9th Street.
4. Consideration with possible action to approve a 60-day planning option to Don Rozz for 1209 S Maple Street.
5. Consideration with possible action on joint request by DPW and Parks Department to approve Final Payment for JBS Subdivision & Park — Phase 2 Infrastructure Package to Calnin & Goss, LLC in the amount of \$207,486.90.

F. Informational.

1. Financial report and check register.
2. Director's report and project updates.
3. Next Meeting: February 10, 2026

G. Adjournment.

1. Adjournment of the Tuesday, January 13, 2026, meeting of the Redevelopment Authority.

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



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

January 13, 2026

PREPARED BY

AGENDA ITEM # D.I

Approval of the minutes from the December 9, 2025, meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. RDA Minutes 12.09.25 AMENDED



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, DECEMBER 9, 2025, 1:30 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. ZOOM MEETING INFORMATION.

I. Join Zoom Meeting Online:

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

Or call in by phone: +1 312 626 6799

Meeting ID: 831 8804 4732

Passcode: 084117

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

B. ROLL CALL.

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

Members Present: Gary J. Delveaux, Ald. Kathy Hinkfuss, Deby Dehn, Stephen Srubas, Renita Robinson

Members Excused: Matt Schueller, Melanie Parma

Liaisons Present: Jeff Mirkes, Leah Weycker

Others Present: Mayor Eric Genrich, Ald. Brian Johnson

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the Tuesday, December 9, 2025, meeting of the Redevelopment Authority.

Moved by Stephen Srubas, seconded by Deby Dehn to approve the agenda. Motion Passed. Yes-Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Stephen Srubas, Renita Robinson, No-None, Abstain-None.

D. APPROVAL OF MINUTES.

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

Moved by Stephen Srubas, seconded by Deby Dehn to approve the minutes. Motion Passed. Yes-Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Stephen Srubas, Renita Robinson, No-None, Abstain-None.

E. REGULAR BUSINESS.

1. Consideration with possible action to award \$204,000.00 of TIDAH funding to support Veterans 1st of NEW housing development.

Moved by Ald. Kathy Hinkfuss, seconded by Stephen Srubas to award Veterans 1st of NEW \$204,000.00 of TIDAH funds on a reimbursement basis to support their housing development located on St. Anthony Drive. Motion Passed. Yes-Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Stephen Srubas, Renita Robinson, No-None, Abstain-None.

2. Consideration with possible action on the request by Department of Public Works to approve the award of contract Parks 8-25 Leicht Memorial Park Pavilion to 8PINE Inc. in the amount of \$4,958,656.00 to be funded with Tax Increment District Five (TID) funding.

Moved by Stephen Srubas, seconded by Ald. Kathy Hinkfuss to open the floor. Motion Passed. Yes-Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Stephen Srubas, Renita Robinson, No-None, Abstain-None.

Speakers:

Dave Voss, 1471 McMahon Dr, Neenah, WI 54956

Moved by Ald. Kathy Hinkfuss, seconded by Stephen Srubas to close the floor. Motion Passed.

Yes-Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Stephen Srubas, Renita Robinson, No-None, Abstain-None.

Moved by Ald. Kathy Hinkfuss, seconded by Stephen Srubas to forward to City Council with no recommendation from the RDA and for staff to address issues raised by Mr. Voss before the Council meeting. Motion Passed.

Yes-Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Stephen Srubas, Renita Robinson, No-None, Abstain-None.

3. Consideration with possible action to approve a resolution authorizing the submittal of a WEDC Idle Sites grant application for the redevelopment of the Fire Station Flats site on South Broadway.

Moved by Deby Dehn, seconded by Stephen Srubas to approve a resolution authorizing the submittal of a WEDC Idle Sites grant application for the redevelopment of the Fire Station Flats site on South Broadway and forward it to the Common Council for adoption. Motion Passed.

Yes-Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Stephen Srubas, Renita Robinson, No-None, Abstain-None.

F. INFORMATIONAL.

1. Brownfields program update.
2. Financial report and check register.
3. Director's report and project updates.
4. Next Meeting: January 13, 2026

G. ADJOURNMENT.

1. Adjournment of the Tuesday, December 9, 2025, meeting of the Redevelopment Authority.

Moved by Stephen Srubas, seconded by Deby Dehn to adjourn. Motion Passed.

Yes-Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Stephen Srubas, Renita Robinson, No-None, Abstain-None.



Report to the Redevelopment Authority of the City of Green Bay

MEETING DATE

January 13, 2026

PREPARED BY

Matthew Buchanan, Staff

AGENDA ITEM # E.1

Consideration with possible action on Amendment I to Development Agreement 24-05 with On Broadway, Inc for the redevelopment of 211 N. Broadway (Tax Parcel 4-71).

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

BACKGROUND

In September 2024, the Redevelopment Authority (RDA) and City of Green Bay approved Development Agreement 24-05 with On Broadway Inc for a project at 211 N. Broadway. The agreement authorized Tax Increment Financing (TIF) assistance to support the rehabilitation and conversion of a two-story office building into a public market facility. Under the approved Development Agreement, the City committed to providing a \$1,000,000 State Trust Fund Loan and a PAYGO reimbursement equal to 95 percent of available TID increment, not to exceed a total tax incentive cap of \$2,080,360. The Developer is required to achieve an aggregate assessed property value of at least \$7,000,000 by January 1, 2026.

The Development Agreement approved in September 2024 was executed. However, the project has not proceeded as originally planned. The Developer has experienced increased construction costs, resulting in delays to the agreed-upon project timeline. The Developer has worked with City staff to establish a revised project schedule and is requesting an amendment to the Development Agreement to modify key dates accordingly. Specifically, the Developer is requesting that the project completion date be extended from December 2025 to December 2027. The proposed amendment would also require the submission of updated construction documents, a revised development budget, and proof of equity and financing no later than May 1, 2026. The proposed amendment does not include any changes to the City's approved financial participation in the project.

RECOMMENDATION

To approve Amendment I to Development Agreement 24-05 with On Broadway, Inc for the redevelopment of 211 N. Broadway (Tax Parcel 4-71).

FISCAL IMPACT

The proposed amendment does not include any changes to the City's approved financial participation in the project.

ATTACHMENTS

1. First Amendment to 24-05 DA 20260108
2. Redline Draft Amendment to DA 24-05 Public Market 20260108

**FIRST AMENDMENT TO DEVELOPMENT AGREEMENT 24-05
GREEN BAY PUBLIC MARKET**

This Development Agreement is made this ___ day of ____, 2026,
by THE CITY OF GREEN BAY, a Wisconsin municipal corporation (“City”),
THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY (“RDA”),
and ON BROADWAY, INC. a Wisconsin Corporation (“Developer”)

RECITALS

WHEREAS, Developer has agreed to redevelop property located at 211 N. Broadway (Tax Parcel 4-71), hereinafter defined as the "Project Site"; and

WHEREAS, the Parties entered into a Development Agreement 24-05 dated March 31, 2025, relating to the Project Site; and

WHEREAS, the Development Agreement provided for Tax Incremental Finance ("TIF") assistance for qualified expenditures for private improvements at the Project Site; and

WHEREAS, subsequent to the Development Agreement, Developer requested additional changes to the project timeline to be considered for approval by the Redevelopment Authority and Green Bay Common Council.

NOW THEREFORE based upon the covenants and considerations contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties mutually agree as follows:

- I. Amendments. The Development Agreement as previously executed on March 31, 2025, is hereby amended as follows:
 - a. In Section III.B.I.a, delete “January 1, 2026” and replace with “January 1, 2028”.
 - b. In Section IV.B, delete “January 1, 2025” and replace with “May 1, 2026”.
 - c. In Section IV.C, delete “January 1, 2025” and replace with “May 1, 2026”.
 - d. In Section IV.F, delete “January 1, 2025” and replace with “May 1, 2026”.
 - e. In Section IV.G, delete “January 1, 2025” and replace with “May 1, 2026”.
 - f. Create new Section X.T and insert “Amendment. This Agreement may only be amended by a written instrument executed by both Parties, except as otherwise provided herein. The Agreement and all subsequent amendments shall supersede

and renders null and void any prior agreements between the parties and constitutes the Parties' complete agreement.”

2. Remaining Terms and Conditions. The parties hereby acknowledge and agree that, as of the date hereof, the Development Agreement is in full force and effect, and that except as set forth herein, all remaining terms and conditions of the Agreement shall remain unchanged and the Agreements as amended by this First Amendment shall remain in full force and effect.

[Signature pages follow]

Signature page 3 of 3

THE CITY OF GREEN BAY, THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY, AND ON BROADWAY INC

REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

By: _____
Gary J. Delveaux, Chair

Attest: _____
Cheryl Renier-Wigg, Executive Director

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

Personally came before me this _____ day of _____ 2026, the above named _____ and _____, on behalf of the Redevelopment Authority of the City of Green Bay, a Wisconsin municipal corporation, to me known to be the person who executed the foregoing instrument and acknowledged the same.

* _____
Notary Public, _____ County, Wisconsin
My Commission Expires _____



City of Green Bay
Department of Community and Economic Development

DEVELOPMENT AGREEMENT 2024-05
GREEN BAY PUBLIC MARKET

This Development Agreement is made this 31st day of March, 2025,
by THE CITY OF GREEN BAY, a Wisconsin municipal corporation (“City”),
THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY (“RDA”),
and ON BROADWAY, INC. a Wisconsin Corporation (“Developer”).

RECITALS

- A. Developer has proposed to acquire and develop certain real property, identified for real estate tax purposes and address as:

<u>Tax Parcel</u>	<u>Address</u>	<u>Acres</u>	<u>Assessed Value</u>
4-71	211 N. Broadway	0.65	\$2,195,600.00

- B. The parcels listed above, shall be referred to as the “Property.” The Property comprises approximately sixty-five hundredths of one (0.65) acre of land. A map of the Property is herein attached as EXHIBIT A; a legal description of the Property is herein attached as EXHIBIT B.
- C. Developer intends to complete a Project, which includes the rehabilitation of an existing office building into a public market facility. The Proposed Project improvements are shown on a Preliminary Concept Plan, which is herein attached as EXHIBIT C.
- D. As of January 1, 2024, the Property has an aggregate assessed value of \$2,195,600.00, which based on the assessed tax rates in effect as of January 1, 2024, the Property yields approximately:
1. \$42,462.90 in total real estate taxes annually (assessed mill rate of \$19.34);
 2. \$17,059.81 in real estate taxes to the City of Green Bay annually (assessed mill rate of \$7.77).
- E. Upon completion of Proposed Project, the City estimates the aggregate assessed property value of the Property to be \$7,000,000.00, which is anticipated to yield approximately:
1. \$135,380.00 in total real estate taxes annually (assessed mill rate of \$19.34);
 2. \$54,390.00 in real estate taxes to the City of Green Bay annually (assessed mill rate of \$7.77).

The City Assessor or their designee may not use this Agreement or any provisions herein as the sole basis to determine the value of the Project.

- F. The RDA and the City will ask the Joint Review Board (JRB) to create a new Tax Increment District (the TID), effective tax year January 1, 2024, which includes the Property, and which will provide

part of the financing for certain costs of the Project, and after creation, shall replace all references to the "TID."

- G. Developer has requested Tax Incremental Finance ("TIF") assistance from the City and RDA with regard to certain expenses, including, but not limited to environmental remediation; demolition, remodeling, repair or reconstruction of existing buildings; clearing of land; construction of new buildings; or the construction of public works infrastructure, which will constitute qualified expenditures for which TIF assistance may be afforded Developer.
- H. The City and RDA desire to have Developer perform the Project in order to generate economic activity and tax base for the community consistent with the City Comprehensive Plan.
- I. In order to induce Developer to undertake the Project, such that will remediate environmental contamination and/or enhance the physical landscape, rehabilitate structures with high-performance designs, systems, and finishes, create a significantly higher per-acre property value than adjacent properties and the City average, generate property taxes greater than the cost of providing infrastructure and services, rehabilitate structures for individuals of all ages and abilities, is located in places easy to reach on foot, bicycle, or transit, expand non-motorized transportation networks, expand our range of commercial real estate products, create and/or enhance unique public spaces, amenities, and art, and the public will generally benefit,, and the public will generally benefit, the City has agreed to provide assistance to Developer as provided by this Agreement, all in accordance with the terms and conditions of this Agreement.

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

I. PURPOSE

- A. Incorporation of Proceedings, Exhibits, and Recitals. All motions adopted, approvals granted, minutes documenting such motions and approvals, and plans and specifications submitted in conjunction with any and all approvals as granted by the City or RDA, including but not limited to adopted or approved plans or specifications on file with the City or RDA, along with all of the Recitals set forth above, shall be incorporated into this Agreement by reference, upon attachment, or upon consent by amendment if necessary if not referenced or attached at the time of execution of this Agreement.
- B. Implementation Schedule. TIME IS OF THE ESSENCE with regard to all dates and time periods set forth and/or incorporated herein. Any material modification or deviation from an approved schedule described in this Agreement shall occur only upon approval of the City and RDA, with any such approvals required to be in writing as an amendment to this Agreement, and which approvals shall not be unreasonably withheld. City shall cooperate and act promptly with respect to any and all permits or approvals necessary for completion of the Project. Notwithstanding the above, this Agreement shall not limit the discretion of the City, or any of its duly appointed and authorized governing bodies, boards or entities, in approving or rejecting any aspect of the Project or improvements contemplated on or about the Property.
- C. Entire Agreement. This writing including all Exhibits hereto, and the other documents and agreements referenced herein, constitutes the entire Agreement between the parties hereto in respect to the Project and all prior letters of intent or offers, if any, are hereby terminated. This Agreement shall be deemed to include and incorporate such minutes, approvals, plans, and specifications, as referenced in this Agreement, and in the event of a conflict between this Agreement and any action of the City or RDA, granting approvals or conditions attendant with such approval, the terms of this Agreement

shall be deemed controlling and the City and RDA will take the necessary action to amend any conflicting approvals or conditions.

- D. Purpose of the Agreement. In order to cause the Project to occur and to induce Developer to undertake the Project, to promote community development, industry and job creation and to expand and enhance the tax base within the City, the City intends to provide the TIF Incentives as set forth in this Agreement. The City intends to recover its costs through the Available Tax Increment generated by the Property. The parties intend to enter into this Agreement to record the understandings and undertakings of the parties and to provide a framework within which the Project may proceed.

II. DEFINITIONS; EXHIBITS

Whenever in this Agreement a pronoun is used it shall be construed to represent either the singular or the plural, masculine or feminine, as the case shall demand. As used in this Agreement, the following terms, when having an initial capital letter, shall have the following meanings:

- A. "Agreement" means this Development Agreement among the City, RDA, and Developer, as amended and supplemented from time to time.
- B. "Annual Assessed Value" means the assessed value of the Private Improvements and the Property, as defined in this Agreement, as of January 1 of any calendar year.
- C. "Available Tax Increment" means the amount of Tax Increment (as defined below) actually received by the City generated by any increase of value of the Property above the base value and attributable to development within a tax incremental finance district, during the twelve (12) month period preceding a payment date, that has not been previously used to make payment on bonds or other obligations as determined by the City. The amount of Available Tax Increment may fluctuate based on variations in the property valuations, tax rate, depreciation and other independent factors.
- D. "Base Value" means the aggregate assessed value of the Property when the TID was created, which shall be Two Million One Hundred Ninety-Five Thousand Six Hundred Dollars (\$2,195,600.00).
- E. "City" means the City of Green Bay, Brown County, Wisconsin.
- F. "Concept Plan" means the plan for the Project.
- G. "Developer" means On Broadway, Inc., or any assignee of the same.
- H. "Exhibits" means the supplementary reference information attached to this development agreement that shall include the following:
1. Exhibit A – Map of the Property
 2. Exhibit B – Legal Description of the Property
 3. Exhibit C – Preliminary Concept Plan
- I. "Future Project" means any Private Improvements that will be constructed in the future not specifically detailed in this Agreement.
- J. "Plans and Specifications" means the plans and specifications developed for the Project.

- K. "Preliminary Concept Plan" means the initial Concept Plan, a copy of which is attached as EXHIBIT B and which is subject to such changes as Developer, the City or RDA may propose and the City and RDA may accept in its sole discretion.
- L. "Private Improvements" means the improvements to be constructed on the Property that are not Public Improvements.
- M. "Project" means the Project as defined in the Recitals.
- N. "Public Art" means art that shall be accessible to the public, and includes all forms of original creations of visual art, conceived in any medium, material, or combination thereof, including paintings, drawings, stained glass, and murals in any media; statues, bas relief, mobile, kinetic, electronic, neon, or other sculptures; environmental artworks; fountains, arches or other structures intended for ornament; integrated and functional architectural elements of a structure; video and other media-based works; inscriptions, fiber works, carvings, mosaics, photographs, drawings, collages, textile works and prints; crafts, both decorative and utilitarian in clay, fiber, wood, metal, glass, stone, plastic and other materials; artist-designed public spaces and functional elements which are either a part of a larger project or a separate entity in and of itself.
- O. "Public Improvements" means the infrastructure improvements in connection with the Project that will ultimately be dedicated for public service, including, without limitation:
1. road, pedestrian, and bicycle improvements; and
 2. sanitary sewer, storm sewer, and potable water and wastewater mains and laterals, and storm water management facilities; and
 3. telephone, high-speed cable, and related technology infrastructure; and
 4. natural gas, electrical power, and other public utilities; and
 5. any related engineering, grading, erosion control, and landscaping; and
 6. any related land acquisitions and anticipated and intentional corrections to adjacent property affected by the public improvements, including grading.
- P. "Qualified Expenditures" means any expenditures of Developer for the Project that are eligible for TIF Incentives as defined in Section III. B. 3.
- Q. "Special Assessment" means any special assessment levied against the Property by the City under §66.0701-0733, Wis. Stats., the City Code of Ordinances and this Agreement.
- R. "Special Charge" means any special charge levied against the Property by the City under §66.0627, Wis. Stats., the City Code of Ordinances and this Agreement.
- S. "Tax Increment" means that amount obtained by multiplying the total county, city, school and other local general property taxes levied on all taxable property within a TID in a year by a fraction having as a numerator the value increment for that year in the district and as a denominator that year's equalized value of all taxable property in the TID.
- T. "TID" means the future Tax Increment District to be created in 2024 by the City of Green Bay, The RDA and the City will ask the Joint Review Board (JRB) to create a Tax Increment District (the 'TID'),

effective January 1, 2024, which includes the Property and may include adjacent property, and which will provide part of the financing for certain costs of the Project, and after creation, shall replace all references to the “TID.”

- U. “TIF” means Tax Increment Financing, as described in Section III below and in particular, Tax Increment Financing relating to the TID.
- V. “TIF Incentive” means the incentive as set forth in Section III of this Agreement including specifically the Tax Incentive Cap.
- W. “Tax Incentive Cap” means as described and provided for in Section III.C.2 of this Agreement.

III. TAX INCREMENT FINANCING

- A. Qualification for TIF. Developer shall demonstrate to the satisfaction of City and RDA a need for TIF, with such determination to be made according to the “but for” test, that is, that but for the City and RDA providing TIF, the Project would not happen. At the request of the City or RDA, Developer shall provide an independent analysis from a consultant expert in TIF to justify to the satisfaction of the City and RDA the Developer’s qualification and need for TIF, both in terms of Qualified Expenditures and the amount of money to be paid to Developer.
- B. Nature of TIF Incentive. The TIF Incentive available to Developer under this Agreement shall be defined as the following:
 - I. PAYGo Reimbursement. The City shall provide a TIF Incentive as a pay-as-you-go (PAYGo) obligation of the City, which is further defined as follows:
 - a) The Developer guarantees that the Property shall have a minimum aggregate assessed value equal to the Seven Million Dollars (\$7,000,000.00) on or before January 1, ~~2026~~2028.
 - b) Developer shall be responsible to incur and pay all of the upfront costs of the Project and, to the extent TID revenues are sufficient to the limits of the TID and this Agreement, Qualified Expenditures shall be reimbursed to Developer.
 - c) Commencing the first year after the first occupancy permit for the Project has been issued, the assessed value of the Property shall be determined on January 1 of each tax year and shall be compared to the assessed value of the Property as of January 1 of the year in which construction commenced. The difference in assessed values shall be known as the Incremental Property Value.
 - d) Incremental Property Value multiplied by the assessed mill rate, less payments of real estate taxes to the State of Wisconsin, shall be known as the Available TIF Increment.
 - e) PAYGo Reimbursement payments will be payable to Developer in the year following the year of the TIF Increment determination, after Developer has provided proof to the City of the full payment of the real estate taxes, special assessments and special charges against the Real Estate for the previous year. For example, if the first occupancy permit is issued on September 1, 2025, the TIF Increment would be

determined as of January 1, 2026 and the PAYGo reimbursement would first be payable in 2027.

2. Qualified Expenditures. Project Grant(s) shall be disbursed in the following priority, and only fund:
 - a) Public Improvements, as defined in Section II.N., and environmental remediation, and asbestos abatement as required by State and Federal law; then
 - b) "Private Improvements" specifically approved by the City or RDA as stated in Section IV. C.; then
 - c) Any other activity specifically approved by the City or RDA.
3. Assignment. Developer may assign any of its payment rights hereunder to any future purchaser or developer of any part of the Property upon approval of the RDA, provided however, that the City shall be obligated only to disburse TIF Incentives to the party with whom the City has an agreement. It shall be incumbent upon Developer to enter into a separate agreement with any third parties if it intends to assign its payment rights hereunder, or seek either reimbursement or allocation of any Incremental Property Value and guaranteed aggregate assessed value generated by any third party purchaser and/or developer of any part of the Property.

C. Limitations. The TIF Incentive available to Developer for the Project is limited as follows:

1. Monetary Limitation. The TIF Incentive in any year shall not exceed Ninety-Five Percent (95%) of the Available Tax Increment for the Property.
2. Tax Incentive Cap. The City shall not be obligated to pay TIF Incentive in excess of Two Million Eighty Thousand and Three Hundred Sixty dollars (\$2,080,360.00).
3. The City shall not be obligated to pay TIF Incentives in excess of the total amount of Qualified Expenditures incurred and paid by Developer.
4. Tax Receipts Limitation. Only the Available Tax Increment actually received by the City, and no other property, revenue, or asset of the City, shall be used to pay such amounts.
5. Temporal Limitation. Provided Developer qualifies for TIF Incentive and provides adequate proof to the City and RDA that Developer has incurred and paid Qualified Expenditures, and provided Developer and all transferees have paid the real estate taxes and any Special Assessments and Special Charges in full for the previous tax year by July 31, TIF Incentive payments shall be made on or before September 1 of each year; provided, however, in no event shall TIF Incentive payments continue after the earlier of the termination date of the TID or the termination of this Agreement if before the termination of the TID.

D. State Trust Fund Loan. The City will apply for a State Trust Fund Loan, for an amount not to exceed One Million Dollars (\$1,000,000), in regard to the Project that may be granted to the Developer for investment in Qualified Expenditures. Pursuant to Section III.G, the parties may consider additional future State Trust Fund Loan Requests. Should the City's application(s) for said loan(s) be approved, the award of these loan funds will be subject to a separate written agreement(s) between the City and Developer. The separate written agreement(s) shall require the Developer to make direct payments to the City for loan repayment. The separate written agreement(s) shall also require the

Developer to grant the City a security interest in and lien on the Property, including all improvements, fixtures, and appurtenances thereon, as collateral for the repayment of the loan(s). The lien shall be evidenced by a mortgage or deed of trust, duly executed by the Developer and recorded in the appropriate public records. The City may agree to subordination of its interest to the Developer's primary loans, to the extent permissible under state law and the terms of the State Trust Fund Loan. Approval of this development agreement in no way guarantees the approval of these loan funds. If awarded to Developer, the loan funds shall not be transferred to another entity without formal written approval of the City. The City's obligation to apply for the State Trust Fund Loan(s) and to subsequently possible direction of those loan funds to the Developer shall be special and limited obligations only and shall not be considered a general obligation of the City, and neither the full faith and credit nor the taxing powers of the City are pledged to the payment of such amounts.

