AGENDA OF THE COMMON COUNCIL

TUESDAY, FEBRUARY 3, 2026, 6:00 PM
In person at City Hall, Room 203 - Council Chambers.
Virtual attendance also available via Zoom.

A. Zoom Meeting Information.

1. Join Zoom Meeting Online:
   https://us02web.zoom.us/j/89274696903

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

   If you wish to leave a comment for this public meeting, please fill out the online Comment Form and submit by 3:00 PM on Council meeting day. More detailed Zoom Instructions can be found online.

B. Roll Call.

1. Alders: Brian Johnson (District 9), Bill Galvin (District 4), Jennifer Grant (District 1), Jim Hutchison (District 2), Bill Morgan (District 3), Craig Stevens (District 5), Joey Prestley (District 6), Alyssa Proffit (District 7), Jim Ridderbush (District 8), Ben Delie (District 10), Melinda Eck (District 11), Kathy Hinkfuss (District 12).

C. Pledge of Allegiance.

D. Invocation.

E. Approval of Minutes.

1. Approval of the minutes from the January 20 and January 22, 2026 meetings.

F. Approval of the Agenda.

1. Approval of the agenda for the Tuesday, February 3, 2026, meeting of the Common Council.

G. Report by the Mayor.

H. Announcements.

I. Appointments.

1. **Appointments:**

   Equal Rights Commission
   Amber Edwards, 2434 Sycamore Dr Apt 3, Green Bay, WI 54311
   Term to expire: February 1, 2029

J. Ordinances - Second Reading for Adoption.

1. General Ordinance No. 41-25
   An ordinance amending Section 40-71, Green Bay Municipal Code, relating to traffic regulations.

2. General Ordinance No. 40-25
   An ordinance amending Section 40-34, Green Bay Municipal Code, relating to parking regulations.

K. Report of the Improvement & Services Committee (January 28, 2026).

1. Consideration with possible action on request by Ald. Galvin on behalf of the property owner for 338 Hartung Street to appeal the charges regarding sidewalk replacement on Invoice No. 204963. Two motions were made with none carried. Votes were 2/2.

2. To approve the request by Department of Public Works to extend the sanitary lateral replacement program for 2026 street reconstruction projects.

3. To approve the request by Department of Public Works to grant licenses for:

   1. Sidewalk Builder

      a. Paul Conard Construction, Inc.
      b. Bayland Buildings, Inc.
      c. Carter Trucking & Excavating, Inc.

   2. Tree & Brush Trimmer

      a. A-1 Stump Removal, Inc.
      b. J's Tree Removal and Stump Grinding Service, LLC
      c. Consciously Fresh Tree Services, LLC

   3. Underground Sprinkler System

      a. RainMaster Irrigation, Inc.
      b. ADC Maintenance, LLC

   4. Private Collector License

a. Waste Management

4. Reporting the Department of Public Works 2025 Annual Report.

L. Report of the Protection & Policy Committee. (January 26, 2026).

1. To refer to staff to create a draft ordinance, from a communication by Alder Proffitt (District 7) and Alder Johnson (District 9), in relation to a Designated Outdoor Refreshment Area (DORA) on City Deck (see attached) from May-September with days and hours as follows: Thursdays through Sundays from 4-10 PM. (PC-25-09) (From the January 12, 2026 Protection and Policy Committee Meeting.)

2. To approve to release back into the pool of available licenses, a "Class B" liquor license for Taste of the South at 114 S Broadway St.

3. To approve a limited expansion of licensed premises for The Sardine Can at 128 S Broadway with the proposed licensed premises of "back parking lot" for the following dates: 3/15, 3/17, 3/28, 4/4, 4/11, 4/18, 4/25, 5/1, 5/2, 5/5, 5/6, 5/8, 5/9, 5/13, 5/15, 5/16, 5/20, 5/22, 5/23, 5/24, 5/27, 5/29, 5/30, 6/3, 6/5, 6/6, 6/10, 6/12, 6/13, 6/17, 6/19, 6/20, 6/24, 6/26, 6/27, 7/1, 7/3, 7/4, 7/8, 7/10, 7/11, 7/15, 7/17, 7/18, 7/22, 7/24, 7/25, 7/29, 7/31, 8/1, 8/5, 8/7, 8/8, 8/12, 8/14, 8/15, 8/19, 8/21, 8/22, 8/26, 8/28, 8/29, 9/2, 9/3, 9/4, 9/5, 9/6, 9/9, 9/11, 9/12, 9/16, 9/18, 9/19, 9/23, 9/25, 9/26, 9/30, 10/2, 10/3, 10/7, 10/9, 10/10, 10/14, 10/16, 10/17, 10/21, 10/23, 10/24, 10/30, 10/31.

4. To approve Draft G.O. 01-26 Relating to Reckless Driving.

M. Report of the Green Bay Police Department Granting Operator Licenses.

1. Report of the Green Bay Police Department Granting Operator Licenses

N. Report of the Plan Commission (January 26, 2026).

1. To approve a request to amend the Go Big Green Bay 2050 Comprehensive Plan for 801 and 821 Lime Kiln Road from future Neighborhood Commercial land-use to Regional Commercial land use. (CPA 26-01 Public Hearing held January 26, 2026).

2. To approve a request to rezone properties located at 801 and 821 Lime Kiln Road from General Commercial (C1) to Highway Commercial (C2). (ZP 26-01 Public Hearing held January 26, 2026).

O. Report of the Finance Committee (January 27, 2026).

1. To approve the transfer of Retired K9 Officer Roco to Officer Taylor Clark.

2. To approve the resolution authorizing and providing for the issuance and establishing parameters of the sale of not to exceed $7,255,000 Taxable General Obligation Promissory Notes, Series 2026A, and Certain Related details.

3. To approve the resolution authorizing and providing for the issuance and establishing parameters of the sale of not to exceed $28,190,000 General Obligation Promissory Notes, Series 2026B, and Certain Related details.

4. To approve the rescind of 2025 real estate taxes for parcel 6H-1732-1 USA in Trust for the Oneida Nation at 501 Packerland Dr for $40,058.63.

5. To approve the rescind of 2025 real estate taxes for parcel 6H-2737 USA in Trust for the Oneida Nation at 501 Packerland Dr/Larsen Road for $3,853.51.

6. To approve the refund of 2025 real estate taxes for parcel 1-757 for WS Property Investment LLC at 1140 S. Broadway for $1,425.53.

7. To approve the rescinding of 2025 real estate taxes for parcels 21-40-6-2 and 21-40-6-3 to City of Green Bay for a total of $1,319.24.

8. To approve the agreement between the City of Green Bay and OneEnergy Development, LLC for a land lease and solar easement on parcel 22-SC-513 to increase operations rent to $1,000.00 per acre of the Leased Property, increasing annually by 2% per annum.

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

P. Report of the Park Committee (January 28, 2026).

1. To approve granting a 30' wide permanent maintenance access easement to Brown County, located on Bay Beach Amusement Park property for access to the Renard Island Causeway, subject to County and Law Department review and approval of the final Exhibits.

2. To approve the purchase of one (1) 2026 Rayco 1800AWL Articulated Wheel Loader and accessories from LF George, using Sourcewell Contract #010923-MBI, for a total cost of $60,363.96.

3. To approve the purchase of one (1) Groundmaster 5910 (16'-4WD Gangmower with All Season Cab) & attachments from Reinders, using Sourcewell Contract #112624-TTC, for a total cost of $171,500.46.

4. To approve the purchase of one (1) Bobcat UW53 & attachments from Bobcat Plus, using Sourcewell Contract #020223-CEC, for a total cost of $91,485.87 to replace unit 234.

5. To approve the purchase of one (1) Bobcat UW53 & attachments from Bobcat Plus, using Sourcewell Contract #020223-CEC, for a total cost of $91,485.87 to replace Unit 237.

Q. Report of the Personnel Committee (January 27, 2026).

1. To approve the request to reclassify (2) vacant Police Lieutenant positions to Police Sergeant positions

2. To approve the request to reclassify the vacant Right-of-Way Specialist position in the Department of Public Works to a Land & Property Specialist position and approval to fill any subsequent vacancies resulting from internal transfers.

R. Report of the Traffic, Bicycle, and Pedestrian Commission (January 26, 2026).

1. To receive and place on file the January 2026 report by the Police Department on the monthly Traffic Enforcement Unit Traffic Safety Plan.

2. To receive and place on file the report by the Police Department of the 2025 4th quarter serious injury and fatal crashes.

3. To receive and place on file the request by Department of Public Works to create a 30 Minute Loading Zone Monday - Friday 5 AM - 5 PM on the west side of the 100 block of South Broadway.

4. To receive and place on file the request by Tarl Knight on the need for a Rectangular Rapid-Flashing Beacon (RRFB) at 3rd Street and South Ashland Avenue for children crossing South Ashland Avenue to play at Tank Park.

5. To receive and place on file the request by Tarl Knight on the need for a Rectangular Rapid-Flashing Beacon (RRFB) at 8th Street or 9th Street and South Broadway for children crossing South Broadway to play at 8th Street Park.

6. To approve the request by Tarl Knight to remove, on a 90-day trial period, the "No Stopping or Standing 10 PM to 3 AM Friday to Sunday" signs on the 700 block of South Broadway.

7. To approve the request by the Traffic Engineer, on a 90-day trial period, to remove the NO RIGHT ON RED 7:00 AM - 5:00 PM MONDAY - FRIDAY, both eastbound and westbound, on West Mason Street at Packerland Drive.

8. To approve the request by the Traffic Engineer, on a 90-day trial period, to restrict the RIGHT TURN ON RED eastbound on West Mason Street at Hinkle Street.

9. To approve the request by Ald. Galvin, on a 90-day trial period, to change the 900 block of Emilie Street from RESIDENTIAL PERMIT PARKING ONLY to 4-HOUR PARKING 7:00 AM - 7:00 PM MONDAY - FRIDAY. (PC-25-10)

S. Report of the Sustainability Commission (January 21, 2026).

1. Informational: Climate Resilience Work Group Update.

2. Informational: Waste Reduction Work Group Update.

3. Informational: Clean Energy Work Group Update.

4. Informational: Staff Memo Re: 2025 Summary of GSI Improvements.

T. Informational.

1. Landmarks Commission semi-annual report.

U. Resolutions.

1. Resolution authorizing and providing for the issuance and establishing parameters for the sale of Not to Exceed $7,255,000 Taxable General Obligation Promissory Notes, Series 2026A, and Certain Related Details.

2. Resolution authorizing and providing for the issuance and establishing parameters of the sale of not to exceed $28,190,000 General Obligation Promissory Notes, Series 2026B, and Certain Related details.

3. Resolution authorizing cancellation of 2025 real estate property taxes for parcel 6H-1732-1 USA in Trust for the Oneida Nation at 501 Packerland Drive.

4. Resolution authorizing cancellation of 2025 property taxes for parcel 6H2737 USA in Trust for the Oneida Nation at 501 Packerland Dr/Larsen Road for $3,853.51.

5. Resolution authorizing cancellation of 2025 real estate taxes for parcel 1-757 for WS Property Investment LLC at 1140 S. Broadway for $1,425.53.

6. Resolution authorizing cancellation of 2025 real estate property taxes for parcels 21-40-6-2 & 21-40-6-3.

7. Resolution drawing final orders to contractors for February 3, 2026.

8. Preliminary resolution declaring intent to exercise special assessment powers under section 66.0703, Wisconsin Statutes, for the installation of asphalt pavement.

9. Preliminary resolution declaring intent to exercise special assessment powers under Section 66.0703, Wisconsin Statues, for the installation of asphalt resurfacing.

V. Ordinances - First Reading.

1. Miscellaneous Ordinance No. 01-26
   An Ordinance adopting an Amendment to The Go Big Green Bay 2050 Comprehensive Plan of The City of Green Bay related to the property located at 801 and 821 Lime Kiln Road from Neighborhood Commercial to Regional Commercial (CPA 26-01)

2. Zoning Ordinance No. 01-26
   An Ordinance Rezoning the property located at 801 and 821 Lime Kiln Road from General Commercial (C1) to Highway Commercial (C2) (ZP 26-01)

W. Adjournment.

1. Next Meeting: March 3, 2026

2. Adjournment of the Tuesday, February 3, 2026, meeting of the Common Council.

1) SUPPLEMENTAL INFORMATION: The Video of this meeting, Agenda, Agenda Packet, and Minutes are available online at www.greenbaywi.gov/Meetings.
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 committee meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.

MINUTES OF THE COMMON COUNCIL

TUESDAY, JANUARY 20, 2026, 6:00 PM
In person at City Hall, Room 203 - Council Chambers.
Virtual attendance also available via Zoom.

A. ZOOM MEETING INFORMATION.

1. Join Zoom Meeting Online:
   https://us02web.zoom.us/j/89274696903

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

   If you wish to leave a comment for this public meeting, please fill out the online Comment Form and submit by 3:00 PM on Council meeting day. More detailed Zoom Instructions can be found online.

B. ROLL CALL.

1. Alders: Brian Johnson (District 9), Bill Galvin (District 4), Jennifer Grant (District 1), Jim Hutchison (District 2), Bill Morgan (District 3), Craig Stevens (District 5), Joey Prestley (District 6), Alyssa Proffit (District 7), Jim Ridderbush (District 8), Ben Delie (District 10), Melinda Eck (District 11), Kathy Hinkfuss (District 12).

C. PLEDGE OF ALLEGIANCE.

D. INVOCATION.

E. APPROVAL OF MINUTES.

Moved by Ald. Craig Stevens, seconded by Ald. Kathy Hinkfuss to approve, amend to record Alders Proffitt and Prestley as no on item S5, "To approve an agreement with Flock Group Inc for surveillance camera and Aerodome DFR Drone Program for a total cost of $1,302,000 over five years."
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Jim Ridderbush to approve as amended.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. Approval of the minutes from the December 16, 2025 meeting.

F. APPROVAL OF THE AGENDA.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Craig Stevens to approve.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. Approval of the agenda for the Tuesday, January 20, 2026, meeting of the Common Council.

G. REPORT BY THE MAYOR.

H. ANNOUNCEMENTS.

I. APPOINTMENTS.

Moved by Ald. Craig Stevens, seconded by Ald. Ben Delie to approve.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. **Appointments:**

Equal Rights Commission
Tanya Westmoreland, 317 S. Oakland Avenue, Green Bay, WI 54303
Term to expire: February 1, 2029

Kristie Kayser, 844 Linden Drive Apt 8, Green Bay, WI 54311
Term to expire: June 1, 2028 (filling the remainder term)

J. PUBLIC HEARINGS.

No one appeared to speak.

1. Miscellaneous Ordinance No. 07-25
   An Ordinance adopting an Amendment to The Go Big Green Bay 2050 Comprehensive Plan of The City of Green Bay related to the property located at 1109 S Taylor Street from Low Density Residential to Commercial (CPA 25-05)

K. ORDINANCES - SECOND READING FOR ADOPTION.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to suspend the rules and take up all with one roll call vote.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Kathy Hinkfuss to adopt.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. General Ordinance No. 39-25
   An ordinance creating Section 1-13, Green Bay Municipal Code, relating to Non-Issuance of City Licenses and Permits.

2. ZONING ORDINANCE NO. 22-25
   An Ordinance amending Zoning Ordinance No. 13-21 for the Planned Unit Development for the 2300-2400 block East Mason Street, East Town Mall (ZP 25-34)

3. Miscellaneous Ordinance No. 07-25
   An Ordinance adopting an Amendment to The Go Big Green Bay 2050 Comprehensive Plan of The City of Green Bay related to the property located at 1109 S Taylor Street from Low Density Residential to Commercial (CPA 25-05)

4. Zoning Ordinance No. 20-25
   An Ordinance rezoning the property located at 1109 S Taylor Street from Low-Density Residential (R1) to General Commerical (C1) (ZP 25-29)

5. General Ordinance No. 38-25
   An ordinance amending Section 18-44(4)(a) Relating to International Fire Code.

6. General Ordinance 37-25
   An ordinance Amending Section 12-11(a) Relating to Equal Rights Commission

L. REPORT OF THE REDEVELOPMENT AUTHORITY (JANUARY 13, 2026).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to approve, Ald. Johnson abstains on item 1.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. To approve Amendment 1 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. 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.

M. REPORT OF THE IMPROVEMENT & SERVICES COMMITTEE (JANUARY 14, 2026).

Moved by Ald. Ben Delie, seconded by Ald. Melinda Eck to approve.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. To hold the request by Ald. Galvin on behalf of the property owner for 338 Hartung Street to appeal the charges regarding sidewalk replacement on Invoice No. 204963 until the January 28, 2026 Improvement & Services Committee meeting.

2. To approve the request by the Department of Public Works to review and approve the 2026 Special Assessment factors and rates.

3. To approve the request by Department of Public Works Parking Division to purchase a 2026 Bobcat UW56 sidewalk utility tractor from Bobcat Plus, Inc. in the amount of $71,152.46.

4. To approve the request by Department of Public Works to purchase two (2) 2026 tandem axle dump truck body, wing, and plow packages from Monroe Truck Equipment in the amount of $347,564.00.

5. To approve the request by Department of Public Works to purchase two (2) 2026 International HV607 6x4 tandem axle dump truck chassis from Packer City International in the amount of $257,179.38.

6. To approve the request by Department of Public Works to purchase a 2026 Versalift VST40I aerial bucket truck from Utility Sales and Service in the amount of $229,622.00.

7. To approve the request by Department of Public Works to purchase two (2) 2026 Salt Spreader v-box inserts w/anti-ice tanks that will be mounted in existing City-owned tandem axle dump trucks from Monroe Truck Equipment in the amount of $94,984.00 each, totaling $189,968.00.

8. To approve the request by Department of Public Works to purchase two (2) 2026 1,800 anti-ice units that will be mounted in existing City-owned tandem axle dump trucks from Monroe Truck Equipment in the amount of $37,448.00 each, totaling $74,896.00.

9. To approve the request by Department of Public Works to purchase two (2) 2026 Elgin Broom Bear mechanical street sweepers from MacQueen Equipment Inc. off Sourcewell Contract #093021-ELG in the amount of $380,472.30 each, totaling $760,944.60.

10. To approve the request by Department of Public Works to purchase a 2026 Elgin Regenerative Street Sweeper from MacQueen Equipment Inc. off Sourcewell Contract #093021-ELG in the amount of $329,576.00.

11. To approve the request by Department of Public Works to purchase a 2026 Vactor 2100i Combination Sewer Vacuum and Jet sewer cleaning truck body off Sourcewell Contract #101221-VTR from MacQueen Equipment Inc. in the amount of $428,053.13.

12. To approve the request by Department of Public Works to purchase a 2026 Loadmaster Excel S 25-yd capacity rear-loading compacting refuse body to be mounted on City-owned chassis from Loadmaster off HGAC Buy in the amount of $99,739.00.

13. To approve the request by Department of Public Works to purchase two (2) 2026 International HV607 automated side loading refuse truck chassis from Packer City

International off Sourcewell Contract #032824-NVS in the amount of $149,850.67 each, totaling $299,701.34.

14. To approve the request by Department of Public Works to purchase two (2) 2026 33 cubic yard New Way Sidewinder automated side loading truck bodies from Envirotech Equipment that will be mounted to City-owned chassis in the amount of $194,511.00 each, totaling $389,022.00.

15. To approve the request by Department of Public Works to enter into a Professional Services Agreement (PSA) for Parcel Appraisal with Steiro Appraisal, LLC in the amount of $3,000.00 and a PSA for Real Estate Negotiations with Moss & Associates, LLC in the amount of $2,500.00 for the STH 54 HSIP, State WisDOT Project No. 9210-24-20.

16. To approve the request by Department of Public Works to enter into a Professional Services Agreement (PSA) for Parcel Appraisal with Streetland, LLC in the amount of $17,010.00 and a PSA for Real Estate Negotiations with Moss & Associates, LLC in the amount of $9,250.00 for the STH 32 & 9th Street, State WisDOT Project No. 4190-19-70.