- E. Community Development Investment Grant. Developer intends to submit application to Wisconsin Economic Development Corporation (WEDC) for a Community Development Investment Grant. The City shall approve a resolution supporting the Developer's application, as required by WEDC.
- F. No General Obligation of City. The City's obligation to make TIF Incentive payments shall be a special and limited obligation only and shall not be considered a general obligation of the City, and neither the full faith and credit nor the taxing powers of the City are pledged to the payment of such amounts. The City shall take no action to dissolve the TID before payment of all TIF Incentive payments due to the Developer, subject to the provisions of this Agreement. In no circumstances shall amounts to be paid Developer hereunder be considered an indebtedness of the City, and the obligation of the City hereunder is limited to the Available Tax Increment appropriated and received by the City. Amounts due hereunder shall not count against the City's constitutional debt limitation, and no taxes will be levied for its payment or pledged to its payment other than from the Available Tax Increment.
- G. Other Grants and Credits. The City and RDA, as appropriate and in its sole discretion, may also apply for such other grants and credits in regard to the Project as they shall deem appropriate for the benefit of the Project and as may be required to achieve necessary financing for the Project, provided, however, the City and RDA make no representations or warranties about the availability of such grants and credits or whether any such grants or credits that may be available will be awarded.

IV. OBLIGATIONS OF DEVELOPER

- A. Concept Plan. Prior to October 1, 2024, Developer shall submit a Concept Plan to RDA for approval, which shall be based on, but may differ in minor respects from the Preliminary Concept Plan presented in the Term Sheet. The Concept Plan shall clearly identify:
 - 1. Any proposed changes in boundaries of the Property;
 - 2. A preliminary rendering or other illustration of scale of proposed improvements to existing structures and buildings on the Property.
- B. Construction Documents. Prior to ~~January 1, 2025~~ **May 1, 2026**, and prior to commencement of construction of any Phase of the Project, Developer shall submit site plans, building plans, and other drawings that fix and describe the size and character of the entire Project, along with architectural and general contracts, to RDA for approval.
- C. Development Budget. Prior to ~~January 1, 2025~~ **May 1, 2026**, Developer shall submit a Development Budget, prepared in accordance with general principles for construction and development budgeting, to RDA for approval. The Development Budget shall include:

1. Not less than Eleven Million Dollars (\$11,000,000.00) in “hard” construction costs for the entire Project; and
2. A line item of not less than five percent (5%) of total Project costs for cost overruns and change orders; and
3. A line item of not less than one percent (1%) of the estimated aggregate assessed value of the Property, which shall be specifically dedicated towards
 - a) Public Art on the Property; or
 - b) Public Art within one-half (1/2) mile of the Property; or
 - c) A separate Public Art project(s) approved by the RDA and GBPAC; or
 - d) Funds for design and maintenance of Public Art, or any combination of the alternatives herein; and
4. Line items for each of the Qualified Expenditures for which the Developer is seeking a TIF Incentive. Specifically including but not necessarily limited to, and as approved by the RDA and City:
 - a) Environmental and hazardous material remediation and related activities
 - b) Public Improvements
 - c) Utility relocation costs.
 - d) Improvements or other assistance related to attracting or retaining approved commercial retail tenants consistent with the goals and objectives of this agreement, or otherwise consistent with the goals and objectives of the City of Green Bay and/or the Green Bay Redevelopment Authority.
 - e) Enhanced building design, architecture, or materials beyond basic code requirements as approved by the RDA.
 - f) Enhanced landscaping beyond basic code requirements as approved by the RDA.
 - g) Enhanced stormwater management costs allowing for better building design and improving the overall function of the site.
 - h) Costs related to the installation of environmentally sustainable infrastructure and practices in the project, which may include but not necessarily be limited to building HVAC automation controls, high efficiency.
 - i) Site improvements related to providing access to public transit or alternative transportation options or bicycle related infrastructure, or electric vehicle charging.
 - j) Enhanced pedestrian, bicycle, and streetscape improvements beyond basic code requirements as approved by the RDA.

- k) Excessive construction costs related to unusual supply and demand factors related to current economic conditions that prevent the project from being financially feasible as approved by the RDA.
- l) Costs associated with the borrowing of the amounts to be reimbursed by the TIF Funds until such time as the TIF Funds are received.
- m) Costs related to the connection of fiber-optic broadband infrastructure.

D. RDA Approvals. The RDA shall indicate its approval or further requirements in writing within thirty (30) days from the date of receipt of the Concept Plan, Construction Documents, or Development Budget, or any revisions; provided, however, that the RDA shall approve such revised Concept Plan, Construction Documents, or Development Budget unless it determines such revisions would impair the objectives of this Agreement, impose substantial financial burdens on the City or the RDA, or adversely affect the Concept Plan. The RDA will make all reasonable efforts to determine the acceptability of plans in less than thirty (30) days, including convening for special meetings to review and consider such plans. At any time during the implementation of the development contemplated by this Agreement, the RDA or Developer may propose modifications to the Preliminary Concept Plan and the approved Concept Plan subject to the agreement of the RDA and the Developer. At any time during the implementation of the development contemplated by this Agreement, Developer may submit to the RDA proposed revisions in the approved Concept Plan, Construction Documents, or Development Budget in order to enhance the achievement of the objectives of this Agreement and to improve and refine the approved Concept Plan.

E. Compliance with Planning; Zoning; Permits and Use. Developer will obtain from the City and all other appropriate governmental bodies (and all other councils, boards, and parties having a right to control, permit, approve, or consent to the development and use of the Property) all approvals and consents necessary to develop and use the Property as set forth above, including, but not limited to:

- 1. Developer shall pay all water, sewer, and other impact fees that may be due and payable in connection with the Project.
- 2. The acceptance of this Agreement and granting of any and all approvals, licenses, and permits by the City shall not obligate the City to grant any variances, exceptions, or conditional use grants, or approve any building or use the City determines not to be in compliance with the municipal codes and ordinances of the City, or in the best interests of the City or the RDA.
- 3. Developer shall have obtained the approval of the City, RDA, and State of Wisconsin Department of Transportation to a traffic impact analysis regarding the Project.

F. Proof of Equity. Developer shall have in place and shall provide the City and RDA no later than ~~January 1, 2025~~ **May 1, 2026**, proof of equity in the form of the value of the Property, less any mortgages thereon, not less than twenty percent (20%) equity available for injection into the Project in an amount sufficient to obtain financing for all Project costs. Any available Developer funds obtained from sources other than lenders or the City shall be expended on the Project before any lender or City funds are expended or any third party financing is used to pay Project costs.

G. Proof of Financing. By no later than ~~January 1, 2025~~ **May 1, 2026**, Developer shall have delivered proof satisfactory to the City and RDA of financing, which after injection of the Developer equity into the Project, will be sufficient in the determination of the City and RDA, to complete the Project according to the plans and specifications.

- H. Termination or Relocation of Easements. Developer shall have agreements with all holders of easements or any other rights that may be affected by the Project, regarding the termination, modification or relocation of such easements and other rights in order to accommodate the Concept Plan.
- I. Use of Funds. Developer may use TIF supported funds only to fund Qualified Expenses as set forth in the approved Development Budget.
- J. Improvement of Property. Developer shall promptly design and complete the Project. Substantial work on the Project shall commence no later than ninety (90) days after the last to occur of approval by the City and RDA of the Preliminary Concept Plan, approval by RDA of the Development Budget and Development Plans, and/or issuance of a building permit and all other permits or licenses required to commence construction. Construction shall be completed and approvable applications for certification of occupancy shall be submitted no later than ~~December 1, 2025~~ **December 31, 2027**. Developer shall file with the RDA copies of the detailed construction plans within ninety (90) days after completion of the Project.
- K. Reports and Information. During the period before the commencement of construction, Developer shall from time to time provide to the RDA information having a bearing upon the interests of the City and the RDA in the Property or under this Agreement. Upon request of the RDA, Developer shall submit progress reports during the course of construction. Upon request of the RDA, Developer shall submit a copy of annual, audited financial statements for Developer through termination of this Agreement.
- L. Copies of Documents. All documents from Developer to the City or RDA shall be submitted in triplicate.
- M. Maintenance and Repair. Developer shall at all times keep and maintain, or cause to be kept and maintained, the Property in good condition and repair, in a safe, clean, and attractive condition, and free of all trash, litter, refuse, and waste, subject only to demolition and construction activities contemplated by this Agreement.
- N. Transfer or Sale of Project Property.
1. Notice of Intent to Transfer. If Developer intends to sell, transfer or convey the Property or any part thereof before termination of this Agreement, Developer shall provide to the City and RDA a written request for transfer thirty (30) days prior to the anticipated transfer. The City or RDA may deny the request for any commercially reasonable reason. Developer may assign all rights and obligations under this Agreement only to an entity controlled and affiliated with Developer to own, manage and operate the Property. This Agreement inures to the benefit and becomes the obligation of the heirs, successors and assigns of Developer. This Agreement shall run with the land and shall be binding upon all current and future owners of the Property. Owner shall not be required to provide the City or RDA with written notice of its intent to transfer in connection with the granting of any mortgage or security agreement to finance or refinance loans for the purchase of the Property or payment of costs of the Project.
 2. No Transfer to Exempt Entities. Prior to the closure of the TID, the Property shall not be sold, transferred or conveyed to, leased, or owned by any entity or used in any manner that would render any part of the Project Property exempt from taxation, unless the purchaser,

transferee, lessee or owner first executes a written agreement with the City and RDA in a form satisfactory to the City providing for acceptable payments to the City in lieu of taxes.

O. Easements. Developer shall grant to the City such easements as are reasonably necessary for public improvements, infrastructure, ingress or egress, utilities, lighting or landscaping or any other access necessary to effectuate this Agreement. Developer shall cause existing easements to be relocated or terminated to accommodate the Project.

P. Environmental.

1. Presence of Hazardous Materials and Compliance with Environmental Laws. Before commencement of the First Phase, Developer shall be satisfied, through such means as are commercially reasonable, that the Property is free of Hazardous Materials or that any Hazardous Materials on or within the Property are being stored and handled in strict compliance with all Environmental Laws. Developer shall provide the City and RDA with copies of all environmental reports pertaining to the Property no later than ten (10) days after receiving the same.

2. Developer's Environmental Indemnification. Developer shall indemnify, pay on behalf of, defend and hold the City, the RDA, and their respective agents, officials, employees, representatives, successors and assigns, harmless from and against any loss, damage, claim, fine, penalty, assessment, liability, or other charge or claim, and all costs (including, without limitation, reasonable legal, accounting, consulting, engineering, and similar expenses incurred with respect to such matter and/or incurred in enforcing this indemnity):

- a) Arising from the actual existence, treatment, deposit, release, storage, or disposal of any Hazardous Materials on, within or about the Property; or
- b) Arising from the breach of any warranty, covenant or representation of Developer to the City or RDA, or any other obligation of Developer to the City or RDA regarding Hazardous Materials under this Agreement.

3. Hazardous Materials Defined. As used herein, the term "Hazardous Materials" means:

- a) Hazardous wastes, hazardous substances, hazardous constituents, toxic substances or related materials, whether solids, liquids or gases, including but not limited to substances defined as "hazardous wastes," "hazardous substances," "toxic substances," "pollutants," "contaminants," "radioactive materials," or other similar designations in, or otherwise subject to regulation under, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. 9601 et seq.; the Toxic Substance Control Act, 15 U.S.C. 2601 et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. 1802; the Resource Conservation and Recovery Act, 42 U.S.C. 9601. et seq.; the Clean Water Act, 33 U.S.C. 1251; the Safe Drinking Water Act, 42 U.S.C. 300f et seq.; the Clean Air Act, 42 U.S.C. 7401 et seq.; and in any permits, licenses, approvals, plans, rules, regulations or ordinances adopted, or other criteria and guidelines promulgated pursuant to the preceding laws or other similar federal, state or local laws, regulations, rules or ordinances now or hereafter in effect relating to environmental matters (collectively, "Environmental Laws"); and
- b) Any other substances, constituents or wastes subject to any applicable federal, state or local law, regulation or ordinance, including any Environmental Law, now or

hereafter in effect, including but not limited to: petroleum, refined petroleum products, waste oil, waste aviation or motor vehicle fuel, and asbestos containing materials.

4. Survival. The provisions of this Section shall survive the conveyance to Developer of any City and/or RDA Property.

Q. Insurance. Before commencement of construction activities on the Property, Developer shall deliver to the City and RDA certificates of insurance, copies of endorsements, and other evidence of insurance requested by the City or RDA, which Developer is required to purchase and maintain, or cause to be purchased or obtained, in the types and amounts of coverage listed below, each of which shall name the City and RDA as additional insured parties:

1. Workers Compensation and Related Coverage. Coverage for state and federal workers compensation shall be defined by state and federal statute. The amounts of employer's liability coverage shall be in not less than the following limits:

- a) Bodily Injury by Accident – one hundred thousand dollars (\$100,000.00) per accident;
- b) Bodily Injury by Disease – one hundred thousand dollars (\$100,000.00) per employee; and
- c) Five hundred thousand dollars (\$500,000.00) policy limit.

2. Waiver of Workers Compensation Subrogation. The workers' compensation policy is to be endorsed with a waiver of subrogation. The insurance company, in its endorsement, agrees to waive all rights of subrogation against the City, RDA, its officers, officials, employees, and volunteers for losses paid under the terms of the policy that arises from the work performed by the names insured for or on behalf of the City or RDA.

3. Comprehensive General Liability Insurance. Coverage shall be written on a commercial general liability form, and shall protect Developer and any subcontractor during the performance of work covered by this Agreement from claims or damages for personal injury, including accidental death, as well as claims for property damages which may arise from operation under this Agreement, whether such operations be by Developer, any subcontractor, or anyone directly or indirectly employed by either of them in such manner as to impose liability on the City or RDA. The amounts of such insurance shall be not less than the following limits:

- a) General Aggregate Limit – two million dollars (\$2,000,000.00); Personal and Advertising Injury Limit (per person/organization) – two million dollars (\$2,000,000.00);
- b) Bodily Injury and Property Damage – two million dollars (\$2,000,000.00) per occurrence;
- c) Fire Legal Liability Damage Limit – one hundred thousand dollars (\$100,000.00) per occurrence; and
- d) Medical Expense Limit – ten thousand dollars (\$10,000.00) per person.

4. Comprehensive Automobile Liability and Property Damage. Coverage shall protect Developer and any subcontractor during the performance of work covered by this Agreement from claims or damages associated with operations of owned, hired, and non- owned motor vehicles. The amounts of such insurance shall be not less than the following limits:
 - a) Bodily Injury – two hundred fifty thousand dollars (\$250,000.00) per person; and
 - b) One million dollars (\$1,000,000.00) per occurrence; and Property Damage – two hundred fifty thousand dollars (\$250,000.00) per occurrence.
5. Umbrella Coverage. Coverage shall protect Developer and any subcontractor during the performance of work covered by this Agreement with limits of one million dollars (\$1,000,000.00) for bodily injury, personal injury, and property damage on a combined basis with the stated underlying limits of Paragraphs IV. S. 1. to IV S. 3. above.
6. Builder's Risk Insurance. Before commencing construction of any improvements on the Property and during any construction activities contemplated by this Agreement, Developer shall obtain and keep in full force and effect and all builders risk insurance policy for all portions of the Property with coverage equal to the total amount of the construction contracts for all such construction activities. Nothing in this Agreement is intended to relieve Developer of its obligation to perform under this Agreement and, in the event of loss, Developer shall use the proceeds of such insurance to promptly reconstruct the damaged or lost improvements.
7. Fire and Casualty Insurance. Developer shall obtain and keep in full force adequate fire and casualty insurance with coverage in an amount equal to the assessed value of such improvements. In the event of loss the Developer shall use the proceeds of such insurance to promptly reconstruct the damaged or lost improvements.

R. General Indemnity.

1. Protection Against Losses. Developer shall indemnify, defend and hold harmless the City, RDA, and their respective officers, employees, agents, attorneys, insurers and the successors and assigns of all of the foregoing, from any and all liabilities, claims, losses, damages, judgments or awards, costs or expenses, including reasonable attorneys' fees, of whatsoever nature and by whomsoever asserted, whether asserted by a third party or by a party to this Agreement (hereinafter "Losses"), directly or indirectly, arising out of, resulting from or in any way connected with:
 - a) Any breach by Developer of the terms of this Agreement;
 - b) Any non-compliance with laws, ordinances, rules or regulations applicable to Developer's obligations under this Agreement; or
 - c) Any governmental, regulatory or other proceedings to the extent any such proceedings result from Developer's failure to comply with its obligations under this Agreement or otherwise.
2. Indemnification Procedures. Developer shall promptly assume full and complete responsibility for the investigation, defense, compromise and settlement of any claim, suit or action arising out of or relating to the indemnified matters following written notice thereof from the City or RDA, which notice shall be given by the City or RDA within ten (10) days of their knowledge of such claim, suit or action. Failure to provide such timely notice shall not

eliminate Developer's indemnification obligations to the City and RDA unless, and only to the extent to which, such failure has substantially prejudiced Developer. Notwithstanding the foregoing, in its sole discretion and at its expense, the City and RDA may participate in or defend or prosecute, through their own counsel(s), any claim suit or action for which either of them is entitled to indemnification by Developer; provided, however, that if the City or RDA is advised in writing by its legal counsel that there is a conflict between the positions of Developer and City or RDA, as appropriate, in conducting the defense of such action or that there are legal defenses available to the City or RDA different from or in addition to those available to Developer, then counsel for the City or RDA, at Developer's expense, shall be entitled to conduct the defense only to the extent necessary to protect the interests of the City or RDA. Developer shall not enter into any compromise or settlement without the prior written consent of the City or RDA, as appropriate, which consent shall not be unreasonably withheld. The absence of a complete and general release of all claims against the City or RDA shall be reasonable grounds for the City or RDA to refuse to provide written consent to a compromise or settlement. If Developer does not assume the defense of such claim, suit or action, Developer shall reimburse the City and RDA for the reasonable fees and expenses of counsel(s) retained by the City and by RDA, and shall be bound by the results obtained by the City and RDA; provided, however, that no such claim, suit or action shall be settled without Developer's prior written consent, which consent shall not be unreasonably withheld. The absence of a complete and general release of all claims against Developer shall be reasonable grounds for Developer to refuse to provide written consent to a compromise or settlement.

V. CONDITIONS PRECEDENT TO OBLIGATIONS OF CITY AND RDA

The City's and RDA's obligations under this Agreement are conditioned upon the following:

- A. Existence. Developer shall have provided City and/or RDA a certified copy of its organizational documents and a certificate from the Department of Financial Institutions for the State of Wisconsin indicating Developer's existence and good standing.
- B. Incumbency; Due Authorization. Developer shall have provided a certificate of incumbency and resolutions of the company, demonstrating Developer has been duly authorized to enter into this Agreement and authorizing the person signing this Agreement to execute and deliver it to the City and/or RDA, and to bind Developer to its terms.
- C. No Violation or Default. Developer shall not be in violation of any of its governing documents or other contracts subject to this Agreement or of any other agreement between Developer and the City and/or RDA.
- D. Insurance. Developer shall have delivered to the City and/or RDA certificates of all insurance required under this Agreement.
- E. TID District. The TID shall be in effect and in good standing certified by the Wisconsin Department of Revenue.

VI. CONDITIONS PRECEDENT TO OBLIGATIONS OF DEVELOPER

The obligations of Developer under this Agreement are conditioned upon the following:

- A. TID. The TID shall be in effect and in good standing certified by the Wisconsin Department of Revenue.

- B. Due Authorization. The City Council shall consent to the City entering into this Agreement and shall authorize the person(s) signing this Agreement to execute and deliver it to Developer and to bind the City to its terms. All actions required to authorize RDA to enter into this Agreement shall have been taken and evidence of such actions, including authorization of the person signing this Agreement on behalf of RDA shall have been provided to Developer.

VII. REPRESENTATIONS, WARRANTIES, AND COVENANTS

Developer represents and warrants to the City and RDA as follows:

- A. No Material Change in Documents. All contract documents and agreements have been furnished to the City and RDA, as the case may be, and are true and correct and there has been no material change in any of the same.
- B. No Material Change in Developer Operations. There has been no material change in the business operations of Developer since the date the parties began negotiation to enter into this Agreement.
- C. Compliance with Zoning. The Property now conforms and will continue to conform at all times and in all respects with applicable zoning and land division laws, rules, regulations and ordinances.
- D. Payment. Developer shall pay for all work performed or materials furnished for the Project when and as the same become due and payable. Developer shall not suffer any construction or other involuntary lien to be imposed upon the Property, except for liens for claims to payment that are subject to a bona fide dispute, and, in that case, such liens shall be removed by Developer posting bond or other security, paying one hundred and twenty percent (120%) of the lien claimed into court, escrowing funds or promptly taking other steps to remove the lien of record. Developer shall pay all other obligations relating to the Project, including all creditors holding liens or mortgages against the Property when and as the same become due. Developer will pay all taxes and assessments levied against the Property when and as the same become due.
- E. Certification of Facts. No statement of fact by Developer contained in this Agreement and no statement of fact furnished or to be furnished by Developer to the City or RDA pursuant to this Agreement contains or will contain any untrue statement of a material fact or omits or will omit to state a material fact necessary in order to make the statements herein or therein contained not misleading.
- F. Good Standing. Developer is a limited liability company organized and existing in good standing under the laws of the State of Wisconsin and has the power and all necessary licenses, permits and franchises to own its assets and properties and to carry on its business.
- G. Due Authorization. The execution, delivery and performance of this Agreement and all other agreements requested to be executed and delivered by Developer hereunder have been duly authorized by all necessary company action of Developer and constitute valid and binding obligations of Developer, in accordance with their terms, subject only to applicable bankruptcy, insolvency, reorganization, moratorium, general principles of equity, and other similar laws of general application affecting the enforceability of creditors' rights generally.
- H. No Conflict. The execution, delivery, and performance of the obligations of Developer pursuant to this Agreement will not violate or conflict with the Articles of Organization or Operating Agreement of Developer or any indenture, instrument or material agreement by which Developer is bound, nor will the execution, delivery, or performance of obligations of Developer pursuant to this Agreement violate or conflict with any law applicable to Developer.

- I. No Litigation. There is no litigation or proceeding pending or threatened against or affecting Developer or the Property that would adversely affect the Project, Developer or the priority or enforceability of this Agreement, the ability of Developer to complete the Project or the ability of Developer to perform its obligations under this Agreement.
- J. No Default. No default, or event that with the giving of notice or lapse of time or both would be a default, exists under this Agreement, and Developer is not in default (beyond any applicable period of grace) of any of its obligations under any other material agreement or instrument to which Developer is a party or an obligor.
- K. Compliance with Laws and Codes. The Project, when completed, will conform and comply in all respects with all applicable laws, rules, regulations and ordinances, including without limitation, all building codes and ordinances of the City. Developer will comply with, and will cause the Project to be in compliance with all applicable federal, state, local and other laws, rules, regulations and ordinances, including without limitation, all environmental laws, rules, regulations and ordinances.
- L. Fees or Commissions. Neither the City nor RDA shall be liable for any broker fees or commissions incurred by Developer in connection with the Property or any transactions contemplated by this Agreement.
- M. No Objection to Property Assessment. Prior to termination of this Agreement, Developer shall not file an objection to real or personal property assessment as provided under §70.47(7)(a), Wis. Stats.

VIII. DEFAULT

- A. Developer Default. Each of the following shall be an Event of Default by Developer:
 - 1. Failure to Make Payment. Developer fails to make any payment required and such failure continues for a period of ten (10) days after its due date;
 - 2. Failure to Abide by Other Terms. Developer fails to perform any other of its obligations under this Agreement and such failure continues for a period of thirty (30) days from the date of notice from the City or RDA; provided, however, if such cure cannot reasonably be accomplished within such thirty (30) days and the delay in cure does not materially impair the financial interests of the City or RDA, and if Developer promptly commences cure within the initial thirty (30) days and diligently pursues cure thereafter, Developer shall have a reasonable time, not to exceed sixty (60) days after the initial thirty (30) days, for a total of ninety (90) days to cure;
 - 3. Misrepresentation. Any representation or warranty of Developer in this Agreement or any agreement contemplated by this Agreement is untrue in any material respect;
 - 4. Fraud and Other Illicit Behavior. Developer or any of its members is convicted of, pleads no contest to, or enters into any other agreement other than a dismissal with no conditions as to any allegation of:
 - a) Fraud; or
 - b) Indecent or illicit behavior that in the determination of the City or RDA would threaten the reputation of Developer or its ability to complete the Project according to the requirements of this Agreement;

5. Insolvency. Developer or any guarantor of the obligations of Developer hereunder is insolvent or becomes the subject of a petition in bankruptcy, a receivership, a composition or any other proceeding designed for the benefit of creditors generally that is not dismissed within sixty (60) days of the date of filing;
 6. Involuntary Liens. Any lien is imposed upon the Property involuntarily due to the acts or omissions of Developer and such lien is not removed within sixty (60) days of it being imposed upon the Property.
- B. Remedies Upon Default. In the event of the occurrence of an Event of Default by Developer, the City may in its discretion:
1. Withholding of TIF Payments. If an Event of Default occurs which remains uncured after any applicable cure period, the City may withhold TIF Funds and/or annual PAYGo Reimbursement payments until the Event of Default is cured and, upon such cure, the TIF Funds and/or PAYGo Reimbursement payments shall resume in full;
 2. Termination. Terminate this Agreement without further notice to Developer;
 3. Offset and Recoupment. Offset or recoup against any amounts that may then or thereafter come due from the City or RDA to Developer, whether under this Agreement or otherwise, an amount of damages reasonably estimated by the City or RDA resulting from Developer's breach, including withholding TIF Funds and/or of PayGo Reimbursement payments to the Developer until temporary defaults are remedied to the satisfaction of the City.;
 4. Specific Performance. Sue for specific performance;
 5. Sue for Damages. Sue for all damages caused by the Event of Default;
 6. Other Remedies. Pursue any other remedies available to the City or RDA at law or in equity;
 7. Interest. Collect interest on all delinquent amounts at the rate of twelve percent (12%) per annum from the date such amount was due; and
 8. Costs and Attorney Fees. Collect all costs and fees, including reasonable attorney fees incurred by the City and RDA, or either of them, by virtue of the Event of Default.
- C. City or RDA Default. Developer shall have all rights and remedies available under law or equity with respect to any failure of the City and/or RDA to perform their obligations under this Agreement, but only after providing the City and RDA notice of such default and a failure by the City and/or RDA to commence attempts to cure such default within the thirty (30)-day notice period. If the City and/or RDA, as appropriate, commences cure within the thirty (30)-day notice period and thereafter reasonably and continuously takes action to complete such cure, then the failure to perform shall not be an Event of Default.
- D. Limitation of Damages. The foregoing notwithstanding, none of the parties shall be liable to any other party for any incidental, consequential, indirect, punitive or exemplary damages. All claims and damages asserted against the City or RDA shall be subject to statutory protections of municipalities and their officials and employees, including the immunity and limitations set forth in §893.80 Wis. Stats.
- E. No Waiver. Any delay in instituting or prosecuting any actions or proceedings or otherwise asserting the rights granted in this Agreement, shall not operate as a waiver of such rights to, or deprive it of

or limit such rights in any way, nor shall any waiver in fact made with respect to any specific default, be considered or treated as a waiver of any rights with respect to other defaults or with respect to the particular default except to the extent specifically waived in writing.

- F. Remedies Cumulative. Except as expressly provided otherwise in this Agreement, the rights and remedies of the parties to this Agreement, whether provided by law or by this Agreement, shall be cumulative, and the exercise by any party of any one or more of such remedies shall not preclude the exercise of it, at the same or different times, of any other such remedies for any other default or breach by any other party.

IX. TERMINATION

- A. Date of Termination. This Agreement shall terminate upon the earliest of the date:
1. All Qualified Expenditures have been repaid in full by Tax Increment;
 2. The City closes and terminates the TID;
 3. The Wisconsin Department of Revenue fails to certify or revokes certification of all or any portion of the TID or the Property;
 4. This Agreement is terminated because of an Event of Default; or
 5. The parties agree in writing to terminate this Agreement.
- B. TIF Payments termination. TIF payments shall terminate upon expiration of the TID.
- C. Survival of Certain Provisions. Sections III. B. 1. d), III. F., IV. E., IV. J., IV. I., IV. N.2., IV.O., IV. P. 2., IV. R., V. A., V. B., V. C., V. D., V. E., VII. C., VII. D., VII. E., VII. G., VII. K., VII. L., VIII. B., VIII. D., VIII. E., VIII. F., X. B., X. C., X. G., X. J., X. M., X. O., X. P., X. R., and X.S. shall survive the termination of this Agreement.

X. MISCELLANEOUS PROVISIONS

- A. No Effect Until Executed. The terms of this Agreement shall have no force and effect unless and until this Agreement is executed by all Parties.
- B. Assignment. Developer may not assign its rights under this Agreement without the express prior written consent of the City and RDA, until the obligations of the Developer under Section III hereof are fully performed and satisfied. Thereafter, this Agreement may be assigned by Developer only upon the prior, written consent of the City and RDA, which shall not be unreasonably withheld.
- C. Nondiscrimination. In the performance of work under this Agreement, Developer shall not discriminate against any employee or applicant for employment nor shall the Property or any portion thereof be sold to, leased or used by any party in any manner to permit discrimination or restriction on the basis of the basis of race, color, national or ethnic origin, ancestry, age, religion or religious creed, disability or handicap, sex or gender (including pregnancy), gender identity and/or expression, sexual orientation, military or veteran status, genetic information, or any other characteristic protected under applicable federal, state or local law. Retaliation is also prohibited. The construction and operation of the Property shall be in compliance with all effective laws, ordinances and regulations relating to discrimination on any of the foregoing grounds.

- D. No Personal Liability. Under no circumstances shall any trustee, officer, official, commissioner, director, member, partner or employee of the City or RDA have any personal liability arising out of this Agreement, and Developer shall not seek or claim any such personal liability.
- E. No Personal Interest of Public Employee. No official or employee of the City or RDA shall have any personal interest in this Agreement, nor shall any such person voluntarily acquire any ownership interest, direct or indirect, in the legal entities that are parties to this Agreement. No official or employee of the City or RDA shall be personally liable to Developer or any successor in interest, in the event of any default or breach by the City or RDA, or for any amount that becomes due to the Developer or its successors under this Agreement.
- F. Relationship of Parties. The City and the RDA are not partners or joint venturers with Developer in the Project or otherwise. Under no circumstances shall the City or RDA be liable for any of the obligations of Developer under this Agreement or otherwise. There are no third party beneficiaries of this Agreement.
- G. Force Majeure. No party shall be responsible to any other party for any resulting losses and it shall not be a default hereunder if the fulfillment of any of the terms of this Agreement is delayed or prevented by revolutions or other civil disorders, wars, acts of enemies, strikes, fires, floods, acts of God, adverse weather conditions, legally required environmental remedial actions, industry-wide shortage of materials, or by any other cause not within the control of the party whose performance was interfered with, and which exercise of reasonable diligence, such party is unable to prevent, whether of the class of causes herein above enumerated or not, and the time for performance shall be extended by the period of delay occasioned by any such cause. The foregoing notwithstanding, a Force Majeure event may not be used to avoid an Event of Default if the delay caused by the Force Majeure event exceeds ninety (90) days from the date the event occurred.
- H. Parties and Survival of Agreement. Except as otherwise expressly provided herein, this Agreement is made solely for the benefit of the parties hereto and no other person, partnership, association or corporation shall acquire or have any rights hereunder or by virtue hereof. All representations and agreements in this Agreement shall remain operative and in full force and effect until fulfilled and shall survive the closing.
- I. Time. TIME IS OF THE ESSENCE with regard to all dates and time periods set forth herein. In the event this Agreement is not executed by both Parties prior to November 1, 2024, any and all approvals granted pursuant hereto or in conjunction herein by the City which are contemplated as part of this Agreement shall automatically expire.
- J. Notices. All notices, demands, certificates or other communications under this Agreement shall be given in writing and shall be considered given:
1. Upon receipt if sent via electronic mail (e-mail) or facsimile; or
 2. Upon receipt if hand-delivered to the party or person intended; or
 3. One (1) business day after deposit with a nationally-recognized overnight commercial courier service, air bill pre-paid; or
 4. Three (3) business days after deposit in the United States Postal Service (USPS), postage prepaid, by certified mail, return receipt requested.

All correspondence shall be addressed by name and address to the party or person intended as follows:

To the City: City of Green Bay
Attn: City Clerk
100 North Jefferson Street
Green Bay, WI 54301
e-mail: celestine.jefferys@greenbaywi.gov

To RDA: Redevelopment Authority of the City of Green Bay
Attention: Executive Director
100 North Jefferson Street, Room 608
Green Bay, WI 54301
e-mail: cheryl.renier-wigg@greenbaywi.gov

To the Developer: On Broadway, Inc.
Attention: Board President
340 N. Broadway, Suite 165 Green Bay, WI 54303
E-mail: barb.lamue@thenewnorth.com

The foregoing addresses shall be presumed to be correct until notice of a different address is given according to this paragraph.

- K. Governing Law. The laws of the State of Wisconsin shall govern this Agreement.
- L. Captions. The captions or headings in this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any of the provisions of this Agreement.
- M. Execution in Counterparts. This Agreement may be signed in any number of counterparts with the same effect as if the signature thereto and hereto were upon the same instrument.
- N. Severability. If any provision of this Agreement shall be determined to be unenforceable as applied in any particular case or in all cases because it conflicts with any other provision or provisions hereof or any constitution or statute or rule of public policy, or for any other reason, such circumstance shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions herein contained unenforceable to any extent whatever.
- O. Recording of Agreement. The City may record this Development Agreement or a Memorandum of this Agreement with the Register of Deeds for Brown County, Wisconsin. Upon request of the City, Developer shall execute and deliver to the City any such Memorandum or any other document in connection with such recording.
- P. Priority Over Subsequent Liens. This Agreement shall run with the land and shall be binding upon and inure to the benefit of the parties and their heirs, successors and assigns. As such, the current and all future owners of the Property shall be subject to all of the obligations stated herein. Owner warrants and represents that there will not be any mortgage or any other lien against the Property at the time this Development Agreement is recorded other than mortgages for the purchase of the Property and to finance costs of constructing the Project. This Development Agreement shall have precedence and shall take priority over any mortgage, lien or other encumbrance that may be recorded against the

Property (or any portion thereof) after the recording of this Development Agreement (or Memorandum thereof).

Q. No Construction Against Drafter. This Agreement is a product of the negotiation and drafting of attorneys for the parties, and, as such, the rule of construing ambiguous contracts against the drafter shall not apply to this Agreement.

R. Venue. The venue for any proceeding involving the negotiation, drafting, interpretation or enforcement of this Agreement shall be the circuit court for Brown County, Wisconsin, all other venues being inappropriate for any such proceeding.

S. Signatures and Counterparts. Electronic, facsimile and photocopy signatures shall have the same effect as original signatures.

S.T. Amendment. This Agreement may only be amended by a written instrument executed by both Parties, except as otherwise provided herein. The Agreement and all subsequent amendments shall supersede and renders null and void any prior agreements between the parties and constitutes the Parties' complete agreement.

[Signature pages follow]

Signature page 2 of 3

THE CITY OF GREEN BAY, THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY, and
ON BROADWAY, INC

THE CITY OF GREEN BAY

By: _____
Eric Genrich, Mayor

By: _____
Celestine Jeffreys, Clerk

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

Personally came before me this _____ day of _____ 2024, the above named
_____ and _____, on behalf of the City of Green Bay,
a Wisconsin municipal corporation, to me known to be the person who executed the foregoing
instrument and acknowledged the same.

*

Notary Public, _____ County, Wisconsin
My Commission Expires _____

EXHIBIT A
Property Map



Brown County, Brown County, WI



1"=94'
Feet

1:1,128

Legend

ParcelLine

- Block boundary
- Bulkhead Line
- Historic Parcel Line (20under)
- Hydrography
- Lines between deeds or lots (2(dashed))
- Lot boundary

- - - Meander line
- Original Right of Way
- PLS5 line
- Parcel line
- Plat boundary
- Private Road Right of Way
- Right of Way line
- Undetermined

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

Date Printed: 27 Aug 2024

City of Green Bay

GB - GIS

EXHIBIT B
Legal Description

28,136 SQ FT LOTS 58, 59, 60, 61 & 62 DOUSMAN'S ADDN EX SLY 31 FT OF 61 & 62

EXHIBIT C
Preliminary Concept Plan











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

MEETING DATE

January 13, 2026

PREPARED BY

Ronda Bitney

AGENDA ITEM # E.2

Consideration with possible action on a 180-day planning option to GB Real Estate Investments, LLC for 1531 Main Street.

BACKGROUND

Developer, GB Real Estate Investments, LLC, has requested the Redevelopment Authority (RDA) grant a 180-day Planning Option for RDA-owned property at 1531 Main Street. The 1.83-acre site is currently zoned NC-Neighborhood Commercial. The property was acquired in 2025 by the Redevelopment Authority as surplus from the City of Green Bay.

The Developer's preliminary plan for the site includes a multi-family development with 30 market-rate rental units with 1-bedroom and 2-bedroom units. The project has a preliminary construction budget of \$4.4 million. The Developer is requesting a 180-day planning option to confirm site suitability, finalize a design concept, secure financing, and coordinate with City staff on a potential development agreement.

RECOMMENDATION

To approve a 180-day planning option to GB Real Estate Investments, LLC for a multifamily development on the site located at 1531 Main Street.

FISCAL IMPACT

ATTACHMENTS

1. GIS Sketch - 1515 Main Street
2. Garritt Bader - 30 Unit - Hinkle Site

1515 Main Street



Map printed on 10/5/2025



1:720

1 inch = 60 feet*
1 inch = 0.0114 miles*

*original page size is 11" x 17"
Appropriate format depends on zoom level

A map key/legend is available at tinyurl.com/BrownDogLegend

This is a custom web map created by an online user of the GIS map services provided by the Brown County Wisconsin Planning & Land Services Department



(920) 448-6480

www.browncountywi.gov

0

0.025

0.05

mi



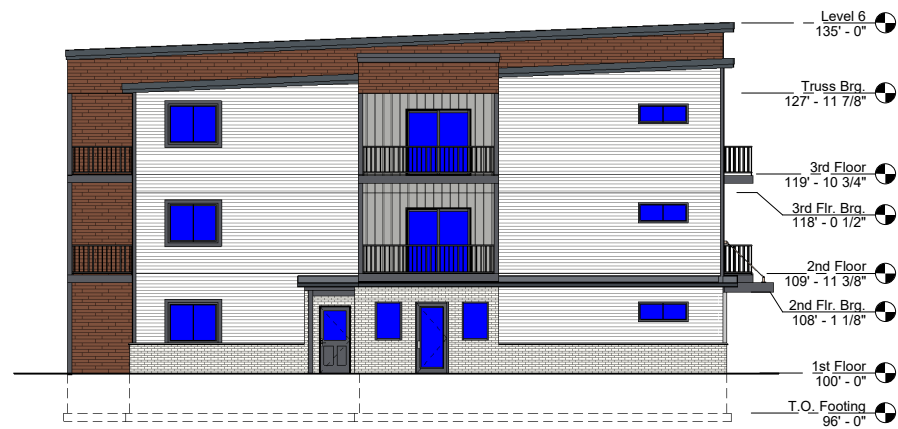
NORTH ELEVATION

Scale: 1/8" = 1'-0"



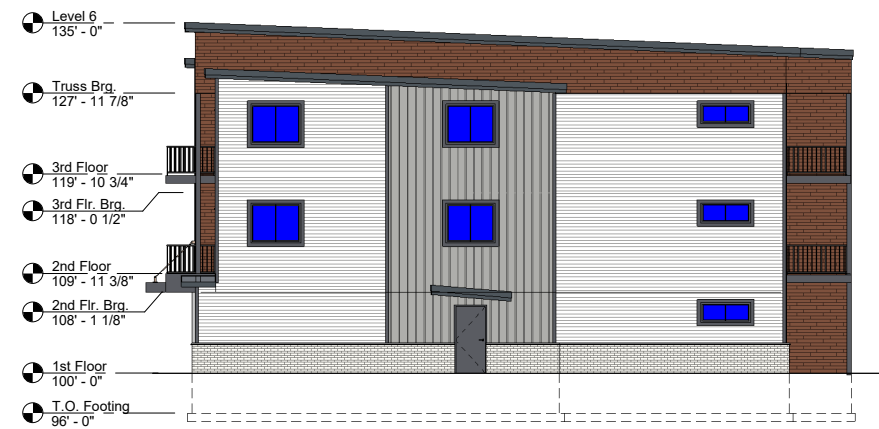
SOUTH ELEVATION

Scale: 1/8" = 1'-0"



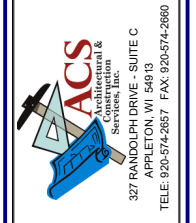
EAST ELEVATION

Scale: 1/8" = 1'-0"



WEST ELEVATION

Scale: 1/8" = 1'-0"



Proposed Building For:
Duganine - 30 Unit - Hinkle
GREEN BAY, WISCONSIN

DATE: 05.06.20
 ARCH: K. SPERL
 D. BY: J. MILLER
 JOB: 25.029
 REV.

A
2.0



Proposed Building For:

Duganine - 30 Unit - Hinkle

 GREEN BAY, WISCONSIN

DATE: 05.06.20

 ARCH: K. SPERL

 D. BY: J. MILLER

 JOB: 20.029

 REV.



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

MEETING DATE

January 13, 2026

PREPARED BY

Cheryl Renier-Wigg, Staff, Ronda Bitney

AGENDA ITEM # E.3

Consideration with possible action to conditionally approve the RFP submitted by Hmong American United of Green Bay for use of 401 9th Street.

BACKGROUND

The site located at 401 9th Street (Parcel I-923) was deeded back to the RDA through a reversion deed restriction of ownership in 2025. This site is zoned S-LRI, Special Purpose Residential-light Industrial.

Staff issued an RFP on 10/10/25 with a closure date of 12/19/25 seeking proposals from experienced, community-focused non-profit organizations to program, manage and operate a community-based facility at 401 9th Street.

Staff have received and scored two proposals, each requesting to provide assistance to the Hmong population.

Hmong American United of Green Bay proposed continued support of programs such as Hmong traditional classes, youth programs, a program for seniors and services for the Brown County Community.

The Hmong Center of Green Bay proposed creating new programming including educational programming, family support services, skill development and collaborative partnerships in the surrounding neighborhood.

While both proposals met the intent and criteria of the RFP, staff's evaluation determined that Hmong American United of Green Bay is a more established organization, with existing programming already in place and demonstrated experience operating a community center of this scale. Although the Hmong American United proposal scored higher, it still did not address how the group would make the repairs needed to the building in order to sustain the programming.

As a result of this lack of information, staff is requesting that RDA conditionally approve the Hmong American United of Green Bay proposal contingent on them providing a plan of action by July 1st, 2026 on how the building will be repaired in order to meet their current and future programming needs.

RECOMMENDATION

To conditionally approve the RFP submitted by Hmong American United of Green Bay for use of 401 9th Street.