17. To approve the request by Department of Public Works to enter into a Professional Services Agreement (PSA) with Ayres Associates for Construction Inspection Services in the amount of $100,000.00 for the 2026 construction season.

18. To approve the request by Department of Public Works to enter into a Professional Services Agreement (PSA) with Coleman Engineering for Construction Inspection Services in the amount of $175,000.00 for the 2026 construction season.

19. To approve the request by Department of Public Works to enter into a Professional Services Agreement (PSA) with ISG for Construction Inspection Services in the amount of $150,000.00 for the 2026 construction season.

20. To approve the request by Department of Public Works to approve licenses for:

    1. Sidewalk Builder

        a. Shefchik Concrete, LLC
        b. Loera Conrete, LLC
        c. IEI General Contractors, Inc.

    2. Tree & Brush Trimmer

        a. Asplundh Tree Expert, LLC
        b. Epic Innovations, LLC; Epic Tree Care
        c. Fall-Rite Services, LLC
        d. Rigo's Landscaping, LLC
        e. Holtger Bros., Inc.
        f. All WI Tree Service, LLC
        g. Best Enterprises, LLC
        h. SDA Lawnservice, LLC
        i. Vande Hey Company
        j. Selner Tree & Shrub Care
        k. A To Z Tree Service, LLC
        l. Economy Tree Service, LLC
        m. Tree-B-Gone
        n. A Four Season Tree Care

    3. Underground Sprinkler System

        a. The Sprinkler Company, Inc.
        b. Roberts Quality Irrigation, LLC
        c. Irrigation Doctors, LLC
        d. Fox Valley Irrigation, Inc.

    4. Private Collector License

        a. GFL Environmental

21. To approve the request by Department of Public Works to enter into a Professional Services Agreement (PSA) with McMahon Associates, Inc., for the Howard Street & Hazel Street Reconstruction in the amount of $50,660.00.

N. REPORT OF THE PROTECTION & POLICY COMMITTEE (JANUARY 12, 2026).

1. For consideration with possible action on an appeal by Brian Sanchez regarding the denial of his operator's license. No recommendation by Protection & Policy Committee.

   Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to open the floor.
   Motion Passed.
   Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

   Brian Sanchez, 1181 Hansen Rd

   Moved by Ald. Craig Stevens, seconded by Ald. Alyssa Proffitt to close the floor.
   Motion Passed.
   Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

   Moved by Ald. Bill Galvin, seconded by Ald. Alyssa Proffitt to approve.
   Motion Passed.
   Yes-Jennifer Grant, Jim Hutchison, Bill Galvin, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-William Morgan, Craig Stevens, Abstain-None.

2. For consideration with possible action to approve an application for a Class "B" beer license for Las Maracas at 800 Cedar St with a premise description of "stored in coolers, served in dining room. Extra alcohol will be stored under cabinets"

   Moved by Ald. Craig Stevens, seconded by Ald. Alyssa Proffitt to suspend the rules and take up 2 to 4 with one motion.
   Motion Passed.
   Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

   Moved by Ald. Alyssa Proffitt, seconded by Ald. Craig Stevens to change the item language to "to approve".
   Motion Passed.
   Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

3. For consideration with possible action to approve an application for a "Class B" liquor and a Class "B" beer license for JJ875 Property at 875 Lombardi Ave with a premise description of "Basement: walk-in cooler, behind bar"

4. For consideration with possible action to approve a change of agent for Aldi Inc (Aldi #30) at 2440 E Mason St to Joshua Estel.

O. REPORT OF THE GREEN BAY POLICE DEPARTMENT GRANTING OPERATOR LICENSES.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Craig Stevens to approve.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. Report of the Green Bay Police Department Granting Operator Licenses

P. REPORT OF THE PLAN COMMISSION (JANUARY 12, 2026).

Moved by Ald. Joey Prestley, seconded by Ald. Alyssa Proffitt to approve.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. To approve a request to create a final plat with 38 lots (The Pines Subdivision) that includes public dedications at 0 Deuchert Street (Parcel 21-1229) with conditions.

2. To approve a Conditional Use Permit at the 600 Block of Woodside Road; seeking to create a telecommunications tower/wireless communications facility in a residentially zoned district with conditions.

Q. REPORT OF THE FINANCE COMMITTEE (JANUARY 13, 2026).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to approve.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. To approve the purchase/service agreement for Fire Truck and IPAD Modems with a total cost of $51279.15.

2. To approve the purchase of Badger Books Package for Elections for a total cost of $95,172.

3. To approve an agreement with the Environmental Systems Research Institute Inc (ESRI). This is a three (3) year agreement with a total cost is $207,900.

4. To approve the acceptance of the 2026 State of Wisconsin Department of Health Services Emergency Medical Services Funding Assistance Program Award for a total of $394,596.34.

5. To approve a 2025 Law Department Budget Carry-Over request of Legal Expenses in an amount of $150,000 for anticipated litigation and other legal costs continuing through the 2026 Fiscal Year.

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

6. To approve the final 2025 budget amendment resolution for unbudgeted overtime special events.

7. To approve the Claims Committee Report.

   Pursuant to Section 19.85(1)(g), Wis. Stats., Council will meet in closed session for the purpose of reviewing claims filed against the City of

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

8. To refer to staff to work with Alder Galvin and develop a decision package to be presented at a later date.

R. REPORT OF THE PERSONNEL COMMITTEE (JANUARY 13, 2025).

Moved by Ald. Joey Prestley, seconded by Ald. Alyssa Proffitt to approve.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. To approve the 2026 City of Green Bay and City of Green Bay International Brotherhood of Electrical Workers Local No.158 labor agreement.
   The Council may convene in closed session pursuant to § 19.85(1)(e), Wis. Stats. for purposes of deliberating or negotiating public employee contracts for competitive or bargaining reasons. The Council may thereafter reconvene in open session pursuant to § 19.85(2), Wis. Stats. to report the results of the closed session and consider the balance of the agenda.

2. To approve the request to reclassify an Arborist I position to an Arborist II position.

S. REPORT OF THE PUBLIC ARTS COMMISSION (JANUARY 14, 2026).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to approve.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. To approve the selection of Miriam Brabham as the Poet Laureate for the 2026-2028 term.

T. REPORT OF THE TRAFFIC, BICYCLE, AND PEDESTRIAN COMMISSION (DECEMBER 15, 2025).

Moved by Ald. Craig Stevens, seconded by Ald. Alyssa Proffitt to approve.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. To receive and place on file the November and December 2025 reports by the Police Department on the monthly Traffic Enforcement Unit Traffic Safety Plans.

2. To receive and place on file the report by the Police Department of the 2025 3rd quarter serious injury and fatal crashes.

3. To approve the request by Department of Public Works to create a 15 Minute Loading Zone on the south side of Pine Street west of North Washington Street as follows on a 90-day trial:
   A. Remove the NO STOPPING OR STANDING restriction on both sides of Pine Street from North Washington to the alley west of North Washington Street
   B. Establish a NO STOPPING OR STANDING restriction on the north side of Pine Street from North Washington Street to the alley west of North Washington Street
   C. Establish a 15 MINUTE LOADING restriction on the south side of Pine Street from 45 feet west of North Washington Street to a point 200 feet west of North Washington Street
   D. Establish a NO STOPPING OR STANDING restriction on the south side of Pine Street from North Washington to a point 45 feet west of North Washington Street
   E. Establish a NO STOPPING OR STANDING restriction on the south side of Pine Street from a point 200 feet west of North Washington to the alley

4. To approve the request by Department of Public Works to create a 15 Minute Loading Zone on the east side of Adams Street between Pine Street and Northland Avenue as follows on a 90-day trial:
   A. Remove the existing NO PARKING restriction on both sides of Adams Street from Pine Street to Northland Avenue
   B. Establish a NO PARKING restriction on the east side of Adams Street from Pine Street to a point 35 feet north of Pine Street
   C. Establish a NO PARKING restriction on the east side of Adams Street from a point 100 feet north of Pine Street to Northland Avenue
   D. Establish a NO PARKING 15 MINUTE LOADING ZONE on the east side of Adams Street from a point 40 feet north of Pine Street to a point 105 feet north of Pine Street

5. To hold the request by Department of Public Works to create a 30 Minute Loading Zone Monday - Friday from 5 AM- 5 PM on the west side of the 100 block of South Broadway until the January 26, 2026, Traffic, Bicycle, & Pedestrian Commission meeting.

6. To hold the request by Tarl Knight on the need for a Rectangular Rapid-Flashing Beacon (RRFB) at 3rd Street and South Ashland Avenue for children crossing South Ashland Avenue to play at Tank Park until the January 26, 2026, Traffic, Bicycle, & Pedestrian Commission meeting.

7. To hold the request by Tarl Knight on the need for a Rectangular Rapid-Flashing Beacon (RRFB) at 8th Street or 9th Street and South Broadway for children crossing South Broadway to play at 8th Street Park until the January 26, 2026, Traffic, Bicycle, & Pedestrian Commission meeting.

8. To hold the request by Tarl Knight to remove the "No Stopping or Standing 10 PM to 3 AM Friday to Sunday" signs on the 700 block of South Broadway until the January 26, 2026, Traffic, Bicycle, & Pedestrian Commission meeting.

9. To approve the request by Ald. Proffitt (District 7) on extending the bike lane on Dousman Street from Ashland Avenue to Gray Street; to approve the removal of the existing parking restriction on Dousman Street, south side, from Allard Avenue to Oakland Avenue from 6:00 a.m. to 6:00 p.m. (except Saturdays and Sundays); and to approve the installation of a NO PARKING ANYTIME zone on Dousman Street, south side, from Allard Avenue to Oakland Avenue.

10. To approve the request by the Traffic Engineer to modify the traffic control and parking restrictions due to Brown County construction on the roundabout on Packerland Drive at Trojan Drive as follows:

    Remove the existing NO PARKING ANYTIME restriction on Trojan Drive, both sides, from

a point 60 feet west of Packerland Drive to a point 60 feet east of Packerland Drive.

Remove the existing NO PARKING DURING FOOTBALL GAMES restriction on Trojan Drive, both sides, from 60 feet east of Packerland Drive to Sorrento Drive.

Remove the existing 1-HOUR PARKING on Trojan Drive, both sides, from a point 60 feet west of Packerland Drive to the western terminus of Trojan Drive 7:00 A.M.-4:00 P.M. SCHOOL DAYS.

Remove the existing 1-HOUR PARKING on Trojan Drive, south side, from a point 60 feet west of Packerland Drive to Hobart Drive.

Remove the existing 1-HOUR PARKING on Trojan Drive, north side, from a point 60 feet west of Packerland Drive to a point 130 feet east of Delray Drive.

Remove the existing TWO-WAY STOP condition on Trojan Drive at Packerland Drive.

Install NO PARKING ANYTIME on Trojan Drive, both sides, from a point 280 feet west of Packerland Drive to a point 280 feet east of Packerland Drive.

Install NO PARKING DURING FOOTBALL GAMES on Trojan Drive, both sides, from 280 feet east of Packerland Drive to Sorrento Drive.

Install 1-HOUR PARKING restriction on Trojan Drive, both sides, from a point 280 feet west of Packerland Drive to the western terminus of Trojan Drive 7:00 A.M.-4:00 P.M. SCHOOL DAYS.

Install 1-HOUR PARKING restriction on Trojan Drive, south side, from a point 280 feet west of Packerland Drive to Hobart Drive.

Install 1-HOUR PARKING restriction on Trojan Drive, north side, from a point 280 feet west of Packerland Drive to a point 130 feet east of Delray Drive.

U. REPORT OF THE SUSTAINABILITY COMMISSION (DECEMBER 17, 2025).

Moved by Ald. Joey Prestley, seconded by Ald. Alyssa Proffitt to approve.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. To receive and place on file the Bay Beach Amusement Park Recycling Report. (from July 16, 2025 meeting of the Sustainability Commission).

2. To approve the 2026 Sustainability Commission Work Plan.

3. To receive and place on file the 2026 Sustainability Commission meeting dates.

V. INFORMATIONAL.

1. December Municipal Court Report

2. Building Report for December 2025

W. RESOLUTIONS.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Craig Stevens to suspend the rules, take up with one roll call vote.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to adopt.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. Resolution drawing final orders to contractors for January 20, 2026.

2. Resolution authorizing the final 2025 budget amendment for unbudgeted overtime for special events.

3. Resolution approving a Final Plat for The Pines Subdivision (Parcel 21-1229) (CP 25-07)

4. Resolution Authorizing Condiional Use Permit at 600 Block of Woodside Road 21-365 (ZP 25-37)

5. Resolution authorizing 2026 Budget Amendment / 2025 Carry-Over Request

X. ORDINANCES - FIRST READING.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to suspend the rules and take up all with one roll call vote.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

Moved by Ald. Joey Prestley, seconded by Ald. Alyssa Proffitt to advance.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. General Ordinance No. 41-25
   An ordinance amending Section 40-71, Green Bay Municipal Code, relating to traffic regulations.

2. General Ordinance No. 40-25
   An ordinance amending Section 40-34, Green Bay Municipal Code, relating to parking regulations.

Y. ADJOURNMENT.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Kathy Hinkfuss to adjorn.
Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. Next Meeting: **February 3, 2026.**

2. Adjournment of the Tuesday, January 20, 2026, meeting of the Common Council.

Public Works Department
100 North Jefferson Street · Room 300
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Administration | Engineering | Traffic 920.448.3100
Operations 920.448.3535
Parking 920.448.3431
Fax 920.448.3102

TO: Valerie Joosten

FROM: James Brunette

CC: Pat Molski

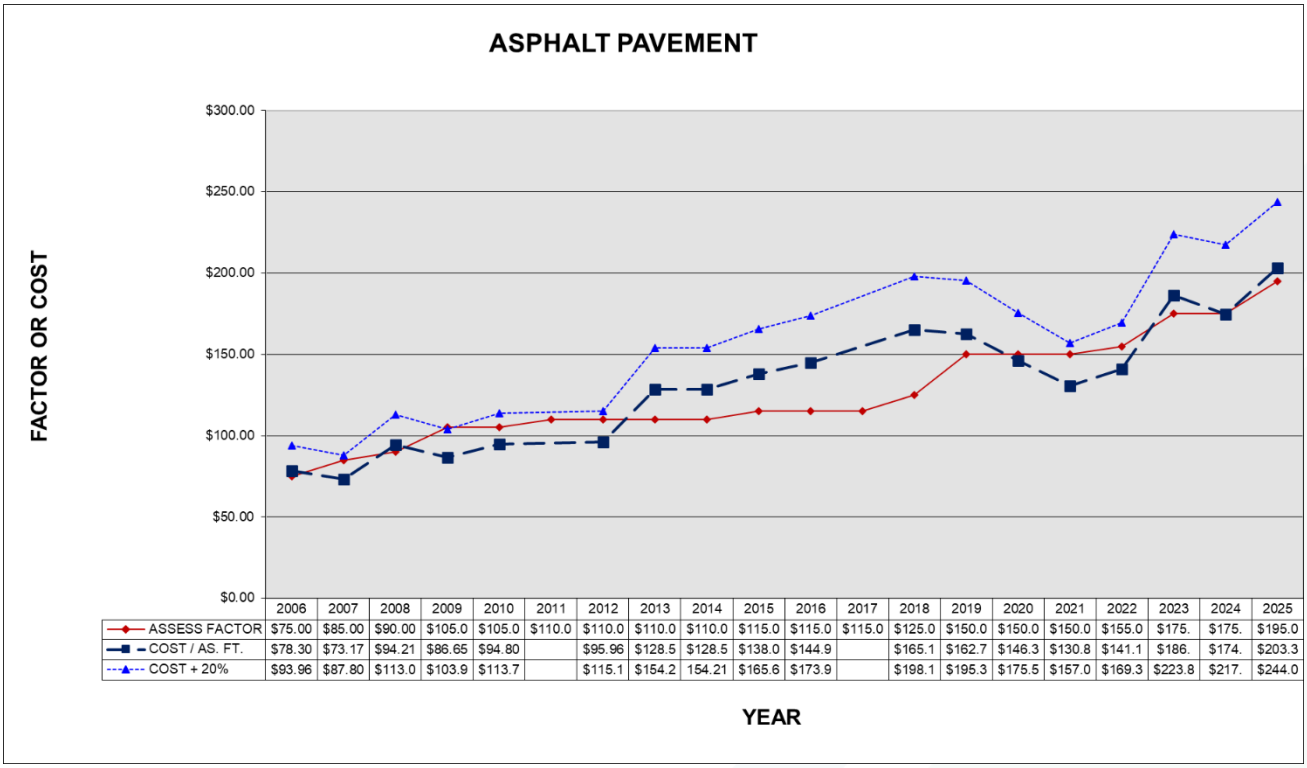
DATE: 1-6-2026

RE: **2026 Pavement Assessment Rates**

The 2026 pavement assessment rates should go to the January 14 I&S meeting. My review and recommendations are as follows:

Asphalt Reconstruction

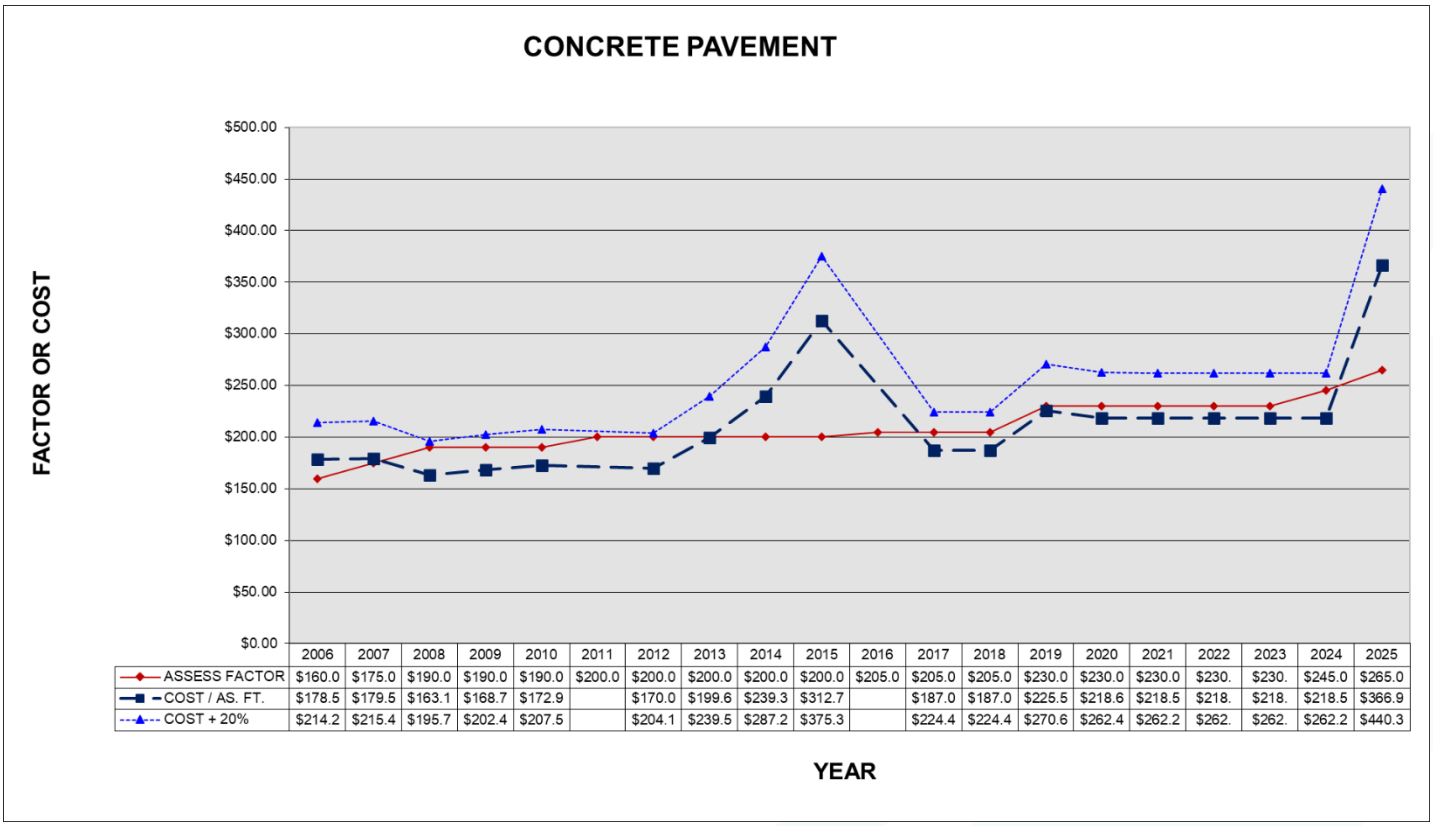
- The City reconstructed one asphalt street in 2025, Cass Street (S. Madison Street to S. Monroe Avenue).
- Cass Street was reconstructed to a clear width of 30'. The average cost per assessable foot for this segment was $186.25 (actual constructed cost) and $223.50 (adjusted construction cost for 36' clear width).
- Based upon those costs, along with the projected cost per assessable footage for a generic street ($214.04), I would recommend the **2026 asphalt pavement assessment factor increase to $200/ft**.
- As a note, we did raise rates from $155/ft in 2022 to $175/ft in 2023 and remained at $175/ft in 2024. In 2025 rate were raised to $195/ft.
- I included the graph of project costs/assessable foot from 2025 determination, for reference.