FISCAL IMPACT

ATTACHMENTS

1. Parcel map
2. RFP 401 Ninth Street-2.0
3. TheHmongCenterOfGreenBayInc_RFP_401_9th_st
4. Hmong American United of Green Bay-RFP

9TH ST

401-411

411 9TH ST

401 9TH ST

1-923

15,304 SF

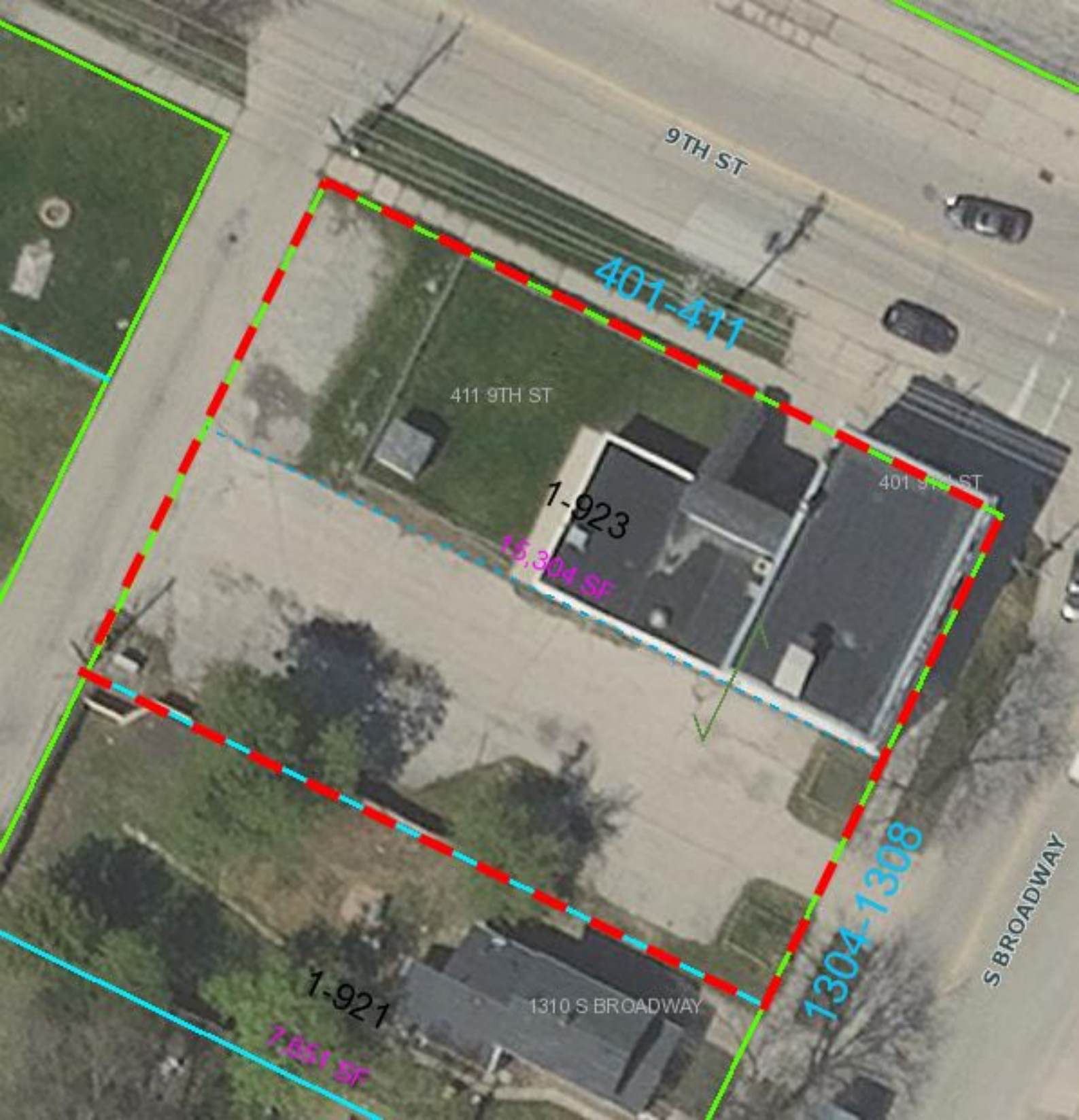
1304-1308

S BROADWAY

1-921

7,651 SF

1310 S BROADWAY





Community & Economic Development Department
100 North Jefferson Street - Room 608
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3300
Fax 920.448.3426

Request for Proposals (RFP):

For Non-Profit Organizations to Program and Operate 401 Ninth Street

Issued by: City of Green Bay Redevelopment Authority

Date Issued: 10/13/2025

Response Deadline: 12/19/2025



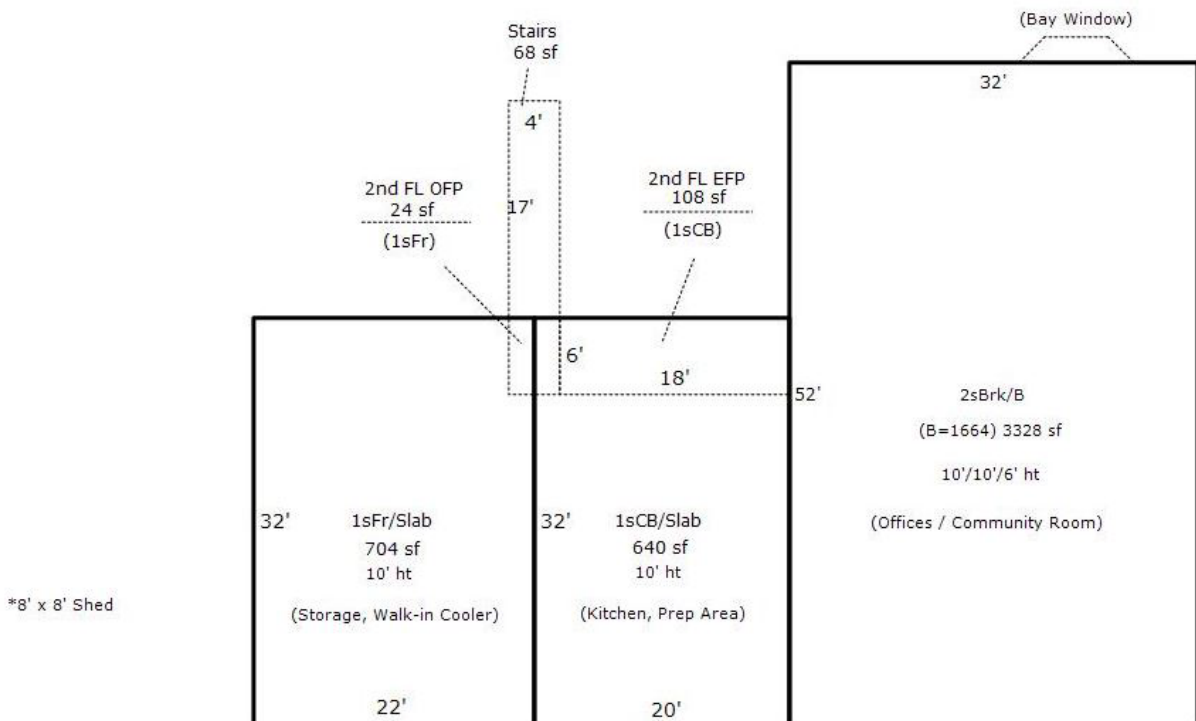
The City of Green Bay Redevelopment Authority (RDA) is seeking proposals from experienced, community-focused non-profit organizations to program, manage, and operate a community-based facility located at 401 9th Street. The RDA seeks to partner with a nonprofit to transform this property into a community serving facility that provides cultural, education, social service, and/or other public benefit programming that is accessible to all Green Bay residents.

This RFP invites qualified non-profit organizations to demonstrate their experience, capacity, and vision for community-centered programming and operational management.

Property Overview



The property is located at 401 Ninth Street (Parcel 1-923). A two-story, 4,672 square foot building built in 1900 is on a .35-acre corner lot. The building includes a commercial kitchen, assembly space (50-person capacity), office space and was developed to serve as a community center offering cultural programming.



The parcel is zoned Special Purpose Residential Light Industrial (S-RLI). The permitted uses for the site which align with the City's Zoning Code are:

- Live-work unit
- Dwelling in conjunction with business
- Community center
- Community Clinic/healthcare facility (with Conditional Use Permit)
- Childcare (with Conditional Use Permit)
- Artist Studio
- Office
- Restaurant/Bakery
- General retail (with Conditional Use Permit)

Neighborhood

The property is located in the Shipyard Neighborhood. The City has further defined the immediate area of the property as the Shipyard Corridor, which is the focus of a neighborhood revitalization effort that involves substantial redevelopment and investment, including the Shipyard and C. Reiss coal pile properties.

The property is located within a Qualified Census Tract (QCT) and an Opportunity Zone. There is potential for Community Development Block Grant funds depending on the use.

Project Objectives

The RDA's objective is to partner with a qualified non-profit that can bring innovative, inclusive, and mission-aligned programming while managing day-to-day operations of the facility.

Scope of Opportunity

The selected organization will be responsible for:

- Developing and managing community-centered programs (youth, seniors, arts, education, recreation, wellness, etc.).
- Coordinating facility use and rentals.
- Recruiting, training, and managing staff and volunteers.
- Establishing equitable policies for participation and access.
- Overseeing building operations, scheduling, and maintenance coordination.
- Managing budgets, fundraising, and grant reporting (if applicable).
- Measuring and reporting on program outcomes and community impact.
- Collaborating with local stakeholders, partners, and City staff.

The property at 401 9th Street will be conveyed at nominal cost (subject to deed restriction).

Eligibility Requirements

Qualified non-profit organizations should demonstrate:

- At least 3 years of experience in managing community-based programming and/or facilities.
- A strong mission alignment with community development, equity, youth engagement, or public health.
- Financial and organizational capacity to undertake facility operations.
- Experience working with diverse populations and underserved communities.
- Evidence of community partnerships and stakeholder engagement.

Submission Guidelines:

Interested organizations must submit the following:

1. **Cover Letter** – Summarize interest, approach, and primary contact.
2. **Organizational Overview** – Include mission, years of operation, leadership bios, and governance structure.
3. **Relevant Experience** – Provide examples of past or current programming and facility management.
4. **Staffing Plan** – Key personnel, roles, and responsibilities.
5. **Community Engagement Approach** – Describe how the organization will involve and respond to the community.
6. **Preliminary Operational Plan** – Overview of how the organization plans to operate the center.
7. **Financial Capacity** – Latest audited financial statement or annual report.
8. **References** – At least three references from partners, funders, or government agencies.

Selection Process and Evaluation Criteria:

Submissions will be evaluated based on the following:

Evaluation Criteria	Points
Relevant Organizational Experience	25
Approach to Community Programming	20
Capacity to Operate and Manage Facility	20
Staffing & Leadership Capacity	15
Financial and Organizational Stability	10
Equity, Inclusion & Community Engagement	10

Contractual Conditions:

The City will require:

- Deed Restriction/Reverted Clause: Property reverts to City ownership should the nonprofit cease operations, changes mission or violates terms.
- Annual Reporting: Organization must submit a yearly summary of programs, attendance and finances.
- Non-Discrimination Clause: No discrimination or service restrictions based on race, color, religion, sex, national origin, age or disability.

Submission Instructions:

Proposals may be submitted electronically to Ronda Bitney (ronda.bitney@greenbaywi.gov) or personally delivered to the City of Green Bay Department of Community & Economic Development by: 12/19/2025

Questions may be directed Ronda Bitney (ronda.bitney@greenbaywi.gov) by: 11/07/2025

The City reserves the right to reject any or all proposals and to negotiate final terms with selected nonprofit.

Timeline

- RFP Release Date: 10/13/2025
- Walk-thru opportunity: 11/5/2025 @ 1 pm
- Deadline for questions and publication of answers: 11/7 & 11/14
- Proposal Submission Deadline: 12/19/2025
- Review & Selection: 12/29/2025
- RDA approval: 1/13/2026



The Hmong Center of Green Bay, Inc.

Proposal for the Programming and Operation of 401 Ninth Street Community Facility

City of Green Bay Redevelopment Authority

A place of connection, culture, and community.

Submitted By:

The Hmong Center of Green Bay, Inc.

PO Box 10922

Green Bay, WI 54307

www.hmongcenterofgb.org

info@hmongcenterofgb.org | (920) 609-4019

December 17, 2025

City of Green Bay Redevelopment Authority

Attn: Ronda Bitney

100 N. Jefferson Street
Green Bay, WI 54301

Dear Ms. Bitney and Members of the Redevelopment Authority,

On behalf of *The Hmong Center of Green Bay, Inc.* (the Hmong Center), I am honored to submit our proposal in response to the City's Request for Proposals for the programming and operation of the community facility at 401 Ninth Street.

The Hmong Center has been part of the city's history for over twenty years, beginning in 1998 as a place of transition, hope, and belonging for Hmong families rebuilding their lives after war displacement. It helped newcomers overcome language barriers, navigate unfamiliar systems, and preserve their cultural identity, eventually growing into a trusted community pillar. Today, with a newly elected board and renewed community energy, the Hmong Center is entering a new chapter, revitalizing its purpose, and reimagining the services our community needs most.

Our focus is on transforming the Hmong Center into a dynamic cultural and economic anchor that activates the surrounding neighborhood, increases foot traffic, and strengthens local economic activity. By expanding workforce development programs, supporting small-business growth, and building strategic partnerships with schools, nonprofits, and local employers, the Hmong Center will function as a catalyst for revitalization, engaging youth, empowering families, attracting visitors, and contributing meaningfully to Green Bay's long-term economic and community growth.

The facility at 401 Ninth Street represents more than just a building. It is a familiar cultural home for our elder generation, and we see an opportunity to honor that legacy while expanding it for the present and future. Our goal is to fulfill a generational mission that transcends age, transforming this space into a true home for today's families and the generations yet to come.


Thank you for your time and consideration. We look forward to the opportunity to partner in transforming 401 Ninth Street into a vibrant community and economic anchor - activating the neighborhood, supporting local growth, and creating a place where youth and families can thrive.


With respect and gratitude,



Roger Y. Yang

President, The Hmong Center of Green Bay, Inc.

 920.639.9700

 roger.yang@hmongcenterofgb.org

 hmongcenterofgb.org

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1. Introduction & Organizational Vision

For more than two decades, The Hmong Center of Green Bay, Inc. (the Hmong Center) has stood as a symbol of resilience, unity, and cultural pride. Founded in 1998 during a period of transition for many resettling Hmong families, the Hmong Center became a trusted space where community members could find support, overcome barriers, and connect with one another. Its legacy reflects the enduring strength of the Hmong community and its contributions to Green Bay's cultural fabric.

Today, the Hmong Center is entering a new era of growth guided by a revitalized board and a renewed vision for the future. Our goal is to transform the property at 401 Ninth Street into a vibrant, multipurpose community hub that promotes economic vitality, workforce development, expands youth development opportunities, and strengthens cross-cultural engagement. This includes creating innovative programs, expanding partnerships, supporting family wellness, and establishing a youth centric academy that fosters leadership, confidence, and higher education and career opportunities. The revitalized Hmong Center will honor its heritage while driving forward a future rooted in connection, learning, and community engagement.

Through this proposal, the Hmong Center reaffirms its commitment to being a reliable and engaged partner in the City's ongoing efforts to promote economic vitality, inclusivity, and equitable community development. With renewed leadership, we are ready to breathe new life into this facility and continue a tradition of resilience that has defined our organization and our community for more than twenty years.

2. Organizational Overview

Mission Statement

The Hmong Center of Green Bay, Inc. exists to serve the community by providing a place of belonging, pride, and hope. We are committed to offering programs and services that meet the evolving needs of the community - supporting individuals and families in education, personal growth, wellness, and everyday life. Through these efforts, we strive to enrich lives, build connections, and create a brighter future for all.

Leadership & Governance

The Hmong Center is led by a Board of Directors composed of community members, professionals, and advocates who are committed to strengthening and revitalizing the organization's mission. The current board represents a broad range of skills and experience - including nonprofit management, education, business development, public service, and community engagement.

Current Board Officers:

- **Roger Yang, President**
 - Software Engineer II at Nsight with over 23 years of experience in the IT, communications, and customer service industries
 - Proven project lead and coordinator, experienced in managing cross-functional initiatives from planning through execution
 - Skilled procedural and technical documentation writer, ensuring clarity, consistency, and accountability
 - Recognized subject matter expert across multiple technical and operational domains
 - Experienced trainer and mentor, supporting professional development and knowledge transfer
 - Forward-thinking and strategic leader with a collaborative leadership style
 - Demonstrated ability to guide diverse teams, build consensus, and drive meaningful progress
 - Strong interpersonal and communication skills, effective with stakeholders at all levels
 - Extensive professional and community network, serving as a community leader and advocate
 - Active involvement in youth sports with over 20 years of experience as a coach, coordinating large sporting events, and taking on active board positions
 - Promotes leadership development and, higher education and career readiness initiatives

- **Mary Lou Yang - Secretary**
 - Dedicated healthcare professional over 17 years and community advocate
 - Licensed Practical Nurse
 - Experience in preventative care, mental health, addiction recovery and public health
 - Focuses on education equity, healthcare access, and community representation
 - Community activist
 - Founder of Green Bay Asian Allies United

- Leads initiatives that promotes student success, mental wellness and inclusion and equity
 - Board of Directors member at N.E.W. Community Clinic
 - Promotes stronger, healthier, and more connected communities
 - Has a deep understanding of the challenges faced by underserved and underrepresented populations
 - Involved in legislative engagement
- **Pang Vang, Treasurer**
 - Background in economics and simple finance through bachelor's degree in organizational leadership
 - Understands the fiduciary duty to manage organization's finances and have the ability to perform risk management
 - Research grant opportunities and assist in drafting budgets for proposals
 - Cultivate relationships with other organizations and community leaders to further the mission of the Hmong Center of Green Bay

Committees and Volunteers

The Hmong Center operates with support from volunteer committees dedicated to community programming, youth services, cultural preservation, family wellness, facility operations, and fundraising. These committees reflect the community-driven nature of the Hmong Center, bringing together elders, young professionals, and students who share a commitment to sustaining and expanding the Hmong Center's impact.

Organizational Structure

The Hmong Center functions as a registered 501(c)(3) nonprofit organization (EIN# 39-1952856) governed by its bylaws and operated in accordance with nonprofit best practices. The Board of Directors provides strategic direction, fiscal oversight, and policy governance. The President serves as the principal executive officer, supported by board officers and committee chairs who oversee day-to-day initiatives and community programs.

As the organization grows, the Hmong Center plans to formalize staff positions - including a Program Manager and Facilities Coordinator - to manage daily operations, program scheduling, and partnership coordination at the 401 Ninth Street facility. These roles will complement the volunteer network that remains at the heart of the organization's service model.

Community Engagement & Partnerships

The Hmong Center's work is rooted in collaboration. As we revitalize the center and expand our programs, we rely on strong, trusted partnerships with organizations that bring cultural expertise, direct service capacity, and deep community relationships. These partnerships allow us to reach more families, activate the neighborhood, and ensure that the 401 Ninth Street facility becomes a vibrant hub connected to the broader ecosystem of community support in Green Bay. The Hmong Center maintains active partnerships with local organizations and agencies, including:

- **Peb Yog Hmoob (We Are Hmong) Collective** – a partnership-driven coalition of trusted, respected Hmong organizations (The Hmong Center of Green Bay, Maiv Passion Foundation,

HANDS, Thor Consulting) that pool expertise, resources, and community networks to advance cultural preservation, education, and long-term community development.

- **Maiv Passion Foundation** – Established in 2024, Maiv Passion Foundation supports the growth and development of Hmong youth through programs in academics, athletics, culture, and the arts. Based in the Greater Green Bay area, the organization partners with local schools and community groups to empower young people and foster cultural pride and leadership.
- **HANDS (Hmong Autism Neurodiverse Disability Support)** – HANDS provides support and advocacy for Hmong families affected by autism, disabilities, and mental health challenges. As the only organization in Wisconsin focused specifically on Hmong families navigating these issues, HANDS offers a safe and inclusive space for connection, education, and mutual support. Through culturally responsive outreach, the organization helps bridge barriers and strengthen the overall well-being of the community.
- **Balanced Connections** – Balanced Connections provides adult day services that promote independence, social connection, and overall well-being. The program offers an inclusive and welcoming environment for individuals from diverse cultural backgrounds, including those with cognitive or physical challenges. Through personalized care and community engagement, Balanced Connections fosters dignity, belonging, and quality of life for all participants.
- **Thor Consulting** – an independent consulting practice specializing in strategic planning, organizational development, public relations, and community engagement within the nonprofit sector, particularly for organizations serving marginalized communities. Thor Consulting has supported coalitions and community initiatives across Wisconsin and Minnesota, helping organizations build capacity, strengthen partnerships, and advance programs that contribute to local economic vitality and neighborhood activation.

3. Relevant Experience

The Hmong Center meets all eligibility criteria outlined in the RFP, with proven capacity to serve diverse communities, strong alignment with neighborhood revitalization goals, a sustainable operational model, and active partnerships with high-impact service providers. With over twenty years of community presence, the Hmong Center has built deep trust that now supports a renewed mission focused on economic vitality, youth and family engagement, increased neighborhood activity, and cross-sector collaboration.

Our experience in English language learning, youth development, cultural programming, and elder support provides a solid foundation as we expand into future-focused programs that bring essential services and community activity directly into the neighborhood. This forward momentum is strengthened by a leadership team and partner organizations with extensive experience delivering community-based programming across multiple settings.

With our partners, along with the Hmong Center's board and volunteer network, have collectively managed workshops, mentorship programs, cultural activities, youth development programs, community events, and public support services across multiple venues, including schools, nonprofit centers, public facilities, and community gathering spaces.

This collaboration-driven approach demonstrates the Hmong Center's capacity to manage programming, scheduling, volunteer coordination, facility use, and daily community operations effectively. The phased operational plan and hybrid staffing model will ensure that 401 Ninth Street is managed responsibly, welcomingly, and sustainably from day one.

4. Project Narrative & Proposed Use of 401 Ninth Street

The Hmong Center envisions transforming 401 Ninth Street into a vibrant, community-centered facility. This historic building offers the perfect foundation for a renewed center - one that honors its legacy as a gathering place while evolving to meet the modern needs of Green Bay's diverse population.

Vision for the Facility

The reimagined Hmong Center will serve as a welcoming and inclusive hub where individuals and families can learn, grow, and connect. It will also function as an incubation space for emerging organizations and community groups. Its use will prioritize forward-looking community engagement, offering space for educational programming, family support services, skill development, and collaborative partnerships that strengthen the well-being and vitality of the surrounding neighborhood.

The main level, featuring a large multipurpose room with a full commercial kitchen, will serve as the central activity hub of the Hmong Center. This adaptable space will support a wide range of programming throughout the day, including senior wellness activities, adult education workshops, youth tutoring, family engagement events, community meals, cooking classes, and small-group trainings. Its flexible design allows the room to transition seamlessly between structured programs and open community use, ensuring the facility remains active, welcoming, and responsive to the needs of the neighborhood.

During the morning and daytime hours, the space will primarily support adult and senior wellness programming. This includes fitness and movement classes, health education workshops, and informational sessions on healthcare navigation, financial literacy, translation, and resource access. These programs are designed to help adults and elders remain active, engaged, and supported within the community.

In the afternoons and evenings, as families and students return from work and school, the multipurpose room will seamlessly transition to youth and family engagement programs. These will include after-school tutoring, mentoring, leadership development, higher education and career preparedness support, and cultural education sessions, along with family-oriented workshops, community meetings, and social gatherings. The space will also support recreational and arts-based programming - offering youth a safe, positive environment for learning and creativity.

The commercial kitchen will complement these efforts by supporting cooking demonstrations, nutrition workshops, and cultural food programs that highlight traditional cuisines while promoting healthy living. It will also enable shared meals, potlucks, and community events that foster social connection and collaboration among local families and organizations.

The second floor will serve as the Hmong Center's administrative and coordination hub. It includes two offices and a common reception area that will support daily operations, volunteer coordination, and partnership outreach. This area will also provide meeting space for staff, board members, and community partners - ensuring that programs and collaborations are well-organized, responsive, and effectively managed.

5. Facility Improvements & Enhancements

To support the revitalization of the Hmong Center and create a welcoming, accessible, and community-focused environment, thoughtful improvements will be made to both the exterior and interior of the facility at 401 Ninth Street. These enhancements will respect the building's existing character while modernizing its functionality and appearance to better serve the community.

Exterior Improvements & Curb Appeal

A key element of the revitalization will be to modernize the building's curb appeal to create a warm and inviting presence in the neighborhood. The current façade will be refreshed to reflect the Hmong Center's renewed identity, and large floor-to-ceiling windows will be added along the street-facing walls of the main level. These windows will allow natural light to fill the multipurpose room while also providing visibility into the activity happening inside - offering a sense of openness, transparency, and community connection. This visibility will help generate interest, invite engagement, and convey a message that the Hmong Center is open, active, and part of the community's daily life.

The exterior of the second floor will be enhanced with horizontal natural wood slat cladding, introducing a contemporary yet warm architectural feature to the building. This treatment will soften the building's profile, add visual depth, and create a more inviting and approachable identity for the facility. The wood cladding will complement the upgraded first-floor windows and overall enhancements below, resulting in a cohesive, modern design that feels welcoming and rooted in the surrounding neighborhood.

These improvements extend beyond appearance; they directly support the Hmong Center's goals of accessibility, openness, and community engagement. A building that is brighter, more welcoming, and visibly active will help position the Hmong Center as a trusted neighborhood anchor and a resource where individuals and families can easily gather, participate, and feel at home.

Main Level Improvements

The multipurpose room will be upgraded to support flexible use throughout the day. Improvements will include new flooring, updated lighting, and easily reconfigurable furniture to support educational programming, workshops, and community gatherings. The commercial kitchen will also be updated with modern, community-friendly equipment to expand its use for:

- Cooking classes and nutrition workshops
- Pop-up dinners and cultural food events
- Local chef showcases
- Shared kitchen access for community food entrepreneurs

These updates will create a vibrant, functional space that encourages learning, shared meals, collaboration, and intergenerational connection.