	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ASSESS FACTOR	$75.00	$85.00	$90.00	$105.0	$105.0	$110.0	$110.0	$110.0	$110.0	$115.0	$115.0	$115.0	$125.0	$150.0	$150.0	$150.0	$155.0	$175.	$175.	$195.0
COST / AS. FT.	$78.30	$73.17	$94.21	$86.65	$94.80		$95.96	$128.5	$128.5	$138.0	$144.9		$165.1	$162.7	$146.3	$130.8	$141.1	$186.	$174.	$203.3
COST + 20%	$93.96	$87.80	$113.0	$103.9	$113.7		$115.1	$154.2	154.21	$165.6	$173.9		$198.1	$195.3	$175.5	$157.0	$169.3	$223.8	$217.	$244.0

Concrete Reconstruction

- The City reconstructed one concrete street in 2025, E. Mason Street (Jaster Street to Bader Street).
- This segment of E. Mason Street was reconstructed to a clear width that varied from 54'-74'. The pavement section involved 10" concrete,12" of 1 ¼" CABC and 3" breaker. This upgraded pavement section along with extensive traffic control resulted in higher cost per assessable footage ($672.77-actual constructed, $366.93 adjusted).
- The assessment factor did increase from $245/ft in 2024 to $265/ft in 2025 to keep in line with the upward trend of concrete construction costs.
- Based on the average cost per sy of concrete pavement in 2025, along with the ENR Construction Cost Index increase from 2023 to 2026, I would recommend that the
- **2026 concrete pavement assessment factor remain at $265/ft**
- I included the graph of project costs/assessable foot from 2025 determination, for reference.



	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ASSESS FACTOR	$160.0	$175.0	$190.0	$190.0	$190.0	$200.0	$200.0	$200.0	$200.0	$200.0	$205.0	$205.0	$205.0	$230.0	$230.0	$230.0	$230.	$230.	$245.0	$265.0
COST / AS. FT.	$178.5	$179.5	$163.1	$168.7	$172.9		$170.0	$199.6	$239.3	$312.7		$187.0	$187.0	$225.5	$218.6	$218.5	$218.	$218.	$218.5	$366.9
COST + 20%	$214.2	$215.4	$195.7	$202.4	$207.5		$204.1	$239.5	$287.2	$375.3		$224.4	$224.4	$270.6	$262.4	$262.2	$262.	$262.	$262.2	$440.3

Resurfacing

- Based on the spreadsheet of the 2025 resurfacing street costs, the following 2026 resurfacing assessment rates would be recommended:

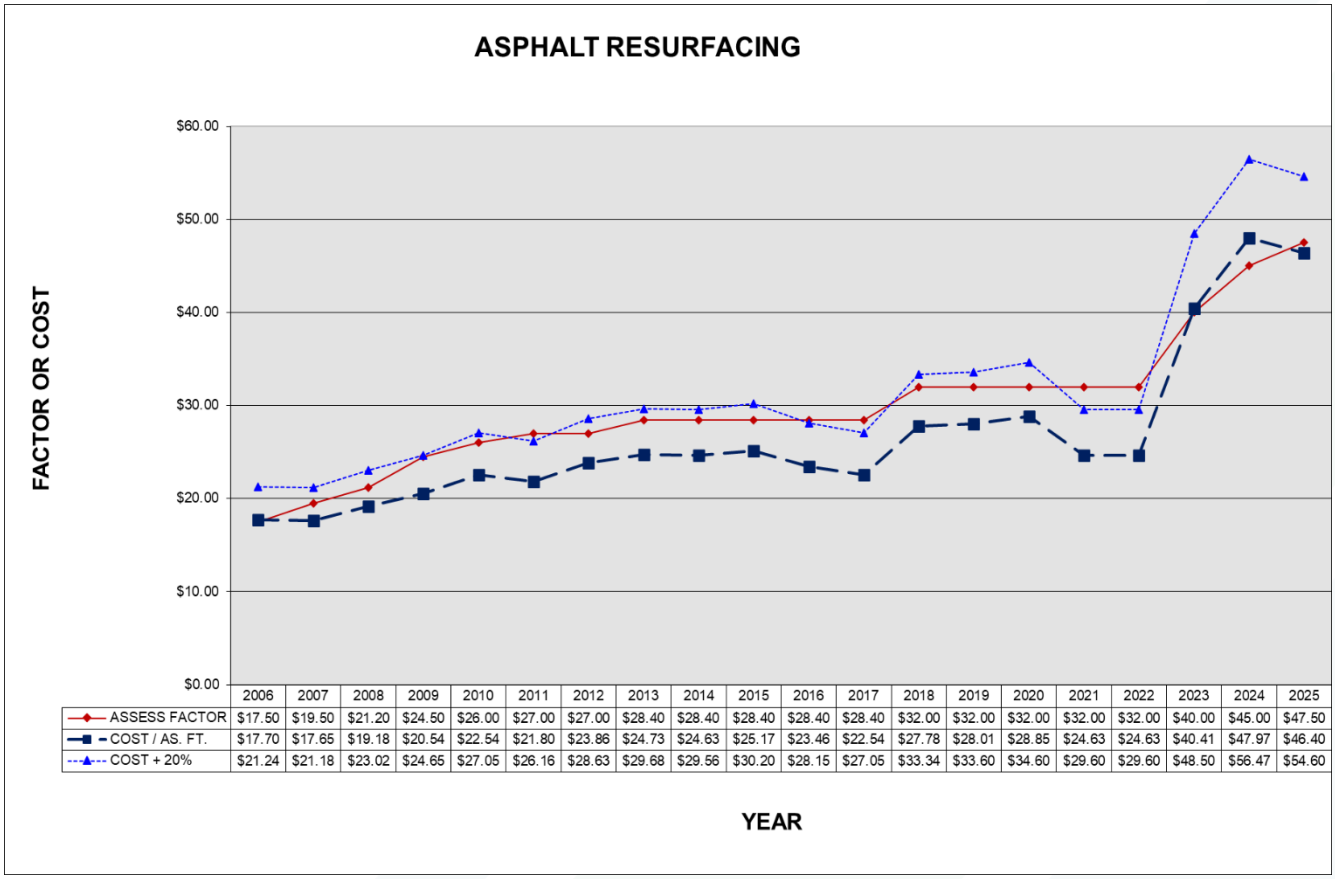
ASSESSMENT FACTOR = $47.50

RESIDENTIAL RATE 60% = $28.50

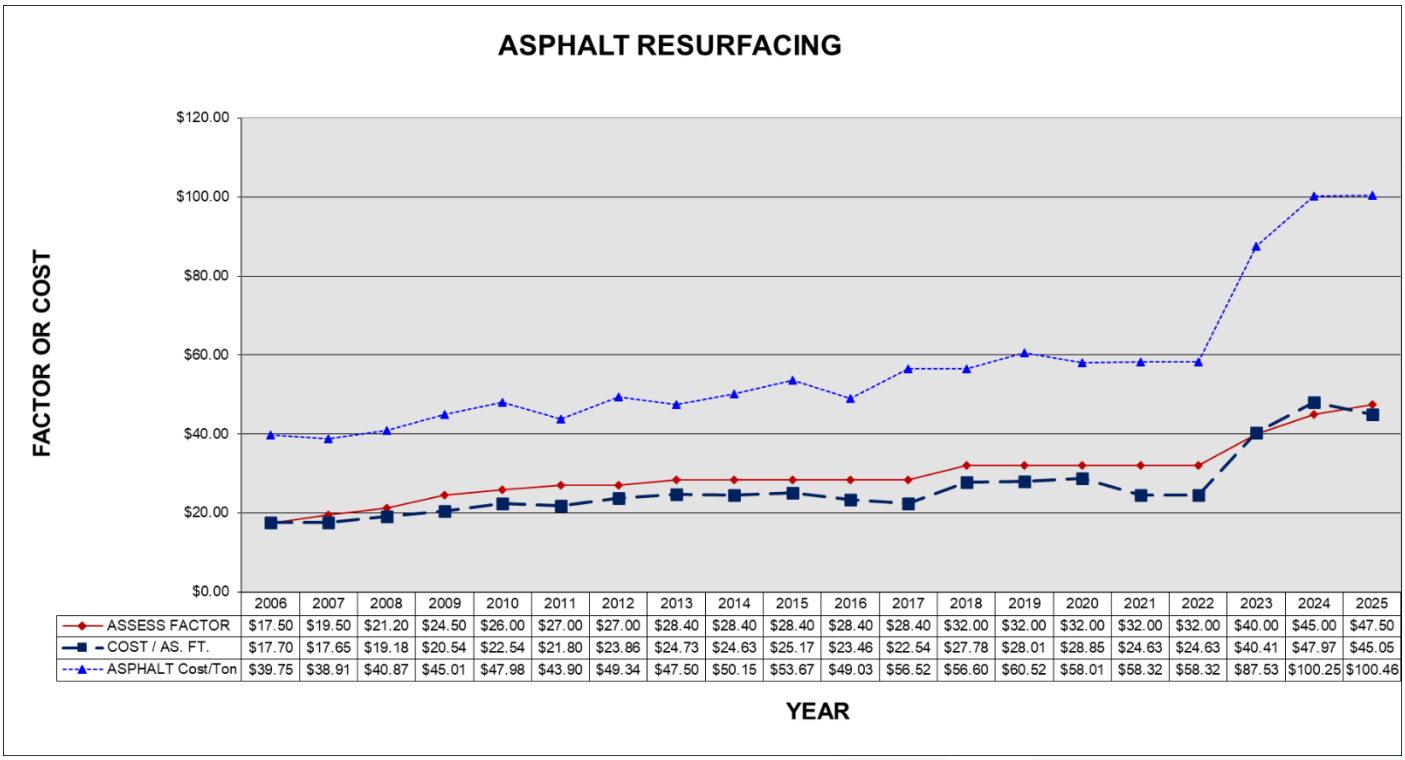
RESIDENTIAL ON BUS/TRUCK ROUTE 60% - 10% = $25.65

OTHER RATE 90% = $42.75

- The asphalt resurfacing assessment factor was raised from $40.00 in 2023 to $45.00 in 2024, and $46.50 in 2025. To keep up with the increased cost of asphalt pavement in 2025 and the anticipated increasing cost of asphalt pavement in 2026, while not exorbitantly increasing the assessment factor**, it is recommended that the assessment factor remain at $47.50.**



	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ASSESS FACTOR	$17.50	$19.50	$21.20	$24.50	$26.00	$27.00	$27.00	$28.40	$28.40	$28.40	$28.40	$28.40	$32.00	$32.00	$32.00	$32.00	$32.00	$40.00	$45.00	$47.50
COST / AS. FT.	$17.70	$17.65	$19.18	$20.54	$22.54	$21.80	$23.86	$24.73	$24.63	$25.17	$23.46	$22.54	$27.78	$28.01	$28.85	$24.63	$24.63	$40.41	$47.97	$46.40
COST + 20%	$21.24	$21.18	$23.02	$24.65	$27.05	$26.16	$28.63	$29.68	$29.56	$30.20	$28.15	$27.05	$33.34	$33.60	$34.60	$29.60	$29.60	$48.50	$56.47	$54.60



	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ASSESS FACTOR	$17.50	$19.50	$21.20	$24.50	$26.00	$27.00	$27.00	$28.40	$28.40	$28.40	$28.40	$28.40	$32.00	$32.00	$32.00	$32.00	$32.00	$40.00	$45.00	$47.50
COST / AS. FT.	$17.70	$17.65	$19.18	$20.54	$22.54	$21.80	$23.86	$24.73	$24.63	$25.17	$23.46	$22.54	$27.78	$28.01	$28.85	$24.63	$24.63	$40.41	$47.97	$45.05
ASPHALT Cost/Ton	$39.75	$38.91	$40.87	$45.01	$47.98	$43.90	$49.34	$47.50	$50.15	$53.67	$49.03	$56.52	$56.60	$60.52	$58.01	$58.32	$58.32	$87.53	$100.25	$100.46

Please let me know if you recommend any changes.

CITY OF GREEN BAY SPECIAL ASSESSMENT FACTORS AND RATES 2026 FACTORS AND RATES		
I. SANITARY SEWER	2025 RATES	2026 RATES
Sewer	$85.00 Per Front Foot	$95.00 Per Front Foot
Sewer with Rock Excavation	$100.00 Per Front Foot	$115.00 Per Front Foot
4" Sanitary Connection	$1,750.00 Each	$1,775.00 Each
with Rock Excavation	$2,800.00 Each	$2,800.00 Each
6" Sanitary Connection	$2,050.00 Each	$2,050.00 Each
with Rock Excavation	$2,875.00 Each	$2,875.00 Each
II. STORM SEWER		
Sewer	$65.00 Per Front Foot (New Streets, and Type B Streets in Urban Expansion & Reserve Districts and new main installation)	$75.00 Per Front Foot (New Streets, and Type B Streets in Urban Expansion & Reserve Districts and new main installation)
6" Storm Connection	$1,150.00 Each	$1,150.00 Each
12" Storm Connection	$2,050.00 Each	$2,050.00 Each
Stormwater Management (Fee in lieu of)	$4,200.00 Per ERU	$4,200.00 Per ERU
III. WATER		
Residential and Other Ordinary Users	$75.00 Per Front Foot	$80.00 Per Front Foot
with Rock Excavation	$105.00 Per Front Foot	$110.00 Per Front Foot
User Requiring Larger Than 8" Mains	$85.00 Per Front Foot	$90.00 Per Front Foot
with Rock Excavation	$115.00 Per Front Foot	$120.00 Per Front Foot
1" Lateral with New Water Main	$2,300.00 Each	$2,300.00 Each
with Rock Excavation	$3,300.00 Each	$3,300.00 Each
1" Lateral on Existing Water Main	$3,300.00 Each	$3,300.00 Each
with Rock Excavation	$4,300.00 Each	$4,300.00 Each
New 1" Service Connection	Actual Cost	Actual Cost
New Larger than 1" Service Connection	Actual Cost	Actual Cost

IV. STREET CONSTRUCTION ASSESSMENT RATES Assessment Factor =	2025 RATES ASPHALT PAVEMENT $195.00	2025 RATES CONCRETE PAVEMENT $265.00	2026 RATES ASPHALT PAVEMENT $200.00	2026 RATES CONCRETE PAVEMENT $265.00
1. Type "A" Street (New Street, Not Previously Open to Traffic)				
Residential Zones	$195.00	$195.00	$200.00	$200.00
All Other Zone Classifications (1 and 2 Family Use Apply Residential Zones Rate)	$195.00	$265.00	$200.00	$265.00
2. Type "B" Street (Existing Street, No Curb & Gutter, Improvement include adding curb & gutter)				
Residential Zones	$117.00	$117.00	$120.00	$120.00
All Other Zone Classifications (1 and 2 Family Use Apply Residential Zones Rate)	$175.50	$238.50	$180.00	$238.50
3. Type "C" Street (Existing Street, Has Pavement and Curb & Gutter)				
A. Local Streets				
Residential Zones	$58.50	$58.50	$60.00	$60.00
Residential Zones on Bus and/or Heavy Traffic Routes	$52.65	$52.65	$54.00	$54.00
All Other Zone Classifications (1 and 2 Family Use Apply Residential Zones Rate)	$126.80	$172.30	$130.00	$172.30
B. STP and NHS Streets				
Residential Zones	$39.00	$39.00	$40.00	$40.00
Residential Zones on Bus and/or Heavy Traffic Routes	$35.10	$35.10	$36.00	$36.00
All Other Zone Classifications (1 and 2 Family Use Apply Residential Zones Rate)	$126.80	$172.30	$130.00	$172.30

V. ASPHALT RESURFACING ALL STREET TYPES Assessment Factor =	2025 RATES ASPHALT RESURFACING $47.50	2026 RATES ASPHALT RESURFACING $47.50
Residential Zones	$28.50	$28.50
Residential Zones on Bus and/or Heavy Traffic Routes	$25.65	$25.65
All Other Zone Classifications (1 and 2 Family Use Apply Residential Zones Rate)	$42.80	$42.75

	2025 RATES	2026 RATES
INTEREST RATE FOR UNPAID SPECIAL ASSESSMENTS	5.90%	5.80%

GREEN BAY WATER

631 South Adams Street
Green Bay, WI 54301
(920) 448-3480

1/6/2026

Ald. Joey Prestley, Chairperson
Improvement and Service Committee
100 North Jefferson Street
Green Bay, WI 54301

Dear Chairperson Prestley:

The Green Bay Water Utility recommends the following assessment rates for 2026:

Residential and other ordinary users	$80.00/front foot
Residential and other ordinary users (Project requiring rock excavation)	$110.00/front foot
Users requiring larger than 8" diameter mains (commercial and industrial)	$90.00/front foot
Users requiring larger than 8" diameter mains (commercial and industrial) (Project requiring rock excavation)	$120.00/front foot
1" water lateral installed with new water main	$2,300.00/lateral
1" water lateral installed with new water main (Project requiring rock excavation)	$3,300.00/lateral
1" water lateral installed on existing main in conjunction with street reconstruction	$3,300.00/lateral
1" water lateral installed on existing main in conjunction with street reconstruction (Project requiring rock excavation)	$4,300.00/lateral
New 1" service connection on existing main requested by owner	Actual cost
New larger than 1" service connection on existing main requested by owner	Actual cost

Sincerely,

THE GREEN BAY WATER UTILITY

Kristin Romanowicz

Kristin Romanowicz, P.E.
Engineering Services Supervisor

cc: Valerie Joosten, Pat Molski, James Brunette

MINUTES OF THE COMMON COUNCIL

THURSDAY, JANUARY 22, 2026, 5:00 PM
In person at City Hall, Room 203 - Council Chambers.
Virtual attendance also available via Zoom.

A. ZOOM MEETING INFORMATION.

1. Join Zoom Meeting Online:
   https://us02web.zoom.us/j/89274696903

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

   If you wish to leave a comment for this public meeting, please fill out the online Comment Form and submit by 3:00 PM on Council meeting day. More detailed Zoom Instructions can be found online.

B. ROLL CALL.

1. Alders: Brian Johnson (District 9), Bill Galvin (District 4), Jennifer Grant (District 1), Jim Hutchison (District 2), Bill Morgan (District 3), Craig Stevens (District 5), Joey Prestley (District 6), Alyssa Proffit (District 7), Jim Ridderbush (District 8), Ben Delie (District 10), Melinda Eck (District 11), Kathy Hinkfuss (District 12).

C. PLEDGE OF ALLEGIANCE.

D. APPROVAL OF THE AGENDA.

Moved by Ald. Jim Ridderbush, seconded by Ald. Ben Delie to approve.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. Approval of the agenda for the Thursday, January 22, 2026, meeting of the Common Council.

E. REPORT OF THE REDEVELOPMENT AUTHORITY (DECEMBER 9, 2025)

Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to approve.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. Consideration with possible action on the request by the 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. (*advanced with no recommendation)*

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

F. ADJOURNMENT.

Moved by Ald. Joey Prestley, seconded by Ald. Ben Delie to adjourn.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. Next Meeting: February 3, 2026.

2. Adjournment of the Thursday, January 22, 2026, meeting of the Common Council.

Parks, Recreation & Forestry Department
100 North Jefferson Street • Room 510
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3365
Fax 920.448.3393

12/4/25

To: Cheryl Renier-Wigg

From: Emma Browne, P.E.

Re: Parks 8-25 Leicht Memorial Park Pavilion

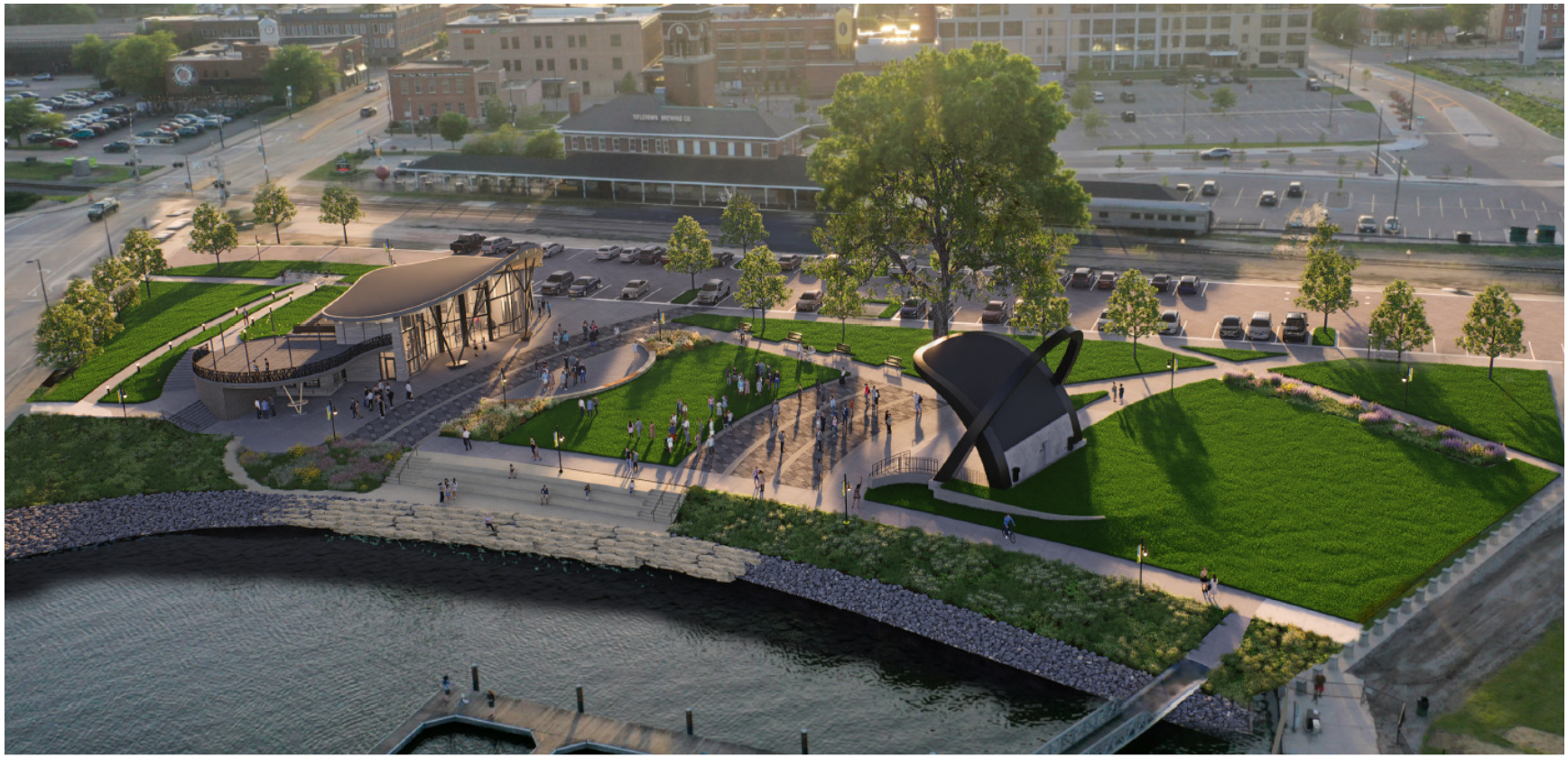
CC: Dan Ditscheit, PLA
James Brunette, PE
Trista Hobbs, PE
Kala Lardinois
Matt Buchanan

The Parks, Recreation, and Forestry Department supports awarding Parks 8-25 Leicht Memorial Park Pavilion Base Bid plus Alternate 1 and 5 to the lowest responsive and responsible Bidder, 8PINE. Inc., for the total amount of $4,958,656.00. Below is a summary of the bids received.

Bidder	Base Bid	Alt. 1	Alt. 2	Alt. 3	Alt. 4	Alt. 5
8PINE. Inc.	$4,864,186.00	$85,307.00	($13,744.00)	$9,263.00	$81,105.00	$9,163.00
Miron Construction Co. Inc.	$5,134,191.00	$84,465.00	($56,249.00)	$7,589.00	$8,035.00	$17,174.00
SMA Construction Services, LLC	$5,497,910.00	$87,000.00	($48,000.00)	$15,000.00	$14,000.00	$10,000.00
IEI General Contractors	$6,200,868.50	$83,149.00	($55,381.00)	$13,632.00	$7,900.00	$19,38.00
Milbach Construction Services Co	$6,474,158.00	$91,034.00	$0.00	$17,982.00	$19,387.00	$11,263.00
Howard Immel Inc	$7,215,191.00	$84,862.00	$43,652.00	$10,600.00	$8,168.00	$26,522.00

Emma Browne, P.E.

Parks 8-25 Leicht Memorial Park – Site Plan



GENERAL ORDINANCE NO. 41-25

AN ORDINANCE
AMENDING SECTION 40-71,
GREEN BAY MUNICIPAL CODE,
RELATING TO TRAFFIC REGULATIONS

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

SECTION 1. Section 40-71, Green Bay Municipal Code, is hereby amended to remove the existing TWO-WAY STOP condition:

TROJAN DRIVE, at Packerland Drive

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

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

Dated at Green Bay, Wisconsin this _____ day of _____, 2025.

APPROVED:

Dated at Green Bay, Wisconsin, this_____day of_____, 2025.

APPROVED:

_____
Eric Genrich, Mayor

EJNS

GENERAL ORDINANCE NO. 40-25

AN ORDINANCE
AMENDING SECTION 40-34,
GREEN BAY MUNICIPAL CODE,
RELATING TO PARKING REGULATIONS

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

SECTION 1. Section 40-34, Green Bay Municipal Code, is hereby amended to add an additional disabled parking space on the east side of North Roosevelt Street north of Main Street.

SECTION 2. Section 40-34, Green Bay Municipal Code, is hereby amended to remove the existing parking restriction:

> DOUSMAN STREET, south side, from Allard Avenue to Oakland Avenue from 6:00 a.m. to 6:00 p.m. (except Saturdays and Sundays)

SECTION 3. Section 40-34, Green Bay Municipal Code, is hereby amended to install a NO PARKING ANYTIME zone:

> DOUSMAN STREET, south side, from Allard Avenue to Oakland Avenue

SECTION 4. Section 40-34, Green Bay Municipal Code, is hereby amended to remove the existing NO PARKING ANYTIME restriction:

> TROJAN DRIVE, both sides, from a point 60 feet west of Packerland Drive to a point 60 feet east of Packerland Drive

SECTION 5. Section 40-34, Green Bay Municipal Code, is hereby amended to remove the existing NO PARKING DURING FOOTBALL GAMES restriction:

> TROJAN DRIVE, both sides, from 60 feet east of Packerland Drive to Sorrento Drive.

SECTION 6. Section 40-34, Green Bay Municipal Code, is hereby amended to remove the existing 1-HOUR PARKING:

> TROJAN DRIVE, both sides, from a point 60 feet west of Packerland Drive to the western terminus of Trojan Drive 7:00 A.M.-4:00 P.M. SCHOOL DAYS

SECTION 7. Section 40-34, Green Bay Municipal Code, is hereby amended to remove the existing 1-HOUR PARKING:

> TROJAN DRIVE, south side, from a point 60 feet west of Packerland Drive to Hobart Drive

SECTION 8. Section 40-34, Green Bay Municipal Code, is hereby amended to remove the existing 1-HOUR PARKING:

TROJAN DRIVE, north side, from a point 60 feet west of Packerland Drive to a point 130 feet east of Delray Drive

SECTION 9. Section 40-34, Green Bay Municipal Code, is hereby amended to remove the existing TWO-WAY STOP condition:

TROJAN DRIVE, at Packerland Drive

SECTION 10. Section 40-34, Green Bay Municipal Code, is hereby amended to install NO PARKING ANYTIME:

TROJAN DRIVE, both sides, from a point 280 feet west of Packerland Drive to a point 280 feet east of Packerland Drive

SECTION 11. Section 40-34, Green Bay Municipal Code, is hereby amended to install NO PARKING DURING FOOTBALL GAMES:

TROJAN DRIVE, both sides, from 280 feet east of Packerland Drive to Sorrento Drive

SECTION 12. Section 40-34, Green Bay Municipal Code, is hereby amended to install 1-HOUR PARKING restriction:

TROJAN DRIVE, both sides, from a point 280 feet west of Packerland Drive to the western terminus of Trojan Drive 7:00 A.M.-4:00 P.M. SCHOOL DAYS

SECTION 13. Section 40-34, Green Bay Municipal Code, is hereby amended to install 1-HOUR PARKING restriction:

TROJAN DRIVE, south side, from a point 280 feet west of Packerland Drive to Hobart Drive

SECTION 14. Section 40-34, Green Bay Municipal Code, is hereby amended to install 1-HOUR PARKING restriction:

TROJAN DRIVE, north side, from a point 280 feet west of Packerland Drive to a point 130 feet east of Delray Drive

NORTH ROOSEVELT STREET, east side of North Roosevelt Street, north of Main Street

DOUSMAN STREET, Ashland Avenue to Gray Street

DOUSMAN STREET, south side, Allard Avenue to Oakland Avenue

PACKERLAND DRIVE, Trojan Drive

SECTION 15. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 16. Effective date. This ordinance shall take effect on and after its passage and publication.

Dated at Green Bay, Wisconsin this _____ day of _____, 2025.

APPROVED:

_____
Eric Genrich, Mayor

EJNS

Report to the
Improvement and Service Committee of the City of Green Bay

MEETING DATE	PREPARED BY
February 3, 2026	

AGENDA ITEM # K.1

Consideration with possible action on request by Ald. Galvin on behalf of the property owner for 338 Hartung Street to appeal the charges regarding sidewalk replacement on Invoice No. 204963. Two motions were made with none carried. Votes were 2/2.

BACKGROUND

The property owner was provided deadline of 30 days to make concrete sidewalk repairs on May 21, 2025. Property owner requested multiple extensions to the deadline. On September 5, 2025, Director Joosten emailed Steve Kersten stating that the City's contractor was expected to be at the property by Sept. 19th to complete repairs, providing a final opportunity to make repairs before crews arrived. Actual repairs were scheduled by the City on October 2, 2025. At some point prior to the City's work, the property owner completed mudjacking and grinding of the sidewalks as noted on the attached receipt. The City was not notified work was complete and therefore was unable to verify work was compliant. Actual repairs were scheduled by the City on October 2, 2025. The City's cost to replace the sidewalk was $10,838.40. The property owner's receipt indicates a cost of $1,640 for mudjacking and grinding.

RECOMMENDATION

None

FISCAL IMPACT

None

ATTACHMENTS

1. Invoice #204963
2. PARCEL #8-761 LETTER
3. PARCEL #8-761 SIGNATURE CONFIRMATION
4. Steve Kersten - Receipt - 2025-10-20

GREEN BAY CITY TREASURER
100 North Jefferson Street, Room 106
Green Bay, WI 54301-5026

INVOICE

Invoice Date	Invoice No.
10/20/2025	204963
Customer Number	
69650	
Invoice Total Due	
$10,838.40	
Customer PO	**Due Date**
	11/19/2025

155015 : PAYMENTS CAN BE MADE UP TO DUE DATE, BALANCE WILL BE ADDED TO YOUR TAX BILL AT 5.9% INTEREST/YR FOR 5 YRS.

TWO HOWARD PROPERTIES LLC
1600 SHAWANO AV #204
GREEN BAY, WI 54303-

00000182025500204963300010838407

✂ Please Detach and return top portion with your payment ✂

City of Green Bay, Green Bay, WI 54301 **Invoice Date:** 10/20/2025 **Customer Number:** 69650

Description	Quantity	Price	UOM	Original Bill	Adjusted	Paid	Amount Due
SIDEWALKS FOR PARCEL 8-761 AT 338 HARTUNG ST AND PROJECT LOCATION 2025 SIDEWALKS	445.70	$12.00	EACH	$5,348.40	$0.00	$0.00	$5,348.40
SIDEWALKS FOR PARCEL 8-761 AT 338 HARTUNG ST AND PROJECT LOCATION 2025 SIDEWALKS	334.00	$12.00	EACH	$4,008.00	$0.00	$0.00	$4,008.00
SIDEWALKS FOR PARCEL 8-761 AT 338 HARTUNG ST AND PROJECT LOCATION 2025 SIDEWALKS	114.00	$13.00	EACH	$1,482.00	$0.00	$0.00	$1,482.00

Please put Invoice Number on your check.
Make checks payable to City of Green Bay.

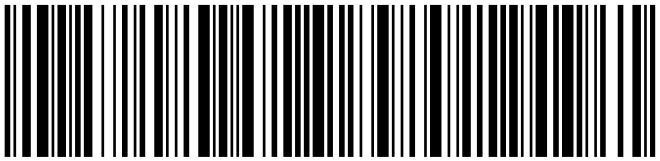
Invoice Total: **$10,838.40**

QUESTIONS REGARDING HOW THE AMOUNT OF THIS BILL WAS DERIVED OR ANY ENGINEERING CONCERNS MAY BE DIRECTED TO THE DPW-ENGINEERING DIV AT (920)448-3100. REMITTANCE QUESTIONS MAY BE DIRECTED TO THE CLERKS-TREASURERS OFFICE AT (920)448-3010.

ORIGINAL COPY

CITY OF GREEN BAY
100 N JEFFERSON STREET
GREEN BAY WI 54301

USPS CERTIFIED MAIL



9214 8901 9403 8315 2381 90

PARCEL# 8-761
TWO HOWARD PROPERTIES LLC
1600 SHAWANO AV #204
GREEN BAY WI 54303

STATE OF WISCONSIN

CITY OF GREEN BAY

May 21, 2025

TO: TWO HOWARD PROPERTIES LLC

1600 SHAWANO AV #204
GREEN BAY WI 54303

WHEREAS, by a resolution duly adopted by the Common Council of the City of Green Bay, Wisconsin, 893.7000 square feet of sidewalk was ordered laid on that portion of 338 HARTUNG ST abutting the following described parcel (8-761) LOT 1 OF 11 CSM 25 MAP 2351 IN 971879 BNG PRT OF OUTLOT A OF MEADOWBROOK PLAT . Square Ft Credit = 0.0000 .

Now, THEREFORE, the Common Council of the City of Green Bay does hereby order the owner of the above described property to lay the aforementioned sidewalk at his/her own expense within 30 days of this order. (See the following pages for more information including installation.) The sidewalk shall be laid in accordance with the requirements of Chapter 34 of the Revised Municipal Code of Green Bay regulating and prescribing the construction of concrete sidewalk in the City of Green Bay.

Any questions concerning this order shall be directed to the Engineering Division of the Department of Public Works at the City of Green Bay. (920) 448-3106 or greenbaysidewalks@greenbaywi.gov

Public Works Department
100 North Jefferson Street • Room 300
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

920.448.3106

Page one of this mailing was the formal ORDER for you to construct or reconstruct sidewalks along your property. This notice is a statutory requirement of the State of Wisconsin. The following is additional information to help you through the process.

When City of Green Bay Common Council orders in new concrete sidewalks it is the opinion of the City Traffic, Bicycle and Pedestrian Commission that defective sidewalks are hazardous to pedestrian traffic and must be repaired.

Below are the options you need to choose from for the Sidewalk repair ordered at your property:

Option 1 = Resident does nothing and the City takes care of sidewalk repairs

- The City will wait for the 30-day timeframe to expire then the City's contractor will be instructed to construct or reconstruct the sidewalk at your property.
- All sidewalks marked will be removed and replaced.
- The City will invoice the owner for the actual cost of sidewalk based on the square footage of the sidewalk installed at the current contract price.

Option 2 = Property Owner completes the repairs themselves

- Sidewalk work must be completed before the 30-days expire from your notice.
- Work must be done by ***property owner only***, not by family, a friend, neighbor, or others.
- Property owner obtains permits for repairs to the sidewalk (Obstruction Permit, & Sidewalk Grade Permit – apply online through City website at https://www.greenbaywi.gov/1389/Excavation-Obstruction-and-Licensed-Side
- Property owner shall provide proper signing and barricading of the area prior to commencing the work.
- Property owner shall construct the sidewalk in accordance with City Standards.
- Property owner shall call or email that the work is completed and ready for final inspection. The City will inspect repairs and confirm they meet the city specifications.
- If the work is found to be unacceptable, the property owner will be notified and shall remove the sidewalk and replace it to conform to City Standards. If work is not completed within 30 days, the City's Contractor will complete the work and property owner will be billed.

Option 3 = Hire a contractor with a City of Green Bay Sidewalk Builders License to do the work for you

- Sidewalk work must be completed before the 30-day notice expires.
- List of the City's Licensed Contractors can be found in the city's website or at this link, https://www.greenbaywi.gov/1299/Sidewalks. A clickable link titled, "Sidewalk Builders (PDF)" can be found on this page.
- Licensed Contractor (Sidewalk Builder) obtains permits for repairs to the sidewalk.
- Licensed Contractor shall provide proper signing and barricading of the area prior to commencing the work.
- Licensed Contractor shall construct the sidewalk in accordance with City Standards.
- Repairs made by licensed contractor and property owner pays the contractor directly. The sidewalk replacement shall include ALL damaged sidewalks including sidewalks marked with an "X" & "C".
- Property owner to call or email the work is completed and ready for final inspection. The city will inspect repairs and confirm they meet the city specifications.
- If the work is found to be unacceptable, the property owner shall remove the sidewalk and replace it to

conform to City standards. If work is not completed within 30 days, the City Contractor will come and complete the work and the property owner will be billed.

Example Repair Options:

Remove & Replace	Complete replacement of damaged sidewalk
Diamond Grind	Sidewalks that are raised slightly
Mudjacking	Sidewalks that are sunken and need to be raised
Epoxy Crack Filling	Larger cracks or divots that need to be filled

For Option 1 Only Sidewalk Billing and Payments

The Common Council has authorized the Department of Public Works to extend the 30-day time period called for, in the sidewalk order, in hardship cases. A request for an extension must be in writing explaining the hardship for which the extension is requested. This request should be sent to the Department of Public Works, Room 300, City Hall, 100 North Jefferson Street, Green Bay, Wisconsin, 54301.