Second Floor Enhancements

The second-floor office suite will be reconfigured and refreshed to create a welcoming, organized, and highly functional administrative and incubation hub. The expanded layout will introduce two additional offices, a large conference room for partner and community meetings, and a shared kitchenette space to support staff, volunteers, and collaborating organizations. Improvements will also include updated finishes, a more efficient workspace flow, and new energy-efficient windows that increase natural light and offer views of the surrounding neighborhood. This redesigned area will strengthen day-to-day coordination, support volunteer and partner engagement, and ensure the effective management of programs and services delivered on the main level.



Figure 1 - Angle View Exterior Façade Proposal



Figure 2 - Front View Exterior Façade Proposal



Figure 3 - Floorplan Ground Floor

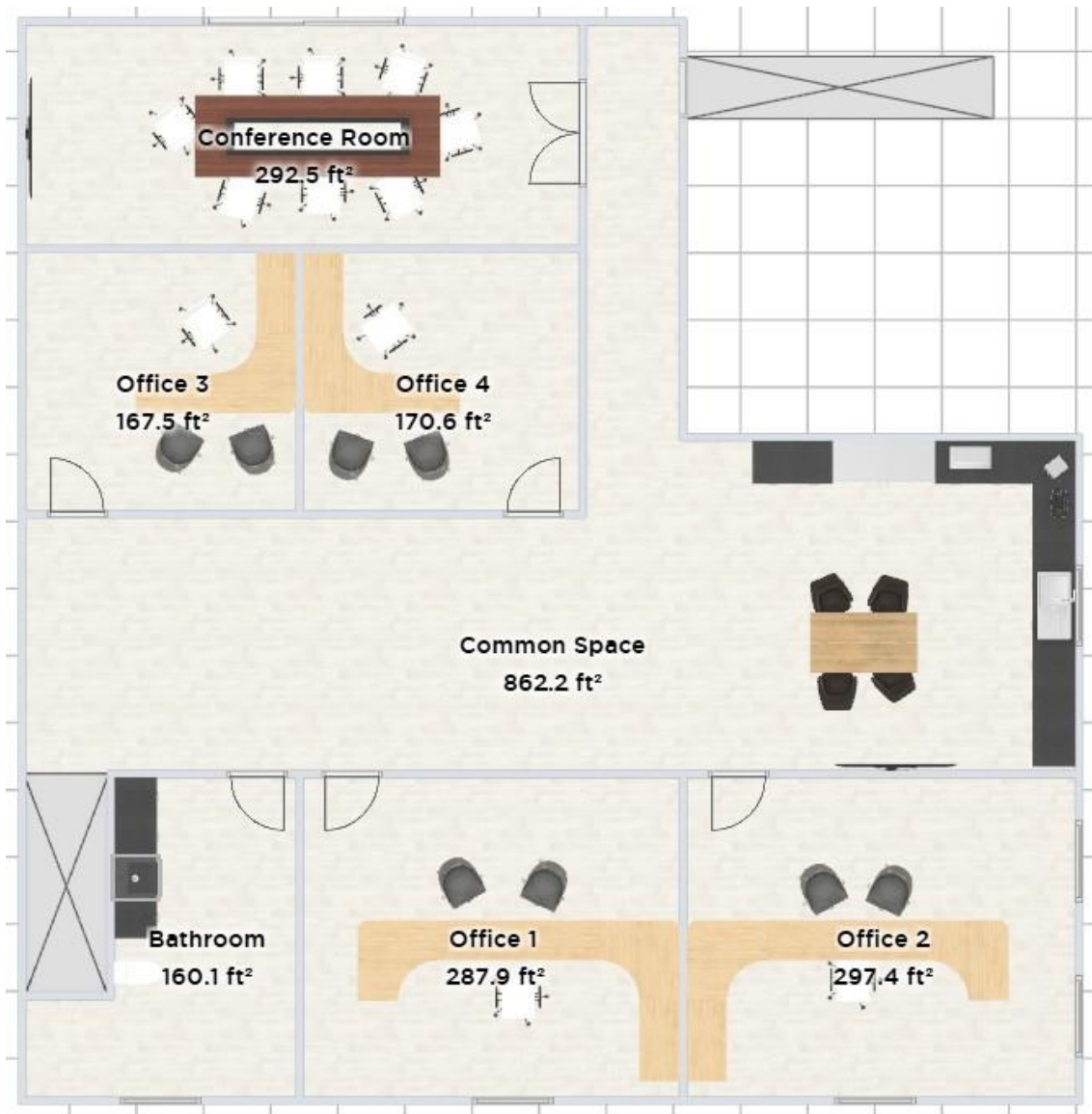


Figure 4 - Proposed Floorplan Second Floor

Additional concept renderings and visual references are provided in Appendix A to illustrate the proposed improvements and design direction.

6. Program Areas & Community Impact

1. Community Support and Resource Navigation

The Hmong Center will offer dedicated programming that helps adults and seniors access the resources they need to stay informed, confident, and supported in their daily lives. Services will include assistance with job readiness, resume building, and digital literacy; help interpreting documents or navigating applications; and workshops focused on health, wellness, and financial understanding. By providing a trusted place where individuals can ask questions, receive guidance, and build essential life skills, the Hmong Center will strengthen economic stability and overall well-being for all.

2. Education & Youth Development

Education is central to the Hmong Center's mission. The facility will host after-school tutoring, leadership development, and higher education and career preparedness programs to empower youth and improve academic outcomes. Collaboration with local schools, colleges, and universities, as well as with our partners will expand access to mentorship opportunities, volunteer engagement, and career readiness programs.

3. Family Support & Wellness

The Hmong Center will offer programming that strengthens family dynamics, promotes healthy communication, and supports the overall well-being of households. Through workshops on parenting, nutrition, financial decision-making, and wellness, families will gain practical tools to navigate daily life with confidence. These programs will help reinforce stable routines, improve family relationships, and create a supportive environment where adults, caregivers, and children can thrive together.

4. Collaboration & Shared Resources

The Hmong Center will operate as an incubation hub where local nonprofits and community groups can share space, coordinate programming, and support one another's work. By functioning as an incubation space for emerging and established groups alike, the Hmong Center will help strengthen organizational capacity, encourage cross-program collaboration, and ensure the facility remains an active and community-driven resource throughout the week.

5. Community Events & Engagement

Throughout the year, the Hmong Center will organize community events - including cultural festivals, resource fairs, workshops, and leadership seminars, that invite the public to engage with the center. These events will foster civic participation, bridge communities, and promote inclusivity across cultures.

7. Operational & Financial Plan

Operational Plan

The Hmong Center will operate 401 Ninth Street as a community-focused, multi-purpose flex space and educational center. The center will be open for programming five days a week, with activities scheduled throughout the day to serve different age groups and community needs. The center can be rented on Friday evenings, and/or the weekend to use.

Operating Schedule

To maximize accessibility and maintain program rotation, the Center will follow a day-part model:

Time of Day	Primary Users	Program Examples
Morning - Early Afternoon	Adults & Elders	Wellness classes, health workshops, ELL instruction, citizenship support, translation services
Afternoon - Early Evening	Students & Youth	Tutoring, mentorship, leadership development, cultural learning, arts & recreation programs
Evenings & Weekends	Families & Community Groups	Community meetings, parenting workshops, multi-generational gatherings, shared meals, small events, volunteer trainings

This schedule ensures that the Hmong Center remains fully utilized, while programs are delivered in a consistent and predictable schedule.

Staffing & Volunteer Coordination (Hybrid Model)

The Hmong Center will operate under a hybrid staffing model that combines a small core team with strong partnership collaboration and an organized volunteer base. This approach ensures that the center remains financially sustainable while still providing high-quality and consistent programming throughout the year.

- **Board of Directors** will maintain governance oversight, strategic direction, and fiscal responsibility.
- A **Program Coordinator** will be hired to manage the daily operations of the Hmong Center, including scheduling, communications, volunteer coordination, and program planning. This role will also serve as the primary contact for partner organizations and community groups utilizing the space.
- A **shared Facilities & Operations role** (part-time or contracted) will oversee building access, setup, safety checks, maintenance coordination, and event support.

- **Volunteers** will play an essential role in supporting the Hmong Center’s programs, services, and community events. The volunteer network will be curated from a variety of sources - including but not limited to local schools and universities, neighborhood networks, community members, families, and partner referrals, creating a flexible and engaged group that supports daily operations and special initiatives.

This staffing model reflects the Hmong Center’s values of shared leadership, collaboration, and community empowerment, while also allowing the Hmong Center to grow staffing capacity responsibly as programs expand and funding increases.

Partnership Integration

The Hmong Center will collaborate with partner organizations as needed to enhance programming, drawing on their areas of expertise. These collaborations will allow the Hmong Center to expand the depth and quality of its services while maintaining an efficient staffing model, ensuring a well-rounded and responsive set of offerings for the community.

Each partner organization will continue operating under its own mission and leadership, while collaborating with the Hmong Center through joint programs, shared services, co-hosted events, or mutual referrals that strengthen support for the community.

This collaborative programming model supports sustainability, reduces duplication of services, and keeps the center consistently active and community-led.

Facility Access & Usage Policies

To ensure fair and community-centered access:

- Programming will be open to all residents, regardless of cultural background, age, or income.
- Fees for programs will be low-cost or waived for families in need.
- The multipurpose space will be available for small community gatherings and nonprofit meetings through a structured reservation system.
- Clear guidelines for building use, setup, cleaning, and security will be established to maintain quality and respect shared space.
- The office suite can be utilized as an incubation space with short or long term leases
- The commercial kitchen may be rented by entrepreneurs, local chefs, and community members for activities such as food preparation, chef demonstrations, pop-up dining experiences, cultural or neighborhood events, and community fundraisers.

Safety & Stewardship

The Hmong Center will:

- Maintain standard facility safety procedures (e.g., fire code compliance, emergency plans)
- Ensure proper supervision during youth programming
- Implement written policies for facility care and community use
- Conduct regular evaluations to ensure programming remains responsive and effective

Financial Sustainability Plan

The Hmong Center will maintain a balanced and sustainable financial model that supports day-to-day operations while allowing for growth over time. The Hmong Center's funding strategy combines community support, grant opportunities, collaborative partnerships, and modest earned revenue from shared use of the facility.

Primary Funding Streams

1. Community Donations & Sponsorships

The Hmong Center has strong ties within the local Hmong community, civic groups, and cultural organizations. Annual fundraising campaigns, individual donations, and sponsorships from local businesses will provide a meaningful portion of ongoing operational support.

2. Grants & Public Funding

The Hmong Center will pursue federal, state, and local grant opportunities that support:

- Community development
- Cultural programming
- Youth empowerment
- Senior wellness
- Food & nutrition education

The Hmong Center's partnerships with educational institutions, human service agencies, and cultural organizations strengthen its eligibility and competitiveness for grant funding.

3. Program Contributions (Low-Cost / Sliding Scale)

To ensure financial accessibility, programs will use a low-cost or sliding-scale fee structure, with full fee waivers available for households in need. These contributions support sustainability without creating financial barriers.

4. Shared Use of Commercial Kitchen

The upgraded commercial kitchen will be available for:

- Cooking classes and cultural food workshops

- Pop-up dinner events and chef showcases
- Community meal programs
- Shared-use rentals for food entrepreneurs
This creates revenue opportunities while supporting local small business development and culinary education.

5. Small Event and Meeting Space Rentals

The multipurpose room will be available for small-scale gatherings such as community meetings, cultural workshops, family celebrations, and nonprofit events.

Rentals will be moderately priced to ensure accessibility while supporting operating costs.

Financial Stewardship & Accountability

- The Treasurer, along with the Board of Directors, will oversee all financial policies, budgeting, reporting, and compliance.
- Clear financial procedures will be implemented, including:
 - Quarterly budget reviews
 - Internal spending controls
 - Transparent reporting to stakeholders
- As the Hmong Center grows, auditing and financial review procedures will be formalized to support long-term stability and trust.

The Hmong Center’s leadership is committed to transparency, accountability, and sustainable growth grounded in community values and responsible stewardship.

Long-Term Sustainability and Growth

As usage of the Hmong Center increases and programming expands, the Hmong Center will explore additional sustainability strategies, including:

- Multi-year grant funding cycles
- Local business sponsorship tiers
- Cultural arts residencies and creative partnerships
- Youth leadership development programs that generate peer mentorship capacity

This approach ensures that growth occurs responsibly, gradually, and in alignment with community needs.

8. Timeline for Implementation

The revitalization of the Hmong Center will follow a phased implementation approach, allowing the center to become active and community-serving immediately while renovations and enhancements progress over time. This approach ensures responsible financial management while building momentum through programming, partnerships, and community involvement.

Phase 0: Strategic Planning (continuous)

- Development of a comprehensive external communications and branding plan
- Establish core internal operations
 - Forming key teams focused on long-term sustainability such as fundraising, strategic planning, multi-year organizational strategies, and clear programming framework
- Measurable data supported by evaluation tools, metrics tracking, and ongoing community needs assessment

Outcome:

Builds strong stakeholder relationships

Phase 1: Activation & Community Re-Engagement (Months 1–6)

- Establish operational use of the multipurpose room and kitchen as-is
- Begin daytime senior wellness and adult education programs
- Launch after-school tutoring, youth mentorship, and family engagement programs
- Begin small community gatherings, shared meals, and partner-led workshops
- Recruit volunteers and formalize scheduling and building use policies
- Conduct baseline facility assessments and cost evaluations for future upgrades

Outcome:

The building becomes active, visible, and meaningful to the community right away.

Phase 2: Program Expansion & Partnership Integration (Months 6–18)

- Strengthen partnerships with schools, health agencies, and cultural organizations
- Increase the frequency and diversity of programming throughout the week
- Begin culinary workshops, shared kitchen use, and community meal events
- Host fundraising events and initiate grant applications supporting renovation goals
- Engage local colleges, universities, and schools for student-led projects, research, and internships

Outcome:

Programming becomes more robust, participation grows, and the Hmong Center begins to build steady operational momentum.

Phase 3: Renovation & Facility Modernization (Years 1.5-3)

Renovations will occur as funding is secured through grants, sponsorships, and philanthropic support.

Planned upgrades include:

- **Large first-floor windows** to increase natural light and street visibility
- **Exterior façade enhancements**, including horizontal natural wood cladding
- **Updates to the commercial kitchen** to support culinary training and shared-use food entrepreneurship
- **Refinishing and reconfiguring the second-floor office suite** to enhance administrative and incubation space
- Improved interior finishes to create a warm, modern, welcoming environment

Outcome:

The Hmong Center evolves into a modern, inviting, and culturally meaningful community hub.

Phase 4: Long-Term Growth & Sustainability (Year 3 and Beyond)

- Expand programming to include intergenerational mentorship, arts residencies, cultural education, and small business incubation
- Develop multi-year funding cycles and partnership agreements
- Explore additional shared-use and revenue-generating opportunities (while keeping programs affordable and accessible)

Outcome:

The Hmong Center becomes a self-sustaining, long-standing community anchor.

Approach to Funding and Renovation

The Hmong Center recognizes that renovations require financial investment and is committed to pursuing responsible, incremental improvements aligned with available funding. This approach ensures:

- No financial overextension
- Growth driven by community need and capacity
- Strong accountability and stewardship of public and donated funds

The Hmong Center will remain fully operational throughout each phase, ensuring that community benefit begins immediately and continues to expand over time.

9. Community Impact & Alignment with City Objectives

The Hmong Center’s vision aligns closely with the City of Green Bay’s goals for neighborhood revitalization, equitable access, and inclusive cultural development. By locating in the Shipyard Neighborhood, the Hmong Center will:

- Reactivate an underused property into a vibrant civic space;
- Strengthen social cohesion through cultural understanding;
- Provide resources and educational opportunities to underserved populations;
- Support the City’s broader economic-development and revitalization plans.

10. References

The following organizations and partners can speak to the Hmong Center of Green Bay’s community involvement, collaboration efforts, and commitment to serving residents of the Greater Green Bay area:

1. **Maiv Passion Foundation**

Partner organization supporting youth empowerment, cultural education, and leadership development.

Maiv Nu Vang, President

maivhnut7@gmail.com

920.227.3613

2. **Hmong Autism Neurodiverse Disability Support (HANDS)**

Collaborative partner providing disability support, family assistance, and mental health advocacy.

Sandie Thao, Executive Director

s.thao@hmonghands.org

920.305.2652

3. **Balanced Connections**

Community partner providing adult day services, wellness programs, and social support for older adults.

Mary Kong, Owner

marykonggb@gmail.com

920.327.0785

4. **Thor Consulting**

Independent consulting practice specializing in strategic planning, organizational development, public relations, and community engagement within the nonprofit sector.

Christina Thor, Owner

ccthor92@gmail.com

920.944.5630

11.Summary

The Hmong Center of Green Bay, Inc. has served as a cultural anchor, resource hub, and place of belonging for over twenty years. Today, guided by renewed leadership and supported by strong community partnerships, the Hmong Center is ready to reestablish its role as a vibrant source of connection, education, and wellness. The facility at 401 Ninth Street presents a meaningful opportunity to bring this vision to life in a space that is welcoming, adaptable, and rooted in community identity. Through phased facility improvements, collaborative programming, and responsible financial planning, the Hmong Center is committed to ensuring that the building remains active, sustainable, and accessible for all residents of Green Bay.

12.Conclusion

The revitalization of the Hmong Center is more than the restoration of a physical space - it is the continuation of a community legacy. The proposed programming and facility use at 401 Ninth Street reflect a thoughtful, realistic, and community-centered approach that honors the past while planning for the future. With an experienced board, dedicated partners, and a strong network of volunteers, the Hmong Center is positioned to begin serving the community immediately and expand its impact over time.

We are deeply committed to working collaboratively with the City of Green Bay, neighborhood residents, and community stakeholders to ensure that this facility becomes a welcoming, active, and meaningful gathering place once again. We believe this proposal reflects not only a plan, but a promise: to build connection, strengthen families, uplift youth, honor our elders, and enrich the community we proudly call home.

The Hmong Center of Green Bay, Inc. thanks the City of Green Bay and the Redevelopment Authority for the opportunity to present this proposal and looks forward to the possibility of partnering in this important work.

13.Appendix A: Facility Renderings & Supporting Images

Exterior Side



Figure 5 - Side View Exterior Façade Proposal

Exterior Front Window View



Figure 6 - Window View Exterior Facade Proposal



Figure 7 - Kitchen View



Figure 8 - Kitchen Top View



Figure 9 - Main Office 1



Figure 10 - Main Office 2



Figure 11 - Secondary Office 1



Figure 12 - Secondary Office 2

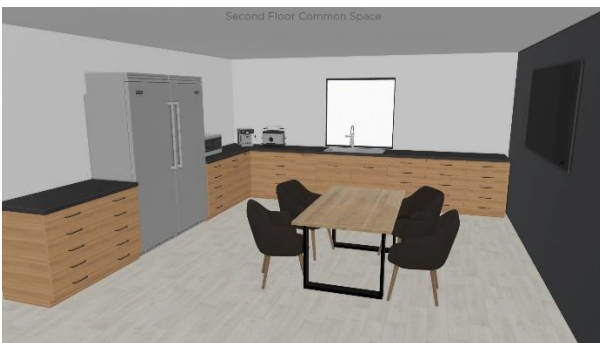


Figure 13 - Second Floor Common Space



Figure 14 - Conference Room



With strength in our heritage and confidence in our future,
The Hmong Center of Green Bay, Inc.



Hmong American United of Green Bay

401 9th Street
Green Bay, WI 54304-3519

December 15, 2025

City of Green Bay Department of Community & Economic Development
100 North Jefferson Street Room 608
Green Bay, WI 54301-5026

Dear Community & Economic Development:

Our organization, Hmong American United of Green Bay, Inc., is submitting this Request for Proposal for the property of 401 9th Street, Green Bay, WI 54304 for the organization to continue serving families throughout Brown County. Our organization has been utilizing this facility to serve and provide programs for Southeast families since the 1990's. This location provides easy access for families to participate in scheduled classes, events and programs. The space is sufficient for hosting community programs, classes or gatherings due to the large conference room or hall, as well as providing sufficient parking space for attendees. In addition, our organization is financially stabled to pay for expenses that are associated with utilizing the current property. Therefore, in order for our organization to successfully execute our programs, services and operational needs, it is important for us to secure the current property on 401 9th Street. See attached supporting documents for this Request for Proposal.

Thank you, and we look forward to working with you and are confident that our organization will be selected to continue utilizing this property. I can be reached at 920-371-8249 or via email at sthaousa@gmail.com if you have any questions.

Sincerely,

So Thao, President
Hmong American United of Green Bay



Hmong American United of Green Bay

401 9th Street
Green Bay, WI 54304-3519

Organizational Overview:

Mission: The Hmong American United of Green Bay, Inc. is a non-profit organization that works to preserve and embrace culture and traditions and empower Hmong Americans through academic development, community service, and social programs in Brown County.

Vision:

- To create programs and services that preserve and strengthen Hmong cultural heritage through traditions, language, and arts for Hmong Americans.
- To establish services to assist Southeast Asian American families in achieving economic self-sufficiency and becoming productive citizens in the community.
- To promote social, economic, and educational success for Hmong Americans.
- To ensure the survival, well-being, and prosperity of Hmong Americans.
- To advocate and support the best interests of Hmong Americans in the community.
- To provide social opportunities with and to local agencies and other diverse organizations for the alliance.

Years of Operation:

- This non-profit organization was established and resided at 401 9th Street, Green Bay, WI 54303 since 1985. Organization is the same but different names due to the changes of administration.
- Hmong American United of Green Bay, Inc. is the current organization's name and its administration has been active since 2017.

Leadership Biography:

So Thao – President

So Thao received his Bachelor of Arts degree from the University of Pedagogy in Laos. Also, he graduated from Madison Area Technical College for an Associated Degree in Human Services. He served with the CIA -U.S. Government and Military Services as a Lt officer- Directed U.S. and Lao Air force to strike military targets. He volunteered for the US Embassy in Thailand as a JVA Interpreter. As his dream continues into the United States, he worked as a Refugee Case Manager/ Resettlement Coordinator, Accredited Immigration Counselor for 39 years for the Catholic Diocese of Green Bay, Refugee Resettlement & Immigration Services. Prior to joining Catholic Diocese of Green Bay, he was an Employment Specialist for 3 years with the Wisconsin Job Center in Green Bay, WI.

So Thao has a strong passion to serve our community and is truly a volunteer minded person. He has been serving as the President for the Hmong American United of Green Bay, Inc. for more than 4 years now. In addition, he is currently serving on Mayor Eric Genrich Hmong



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Community Leader Advisory Committee. He continues his passion in coordinating/planning Hmong Green Bay New Years for Brown County and has been active member of the Hmong Community Center since 1984.

Jerry Yang – Vice President

Jerry Yang received his GED from NWTC in 1995. He had many years of experience working for a local manufacturing company (American Foods Group), as well as being a Slot Technician at the Oneida Bingo & Casino. He has a strong passion for volunteering out in the community. His passion for people started in Thailand. From 1982 – 1987, he worked for the UNHCR as a Refugee Representative for the Hmong and Lao families. He assisted with the interviewing process for families to go to the United States, France and Canada. He continued with this passion upon arrival to the United States. He taught English to both Hmong and Lao families for 1 year. Furthermore, he has served 3 years as a Treasurer and now the Vice President for the Hmong American United of Green Bay.