The City will invoice property owner for sidewalks replaced by the City. Invoices that are not paid in full or any remaining balance after the 30 days of invoiced date will roll onto the property taxes and shall be payable to the City of Green Bay in 5 annual installments at the current 2022 interest rate of per annum. All sidewalk that is replaced and listed as a sidewalk credit will be paid for by the City.

For Option 2 or 3 Only the following is the Procedure for Reimbursing Property owners for Sidewalk Credits

If you choose to construct or reconstruct the sidewalk yourself or through a licensed contractor, and a sidewalk credit is indicated ("Square Ft Credit") follow the next steps for reimbursement.

- If the work is found to be acceptable, the property owner shall submit the City Sidewalk Reimbursement Form to the Department of Public Works - Engineering Division for sidewalk credit sidewalks (ex. street tree damage). This form can be found on the city's website, https://www.greenbaywi.gov/1299/Sidewalks, near the bottom of the page, under the FAQs. Click on, "Can I get reimbursed for my sidewalk repair?"
- The form shall state the area replaced, in square feet, and the amount due.
- The amount due shall be actual cost not to exceed current City contract cost.
- The form shall be accompanied with
    a. A copy of the concrete company's delivery slip, with concrete mix listed.
    b. A copy of the invoice of the work by the contractor
- Department of Public Works - Engineering Division shall verify the calculations and process for payment.

Questions concerning sidewalks can be directed to the Engineering Division of the Department of Public Works. The sidewalk contact information is (920) 448-3106 or email greenbaysidewalks@greenbaywi.gov

UNITED STATES POSTAL SERVICE

Mailer: City of Green Bay

Date Produced: 05/30/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8315 2381 90. Our records indicate that this item was delivered on 05/29/2025 at 12:48 p.m. in GREEN BAY, WI 54303. The scanned image of the recipient information is provided below.

Signature of Recipient :
(Authorized Agent)

Address of Recipient : 1600 SHAWANO AVE STE 204E, GREEN BAY, WI 54303

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

PARCEL# 8-761
TWO HOWARD PROPERTIES LLC
1600 SHAWANO AV #204
GREEN BAY WI 54303

Customer Reference Number: C5914252.35872398

UNITED STATES POSTAL SERVICE®

Return address:

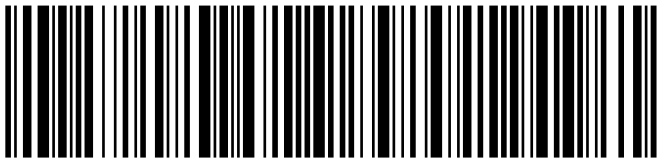
CITY OF GREEN BAY
100 N JEFFERSON STREET
GREEN BAY WI 54301

Recipient address:

PARCEL# 8-761
TWO HOWARD PROPERTIES LLC
1600 SHAWANO AV #204
GREEN BAY WI 54303

MAILING DATE: 05/21/2025
DELIVERY DATE: 05/30/2025

USPS CERTIFIED MAIL



9214 8901 9403 8315 2381 90

USPS Tracking Label Number: 9214 8901 9403 8315 2381 90

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	GREEN BAY,WI 54301	05/21/2025 09:03
SHIPMENT RECEIVED ACCEPTANCE PENDING	GREEN BAY,WI 54301	05/21/2025 14:22
ORIGIN ACCEPTANCE	GREEN BAY,WI 54301	05/28/2025 08:09
PROCESSED THROUGH USPS FACILITY	GREEN BAY WI DISTRIBUTION CENTE 54303	05/28/2025 09:24
DELIVERED TO AGENT LEFT WITH INDIVIDUAL	GREEN BAY,WI 54303	05/29/2025 12:48
DELIVERED (SYSTEM ADDED)		05/30/2025 06:21

CUSTOM 1:

Receipt

2507-1507-8615
2025-10-20

RaiseRite Concrete Lifting, Inc.
4466 Custer St
Manitowoc WI 54220
info@raise-rite.com
P 877-407-2473 F 920-684-9008

Steve Kersten
1600 Shawano Ave. Suite 204
Green Bay WI 54303
kerstenrealty@yahoo.com
(920) 265-2827

338 Hartung St., Green Bay, WI, 54302

Mudjacking Option (quantity measured in cubic yards)

Description	*Total*
City Walk Raise and support 18 sections and 5 pieces of City Walk to level joints . Spots suggested for replacement.	$1,600.00
	$1,600.00

Concrete Grinding

Description	*Total*
Grinding Grind designated area using a concrete scarifier to remove trip hazard(s). Grinding will leave a bright white permanent mark on concrete that will have a rough surface. Width of grind will depend on the height of grind (typically 4-8 inches wide).	$40.00

Subtotal	$1,640.00
Tax	$0.00
Total	$1,640.00
Paid	$1,640.00
Due	$0.00

Your payment or credit has been applied. Please take note of any remaining balance due. If you have a balance due please pay immediately.

Thank you for your business and please remember us for all your concrete or foundation repair needs!

High Spot

Grind

Report to the
Improvement and Service Committee of the City of Green Bay

MEETING DATE	PREPARED BY
February 3, 2026	

AGENDA ITEM # K.2

To approve the request by Department of Public Works to extend the sanitary lateral replacement program for 2026 street reconstruction projects.

BACKGROUND

RECOMMENDATION

To approve the Department of Public Works to extend the sanitary lateral replacement program for 2026 street reconstruction projects.

FISCAL IMPACT

The estimated cost for sanitary later replacement for 2026 street reconstruction projects is $108,850.00. The cost would be fully funded by the Sanitary Sewer Utility within the current capital improvement fund.

ATTACHMENTS

1. 2026-01-22- I&S Memo - 2026 Lateral Replacement

Public Works Department
100 North Jefferson Street • Room 300
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Administration | Engineering | Traffic 920.448.3100
Operations 920.448.3535
Parking 920.448.3431
Fax 920.448.3102

TO: Improvement and Services Committee

FROM: Valerie Joosten, P.E. – Director of Public Works

DATE: January 22, 2026

RE: Lateral Replacement Program for Street Reconstruction Projects

In 2025, the Department of Public Works (DPW) began a pilot Lateral Replacement Program for Street Reconstruction Projects. The Improvement and Services Committee and Council previously approved DPW to implement the pilot program. The first street reconstruction that includes lateral replacement is currently out to bid. Since the pilot is still in its early stages, DPW proposes to extend the program to include 2026 street reconstruction projects. The following is a recap of the program information that has been updated to include 2026 projects. Specific projects will be further evaluated for inclusion during the design process.

The City of Green Bay, NEW Water, and our neighboring communities have been meeting over the last few years to discuss the significant inflow and infiltration (I&I) in the regional sanitary sewer collection system and potential solutions. In Green Bay, like many municipalities with aging sewers, groundwater and storm water can enter the sanitary sewer system through cracks, leaks, faulty connections or illicit connections. This can overload the sanitary sewers and lead to sanitary sewer overflows, sewer backups and/or basement backups.

I&I can also be a significant problem for the wastewater treatment plant (NEW Water), since it increases and dilutes the amount of sewage that requires treatment. During storm events or times of snow melt, the flows to the wastewater plant spike due to I&I, causing the treatment plant to operate at maximum capacity and at risk of an overflow. NEW Water has made capital improvements and established operational procedures at its facilities to manage the peak flows during storm events. However, additional efforts are needed to further reduce I&I to avoid having to make more costly investments. A study recently conducted by NEW Water concluded that a 10% reduction in I&I will be the most cost-effective means for reducing the demand for costly NEW Water improvements and that targeting areas with the highest I&I is the most effective approach.

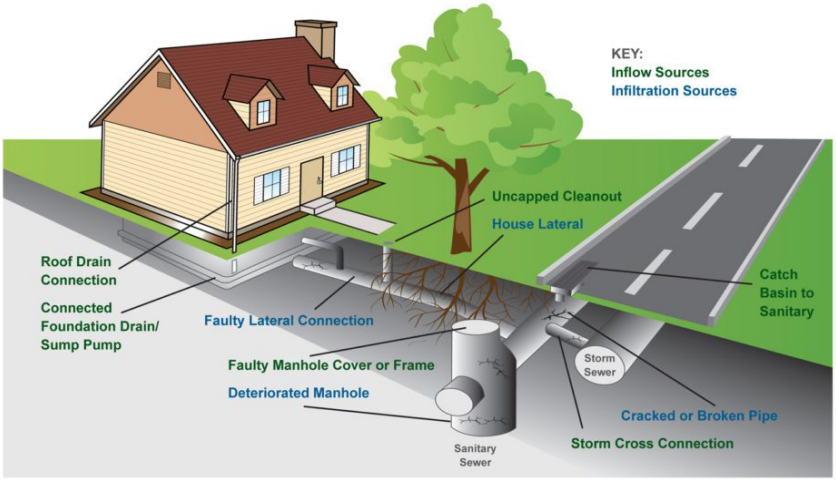
Green Bay is NEW Water's largest municipal customer and has some of the highest I&I rates in our area due to the historical nature of the City and our sewers. While Green Bay has an extensive inspection, maintenance and repair program for its City owned sewers more needs to be done to adequately address I&I in the system. Additional I&I reduction efforts would help ensure adequate sewer and treatment capacity for our City and future development. I&I reduction also benefits public health by reducing sanitary sewer overflows and system backups.

Public Works Department
100 North Jefferson Street • Room 300
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Administration | Engineering | Traffic 920.448.3100
Operations 920.448.3535
Parking 920.448.3431
Fax 920.448.3102

Further information about I&I can be found on the City's webpage at https://www.greenbaywi.gov/1511/Infiltration-and-Inflow.

Sources of I&I



Source: Madison Metropolitan Sewerage District

Proposed Lateral Replacement Program for Street Reconstruction Projects

During street reconstruction projects, the City reviews the City's sewer systems and incorporates sewer upgrades or repairs into the project. Currently, the City may install a new lateral from the City's sanitary sewer main to behind the curb depending on sewer condition and location. However, this does not address the portion of the lateral between the curb and the building. The lateral is typically the same age as the City's sewer and may be in poor condition. Property owners typically do not repair their lateral until a break or back-up occurs. At that point, it can be an expensive unexpected cost for the property owner.

To address this source of I&I, the City is proposing a pilot program for full replacement of residential laterals from the main sewer to the building during street reconstruction projects. This lateral replacement program would be voluntary. It would be offered to residential properties in areas with known I&I or capacity issues and would be fully funded by the Sanitary Sewer Utility.

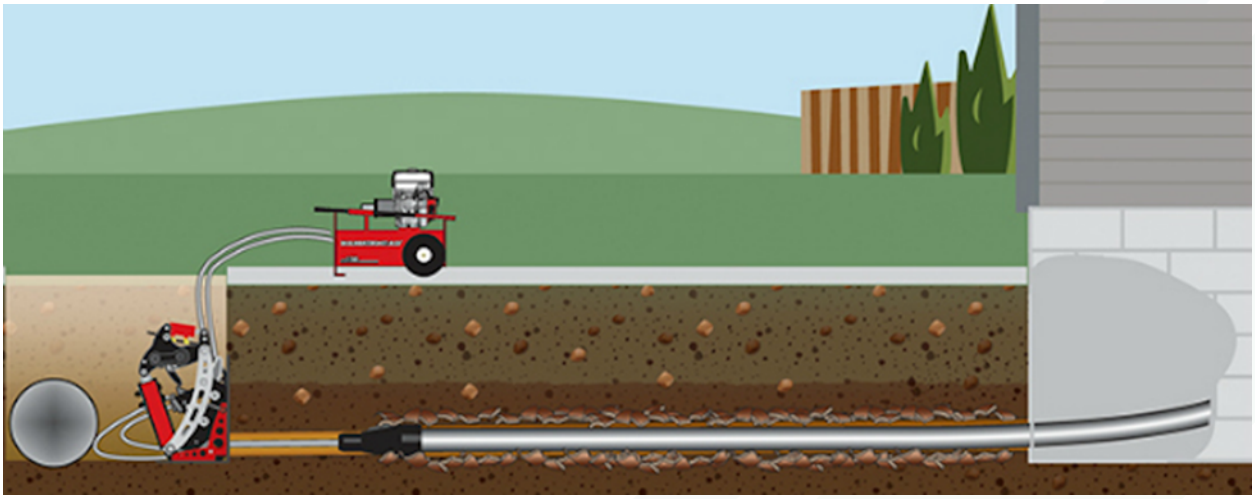
The Village of Allouez has operated a similar program for the last 8 years; however, they require the homeowners to pay the cost back to the City. The cost to the property owner is still cheaper for the property owner than the cost of a back-up and having to repair the lateral at a time other than during a street reconstruct. The City of De Pere started a lateral replacement program 2 year ago and covers the full cost of the replacement. Both programs, utilize a trenchless method called

Public Works Department
100 North Jefferson Street • Room 300
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Administration | Engineering | Traffic 920.448.3100
Operations 920.448.3535
Parking 920.448.3431
Fax 920.448.3102

pipe bursting, which allows the replacement to be done with limited disturbance of the yard. These programs have been successful with a high participation rate.

The City proposes using this same method, which would require access to the basement and an approximate 2-foot by 2-foot excavation in the basement floor. The end result would be a new plastic pipe from the City's sewer into the basement.



Source: City of De Pere Full Lateral Replacement Policy, October 7, 2024

The work would be completed by the City's contractor for the street reconstruction project. The contractor will restore the concrete floor after the connection; however, the cost to restore finished basement (walls, floors, finishes, etc.) would be the responsibility of the property owner. The property owner would need to authorize the work in writing prior to construction to be included in this voluntary program.

In 2025, DPW received approval for this pilot program for 2025 street reconstruction projects:

Street Reconstruction Project	Estimated # of laterals	Age of City's Sanitary Sewer	Estimated Cost of Full Lateral Replacement*
Oak Street: Howard to Railroad Crossing	18	1956	$34,650
4th Street: Broadway to S. Maple Avenue	21	1954	$36,750
Hazel Street: Shawano Avenue to School Place	22	1948	$23,100
Howard Street: 12th Avenue to S. Oakland Avenue	49	1948	$60,025

*Maximum estimated cost since it is based on 100% participation and does not subtract the City's current cost to partially replace the lateral.

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DPW proposes to extend this pilot program for 2026 street reconstruction projects. The following projects are in high I&I areas and will be evaluated for inclusion in the program.

Street Reconstruction Project	Estimated # of laterals	Age of City's Sanitary Sewer	Estimated Cost of Full Lateral Replacement*
Oxford Avenue: Dousman Street to Reed Street	25	1961	$34,650
Reed Street: Oxford Avenue to Allard Avenue	2	1944	$3,150
N. Irwin Avenue: St. Clair Street to north Termini	3	1970	$3,675
N. Maple: Walnut Street to Mather Street	35	Pending review	$67,375

Fiscal Impact
The estimated cost for sanitary lateral replacement for 2026 street reconstruction projects is $108,850. The cost would be fully funded by the Sanitary Sewer Utility within the current capital improvement fund.

Recommendation
To authorize the Department of Public Works to extend the pilot program for full sanitary sewer lateral replacement for 2026 street reconstruction projects in areas of known I&I or capacity issues.

Report to the
Improvement and Service Committee of the City of Green Bay

MEETING DATE	PREPARED BY
February 3, 2026	

AGENDA ITEM # K.3

To approve the request by Department of Public Works to grant licenses for:

1. Sidewalk Builder

    a. Paul Conard Construction, Inc.
    b. Bayland Buildings, Inc.
    c. Carter Trucking & Excavating, Inc.

2. Tree & Brush Trimmer

    a. A-1 Stump Removal, Inc.
    b. J's Tree Removal and Stump Grinding Service, LLC
    c. Consciously Fresh Tree Services, LLC

3. Underground Sprinkler System

    a. RainMaster Irrigation, Inc.
    b. ADC Maintenance, LLC

4. Private Collector License

    a. Waste Management

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

Report to the
Improvement and Service Committee of the City of Green Bay

MEETING DATE	PREPARED BY
February 3, 2026	

AGENDA ITEM # K.4

Reporting the Department of Public Works 2025 Annual Report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 2025 COGB DPW Annual Report final-2026-01-28

CITY OF GREEN BAY

DEPARTMENT OF PUBLIC WORKS

2025 ANNUAL REPORT

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Message from the Director

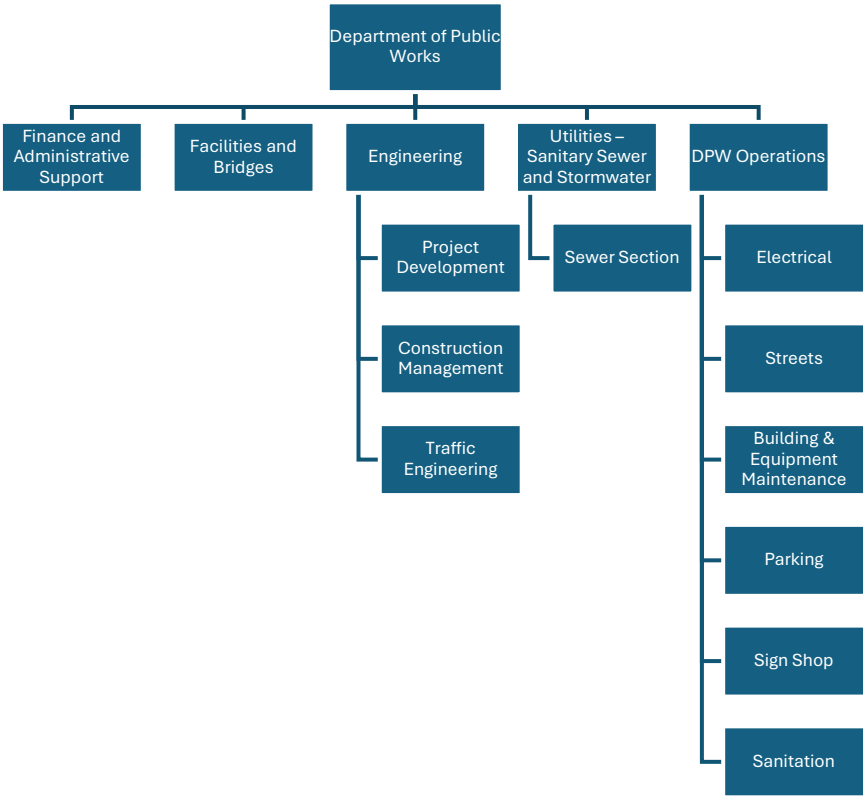
I am pleased to present the Department of Public Works' 2025 Annual Report to highlight some of the essential work and services provided by the City of Green Bay's Department of Public Works. I am grateful for the dedicated staff within DPW who have worked tirelessly on behalf of the community. Through their efforts and in partnership with all City Departments, our community partners, City Council and Mayor, DPW has continued to fulfil its mission of providing public works services and infrastructure for the benefit of all.

Sincerely,

Valerie Joosten

Director of Public Works

Organizational Structure

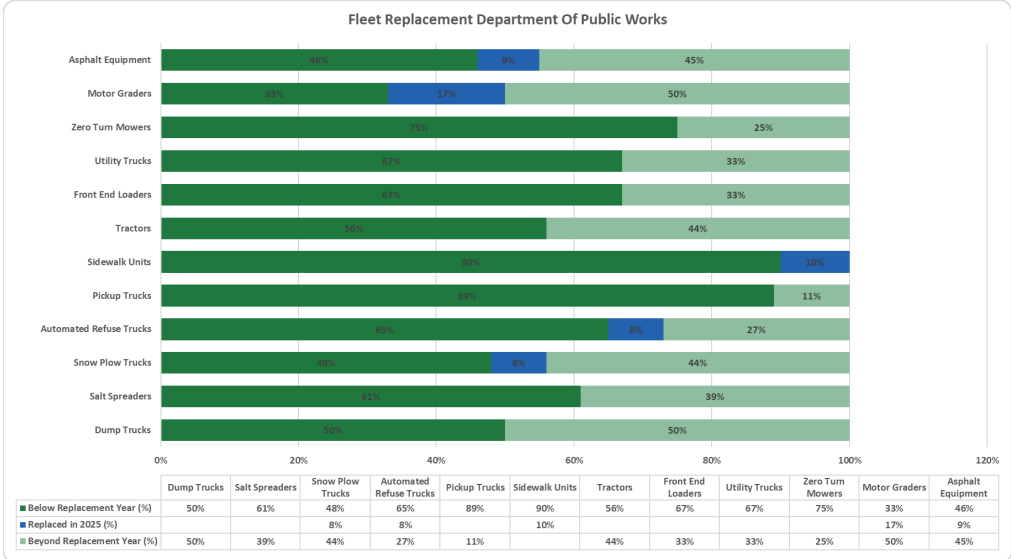


City of Green Bay Statistics – January 1, 2026

AREA:		45.48	Square Miles
POPULATION:		107,365	(Estimate)
STREETS:	Connecting Highways	22.77	Miles
	County Trunks	17.38	Miles
	Local Streets	418.45	Miles
	TOTAL STREETS	**458.60**	Miles
	Primary Streets	142.00	Miles
	Alleys	22.73	Miles
TRAFFIC SIGNALS:		101	Intersections
BRIDGES:		34	
SEWERS:	Storm	531.81	Miles
	Sanitary	464.22	Miles
	TOTAL SEWERS	**996.03**	Miles
LIFT STATIONS:	Storm	18	
	Sanitary	13	
MANHOLES:	Storm	7,802	
	Sanitary	9,458	
STORM INLETS:		15,640	

DPW Key Performance Indicators

In 2025, along with other City Departments, DPW began an effort to inventory data sources, develop and track key performance indicators (KPIs). An example of a KPI being tracked is the Fleet Replacement schedule and status for DPW's equipment and fleet.



	Dump Trucks	Salt Spreaders	Snow Plow Trucks	Automated Refuse Trucks	Pickup Trucks	Sidewalk Units	Tractors	Front End Loaders	Utility Trucks	Zero Turn Mowers	Motor Graders	Asphalt Equipment
Below Replacement Year (%)	50%	61%	48%	65%	89%	90%	56%	67%	67%	75%	33%	46%
Replaced in 2025 (%)			8%	8%		10%					17%	9%
Beyond Replacement Year (%)	50%	39%	44%	27%	11%		44%	33%	33%	25%	50%	45%

2025 Construction Projects and New Subdivisions

The Department of Public Works oversees the design of public works projects as well as the bidding and construction of all City of Green Bay construction projects. Capital projects under construction in 2025 and their contract value include:

Bridges	Contract Value
Bridge 4-23 Atkinson Drive over CN WC Railroad Painting	$76,500
Bridge 1-24 (Nitschke Hydraulics Phase 2 Construction)	$680,740
Bridge 2-24 (Painting B-5-141 Main, B-5-154 E Mason, B-5-275 Baird)	$357,500
Bridge 4-24 (Scour Repair and Rip Rap Restoration P-5-715 Henry Street)	$236,863
Bridge 5-24 (Scour Repair and Rip Rap Restoration P-5-058 Danz Avenue)	$226,162
Bridge 1-25 7th Street Bridge over Beaver Dam Creek, P-5-718 Rehabilitation	$191,070
Bridge 3-25 General Maintenance and Concrete Repairs	$284,857
2024 Ray Nitschke Controls Programming – Phase 2	$51,087

Parking	
Ramps 1-25 Parking Ramp Repairs	$592,257
Ramps 2-25 Pine Street Ramp PT Repairs	$324,217
Cherry Street Ramp Elevator Replacement	$503,887

Facilities	
KICC 2-24 West Rotunda Repairs	$377,409
DPW 3rd Floor Office Furniture	$87,713
DPW Fuel Tank Upgrades	$856,221
WSG 2-24 Masonry Repairs	$717,420
WSG 1-25 Salt Storage Shed Concrete Repairs	$91,691
WSG 2-25 Lore Lane Trench Drain Replacement	$48,888
WSG 3-25 Sand Bunker Paving	$147,954
ESG 1-24 Salt Storage Shed Materials	$124,400
ESG 1-25 Salt Storage Shed Construction	$298,422
ESG Sign Shop Air Handling Unit	$22,019
GBMFD Station 6 Parking Lot Paving and Fence	$70,000
GBMFD Station 2 Trench Drain	$9,455
GBMFD Station 5 Trench Drain Replacement	$23,854
City Hall 1-23 Reroofing	$529,038
City Hall Gas Meter Bollards	$9,430
Police Station Partial Reroof	$25,803

Lambeau Field Maintenance	$1,398,883
Lambeau Field Painting	$506,271
TID 25-01 400-420 S. Broadway Demolition & Site Improvements	$952,507
724 Day Street Sit Improvements	$253,390
City Hall 1-25 Third Floor Lighting	$349,240

Streets, Sidewalks and Utilities

Sewers 3-24 Country Club Road	$1,188,404
Sewers 1-25 Finger Road Sanitary Sewer & Watermain	$407,744
Sewers 3-25 Mini-Sewers	$316,054
Sewers 2-25 City Wide Sewer Repairs	$1,555,165
Pavement 1-25 Cass Street Reconstruction	$191,082
Pavement 2-25 East Mason St. Reconstruction	$2,859,701
Pavement Repair 2025	$1,122,802
Asphalt Paving 2025	$907, 650
Sidewalks 2025	$655,949
Resurfacing 1-25	$2,641,049
Resurfacing 2-25	$4,950,531
CD 25-01 W. Mason Street Pedestrian Crossing	$59,942
Pavement 3-24 Howard St., S. Oakland Ave., School Place & Seymour	$5,304,555
Park West Stormwater Facility – completion of project	

Stormwater / Restoration

Sewers 4-24 Stormwater Restoration Projects at Baird Creek	$941,349

Parks

Preble Park Shelter Reroof	$214,799
Parks 7-24 Metro Boat Launch Improvements	$258,189
Parks 5-25 Leicht Memorial Park Site Grading	$90,721
Parks 6-24 Perkins Park Ballfield Lighting	$373,500
Parks 5-24 (Olde Preble Park Trail Improvements)	$120,211
Parks 2-25 WLS Birds of Prey Electrical Upgrades	$84,711
Parks 4-25 East River Trail – Main Street	$596,835
Parks 6-25 East River Meyer Dog Park Fence	$52,721
CD 24-01 Farlin Park Site Redevelopment Phase I	$667,378
Parks 3-25 Bay Beach Pavilion Mechanical Upgrades	$793,500
Parks 7-25 Triangle Sports Area Snowmaking Improvements	$468,100

Subdivisions

Southwest Woods – Hinkle Street Extension	$1,800,270
JBS Subdivision and Park – Phase 2 Infrastructure Package	$4,040,881

2025 Department Highlights

Engineering – Project Development and Construction Management

- Country Club road was reconstructed in 2025 in collaboration with WisDOT. This project consisted of pavement reconstruction, new sidewalk and pedestrian accommodations, storm water management features, such as storage and an outfall dissipation structure. This project enhances accessibility for the community and nearby NWTC and businesses.

- East Mason Street at Main to Lime Kiln Road reconstruction was also completed in 2025. The intersection of East Mason Street and Lime Kiln was reconstructed with new traffic signals and pedestrian accommodations. This section of East Mason Street was in rough shape and had many utility patches prior to the pavement reconstruction. Stormwater drainage was improved with new stormwater inlets at optimized locations.

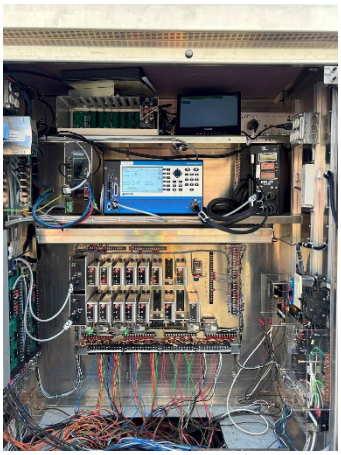
Traffic

Traffic services are provided by DPW's Traffic Engineer, the Electrical Section and Sign Shop. Traffic related improvements include:

- Mason Street/Lime Kiln Road traffic signal project was part of the reconstruction of East Mason Street from Jaster to Bader Street. Traffic signal equipment was not up to current standards, so controller equipment and signals were replaced to include proper signal head orientation and upgraded pedestrian crossing signals. Video (camera) detection was also installed so the controller can adjust signal timing in real time based on traffic flow needs.

- In addition to traffic and emergency barricading, DPW's Sign Shop and Operations Staff provided traffic control and barricades for 24 special events, 18 farmers markets, 10 Packer Games, the NFL Draft and 4th of July celebration.
- DPW's Sign Shop painted 307 long lane miles, 267 crosswalks and 2 round-abouts.

- DPW installed 40 new Rapid Rectangular Flashing Beacons for improved pedestrian crossing from late 2024 – 2025.
- DPW's electrical and traffic engineering staff upgraded 44 traffic signal installations to current/modern TS-2 traffic signal standards using State grant funding.



Operations – Streets, Sanitation, Fleet and Building Maintenance

In addition to Traffic related duties, DPW's Operations Division provides services related to Streets, Sanitation, and Fleet and DPW Building Maintenance.

- In 2025, the City of Green Bay successfully hosted it's first NFL Draft. DPW Operations provided around the clock support for successful implementation. DPW assisted with planning and managing infrastructure and City services necessary for 2025 NFL Draft activity. Services provided included sanitary sewer operation/maintenance, electrical power connection, solid waste collection, street sweeping, and traffic control.

- Operations improved in-field data management through use of in-truck tablet computers. Operations with the help of DPW's GIS staff, updated/fine-tuned mapping and processes for turf maintenance, curbside yard waste collection, street salting, and snowplow programs.
- Across Wisconsin, municipalities are seeing a shortage of salt due to the frequent ice and snow events so far during the 2025 – 2026 winter season. DPW Operations have been able to continue to maintain a high level of service while monitoring salt usage in Green Bay. A BIG thank you to ALL plow drivers and managers who keep our roads safe!
- Operations staff once again had the opportunity to participate in the annual APWA-Wisconsin chapter Snowplow Roadeo. When the dust settled, Green Bay-DPW walked away with three of the top five scores. Two of the competitors were selected to participate in the APWA National Snowplow Roadeo. Congratulations to Green Bay-DPW drivers. Left to right in photo (Josh Razutis-4th place, Jason Loppnow-2nd place, Padraig Fahey-5th place)

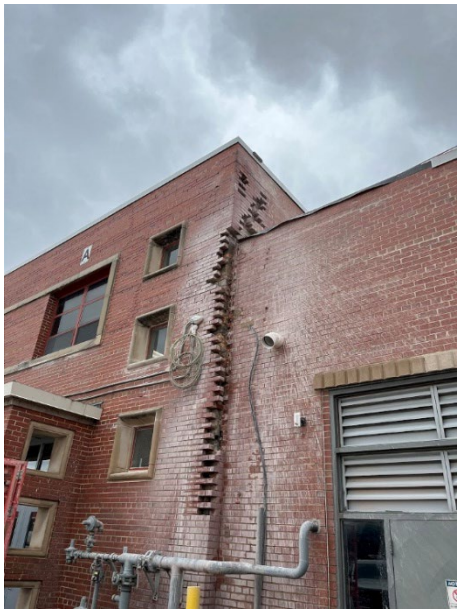
Facilities and Bridges

Facilities and Bridge inspection, maintenance and capital building or bridge projects were managed under the Special Projects section, which was reorganized to be the Facilities and Bridges Division in the 2026 budget. Project highlights include:

- In the spring of 2024, the existing salt storage shed at the East Side Municipal Garage experienced a catastrophic structural failure. The building was temporarily shored to allow removal of stored materials but was deemed unsafe for continued

use. To minimize project delays associated with material lead times, the City proactively procured the replacement structure materials while concurrently developing the site and construction documents. The new storage shed was designed larger to incorporate the adjacent sand/salt bunker, eliminating the operational need to tarp and untarp the bunker. Construction was completed in July 2025, with a total project cost—inclusive of materials and the construction contract—of approximately $423,000.

- The West Side Municipal Garage was originally constructed in 1953, with major additions completed in 1983 and 1987. Over time, Public Works equipment and vehicles have increased in size, resulting in more frequent damage to the building due to maneuvering within increasingly constrained spaces. In addition to addressing deferred masonry repairs, this project repaired structural damage to columns, beams, and lintels; increased the height of the center and north overhead doors in the truck wash to reduce the risk of future damage; and added control joints to mitigate future cracking caused by material expansion, contraction, and building movement. Total construction cost for the project was $717,419.



Utilities – Stormwater and Sanitary Sewers, Sewer Section

DPW's Utility Division manages the Stormwater and Sanitary Sewer Utilities and includes a Sewer Section responsible for sewer inspection and maintenance.

In 2025, DPW's Sewer Section:

- Televised 22.4% of our sanitary sewer system
- Inspected 16.7% of our sanitary system manholes
- Televised 8.9% of our storm sewer system
- Inspected 23% of our storm sewer inlets
- Performed 13,066 locates

Using ARPA and Stormwater Utility funds, the City was able to correct erosion issues and improve drainage along two areas that flow into Baird's Creek. The depicted location is on an easement off of Burgundy Ct.

Parking

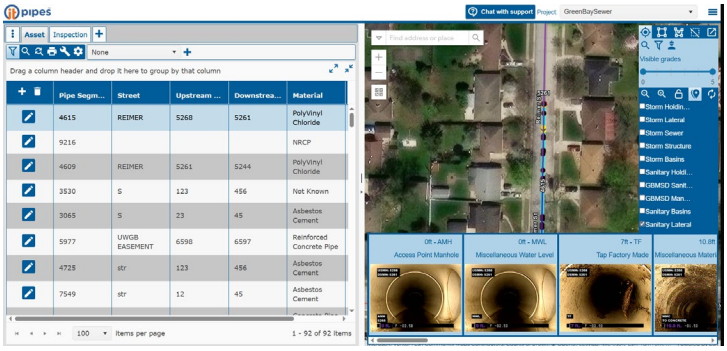
Organizationally, Parking is under DPW's Operation Division; however, Parking is entirely funded through parking revenue. DPW's Parking provides parking and enforcement services to ensure safe and available parking to Downtown and throughout Green Bay. Project highlights in 2025, include:

- Cherry Street Ramp – South Elevator replacement and camera system upgrades completed.
- Pine Street ramp stair tower painting complete.
- During the NFL Draft, parking ramps saw a 19% increase in traffic.

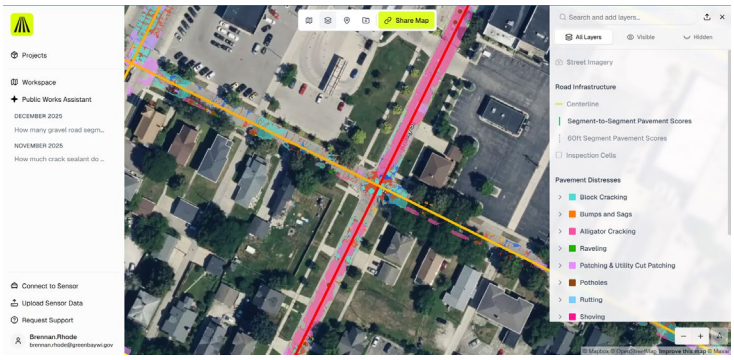
Geographic Information Systems (GIS) and Technology

DPW's GIS Team continued to build upon the City of Green Bay's GIS Hub and support City Department's with their GIS needs. DPW GIS and Technology highlights include:

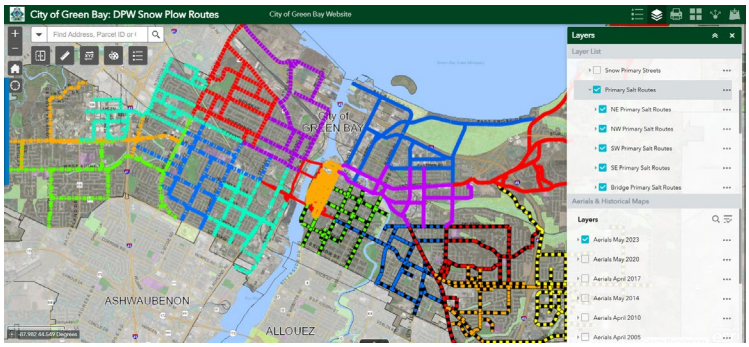
- The GIS Team and Sewer Section partnered on the implementation of a new sewer televising software, IT Pipes. The cloud based system should streamline data collection, data review, and centralize televising data for over 966 miles of storm and sanitary sewers, greatly simplifying defect viewing and video sharing.



- DPW implemented a new process for conducting road condition (PASER rating) surveys using the Cyvl Pavement Detection technology. Cyvl utilizes AI, LiDAR, and 360 degree imagery to collect and process pavement condition & distresses for over 500 miles of roadway. Defects are visually depicted in GIS.



- DPW launched an interactive Snow Operations map to allow drivers to visualize routes assigned to them and supervisors to effectively plan and track a snow operation.



Resiliency and Sustainability

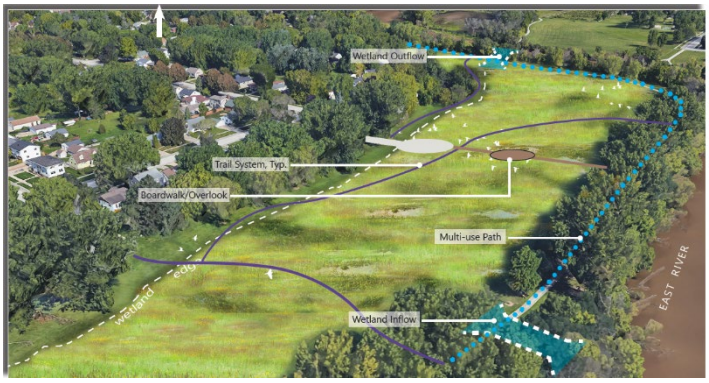
- Through an Energy Efficiency and Conservation Block Grant (EECBG) the City's Clean Energy Connector launched the *Energize Green Bay* campaign and the Resilience & Sustainability Hub webpage to increase public awareness of energy efficiency, clean energy technologies, and available incentives that reduce energy costs and support community sustainability goals.

  The campaign delivered a coordinated outreach and education effort in partnership with the Oneida Nation, Midwest Renewable Energy Association, Focus on Energy, Wisconsin utilities, and nonprofit and community-based partners.

  Key activities included development of a dedicated website, digital and print educational materials, neighborhood and stakeholder information sessions, media outreach, and participation in community events. Through these efforts, the campaign reached an estimated hundreds of thousands of residents and stakeholders across multiple communication channels.

  <u>Total grant dollars supporting clean energy goals: $179,610.</u>

- DPW actively worked on several large-scale resiliency projects in 2025. Notably, the Connect the Bay coastal restoration design, East River Emilie Park wetland scrape design, and East River Van Beaver Park wetland scrape design.