Tim Kong – Chief Financial Officer

Tim (Chueteng) Kong arrived in the United States on March 2, 1980. His family arrived from Thailand to Dixon, IL, and lived there until 1987. He is one of 10 children in his family. With his big dreams, he worked hard and earned a 2 year Associates degree from Northeast Wisconsin Technical College (NWTC) in Green Bay, WI. He continued with his education and earned another degree from the Hmong District of C&MA in Ministerial Study Program (MSP). Tim has over 30 years of experience as a business owner (owner of K-Motors, LLC, Vientiane Restaurant and K-Financial Service, LLC).

Tim has a strong passion to help others. Since 2000, he has been actively involved in the community and has continued to advocate for Hmong families. He is currently serving as the

Chief Financial Officer for the Hmong American United of Green Bay. Currently serving as the Public Relations and a former Chairman of Hmong American National Chairmen Association, Inc.. Also, he has been serving for over 11 years as the Kong 18 Clan National President and as a member of the Overseas Tribal Services Board of Directors. He has served in the church as an elder and in many other department ministries for over 30 years. In addition, from 2011 – 2013, he had successfully served the Hmong 18 Council of Wisconsin as the Secretary to the President. He then further served as the Vice President for the Hmong 18 Council Coordination of America, Inc. for the last 4 years.

Xiong Pao Thao – Treasurer

Xiong Pao Thao received his Bachelor degree in Computer Science at UW-Green Bay. During his time at UW-GB, he also minor in Business Administration, Information Science, and Accounting.



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Xiong Pao is currently working as a List Specialist, coordinate data processing at RR Donnelley. He has been with the company for over 19 years.

Although, Xiong Pao's children are young, age ranges from 4 to 13, he is willing to sacrifice some of his time to serve the Hmong community. He has been very active within his Thao clan family and in the community. Some of his past involvements are such as Secretary for the Thao Council of Wisconsin; Secretary and Vice President for the Thao Family in Green Bay.

MyTia Lee – Secretary

MyTia is proud businesswoman, financial consultant, and community advocate dedicated to helping individuals and families build financial confidence through education, planning, and protection. With a strong background in financial consulting and insurance services, she spent several years working closely with local communities to promote financial literacy and empowerment. Whether it's choosing the right insurance coverage or building a long-term financial strategy, she believes that knowledge is the foundation of security.

MyTia's passion lies in sharing practical tools and compassionate guidance that empower individuals and families to make informed decisions and secure their futures. She specializes in translating complex financial concepts into clear, actionable strategies that support long-term stability and generational wealth.

Since 1993, she had proudly called Green Bay home. Over the years, she has remained deeply committed to giving back to the community that raised her. As a board member of the Hmong American United of Green Bay, she has had the privilege of collaborating with inspiring leaders to advance the center's mission and growth. Her contributions have included leading fundraising efforts, assisting with proposal writing, and volunteering to attend business planning classes—all to help secure grant funding for the center's kitchen project.

This work is deeply meaningful to Mytia. It reflects her belief in the power of collaboration, cultural preservation, and creating spaces where families can gather, grow, and thrive. Ultimately, her goal is to continue empowering others to achieve financial freedom and strengthen the community we call home.

Ka Youa Kong – Advisor

Ka Youa Kong earned a Master's degree in Educational Psychology/Counseling from UW-Milwaukee and a Bachelor of Social Work from UW-Green Bay.

Ka Youa is a Human Resources Talent Acquisition Specialist with BELMARK, Inc. She has over 25 years of experience in Human Resources with Belmark and Wisconsin Public Service. She had taught a course called Introduction to the Hmong Culture at the University of Wisconsin – Green Bay. She has over 10 years of experience in higher education.



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Ka Youa is actively involved in the community and continues to advocate for Hmong families, as well as educating communities about diversity for over 20 years. She has been involved in programs that help strengthen Hmong families and programs that help them to succeed in this country while maintaining the richness of their culture and values. She served two years on the Hmong 18 Council of Wisconsin as a *Chieftess*. In addition, she has won several awards over the years for her community involvement and diversity initiatives including the Girl Scouts Women for Diversity Award, UW- Green Bay Woman of the Year Award and UW System Woman of Color Award.

Governance Structure:

See attached Exhibit #1 for the HAUGB Organizational/Governance Structure Chart

Relevant Experience:

Currently, we have twelve Clan Leaders that serve on the Hmong American United of Green Bay Board. Each leader represents their own clan in the community, therefore, we have a total of twelve clan organizations that participate or join the Hmong American United of Green Bay. With the support of our Clan Leaders, Executive Board members and community volunteers, we are able to implement the following programs for Southeast Asian families in Brown County. These programs, classes and events are open to the general public and free admission.

Hmong Traditional Classes:

1. Qeej Class:

- Curriculum is to teach students on how to play the qeej instrument at funerals and cultural events. Class includes learning notes and all of the different songs. Also, learning the appropriateness of when a particular song should be played and cultural rituals.
- 16 students per class.

2. Txiv Xaiv

- Curriculum is teaching students to become a Hmong Ritual Specialist in leading/running funeral rituals/responsibilities and being in charge of the funeral ceremony and all of the traditions involving in a funeral (beginning to end).
- 10 students per class
- Class is held once per week. 3 year program.
- 17 students graduating in December of 2025

3. Meej Koob:

- Curriculum is teaching students to conduct wedding negotiations, the main representative for both the bride and groom. One Meej Koob per side for White Hmong and 2 Meej Koobs per side for Green Hmong. Students will learn to lead wedding negotiations, will learn tradition ways and requirements for a traditional Hmong wedding.



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- 10 students per class
- Class is held once per week. 1 year program

4. Hmong Class:

- Curriculum is teaching students on how to read and write in Hmong
- Class is held once per week

Youth Program:

1. Education program for youths.
 - To provide academic mentorship and tutoring to Hmong youth, to offer leadership development and life skills training, and to support youth in accessing higher education and career opportunities
 - 10 youth in total attendance
2. Dance Class:
 - Teaching youth traditional music and dances
3. Sports:
 - Offered/hosted cornhole event for youth to participate

Senior Program:

1. Empowering Hmong Seniors: Cultural Connection for Mental Wellbeing
 - 4 month program
 - Program Objectives: To improve mental health through cultural connection and social engagement, to reduce stress and anxiety through traditional tea and coffee rituals, and to enhance cognitive function through music education.
 - 15 seniors attended
2. Gardening Project/Program:
 - Open to seniors and the public to learn about gardening and hands on work in taking care of the center's garden.

Services for the Brown County Community:

1. Translation
 - Upon request, Hmong American United of Green Bay offers assistance with translation (English and Laotian languages)
2. Funerals or Special Events:
 - Hmong American United of Green Bay attended many funerals and special events (weddings, retirement events, new years and etc.) and provided financial support as well as delivering speeches at these events.



Hmong American United of Green Bay

401 9th Street
Green Bay, WI 54304-3519

3. Center's Commercial Kitchen:
 - Hmong American United of Green Bay offers the commercial kitchen for families to prepare and cook for fundraising, funerals, celebration and many other events.
4. Conference Room:
 - Conference room or hall is being utilized by the community for clan meetings, hosting parties/celebrations, hosting classes/programs and dances.

Staffing Plan:

Currently, our Executive Board and Board of Directors are the key personnel for the Hmong American United of Green Bay. Each Board member is assigned to chair and run a specific program for the organization. Our goal is to secure funding for a paid Executive Director to be in charge of planning and implementing programs in the future.

Community Engagement Approach:

Our Hmong American United of Green Bay currently hosts two major festivals in the summer and fall, as well as the Hmong New Year in November or December for Brown County, communities in Wisconsin and Minnesota to join/participate in celebrating culture traditions and sports. 1,000 plus in attendees at the festival events.

Please see our letters of support (references) for program partnerships with other organizations in Wisconsin. **See Exhibit # 3.**

Preliminary Operational Plan:

The facility is being staffed by current Board members. Board members volunteer to be at the center during office hours (9:00am – 12:00pm), and it is open to serve the community outside of these set office hours.

This facility is being utilized for weekly programs, meetings and for hosting events or fundraisers. The kitchen is being used for fundraisers, funerals and community events.

Financial Capacity:

We host two major fundraisers (Green Bay Hmong Summer Sports & Festival and Green Bay Hmong Pre-New Year & Festival) to generate revenue for the organization. Also, we generate additional revenue for renting out the kitchen and the building for hosting events.

Please see attached **Exhibit #2** for the tax return for additional financial audited report.



Hmong American United of Green Bay

401 9th Street
Green Bay, WI 54304-3519

References:

See attached **Exhibit #3** for letter of references and support.

Other Supporting Documents:

Hmong Community Center's President History – See Exhibit #4

Department of the Treasury – See Exhibit #5



Hmong American United of Green Bay

401 9th Street
Green Bay, WI 54304-3519

Organizational/Governance Structure Chart

So Thao
President

Jerry Yang Vice President	Tim Kong Chief Financial Officer & Building Chair	MyTia Ly Secretary & Senior Program Coordinator	Xiong Pao Thao Treasurer
-------------------------------------	--	--	------------------------------------

BOARD OF DIRECTORS

See Yee Chang Chang Clan Leader	Jimmy L. Hang Hang Clan Leader	Nhia Lue Her Her Clan Leader	Chong Yer Khang Kong Clan Leader	Chia Kong Kong Clan Leader & Youth Program Coord.
Ger Lee Lee Clan Leader & Culture Chair	Nao Tou Thao Thao Clan Leader & Website Chair	Tong Yer Vang Vang Clan Leader & Culture Class Instructor	Nhia Pao Vue Vue Clan Leader	
Lee Lor Lor Clan Leader & Decoration Chair	Nom Hue Xiong Xiong Clan Leader & Veterans Chair	Shoua Tou Thao Entertainment Chair	Richard Yang Yang Clan Leader	

ADVISORS

Nhia Her Chang	Ka Youa Kong	Boua Chao Lor	Chaw Tong Moua	Wayia Thao
	Txoua Xiong	Muaj Koob Vang		



**HMONG HEALTH AND COMMUNITY
DEVELOPMENT, INC.**

1308 Washington St. Ste 211, Two Rivers, WI 54241 (920) 652-6260

December 13, 2025

Redevelopment Authority of the City of Green Bay
Attn: RFP Selection Committee

Dear Committee Members,

I am pleased to submit this letter supporting **Hmong American United of Green Bay's RFP** on the 401 Ninth Street property.

Our organization has collaborated with Hmong American United Green Bay on various community initiatives and events. We had a 2 years contract with Hmong American United of Green Bay for providing mental health, chronic disease, and Covid 19 services. Their professionalism, reliability, and collaborative spirit have always been exemplary. President **So Thao and his administration** approach every partnership with respect, transparency, and a focus on shared success.

Their organization has strong capacity in:

- Coordinating culturally relevant and community-centered programs
- Engaging diverse families and residents
- Managing staff and volunteers
- Maintaining responsible budgets and reporting
- Building partnerships that strengthen the community as a whole

I firmly believe that Hmong American United Green Bay, Inc. has the organizational strength, cultural competency, and community trust needed to successfully operate the 401 9th St. facility.

I strongly support their application and welcome any opportunity to collaborate further should they be selected.

Respectfully,

Viluck T. Kue,

President/Director

Exhibit # 3



WISCONSIN
UNIVERSITY OF WISCONSIN-MADISON



December 18, 2025

Dear City of Green Bay Redevelopment Authority:

We are writing to express our enthusiastic support for the Hmong American United of Green Bay (HAUGB) application for the RFP to program and operate 401 Ninth Street. As a co-Principal investigator of the HMOOB Lub Neej (HLN) project, we have established a meaningful partnership with HAUGB and look forward to continuing and strengthening this relationship in years to come. The HLN project aims to understand the health of Hmong older adults in Wisconsin, their exposure to significant lifetime events, and the individual, familial, and community-level supports that promote and strengthen resilience within the Hmong refugee community.

Since 2023, we have partnered with HAUGB to interview Hmong elders about their immigration experiences from Laos to the United States and their health experiences in the United States. Through this collaboration, many elders in the Green Bay community have expressed heartfelt gratitude and enthusiasm for not only the opportunity to participate in research, but also for the profound and lasting impact HAUGB has had on the lives of the Hmong refugee families.

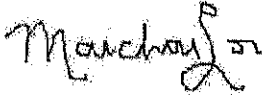
- We strongly believe that HAUGB is an experienced nonprofit organization with a proven track record in developing, managing, and operating a community-based facility. Through our collaboration, HAUGB has played a critical role in supporting the HLN project by:
Providing space to meet the Hmong community members and conducting our interviews
- Assisting with the marketing and recruitment of participants for our interviews
- Providing any additional support during the interview events, as needed

The success of our study truly relied on the deep trust that the Hmong community in Green Bay places on HAUGB. We have no doubt that this trust was fundamental to participant engagement, the quality and integrity of the data collected, and the overall success of the project. This same trust positions HAAUGB as a vital partner for sustaining and expanding community-engaged research efforts and programs that meaningfully address the needs of the Hmong refugee community in the future.

Through our work with the Hmong community in Green Bay, we learned that the facility located at 401 9th Street had a long-standing commitment to serving the Hmong community. It has been a trusted place where community members can seek help, access resources, and find support when needed. For many elders—particularly those who no longer have a physical space or ability to connect elsewhere—this facility and HAUGB serves as a second home and a vital point of connection to the community.

If HAUGB is unable to continue providing these services and maintaining this pace, the Hmong community may experience significant negative impacts, including increased social isolation and reduced access to essential support. We respectfully urge you to take these considerations into account. We look forward to working with them and their team.

Kind regards,

A handwritten signature in cursive script that reads "Maichou Lor". The signature is written in black ink and is positioned below the "Kind regards," text.

Maichou Lor, PhD, RN, FAAN

Associate Professor

UW-Madison School of Nursing

Exhibit #3

LEGAL ACTION OF WISCONSIN

Providing free legal services to low-income Wisconsin clients since 1968 • Proporcionando servicios legales gratuitos a clientes de bajos ingresos en Wisconsin desde 1968

December 5, 2025

City of Green Bay Department of Community & Economic Development
100 North Jefferson Street, Suite 608
Green Bay, WI 54301-5026

Re: Proposal of Hmong American United of Green Bay, Inc.
For the Property at 401 Ninth Street in Green Bay

Dear City of Green Bay Department of Community & Economic Development:

Please accept this letter of support from Legal Action of Wisconsin (LAW), Inc. encouraging the City of Green Bay Department of Community & Economic Development to re-award the above-captioned property to the Hmong American United of Green Bay. LAW has been partnering with this organization for the past several decades to provide the Southeast Asia families with the necessary legal education. LAW often collaborates with this organization and utilizes their conference room to conduct legal workshops for the Southeast Asia families in the following areas of law: housing, public benefits, consumer, driver's license, and family issues.

Again, on behalf of LAW, we encourage you to award this property to the Hmong American United of Green Bay. We are committed to working in tandem with them to find effective solutions to assist this underserved population.

Sincerely,



Katherine J. Alft
Managing Attorney

Exhibit #3

December 10, 2025

1108 Grignon Street
Green Bay, WI 54301

City of Green Bay Redevelopment Authority

Dear Members of the Redevelopment Authority:

It is my pleasure to provide this letter of recommendation in support of the Hmong American United of Green Bay and their efforts to retain occupancy of the building located at 401 9th Street in Green Bay.

I had the privilege of working with the Hmong organization when they originally occupied the building in the 1980s. During that time, I served as a Job Developer and later as Assistant Director. Since then, I have remained connected with the organization and have assisted whenever asked. I know firsthand that the services they have provided—and continue to provide—remain vital to our community.

Their dedication to preserving cultural heritage, assisting individuals and families with social service needs, and maintaining a welcoming gathering space offers immeasurable value. The Center provides essential connections for many families and reduces the burden on other community service providers by offering culturally responsive support.

For these reasons, I strongly recommend that the organization be allowed to continue operating out of the 9th Street facility. It is an ideal location and size for the services they provide.

If you have any questions, please feel free to contact me.

Sincerely,

Vicki Perron



Exhibit # 3

December 17, 2025

City of Green Bay Department of Community & Economic Development
100 N. Jefferson St., Suite 608
Green Bay, WI 54301

RE: Proposal of Hmong American United of Green Bay, Inc.

To Whom It May Concern:

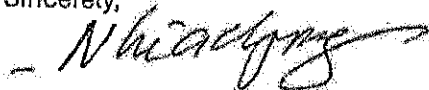
Please consider this letter as my intension to support the proposal of Hmong American United of Green Bay. As a former president of the so-called Hmong Community Center located at 401 9th St, Green Bay, Wisconsin. I have firsthand knowledge about the thicks and thins of our Hmong community in Green Bay.

I chose to support the proposal of Hmong American United of Green Bay because their missions meet the needs of our Hmong community and main stream communities as well.

I knowlege that \$40,000.00 donated by a local U.S. Paper Mills company under the name of Hmong community for the remodeling and about \$40,000.00 funded by UW Green Bay-Extension Office for the installation of the commercial kitchen and building addition on this 401 9th St property. Most labors were contributed by Hmong volunteers and members of the Board of Directors. I donated \$11,000.00 for costs associated with the installation of commercial kitchen project; under my administration as the board president during that era.

Thank you for your consideration of this support letter. I can be reached at 651-802 8125

Sincerely,



Nhia Cha Yang, Former President of Hmong Community Center
2441 Golden Meadow Dr
Green Bay, WI 54311

Exhibit #3

December 15, 2025

Community & Economic Development Department
100 N Jefferson St
Room 608
Green Bay, WI 54301

I am writing this letter to support the Hmong American United of Green Bay's Request for Proposal for the continuation using the property at 401 9th St, Green Bay, WI 54304. My house is located to the South side of this 401 9th St property and that my driveway is attached to the parking lot of this mentioned property.

I have been noticed that this 401 9th St property is in good maintenance care under the administration the Hmong American United of Green Bay. Its officers, members of the Board of Directors and their clients are considered good neighbors. I welcome them to be parts of this nationhood.

Feel free to stop by and talk to me if any additional questions.

Sincerely,



Na Dia M

1310 S Broadway
Green Bay, WI 54304

Exhibit #4

**Hmong Community Center's President since Its Founding in 1980.
Prepared by Wayia THAO 12/18/2025**

The organization name was changed to different names so many times by the administration at the time.

HAUGB has been guided by a dedicated series of elected presidents, reflecting decades of community stewardship and consistent leaderships.

	Name of the President	Years Served
1.	Neng Yee KONG	1980 – 1981
2.	Gao LEE	1981 – 1982
3.	Youa Yia XIONG	1982 – 1984
4.	Peter (Theng) XIONG	1984 – 1986
5.	Chia Xay KONG	1986 -1988
6.	Chong Teng LEE	1988 – 1990
7.	Cha Va MOUA	1990 -1992
8.	Nao Phong KONG	1992 - 1993
9.	Nyoua XIONG	1993 – 1994
10.	Neng Sao VANG	1994 _ 1995
11.	Dao XIONG	1995 – 1996
12.	Blong VANG	1996 – 1998
13.	Pa Cha LOR	1998 - 1999
14.	Nhia Cha YANG	1999 – 2003
15.	Wa Yia THAO	2003 – 2012
16.	Mary KONG	2012 – 2017
17.	Chue VANG	2017 – 2020
18.	Jimmy HANG	2020 – 2022
19.	So THAO	2022 – Present

(Hmong American United of Green Bay)



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

January 13, 2026

PREPARED BY

Ronda Bitney

AGENDA ITEM # E.4

Consideration with possible action to approve a 60-day planning option to Don Rozz for 1209 S Maple Street.

BACKGROUND

The Redevelopment Authority (RDA)–owned property located at 1209 S. Maple Street was acquired in 2014 using Neighborhood Enhancement Funds to address blighted properties and encourage private investment. The site is currently zoned S-RLI (Special Purpose Residential–Light Industrial) and is surrounded by other industrial uses.

Staff previously awarded a 30-day planning option to Don Rozz for the development of a 2,660-square-foot industrial building intended for the developer’s personal maintenance business. The proposed all-steel structure would include a small office, a restroom, a storage area, a large overhead garage door, and a front-facing public entrance. The building design includes a stone and steel exterior façade, along with landscaping at the front entrance.

Following additional discussions with the City's Zoning Administrator, the developer has requested a 60-day extension of the planning option in order to revise the original development plan that was presented to staff in December.

RECOMMENDATION

To approve a 60-day planning option to Don Rozz for 1209 S Maple Street.

FISCAL IMPACT

ATTACHMENTS

1. Application
2. GIS

Date Received: _____
Option Awarded: _____
Payment Received: _____
(For Office Use Only)



Department of Community and Economic Development
100 N. Jefferson Street, Room 608
Green Bay, WI 54301



PLANNING OPTION APPLICATION FORM

Name/Company
Central City Property Maintenance LLC

Contact Person: Don Rozz

Current Address: 4494 Nicolet Drive, Green Bay, WI 54311

Telephone Number (Home) 920-819-7624
(Work) 920-819-7624

Email donrozz27@gmail.com

Address of chosen RDA
parcel 1209 South Maple

Offering Purchase Price \$18,500

Proposed Timeline: May 1st to November 1st 2026 6 months

Proposed Use: Rental or Owner Occupy

Source of funding (provide proof of available funds w/application)

EMPOWER ACCOUNT
CAPITAL CREDIT UNION ACCOUNT

Gap funding being requested: None

C. Proposed Project

Describe the proposed project:

Construction of a 2,660 square foot building which will serve as the home base for Central City Property Maintenance LLC. The building will be used to store equipment, tools, and supplies for a property maintenance business.

The building will also provide a work shop area for building projects and an office for bookkeeping and planning.

*You MUST include drawings of proposed building, preliminary site plan with footprint and parking. Timeline and funding sources.

Contractor Information: Turino Construction, 3966 Creamery Rd., De Pere, WI 54115
Contractor Experience: Greg Turino 920-336-1917

50 years of commercial and home construction.

Applicant's Certification:

Don Rott
Signature

11-03-2025
Date

Signature

Date

Property Maintenance Building Proposal

Location of project: 1209 South Maple

Central City Property Maintenance

Don Rozz

4494 Nicolet Drive, Green Bay, WI 54311

(920) 819-7624

donrozz27@gmail.com

2) Alignment with Strategy

We propose the development of a new facility dedicated to property maintenance and management services for private homeowners and rental property owners within the community. This project is thoughtfully designed to support the unique needs of both year-round and seasonal residents, aligning with the values and priorities of our neighborhood.

The new building will serve as the headquarters for a locally operated property maintenance company that offers a comprehensive range of services, including lawn care, home repairs, seasonal preparation, and general upkeep. For seasonal residents, the facility will also provide coordinated security and monitoring services, ensuring peace of mind during their time away from the area.

By centralizing these essential services, the project enhances the long-term sustainability and appearance of residential properties, supports local employment, and contributes to the overall safety and aesthetic of the community. This initiative reflects our commitment to preserving the integrity of our neighborhood while responding to the evolving needs of both homeowners and rental property investors.

We believe this building will serve as a valuable asset to the community, offering practical support to residents while maintaining the charm and stability that make our area a desirable place to live.

3) Design and Use

Occupancy of the Completed Project

The completed building will be occupied and operated by a property maintenance and contracting business serving the local community. The primary end users of this facility will be the owner(s) and employees of the business, who are responsible for performing a wide range of property maintenance, landscaping, and improvement services for both private homeowners and rental property owners.