  <u>Resiliency grants secured or in progress in 2025: $3,775,687</u>

Funder	Project	Amount	Status
NFWF	Connect the Bay	$741,187	Phase 1 completed
WDNR	Flood Solutions - East River Emilie Park	$244,500	Awarded
WI Emergency Management PDFRG	Flood Solutions - East River Emilie Park	$250,000	Awarded

Funder	Project	Amount	Status
Fund for Lake Michigan	Flood Solutions - East River Emilie Park	$150,000	Awarded
Great Lakes Cities Initiative & NOAA	Flood Solutions - East River Van Beaver Park. 0-60% (phase 1) 60-90% design phase (phase 2)	Free engineering, development & design services from Dewberry. Funded by GLRI.	Awarded
Wisconsin DNR Office of the Great Waters – Area of Concern: Lower Green Bay & Fox River	Atkinson Marsh Restoration – Implementation, Maintenance and Monitoring	$2,750,000	Awarded and in progress

Administration and Finance

DPW's Administration and Finance sections support all of DPW's operations and activities. Staff provide frontline customer service, invoicing, grant, budget and expenditure reporting, parking citation collections and contestations, construction contracting, permit processing, and much more. Highlights from 2025 include:

- Processing of 889 excavation / obstruction permits, 209 obstruction only permits, and 132 sidewalk grade permits.
- Collection of $86,656 in unpaid parking citation debt in 2025, compared with 2024's collection efforts of $29,225.
- Construction contract bidding and administration for all of the City of Green Bay's construction contracts.
- Time keeping administration for all of DPW's field operations and supporting efforts to move DPW field operations towards future electronic time reporting.

Report to the
Protection and Policy Committee of the City of Green Bay

MEETING DATE	PREPARED BY
February 3, 2026	

AGENDA ITEM # L.1

To refer to staff to create a draft ordinance, from a communication by Alder Proffitt (District 7) and Alder Johnson (District 9), in relation to a Designated Outdoor Refreshment Area (DORA) on City Deck (see attached) from May-September with days and hours as follows: Thursdays through Sundays from 4-10 PM. (PC-25-09) (From the January 12, 2026 Protection and Policy Committee Meeting.)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Alder Communication DORA

Online Form Submittal: Alders' Petitions and Communications

noreply@civicplus.com
To Eric Genrich; Joseph Faulds; Lindsey Belongea; Celestine Jeffreys; Alyssa Proffitt; Craig Stevens

If there are problems with how this message is displayed, click here to view it in a web browser.
Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Alders' Petitions and Communications

Name	Alyssa Proffitt
Committee Name	Protection and Policy Committee
Text of Communication	To refer to staff to draft an ordinance in relation to a Designated Outdoor Refreshment Area (DORA) on City Deck (see attached) from May-September with days and hours as follows: Thursdays through Sundays from 4-10 PM. This is a joint communication from Alder Brian Johnson.
File Upload	Proposed DORA Map.jpg

Email not displaying correctly? View it in your browser.

Report to the
Protection and Policy Committee of the City of Green Bay

MEETING DATE	PREPARED BY
February 3, 2026	

AGENDA ITEM # L.2

To approve to release back into the pool of available licenses, a "Class B" liquor license for Taste of the South at 114 S Broadway St.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

Report to the
Protection and Policy Committee of the City of Green Bay

MEETING DATE	PREPARED BY
February 3, 2026	

AGENDA ITEM # L.3

To approve a limited expansion of licensed premises for The Sardine Can at 128 S Broadway with the proposed licensed premises of "back parking lot" for the following dates: 3/15, 3/17, 3/28, 4/4, 4/11, 4/18, 4/25, 5/1, 5/2, 5/5, 5/6, 5/8, 5/9, 5/13, 5/15, 5/16, 5/20, 5/22, 5/23, 5/24, 5/27, 5/29, 5/30, 6/3, 6/5, 6/6, 6/10, 6/12, 6/13, 6/17, 6/19, 6/20, 6/24, 6/26, 6/27, 7/1, 7/3, 7/4, 7/8, 7/10, 7/11, 7/15, 7/17, 7/18, 7/22, 7/24, 7/25, 7/29, 7/31, 8/1, 8/5, 8/7, 8/8, 8/12, 8/14, 8/15, 8/19, 8/21, 8/22, 8/26, 8/28, 8/29, 9/2, 9/3, 9/4, 9/5, 9/6, 9/9, 9/11, 9/12, 9/16, 9/18, 9/19, 9/23, 9/25, 9/26, 9/30, 10/2, 10/3, 10/7, 10/9, 10/10, 10/14, 10/16, 10/17, 10/21, 10/23, 10/24, 10/30, 10/31.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. sharpscans@greenbaywi.gov_20260122_084347

Clerk & Treasurer's Office
100 North Jefferson Street · Room 106
Green Bay, Wisconsin 54301-5026
clerk@greenbaywi.gov
www.greenbaywi.gov

Phone 920.448.3010
Fax 920.448.3016

Temporary Expansion of Liquor License
City of Green Bay Clerk's Office

All requests are heard before the Protection & Policy Committee and Common Council meeting, subject to complaint.

Licensed Premises Information

Liquor License Applicant: The Sardine Can, Inc

Business dba Name: The Sardine Can

Licensed Address: 128 S Broadway Green Bay WI 54303

Liquor/Beer Agent Name: Chris Hansen

Corporate Information

Business Legal Name (as on WI State Sellers Permit): The Sardine Can,Inc

Business Mailing Address: 128 S Broadway Green Bay WI 54303

Business Contact Name/Position: Brian Bunkelman / Co-Owner

Business Phone: 920-660-6326 Business Email: bunk@netnet.net

Date(s) of Events: _____

Have you had this event previous years? Yes ◉ No ○

If so, please provide the dates: Fron 2017 to date (10 consecutive years)

Proposed License Description:
Please refer to accompanying documents

Description of the Event:
Please refer to accompanying documents

Security at the Event:
Will be handled by my staff

Is this Event in taking place during a Special Event? Yes ◉ No ○

Alcohol cannot be sold on City Right of Way and only beer may be taken out of the licensed premises into the special event if adjacent to you location.

☐ Detailed Map for Event.

The information on this form is true and correct to the best of my knowledge. I understand the temporary expansion of the license premises requires approval from Committee/Council and is subject to complaint.

Brian Bunkelman	(920) 660-6326	bunk@netnet.net	
Applicant Signature	Phone Number	Email Address	Date

Stacy Menke

From: Celestine Jeffreys
Sent: Thursday, January 8, 2026 7:38 AM
To: Stacy Menke
Subject: Fw: The Sardine Can - 2026 Liquor License Extension Letter
Attachments: 2026 Block Party Application Letter.docx; Block Party Map 2026.pdf

Get Outlook for Android

From: Brian Bunkelman <bunk@netnet.net>
Sent: Wednesday, January 7, 2026 8:51:23 PM
To: Celestine Jeffreys <Celestine.Jeffreys@greenbaywi.gov>; Celestine Jeffreys <Celestine.Jeffreys@greenbaywi.gov>
Subject: The Sardine Can - 2026 Liquor License Extension Letter

Hello Clerk Jeffreys,

Hope you are doing very well!

Earlier today I filled out the online special event application for our (15) 2026 summer block party's request. Attached is the letter for the Liquor License extension for the special events (parking lot / barricaded road area) along with the map.

The letter includes all the requested 2026 dates that we would be looking for use of our back parking lot as an extension of our liquor license (including the 15 Block Party dates).

In total our request for the full year is right at the 90 day maximum for allowable extension dates.

Please let me know if you have any questions or need anything else?

Thanks & have a great day!

Brian Bunkelman
The Sardine Can
128 S. Broadway

cell 920-660-6326

January 7 , 2026

To: Green Bay City Clerk / Treasurer's Office

From: The Sardine Can (128 S. Broadway, Green Bay, WI 54303)

Good Evening,

This letter is regarding the application for our extended liquor license permit to our back parking lot area for 2026. Below will include 15 Block Party dates (a special events request has already been submitted for these), and various other general dates for the use of our back parking lot as a liquor license extension from our bar area.

The 2026 dates are:

Block Party's / Special Events (15) : *all are listed below as well in the monthly breakout*

Wed 6/3, 6/10, 6/17, 6/24, 7/1, 7/8, 7/15, 7/22, 7/29, 8/5, 8/12, 8/19, 8/26, 9/2

Thu 9/3

All other dates for the liquor license extension to include our back parking lot:

March 15, 17, 28

April 4, 11, 18, 25

May 1, 2, 5, 6, 8, 9, 13, 15, 16, 20, 22, 23, 24, 27, 29, 30

June 3, 5, 6, 10, 12, 13, 17, 19, 20, 24, 26, 27

July 1, 3, 4, 8, 10, 11, 15, 17, 18, 22, 24, 25, 29, 31

August 1, 5, 7, 8, 12, 14, 15, 19, 21, 22, 26, 28, 29

September 2, 3, 4, 5, 6, 9, 11, 12, 16, 18, 19, 23, 25, 26, 30

October 2, 3, 7, 9, 10, 14, 16, 17, 21, 23, 24, 30, 31

90 days

We have filed the paperwork (special events application) for these events. This letter is asking is asking for two things:

- For the ability to serve alcohol outside of our premises on all of these dates. Along with the consumption of adult (malt) beverages on the portion of Howard St. (for the 15 summer block parties) which would be blocked off for the band (see attached diagram).

Please let me know if we are able to get on the agenda for the next P&P meeting and the subsequent Council meeting.

Thanks for the help!

Brian Bunkelman (Co-Owner of The Sardine Can & Lonestar)

(cell) 920-660-6326

(email) bunk@netnet.net

Address- 128 S Broadway
The Sardine Can

Brian Brinkman
Co-Owner
Cell- 920-660-6326

Outdoor temporary bar location

Sardine Can (extension) premises looking to extend our serving/drinking permit to this area.

Area for patrons to drink alcohol beverages & listen to the band playing on Howard St

Report to the
Protection and Policy Committee of the City of Green Bay

MEETING DATE	PREPARED BY
February 3, 2026	

AGENDA ITEM # L.4

To approve Draft G.O. 01-26 Relating to Reckless Driving.

BACKGROUND

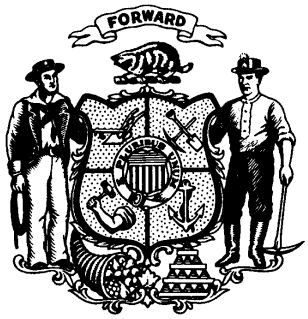
RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 2025 Wisconsin Act 46
2. Draft G.O. 01-26 Relating to Reckless Driving (clean version)
3. Draft G.O. 01-26 Relating to Reckless Driving (redline)

State of Wisconsin



Date of enactment: October 31, 2025

2025 Assembly Bill 78

Date of publication*: November 1, 2025

2025 WISCONSIN ACT 46

AN ACT ***to amend*** 349.115 (1) and 349.115 (3); ***to create*** 349.115 (1m) of the statutes; **relating to:** impoundment of vehicles used in certain reckless driving offenses.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

SECTION 1. 349.115 (1) of the statutes is amended to read:

349.115 **(1)** A political subdivision may, by ordinance, authorize a law enforcement officer, at the discretion of the officer, to impound any vehicle used in the commission of a violation of s. 346.62 or a local ordinance in strict conformity with s. 346.62 at the time of issuing a citation or making an arrest for the offense ~~if the person cited is the owner of the vehicle and the person has a prior conviction for a violation of s. 346.62 or a local ordinance in strict conformity with s. 346.62 for which a forfeiture was imposed that has not been fully paid~~. The ordinance may provide for impoundment of the vehicle until the ~~person fully pays the prior forfeiture amount and~~ reasonable costs of impounding the vehicle, including towing or other transportation costs and storage costs, and any outstanding fine or forfeiture owed by the owner of the vehicle are fully paid.

SECTION 2. 349.115 (1m) of the statutes is created to read:

349.115 **(1m)** Upon impounding a vehicle under sub. (1), a law enforcement officer shall make a reasonable effort to determine if the vehicle has been reported as stolen. If the officer determines that the vehicle has been reported as stolen, the officer or political subdivision shall make a reasonable attempt to contact the owner. Notwithstanding sub. (2), the political subdivision shall return to its owner a vehicle reported as stolen and impounded under sub. (1) without the payment of a fee or charge. If a vehicle reported as stolen remains unclaimed for more than 60 days after impoundment, the political subdivision may dispose of the vehicle following the same procedure as provided for disposing of an abandoned vehicle under s. 342.40.

SECTION 3. 349.115 (3) of the statutes is amended to read:

349.115 **(3)** ~~A.~~ Subject to sub. (1m), a political subdivision that has impounded a vehicle under sub. (1) may dispose of the vehicle by following the same procedure as provided for disposing of an abandoned vehicle under s. 342.40 if the impounded vehicle remains unclaimed for more than 90 days after the disposition of the ~~citation~~ charge for which the vehicle was impounded.

---

* Section 991.11, WISCONSIN STATUTES: Effective date of acts. "Every act and every portion of an act enacted by the legislature over the governor's partial veto which does not expressly prescribe the time when it takes effect shall take effect on the day after its date of publication."

GENERAL ORDINANCE NO. 01-26

AN ORDINANCE
AMENDING SECTION 26-22,
GREEN BAY MUNICIPAL CODE,
RELATING TO IMPOUNDING VEHICLES USED
IN RECKLESS DRIVING OFFENSES

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

SECTION 1. Section 26-22, Green Bay Municipal Code, is hereby amended to read:

Sec. 26-22. Impounding vehicles used in reckless driving offenses.

(a) *Authority.* Under the authority of Wis. Stats. § 349.115, law enforcement officers may impound any vehicle used in the commission of reckless driving, as defined under Wis. Stats. § 346.62.

(b) *Requirements*. The Green Bay Police Department may, at the discretion of the officer, impound a vehicle used in the commission of reckless driving in violation of Wis. Stats. § 346.62 at the time of issuing a citation or making an arrest for said offense.

(c) *Recovery of impounded vehicle*. Any vehicle impounded under subsection (b) may remain impounded until the person fully pays the prior forfeiture amount and the reasonable costs of impounding the vehicle, including towing or other transportation, storage costs, and any outstanding fine or forfeiture owed by the owner of the vehicle are fully paid. Upon payment of these amounts, the City shall return the impounded vehicle to its owner.

(d) *Vehicles reported stolen.* The Police Department shall make a reasonable effort to determine if a vehicle impounded under this section has been reported stolen. If the vehicle has been reported stolen, the Police Department shall make a reasonable attempt to contact the owner. If the vehicle has been reported stolen, it shall be released without payment of fees under Section (c) of this Ordinance.

(**e**) *Disposal of impounded vehicle.* If a vehicle impounded under subsection (b) remains unclaimed for more than 90 days after the disposition of the charge for which the vehicle was impounded, the City may dispose of said vehicle in accordance with Wis. Stats. § 342.40.

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

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

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

APPROVED:

_____
Eric Genrich, Mayor

2/3/2026

GENERAL ORDINANCE NO. 01-26

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(b) *Requirements*. The Green Bay Police Department may**, at the discretion of the officer,** impound a vehicle used in the commission of reckless driving in violation of Wis. Stats. § 346.62 at the time of issuing a citation **or making an arrest** for said ~~violation~~ **offense.** ~~provided that the person cited meets all of the following conditions:~~

~~(1) The person is the owner of the vehicle.~~

~~(2) The person has a prior conviction for reckless driving in violation of Wis. Stats. § 346.62.~~

~~(3) The person has not fully paid the forfeiture for said prior conviction.~~

(c) *Recovery of impounded vehicle*. Any vehicle impounded under subsection (b) may remain impounded until the person fully pays the prior forfeiture amount and the reasonable costs of impounding the vehicle, including towing or other transportation**,** ~~and~~ storage costs**, and any outstanding fine or forfeiture owed by the owner of the vehicle are fully paid**. Upon payment of ~~both~~ **these** amounts, the City shall return the impounded vehicle to its owner.

(d) ***Vehicles reported stolen.*** **The Police Department shall make a reasonable effort to determine if a vehicle impounded under this section has been reported stolen. If the vehicle has been reported stolen, the Police Department shall make a reasonable attempt to contact the owner. If the vehicle has been reported stolen, it shall be released without payment of fees under Section (c) of this Ordinance.**

(~~d~~**e**) *Disposal of impounded vehicle.* If a vehicle impounded under subsection (b) remains unclaimed for more than 90 days after the disposition of the ~~citation~~ **charge** for which the vehicle was impounded, the City may dispose of said vehicle in accordance with Wis. Stats. § 342.40.

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

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

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

APPROVED:

_____
Eric Genrich, Mayor

2/3/2026

REPORT OF THE PROTECTION AND WELFARE COMMITTEE
GRANTING OPERATOR LICENSES
February 3, 2026

The Green Bay Police Department wishes to request that the following applications for Operator Licenses be granted.

Stipulations placed on licenses shall continue to be in effect.

OPERATOR LICENSES

Adams, Casey D
Anschutz, Kali M
Barrett, Kali M
Bell, Alyssa E
Blaney, Benjamin J
Deicher, Steven P
Dorner, Kyla A
Duvall, David R
Garcia-Rawlins, Nelson E
Gauthier, Kesha M
Gillespie, Christopher D
Her, Linda P
Hetzel, Pamela K
Hlavac, Luke J
Holubar, Zoe E
Hunt, Jackson A
Johnston, Adalyn
Kane, Sarah J
Landis, Alex M
Malvitz, Lexi R
Moore, Tara D
Nuthals, Cole R
Orozco Salgado, Sergio A
Pandey, Roshan
Prahl, Tara A
Puri, Deepak R
Quinones, Amber L
Resch, Kristina J
Riederer, Bethany L
Ruffell, Ella L
Ryder, Emily A
Sanapaw, Misty D
Sturgis, Sonya L
Sunar-Kami, Prakash
Van Eperen, Heather M
Villalpando, Mariana
VWJ, NTAJ
Wirth, Jocelyn J
Wrench, Nikolaus W

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
February 3, 2026	Dena Mooney, Staff

AGENDA ITEM # N.1

To approve a request to amend the Go Big Green Bay 2050 Comprehensive Plan for 801 and 821 Lime Kiln Road from future Neighborhood Commercial land-use to Regional Commercial land use. (CPA 26-01 Public Hearing held January 26, 2026).

BACKGROUND

Reason for Request: The proposed comprehensive plan amendment from Neighborhood Commercial to Regional Commercial would support a request for a rezoning from C1 General Commercial to C2 Highway Commercial District for an automobile dealership and all other uses in the C2 Highway Commercial District on these properties.

Subject Parcels Zoning and Land Use: C1 General Commercial | Commercial

Surrounding Zoning and Land Uses:
North: General Commercial (CI) | Residential, Commercial
South: General Commercial (C1) | Multi-Family Residential
East: Varied Density Residential (R3) | Multi-Family Residential
West: General Commercial (C1) | Multi-Family Residential

Report: This request involves two parcels, 801 and 821 Lime Kiln Road. These parcels are located on the City's east side at the southeast corner of the Lime Kiln Road/August Street intersection. 801 Lime Kiln Road has historically been used for automobile sales (Cliff Wall/Bergstrom). The property is currently zoned C1 General Commercial. In that district, automobile sales is neither a permitted nor conditional use. The use was legally established under previous zoning codes, and because the use has not been discontinued for a period longer than 12 months, the automobile sales use can continue as a legal nonconforming use. 821 Lime Kiln Road is located directly south of 801 Lime Kiln Road. It was previously an automobile parts store (retail). This parcel is also zoned C1 General Commercial, which designates retail as a permitted use. The owners of 801 Lime Kiln Road, the applicant, would like to expand their automobile sales business (Auto Connect USA) onto 821 Lime Kiln Road. However, the C1 zoning does not allow that use on 821 Lime Kiln Road. To allow automobile sales at 821 Lime Kiln Road, the property needs to be zoned to a district that permits that use, which is C2 Highway Commercial.