This facility is designed to function as a contractor's building, providing essential equipment and material storage. The building will securely house tools and machinery necessary for year-round maintenance operations, including but not limited to:

- Snowblowers and snow removal equipment
- Dump trailers and skid-steer loaders
- Lawnmowers, trimmers, and landscaping equipment

- Power tools, saws, scaffolding, and ladders
- Construction and maintenance materials requiring indoor storage

In addition to storage, the building will include a dedicated work area where tools can be maintained and small-scale improvement projects can be prepared or assembled before deployment to job sites.

Target Market and Marketing Strategy

The target market for this business includes:

- Seasonal property owners seeking regular maintenance and off-season security
- Full-time homeowners requiring ongoing home and yard care
- Rental property owners who need reliable upkeep and repair services to maintain tenant satisfaction and property value

To reach this audience, the business will utilize a strategic and cost-effective marketing approach including:

- Local social media platforms (e.g., Facebook, Instagram, Nextdoor)
- Distribution of business cards at local events, hardware stores, and real estate offices
- Placement of small advertisements in community newsletters, bulletin boards, and online directories

These marketing methods are designed to effectively reach local and seasonal residents who are most in need of these services.

Perceived Challenges

At this time, no significant challenges are anticipated in the development or operation of this facility. The intended use of the building aligns well with community needs and zoning expectations, and it does not pose any foreseeable disruptions or concerns for the surrounding area. The operation is low-traffic, locally focused, and supportive of property upkeep, which benefits the broader community by enhancing safety, appearance, and property values.

4) Capacity and Experience

The proposed construction schedule has been carefully planned to ensure timely completion and occupancy of the property within the 2026 construction season. Below is a month-by-month breakdown of the construction timeline:

- **May:** Site preparation begins, including grading, clearing, and preparation for foundation work.
- **June:** Slab construction, followed by building framing and structural enclosure to ensure the site is weather-protected for interior work.
- **July:** Interior work begins, including wall construction, workspace layout, and basic finishing.
- **August:** Installation of HVAC (Heating, Ventilation, and Air Conditioning), electrical systems, insulation, and plumbing components.
- **September:** Concrete driveway installation and final exterior site improvements.
- **October:** Final inspections, finishing touches, and occupancy certification. The building is projected to be fully completed and operational by the end of October 2026.

Project Limitations

There are currently no other projects underway that would limit the developer's ability to complete this project in a timely manner. All necessary resources, including labor, equipment, and materials, have been accounted for in the planning process. The developer is committed to staying on schedule and delivering the project within the projected timeline.

The developer brings over 30 years of hands-on experience in the construction and property maintenance industry, with a strong track record of managing both residential projects and ongoing property operations. This extensive background ensures a high level of expertise, practical knowledge, and commitment to quality in every phase of development.

Relevant Experience Includes:

- **Construction of Three New Homes:** Successfully contracted and oversaw the complete construction of three residential homes, managing all aspects from site preparation to final occupancy.
- **Remodeling of Seven Properties:** Personally remodeled seven residential properties, including structural updates, interior renovations, and system upgrades, demonstrating

strong problem-solving and project management skills.

- **Rental Property Ownership and Management:** Owned, maintained, and managed **six rental properties**, taking full responsibility for tenant relations, property upkeep, and long-term asset preservation.
- **Design and Construction of a Private Maintenance Shop:** Independently designed and built a 24' x 48' maintenance shop on a private residential property, incorporating equipment storage, work areas, and utility systems—similar in scope and function to the proposed project.
- **Public Service Background:** Recently retired from the Green Bay Fire Department, bringing a disciplined, safety-conscious, and community-oriented approach to business operations and development planning.

The developer is now launching a small business focused on property maintenance and seasonal services, with this proposed building serving as the operational hub. The combination of construction experience, property management knowledge, and a strong commitment to community needs makes the developer highly qualified to successfully complete and operate this project.

OVERHEAD
DOOR

OVERHEAD
DOOR

DON ROZZ
PRELIMINARY
LAYOUT
PLAN

38 x 70 BUILDING

GARAGE

MEZZANINE STORAGE
ABOVE



STAIRS



BATHROOM

SHOP AREA

OFFICE

COVERED
PORCH

SITE PLAN

Alley

DON ROZZ

LOT LINE

Existing Driveway

Proposed Driveway
50 x 38 = 1900 sq. ft.

Existing Driveway

1205 Existing Building

1209 Proposed Building
70 x 38 = 2,660 sq. ft.

1219 Existing Building

LOT LINE

LOT LINE

6'

6'

Covered Porch
6 x 12 = 72 sq. ft.

Existing Driveway

Lot
146 x 50 = 7,300 sq. ft.
Developed = 4,632 sq. ft.
63% sq. ft. developed

LOT LINE

Existing Sidewalk

South Maple Street

WISCONSIN DEFERRED COMPENSATION PROGRAM

DONALD ROZZ
4494 NICOLET DR
GREEN BAY WI 54311-1100

Statement Period: 07/01/2025 - 09/30/2025
Participant ID: 4249749
Plan: 98971-01
GREEN BAY, CITY OF

What is my account balance?

\$413,484.57

As of 09/30/2025

Where can I go for help?

Website: wdc457.org
Phone: 1-877-457-9327
Mail: Empower
P.O. Box 173764
Denver, CO 80217-3764

How has my account changed?

	<u>Total</u>
Balance as of June 30, 2025	\$392,910.42
Change in Value	23,585.85
Expenses	-11.70
Account Withdrawals	-3,000.00
Balance as of September 30, 2025	\$413,484.57



DONALD L ROZZ
REBECCA L ROZZ
4494 NICOLET DR
GREEN BAY WI 54311-1100

Contact Us

☎ Phone Number (920) 494-2828
✉ Mailing Address 825 Morris Avenue
PO Box 2526
Green Bay, WI 54306
🌐 Website www.capitalcu.com
🏠 Routing Number 275978394

please be advised

That as of Friday, October 31, Banking by Phone services will no longer be available. If you have any questions please call 920.494.2828.

Doing the Right Thing

Summary of Accounts

Account Type	Account Number	Ending Balance
Membership	XXXXXX0702	\$205.30
Money Market Platinum Select	XXXXXX0882	\$102,490.68
Total Current Value		\$102,695.98
Loan Account	Account Number	Ending Balance
MTG 15 Year Fixed	XXXXXX7964	\$158,254.85



Doing the Right Thing

PO Box 2526 | Green Bay, WI 54306-2526

Statement Ending 09/30/2025

Page 1 of 4

YMC LLC
REBECCA L ROZZ
DONALD L ROZZ
4494 NICOLET DR
GREEN BAY WI 54311-1100

Contact Us

- Phone Number (920) 494-2828
Mailing Address 825 Morris Avenue PO Box 2526 Green Bay, WI 54306
Website www.capitalcu.com
Routing Number 275978394

please be advised

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Doing the Right Thing

Summary of Accounts

Table with 3 columns: Account Type, Account Number, Ending Balance. Rows include Membership Business, CK Business Elite, and Total Current Value.

Membership Business - XXXXXX4619

Account Summary

Table with 3 columns: Date, Description, Amount. Rows show beginning balance, deposits, withdrawals, and ending balance for 09/30/2025.

Dividends Summary

Table with 3 columns: Description, Amount. Rows show Annual Percentage Yield Earned, Dividend Days, Dividends Earned, Dividends Paid This Period, Dividends Paid Year-to-Date, and Minimum Balance.



FEDERALLY INSURED BY NCUA

REBECCA L ROZZ
DONALD L ROZZ
4494 NICOLET DR
GREEN BAY WI 54311-1100

Contact Us

☎ Phone Number (920) 494-2828
✉ Mailing Address 825 Morris Avenue
PO Box 2526
Green Bay, WI 54306
🌐 Website www.capitalcu.com
🏢 Routing Number 275978394

please be advised

That as of **Friday, October 31**, Banking by Phone services will no longer be available. If you have any questions please call 920.494.2828.

Doing the Right Thing

Summary of Accounts

Account Type	Account Number	Ending Balance
Membership	XXXXXX5401	\$1,555.59
MyChoice	XXXXXX0027	\$6,414.02
Total Current Value		\$7,969.61

Membership - XXXXXX5401

Savings 1

Account Summary

Date	Description	Amount
09/01/2025	Beginning Balance	\$1,105.40
	2 Deposit(s) This Period	\$450.19
	0 Withdrawal(s) This Period	\$0.00
09/30/2025	Ending Balance	\$1,555.59

Dividends Summary

Description	Amount
Annual Percentage Yield Earned	0.15%
Dividend Days	30
Dividends Earned	\$0.19
Dividends Paid This Period	\$0.19
Dividends Paid Year-to-Date	\$0.59
Minimum Balance	\$1,105.40

Subcontractor List for 1209 South Maple Building

Turino Construction

Greg Turino 920-336-1917

General contractor and interior framing and finish work.

Forest Construction Inc.

Joe Gille 920-660-5726

Building framing, insulation and exterior finish.

Melnarik Concrete

920-494-6726

Concrete slab and driveway.

JLS Plumbing

Jeff Smith 920-639-9300

Interior and exterior plumbing.

Basten Electric LLC

Dennis Basten 920-468-4330

Interior and exterior electric.

Bay Heating Service Inc.

Dave Drews 920-468-4671

Heating and cooling.

Gauthier and Sons Construction

920-437-9277

Excavating and site preparation.

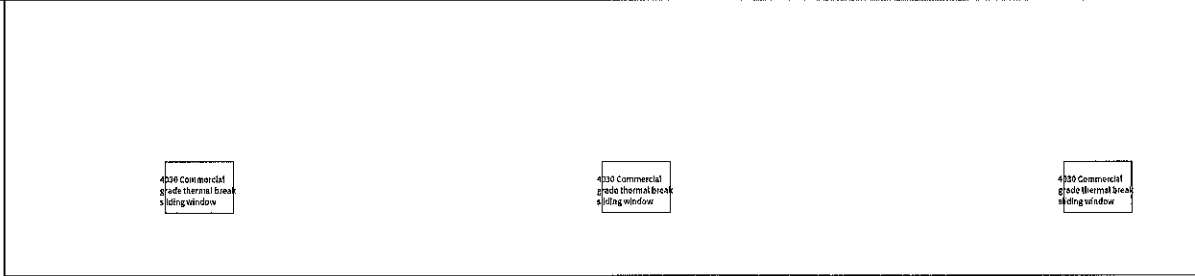
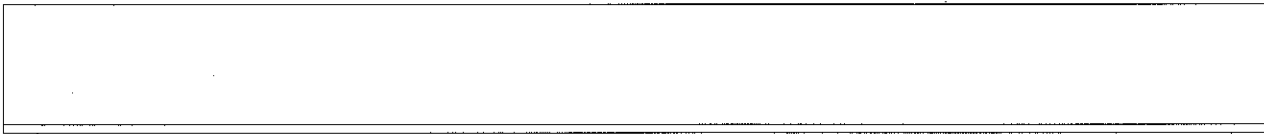
Greg Severson Plastering LLC

920-676-6330

Drywall and plaster finishing.

Left Elevation

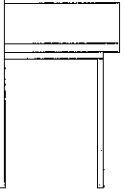
Job: Don Rezz
Date: 11/6/2025
Time: 10:20 AM



436 Commercial
grade thermal break
sliding window

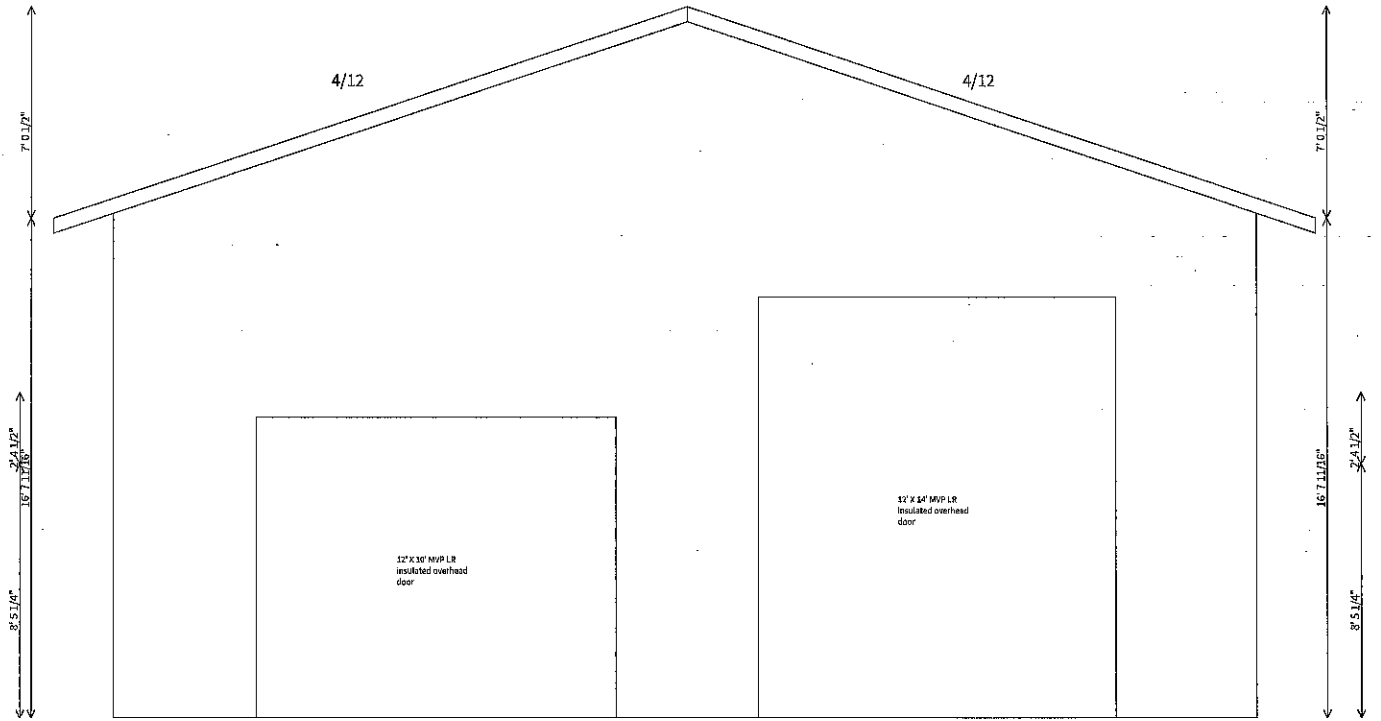
430 Commercial
grade thermal break
sliding window

430 Commercial
grade thermal break
sliding window



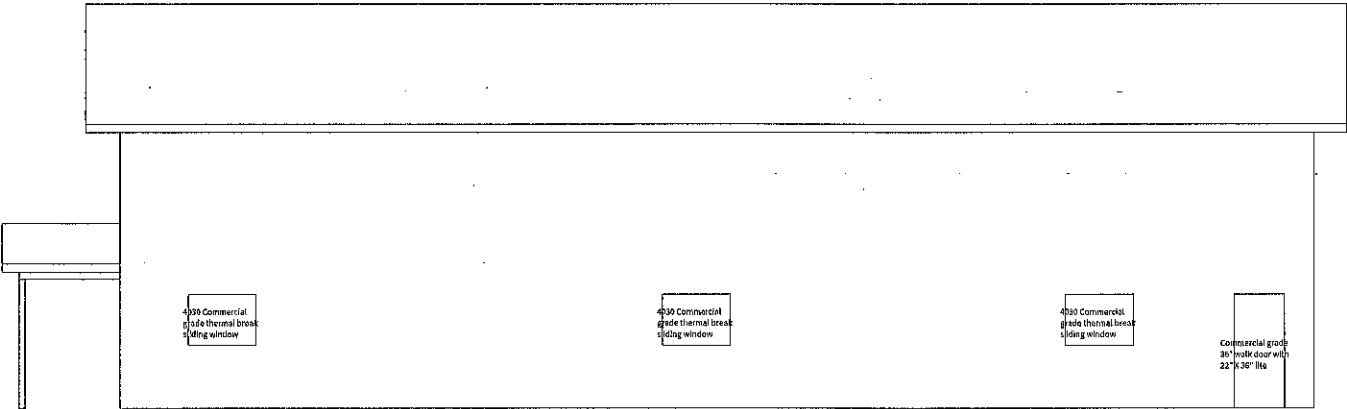
Front Elevation

Job: Don Rozz
Date: 11/6/2025
Time: 10:20 AM



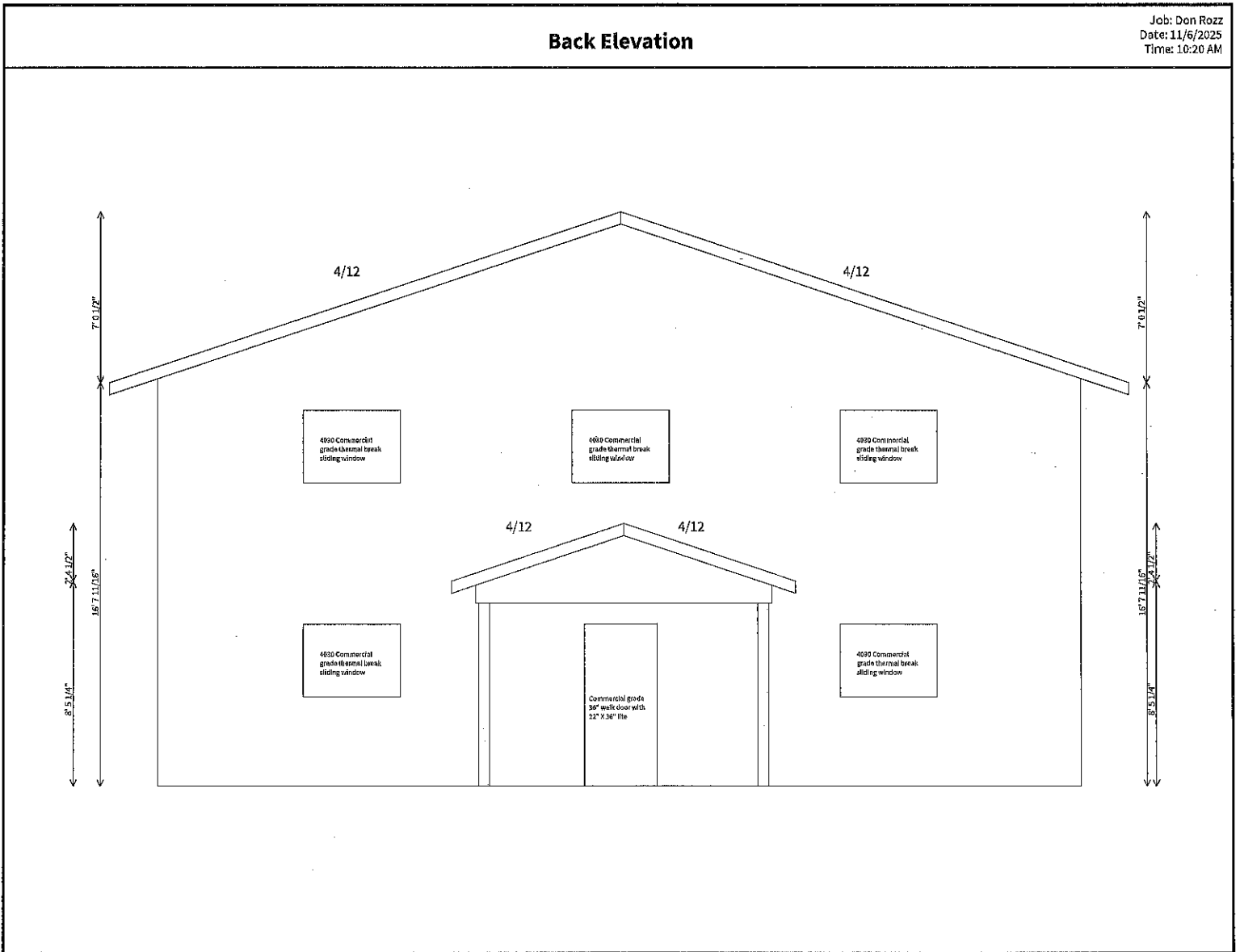
Right Elevation

Job: Don Rozz
Date: 11/6/2025
Time: 10:20 AM



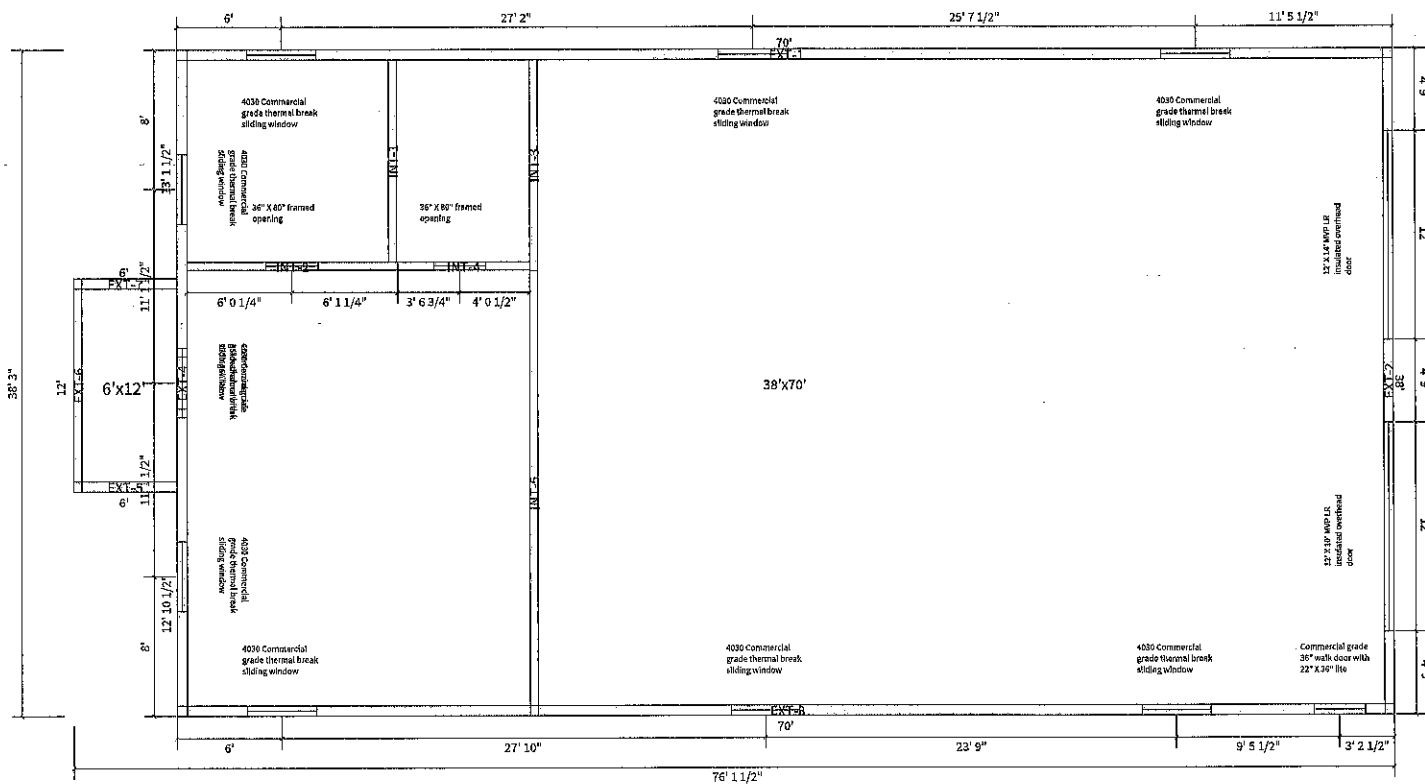
Back Elevation

Job: Don Rozz
Date: 11/6/2025
Time: 10:20 AM



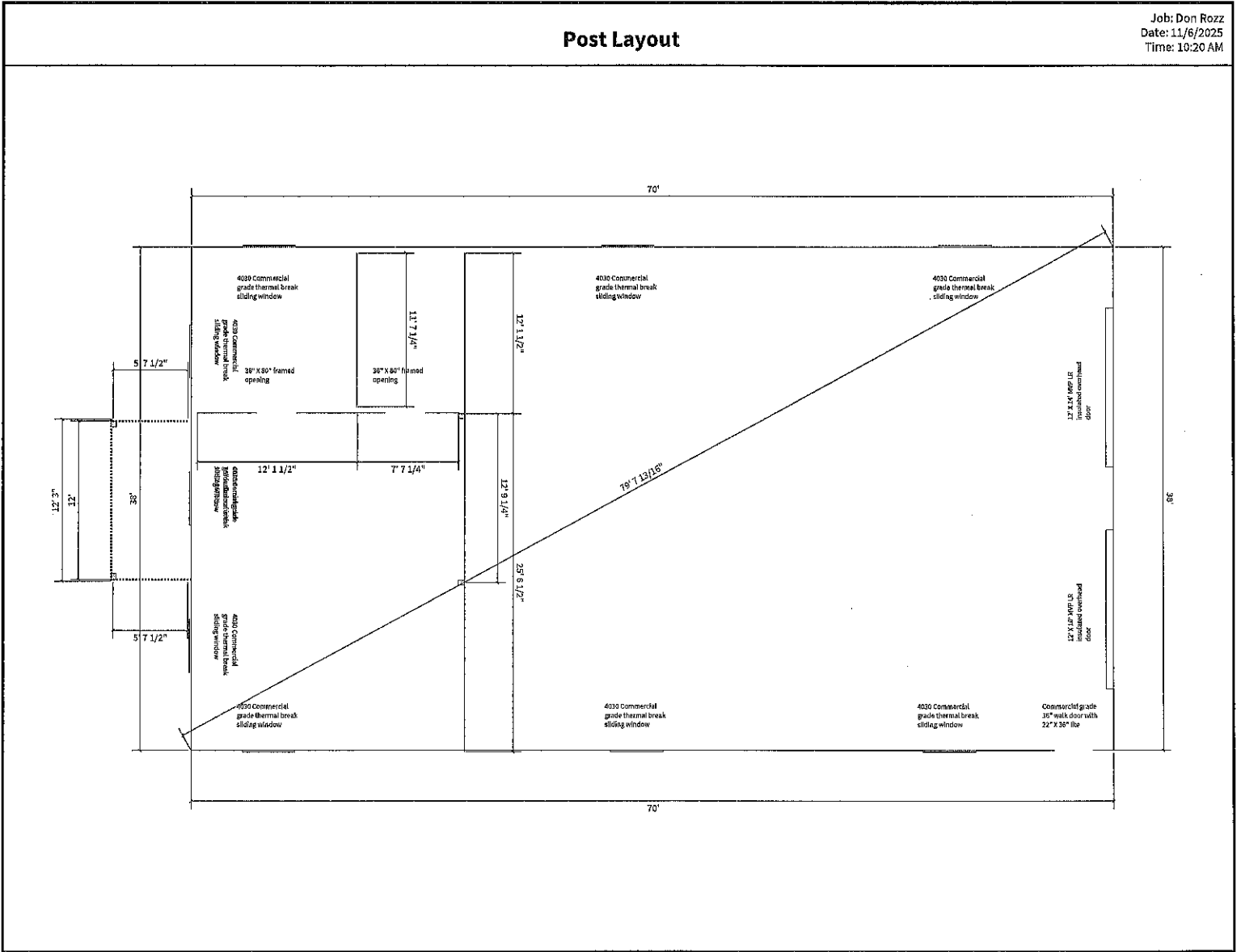
Wall Layout

Job: Don Rozz
Date: 11/6/2025
Time: 10:20 AM



Post Layout

Job: Don Rozz
Date: 11/6/2025
Time: 10:20 AM



Cross Section - EXT-1

Job: Don Rozz
Date: 11/6/2025
Time: 10:20 AM

ROOF MATERIAL: True Black Grandrib 3 29Ga

PURLINS: SPF 2 X 4 On Edge
SUBFASCIA: SPF 2 X 6
FASCIA: ALM6 Fascia
SOFFIT: 16" x 24" Vented Soffit

TOP PLATE: SPF 2 X 6
VERY TOP PLATE: SPF 2 X 6

WALL MATERIAL: Taupe Grandrib 3 29Ga

TOP OF WALL: Special F

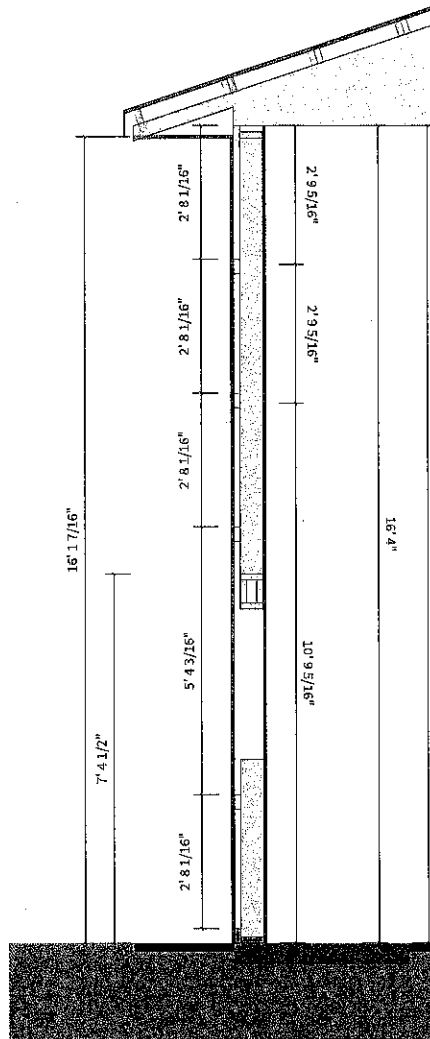
EXTERIOR WALL GIRTS: SPF 2 X 4

STUDS: SPF 2 X 6 24 IN. O. C.

BOTTOM PLATE: PT 2 X 6 .60 #2 SYP

EXTERIOR SKIRT BOARD: PT 2 X 4 .60 #2 SYP
BOTTOM IS AT GRADE

SIDING BEGINS 0' ABOVE GRADE



4/12 TRUSS SYSTEM
HEEL HEIGHT: 0' 8"
TRUSS SPACING: 72 IN. O. C.

BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS
TRUSS LOADING: (none)

INTERIOR LINER MATERIAL: Brite White Liner 29 Gauge
INTERIOR WAINSCOT MATERIAL: Brite White 4 x 8 x 3/4 OSB

INTERIOR WALL GIRTS: 1 X 4 X 12' #3 SPF

INTERIOR SKIRT BOARD: 1 X 4 X 12' #3 SPF
BOTTOM IS AT GRADE

INTERIOR LINER BEGINS 0' ABOVE TOP OF SLAB

SLAB DEPTH 0' 5" OFFSET 0' 5" BELOW GRADE

FOUNDATION NOTES:
UPLIFT: (none)
POST TO FOUNDATION: (none)
POST BASE: (none)

Cross Section - EXT-3

Job: Don Rozz
Date: 11/6/2025
Time: 10:20 AM

ROOF MATERIAL: True Black Grandrib 3 29Ga

PURLINS: SPF 2 X 4 On Edge
SUBFASCIA: SPF 2 X 6
FASCIA: ALM6 Fascia
SOFFIT: 16" x 24" Vented Soffit

TOP PLATE: SPF 2 X 6
VERY TOP PLATE: SPF 2 X 6

WALL MATERIAL: Taupe Grandrib 3 29Ga

TOP OF WALL: Special F

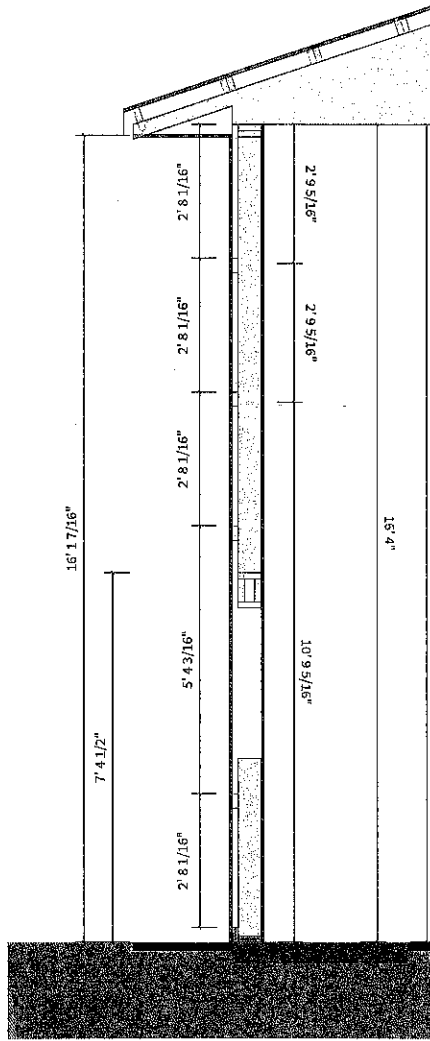
EXTERIOR WALL GIRTS: SPF 2 X 4

STUDS: SPF 2 X 6 24 IN. O. C.

BOTTOM PLATE: PT 2 X 6 .60 #2 SYP

EXTERIOR SKIRT BOARD: PT 2 X 4 .60 #2 SYP
BOTTOM IS AT GRADE

SIDING BEGINS 0' ABOVE GRADE



4/12 TRUSS SYSTEM
HEEL HEIGHT: 0' 8"
TRUSS SPACING: 72 IN. O. C.

BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS
TRUSS LOADING: (none)

INTERIOR LINER MATERIAL: Brite White Liner 29 Gauge
INTERIOR WAINSCOT MATERIAL: Brite White 4 x 8 x 3/4 OSB

INTERIOR WALL GIRTS: 1 X 4 X 12' #3 SPF

INTERIOR SKIRT BOARD: 1 X 4 X 12' #3 SPF
BOTTOM IS AT GRADE

INTERIOR LINER BEGINS 0' ABOVE TOP OF SLAB

SLAB DEPTH 0' 5" OFFSET 0' 5" BELOW GRADE

FOUNDATION NOTES:
UPLIFT: (none)
POST TO FOUNDATION: (none)
POST BASE: (none)

Cross Section - EXT-5

Job: Don Rozz
Date: 11/6/2025
Time: 10:20 AM

ROOF MATERIAL: True Black Grandrib 3 29Ga

PURLINS: SPF 2 X 4 On Edge
SUBFASCIA: SPF 2 X 6
FASCIA: ALM6 Fascia
SOFFIT: 1.6" x 24" Vented Soffit

WALL MATERIAL: Taupe Grandrib 3 29Ga

TOP OF WALL: Special F

EXTERIOR CARRIER: SPF 2 X 6

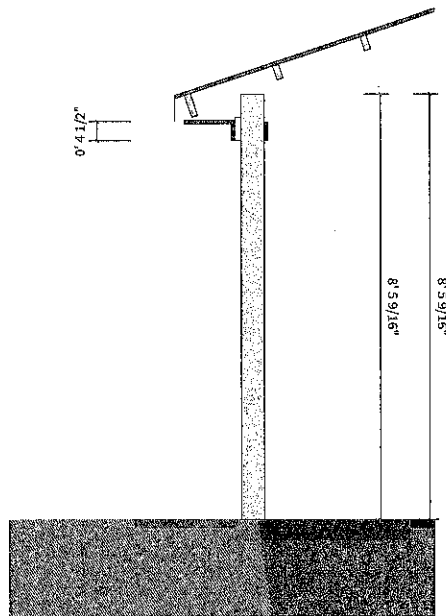
EXTERIOR WALL GIRTS: SPF 2 X 4

CORNER POSTS:
3 Ply 2x6 Titan
INTERMEDIATE POSTS:
3 Ply 2x6 Titan

4/12 RAFTER SYSTEM
RAFTER SPACING: 72 IN. O. C.
RAFTER MATERIAL: SPF 2 X 8

INTERIOR LINER MATERIAL: Brite White Liner 29 Gauge
INTERIOR WAINSCOT MATERIAL: Brite White 4 x 8 x 3/4 OSB

INTERIOR WALL GIRTS: 1 X 4 X 12' #3 SPF



SLAB DEPTH 0' 5" OFFSET 0' 5" BELOW GRADE

FOUNDATION NOTES:
UPLIFT: (none)
POST TO FOUNDATION: (none)
POST BASE: (none)

Cross Section - EXT-7

Job: Don Rozz
Date: 11/6/2025
Time: 10:20 AM

ROOF MATERIAL: True Black Grandrib 3 29Ga

PURLINS: SPF 2 X 4 On Edge
SUBFASCIA: SPF 2 X 6
FASCIA: ALM6 Fascia
SOFFIT: 16" x 24" Vented Soffit

WALL MATERIAL: Taupe Grandrib 3 29Ga

TOP OF WALL: Special F

EXTERIOR CARRIER: SPF 2 X 6

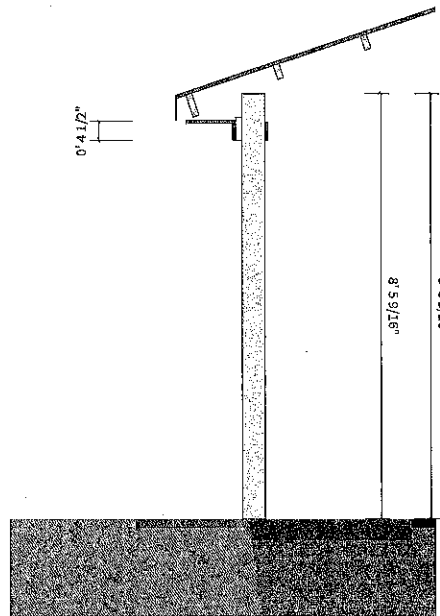
EXTERIOR WALL GIRTS: SPF 2 X 4

CORNER POSTS:
3 Ply 2x6 Titan
INTERMEDIATE POSTS:
3 Ply 2x6 Titan

4/12 RAFTER SYSTEM
RAFTER SPACING: 72 IN. O. C.
RAFTER MATERIAL: SPF 2 X 8

INTERIOR LINER MATERIAL: Brite White Liner 29 Gauge
INTERIOR WAINSCOT MATERIAL: Brite White 4 x 8 x 3/4 OSB

INTERIOR WALL GIRTS: 1 X 4 X 12' #3 SPF













SLAB DEPTH 0' 5" OFFSET 0' 5" BELOW GRADE

FOUNDATION NOTES:
UPLIFT: (none)
POST TO FOUNDATION: (none)
POST BASE: (none)

Part of Brown County WI

LEGEND / KEY

-  Parcel Boundary
-  Condominium
-  Gap or Overlap
-  "hooks" indicate parcel ownership crosses a line
-  Parcel line
-  Right of Way line
-  Meander line
-  Lines between deeds or lots
-  Historic Parcel Line
-  Vacated Right of Way

A complete map legend (map key) is available at: tinyurl.com/BrownDogLegend

Map printed
1/2/2026



1:240

1 inch = 20 feet*

1 inch = 0.00379 miles*

*original page size is 8.5" x 11"
Appropriate format depends on zoom level

This is a custom web map created by an online user of the GIS map services provided by the

**Brown County Wisconsin
Planning & Land Services
Department**



(920) 448-6480

www.browncountywi.gov





Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

January 13, 2026

PREPARED BY

Dan Ditscheit, Parks Director

AGENDA ITEM # E.5

Consideration with possible action on joint request by DPW and Parks Department to approve Final Payment for JBS Subdivision & Park — Phase 2 Infrastructure Package to Calnin & Goss, LLC in the amount of \$207,486.90.

BACKGROUND

The City of Green Bay hired Calnin & Goss, LLC to install all of the roads, sidewalks, stormwater management facilities and underground utilities for the JBS subdivision. The work has been completed. We are requesting approval of the Final Payment to close out their construction contract. The original base bid for this contract was \$3,912,012.63. The total cost after all approved change orders and quantity measurements came out to \$4,248,368.13. This project was funded through TIF funding. There is enough money budgeted to make this final payment.

RECOMMENDATION

To approve the joint request by DPW and Parks Department to approve Final Payment for JBS Subdivision & Park — Phase 2 Infrastructure Package to Calnin & Goss, LLC in the amount of \$207,486.90.

FISCAL IMPACT

ATTACHMENTS

- I. Payment #15-Final (NOT SIGNED)



CITY OF GREEN BAY CERTIFICATE FOR PAYMENT

DATE: January 9, 2026

CONTRACT: JBS SUBDIVISION AND PARK - PHASE 2 INFRASTRUCTURE PACKAGE

PO NUMBER: 2400168

PROJECT NO: 83099

CONTRACTOR: Calnin & Goss, LLC
505 W. Edgewood Dr.
Appleton, WI 54913

PAYMENT NO. 15-FINAL

TOTAL AMOUNT EARNED:	\$	4,248,368.13
LESS AMOUNT RETAINED:	\$	-
	\$	<u>4,248,368.13</u>
LESS AMOUNT PREVIOUSLY PAID:	\$	<u>4,040,881.23</u>
AMOUNT DUE THIS PAYMENT:	\$	207,486.90

BREAKDOWN BY ACCOUNT NUMBERS

468500-59028-83099	\$	2,394.00
468500-55355-83099	\$	129,241.76
468500E-55355-83099	\$	906.13
468500E-55305-83099	\$	74,945.01
	\$	<u>207,486.90</u>

Prepared by: _____
Myla Ting Thompson-Eagan
Civil Engineer

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

cc: Kim Rivest



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

January 13, 2026

PREPARED BY

AGENDA ITEM # F.1

Financial report and check register.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Check Report
2. RDA Financial Report 2026

City of Green Bay RDA
Check Register
31-Dec

CHECK #	CHECK DATE	VENDOR NAME	AMOUNT
21947	12/15/2025	CITY OF GREEN BAY	3,787.51
21948	12/15/2025	HANAWAY ROSS LAW FIRM	245.14
21949	12/15/2025	LAFORCE INC	8,438.00
21950	12/15/2025	NEIGHBORWORKS GREEN BAY	51,777.50
21951	12/30/2025	CITY OF GREEN BAY	34,506.18
21952	12/30/2025	COMMUNITY SERVICES AGENCY INC.	7,597.04
21953	12/30/2025	ENCOMPASS EARLY EDUCATION & CARE INC	3,693.44
21954	12/30/2025	LEAVES INSPIRED TREE NURSERY	2,487.00
21955	12/30/2025	MEACHAM NURSERY	5,258.00
21956	12/30/2025	NEIGHBORWORKS GREEN BAY	<u>12,025.00</u>
			\$ 129,814.81

Redevelopment Authority
 Financial Report
 CDBG
 1/5/2026

CDBG Entitlement Funds	2025 Budget	2024 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Fair Housing	30,000.00	30,335.00	-	22,743.00	-	37,592.00
Public Services	176,633.00	347,590.16	-	274,895.90	97,694.26	151,633.00
CDBG Eligible Areas HILP Program	56,541.00	228,806.01	46,012.80	85,427.50	52,067.01	193,865.30
CDBG Eligible Areas Public Facilities and Infrastructure	198,971.00	252,383.35	-	362,268.68	23,415.75	65,669.92
CDBG Eligible Areas-Beautification/Art	50,000.00	-	-	-	-	50,000.00
Economic Development Façade	50,000.00	90,000.00	-	-	-	140,000.00
Economic Development - RLF	200,000.00	40,607.57	395,717.04	35,000.00	245,000.00	356,324.61
Administration	176,209.00	174,851.18	11,503.20	161,373.63	-	201,189.75
	\$ 938,354.00	\$ 1,164,573.27	\$ 453,233.04	\$ 941,708.71	\$ 418,177.02	\$ 1,196,274.58

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

Redevelopment Authority
 Financial Report
 HOME
 1/5/2026

	2025 Budget	2024 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Single Family Rehab Loan Program	150,224.75	272,016.68	-	198,645.69	73,370.99	150,224.75
Downpayment Closing Cost Assistance	50,000.00	50,000.00	-	50,000.00	-	50,000.00
CHDO Projects	70,227.92	434,784.00	-	238,188.36	266,823.56	-
Housing Development Projects	151,108.63	1,518,941.30	274,105.98	-	1,049,698.00	894,457.91
Administration	46,624.83	165,660.33	30,456.22	91,492.05		151,249.33
HOME-ARP Admin	-	1,884,155.91	-	164,251.09	719,904.82	1,000,000.00
	\$ 468,186.13	\$ 4,325,558.22	\$ 304,562.20	\$ 742,577.19	\$ 2,109,797.37	\$ 2,245,931.99



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

January 13, 2026

PREPARED BY

AGENDA ITEM # F.2

Director's report and project updates.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Development Tracking 20260108

City of Green Bay Development Tracker (Large Scale) - January 2026

	Project Name	Developer	Project Location	Project Description	Status Update	Housing Units		Est. Prop Value
Multi-family								
1	US Bank Redevelopment	Living Downtown LLC	425 Pine Street	Market multi-family rental, commercial	Construction underway	Total #	Under 80%	\$9,600,000.00
						66	0	
2	1116 Hobart Drive	Moski Corp	1116 Hobart Drive	Market multifamily	Construction underway	Total #	Under 80%	\$3,000,000.00
						30	0	
3	Merge @ Shipyard	Merge LLC	239 Arndt Street	Market multi-family rental, retail	Foundation permit submitted	Total #	Under 80%	\$21,000,000.00
						225	0	
4	200 N. Monroe	Three Sixty LLC	200 N. Monroe	Mixed Income rental 148 rental units, 27 townhomes	Design and due diligence underway	Total #	Under 80%	tbd
						175	tbd	
5	Gorman @ JBS	Gorman & Co.	0 Lime Kiln Rd	Workforce multi-family	Construction underway	Total #	Under 80%	\$11,000,000.00
						95	0	
6	Former Badger Sheet Metal	General Capital	420 S. Broadway/419 S. Maple	Multi-family rental, retail, Fire Station/Admin, greenway	Construction to start Summer 2026	Total #	Under 80%	\$19,000,000.00
						85	85	
7	New Land 221 Cherry	New Land Enterprises	221 Cherry	Market rate multi-family rental, retail	Construction underway	Total #	Under 80%	\$38,000,000.00
						268	0	
8	222 Cherry St LLC	Peter Nugent	216-222 Cherry St	Market rate apts with retail 1st floor	DA amendment terms under negotiation	Total #	Under 80%	\$10,500,000.00
						71	0	
9	One Astor	Spark Development	100 E. Mason	Market rate multi-family rental	Construction planned in early 2026.	Total #	Under 80%	\$15,500,000.00
						126	0	
Single-family								
10	Southwest Woods	Garritt Bader	Hinkle S. of Mason	Single family housing with new roads	Construction underway	Total #	Under 80%	\$8,000,000.00
						29	0	
						Total #	Under 80%	

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

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

	Units	Under 80%	Value
TOTALS	1,212	94	\$158,600,000.00