As with all rezoning applications, the future land use map was consulted, and the Go Big Green Bay 2050 Comprehensive Plan identifies both parcels as Neighborhood Commercial. Neighborhood Commercial is defined as follows:

> *Neighborhood Commercial areas consist of properties and buildings that integrate into the surrounding neighborhood and provide daily goods and services such as food stores, daycares, restaurants, and other essential services. Neighborhood Commercial areas should be appropriately scaled within the surrounding neighborhood, ranging in scale and intensity based on the nearby context. This land use can be arranged in nodes, along neighborhood corridors, or as smaller districts.*

Generally, many of the permitted uses in the C2 Highway Commercial do not fall within the definition of Neighborhood Commercial due to their intensity, in particular, higher traffic volumes, lighting, and noise, but rather the Regional Commercial land use designation. Regional Commercial is defined as follows:

> *Regional Commercial areas consist of large-scale retail and service establishments with regional customer draw. Regional Commercial areas provide a wide range of commercial uses, including big box stores, national retailers, and shopping centers, while also including limited multifamily residential and mixed-use developments (12+ units per acre). The City should continue to recognize the importance of Military Avenue and the Main Street/Mason Street area, working with business owners and operators to ensure that these corridors retain long-term viability. Regional Commercial areas are meant to allow for flexibility and provide a variety of uses that complement the needs of residents and create an attractive live-work-play destination.*

For the applicant to achieve their goals in conformance with city zoning code, a comprehensive plan amendment from Neighborhood Commercial to Regional Commercial must occur first, followed by a zoning action to rezone the parcels from C1 General Commercial to C2 Highway Commercial (separate item on this agenda). Should this request for a comprehensive plan amendment fail, the zone change request would also need to be denied (ZP 26-01).

Staff is concerned with the potential intensity and negative impacts that an automobile dealership may have on the surrounding residences. We are also apprehensive about "opening the door" to all the other uses in the Regional Commercial future land use classification and C2 Highway Commercial zoning district, which offer more vehicle service uses and other uses not as compatible with the adjoining housing. For example, the change would allow drive-through restaurants, automobile rentals, auto sales, car washes, convenience stores, gas stations, and major and minor motor vehicle repair by-right. Included in the report is Table 44-8 "Table of Uses in the Commercial Districts", for your review. With most of the surrounding existing uses being multi-family, staff foresees potential conflicts occurring between the uses due to more auto-oriented uses and an increase in traffic, lighting, noise, vibrations, and smells.

WisDOT Traffic Counts indicate 11,000 ADT (June 2025) for this portion of Lime Kiln Road. Nearby E. Mason Street averages between 16,400–17,600 ADT (June 2025). Neighborhood Commercial and associated C1 General Commercial zoning provides a buffer from the C2 Highway Commercial uses along E. Mason Street and Main Street to the residential uses along and near Lime Kiln Road.

Ald. Morgan and neighbors within 200 feet have been noticed of the meeting based on Plan Commission policy. No comments have been made as of the drafting of this report. A neighborhood meeting was held by the applicant on January 15, 2026. The applicants, along with Ald. Morgan, Starlite Neighborhood Association President Debra Tilot, Alana Rose of Olejniczak Realty, and Dena Mooney, Planner 1, were present. Discussion included that the concern is not with the applicant but with future tenants and uses of the properties.

RECOMMENDATION

Denial of the request.

FISCAL IMPACT

ATTACHMENTS

1. CPA 26-01 Application REDACTED
2. CPA 26-01 Narrative
3. Map

4. CPA 26-01 FLU Exhibit
5. Table 44-8 Principal Uses in Commercial Districts

REQUEST FOR CITY ACTION
PLAN COMMISSION

Community and Economic
Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax
planning@greenbaywi.gov
www.greenbaywi.gov

Location of Property: 801 Lime Kiln Rd & 821 Lime Kiln Rd

Parcel Number(s): 21-1355-5 & 21-1350

Petitioner(s): Brandon Hentges Date: 12/17/2025

Email: [redacted] Phone Number: [redacted]

Address: 801 Lime Kiln Rd City: Green Bay State: WI Zip: 54302

Property Owner: Robert Every Phone Number: [redacted]

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Brandon Hentges, respectfully request that the City of Green Bay take the following action:

- [x] Rezone Property ($375.00 Review Fee)
- [ ] Conditional Use and CUP Amendment, including Single Lot Duplexes ($375.00 Review Fee)
- [ ] Planned Unit Development (PUD)/New ($600.00 Review Fee)
- [ ] Planned Unit Development (PUD)/Amendment ($250.00 Review Fee)
- [ ] Approve Preliminary City/Extraterritorial Subdivision Plat ($150.00 + $35.00 per Lot/Outlot Review Fee)
- [ ] Approve Preliminary Condominium Plat ($250.00 + $35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- [ ] Approve Preliminary City/Extraterritorial Certified Survey Map ($250.00 Review Fee)
- [ ] Approve Final City/Extraterritorial Subdivision Plat ($150.00 Review Fee)
- [ ] Approve Final Condominium Plat ($150.00 Review Fee)
- [ ] Grant a City/Extraterritorial Subdivision/CSM Variance ($200.00 Review Fee)
- [ ] Development District Map Amendment ($200.00 Administration Fee)
- [ ] Official Map Amendment ($200.00 Administration Fee)
- [ ] Plat of Right-of-Way ($200.00 Administration Fee)
- [ ] Public Utility Easement Acceptance or Discontinuance ($200.00 Administration Fee)
- [ ] Street Name Change ($200.00 Administration Fee)
- [ ] Declare City Property "City Surplus" ($200.00 Administration Fee)
- [ ] Vacate a Street/Alley/Pedestrian Way ($300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- [ ] Closure of Street/Alley/Pedestrian Way ($300.00 Administration Fee)
- [x] Comprehensive Plan Amendments ($375.00 Review Fee)
- [ ] Other ($200.00 Administration Fee): $275

Owner Signature: Robert Every per EBS Date: 12/17/2025

Petitioner Signature(s):

Checklist of required attachments:

- **Map**
- **Legal Description**
- **Applicant Narrative Describing Project**
- **All Other Pertinent Information**

You must meet with Planning staff prior to submission. View City of Green Bay Actions Guide for Rezone, CUP and PUD guidelines - https://www.greenbaywi.gov/ActionsGuide

For office use only:
Review Fee: $275 Receipt No.: Zoning Petition No.: CPA 26-01
$375 ZP 26-01

Applicant Narrative Describing Project

Rezoning Request – 821 Lime Kiln Road, Green Bay, WI

Applicant: BMH Realty Holdings LLC

The applicant, BMH Realty Holdings LLC, is requesting approval to rezone the property located at 821 Lime Kiln Road from C1 (Neighborhood Business) to C2 (General Commercial). The purpose of this rezoning is to allow for a broader range of commercial uses on the site, including the ability to lease the property for automotive sales, which is a permitted use within the C2 district.

The property contains an existing commercial building and paved lot that are well-suited for auto-related and general commercial uses. No structural modifications are proposed at this time. Any future improvements—such as exterior lighting, parking lot striping, minor repairs, or landscaping—will comply with all applicable City codes and standards.

The Lime Kiln Road corridor already includes several C2-level uses, including commercial service businesses, automotive repair, equipment-related businesses, and light industrial operations. Rezoning this property to C2 aligns with the established development pattern of the area and enhances the viability and marketability of the site for long-term commercial use.

The requested rezoning is consistent with the City of Green Bay's Comprehensive Plan by supporting reinvestment in existing commercial corridors, encouraging productive reuse of existing structures, and strengthening economic development opportunities. Rezoning to C2 will help prevent long-term vacancy, increase the taxable value of the property, and attract stable commercial tenants without creating negative impacts on surrounding properties.

For these reasons, the applicant respectfully requests approval of the rezoning from C1 to C2 for 821 Lime Kiln Road.

A. Parent/J. Jadin	821 Lime Kiln Road	Southeast Green Bay	$875,000
Lister	Address	Area Brown County	Price

Square Feet	34,892 Sq Ft	Sewer	Yes	Waterfront	No
*Lot Size/Acres	0.80 Acre	Water	Yes	Water Access	No
Building Size	10,320 Sq Ft	Waste System	No	Sprinkler	No
Taxes	24- $11,636.24	Well	No	Railroad Spur	No
School-Public	Green Bay Area	Natural Gas	Yes	Railroad Nearby	No
Municipality	City of Green Bay	Lease		Airport Nearby	No
Zoning	Commercial	Easements	No	Highway Nearby	Yes
Year Built	1997	Land Survey in file	No	Rent	N/A
Lot Description		Sidewalks	Yes		
Lock Box ☒		Road Type	Paved Street		
M.L.S Number	50314597				

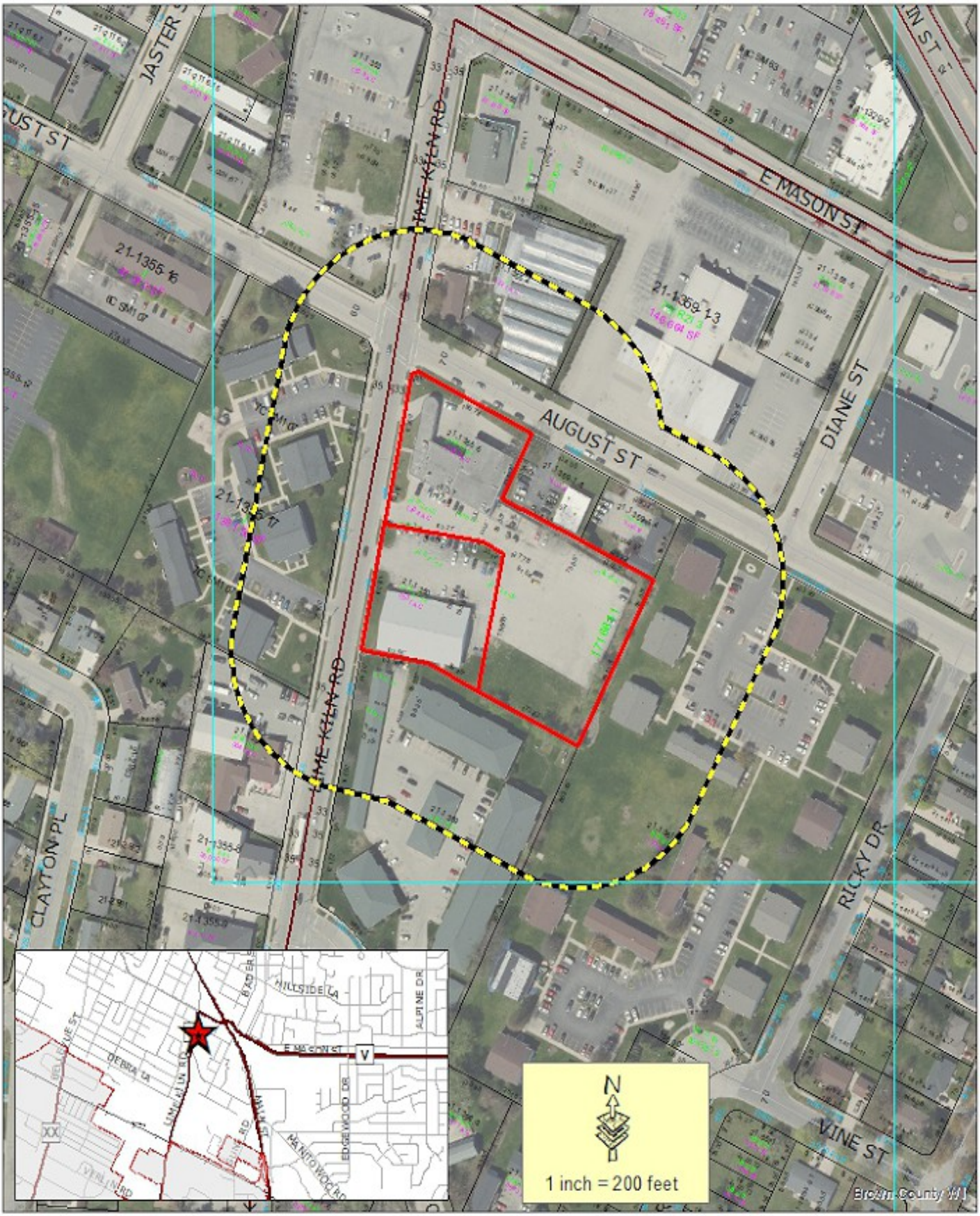
Parcel No: 21-1350

Legal Desc: 0.801 Ac M/L Astors Subd Of Po 3-7 Estr Part Of Lot 24 & 25 As Desc 3277-95 & 3277-97 Ex 1216847

Directions: 143 exit Mason St, W on Mason, L or S on Lime Kiln to 821 on left side

REMARKS: Commercial/Industrial building now available! Retail storefront if needed. Warehousing works too for this 10,320 SF building. Commercial and retail businesses nearby. Great access to Hwy on Green Bay's east side. Building has been well maintained by owner and corporate tenant. Suitable for garage/auto business with heated dock area and 4 large overhead doors. Great investment in high traffic area for leasing or for your own business venture!

*Lot size/dimensions were obtained from public records and may not be accurate. We assume no liability for errors. Information herein is not warranted and is subject to change without notice.



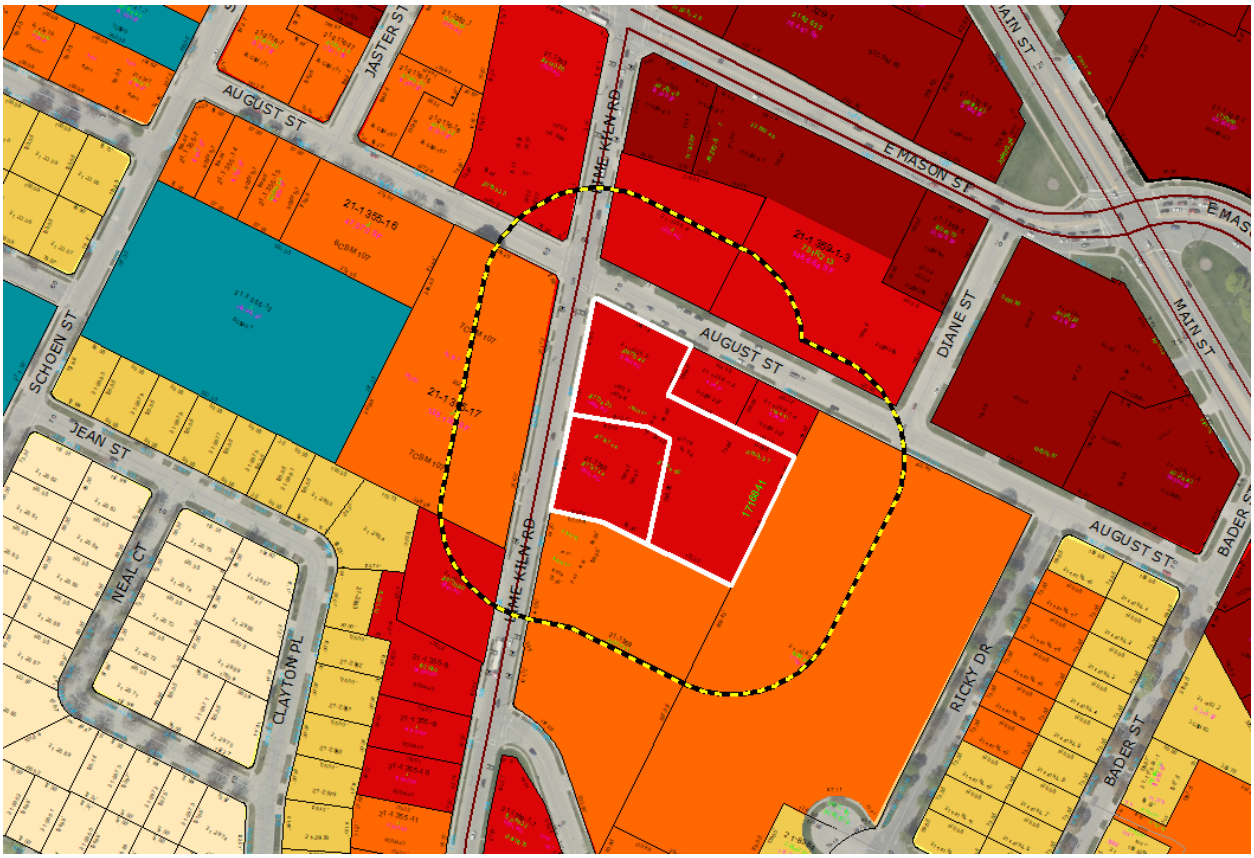
Subject Area

200' Property Owner Notice

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. Map prepared by DM.

(ZP 26-01) Rezone at 801 and 821 Lime Kiln Road from General Commercial (C1) to Highway Commercial (C2)

CITY OF GREEN BAY
Titletown, USA



Future Land Use

- Low Density Residential
- Mixed Residential
- Multifamily Residential
- Neighborhood Commercial
- Regional Commercial
- Mixed-Use
- Downtown
- Office and Business Park
- Light Industrial
- General Industrial and Manufacturing
- Public and Semi-Public
- Parks
- Conservation Areas and Private Open Spaces

Sec. 44-681. Principal uses for the commercial districts.

(a) *In general.* Table 44-8 lists all permitted and conditional uses allowed in the commercial districts.

(b) *Permitted uses.* Uses specified with a "P" are permitted in the district or districts where designated, provided that the use complies with all other applicable provisions of this chapter. Persons wishing to establish or modify a permitted use shall obtain a zoning certificate for such use as specified in Article II of this chapter, Administration.

(c) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this chapter. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use as specified in Article II of this chapter, Administration. Condominiums are permitted in all commercial districts per Wis. Stats. Ch. 703.

(d) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the Zoning Administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district. Such determination shall be made in the manner provided for in Article II of this chapter, Administration, governing determination of substantially similar uses.

(e) *Specific development standards.* Permitted and conditional uses specified with an "X" under the development standards column shall be subject to the standards identified in Article XVI of this chapter, Land Use Development Standards.

Table 44-8. Principal Uses in the Commercial Districts

Use		C1	C2	C3	Dev. Stds.
Office Uses					
	General office	P	P	P	
	Government office	P	P	P	
	Bank or other financial institution	P	P	P	
	Medical office, clinic	P	P	P	
	Artist's studio	P	P	P	
Commercial Uses					
Accommodation and Food Service Uses					
	Bed and breakfast	P	P	P	X
	Hotel, inn	C	P	P	
	Motel	—	C	C	
	Restaurant,* not including drive-through	P	P	P	
	Restaurant* with drive-through	C	P	P	X
	Tavern, bar*	C	C	P	X
Service Businesses					
	Personal service**	P	P	P	
	Business service**	P	P	P	
	Building maintenance, janitorial service	P	P	P	

	Business with dog area	P	P	P	X
	Catering service	P	P	P	
	Commercial dog day care	P	P	P	X
	Day labor agency	C	C	C	X
	Funeral home, crematory	P	P	P	
	Furniture and appliance rental and leasing	P	P	P	
	Laundromat	P	P	P	
	Pet grooming establishment	P	P	P	
	Printing and publishing establishment	P	P	P	
	Small appliance repair service	P	P	P	
	Tool/equipment rental facility	P	P	P	
	Animal hospital, veterinary clinic	P	P	P	X
	Animal grooming establishment	P	P	P	X
	Animal boarding facility, kennel	P	P	P	X
	Material recovery facility (minor)	C	C	—	
Retail Sales					
	Auto title loan business	C	C	C	X
	General retail sales**	P	P	P	
	Building material sales	C	P	P	
	Contractor showroom	P	P	P	
	Currency exchange	—	C	C	
	Firearms sales and service	P	C	C	X
	Greenhouse, garden supply store	C	P	P	X
	Pawnshop	P	P	P	
	Payday loan business	C	C	C	X
	Pet store	P	P	P	
	Secondhand goods store, consignment store	C	P	P	
Production, Processing, and Storage Uses					
	Limited production and processing	C	C	C	X
Commercial Recreation and Entertainment					
	Convention center	—	—	—	
	Health clubs, fitness centers	P	P	P	
	Indoor recreational facility	P	P	P	
	Marina	—	C	C	
	Outdoor commercial recreation area	—	C	C	X
	Restaurant or bar with entertainment, nightclub*	C	—	C	

	Theater, assembly hall	P	—	P	X
Vehicle Services					
	Automobile rental	—	P	C	X
	Automobile sales - used or new	—	P	C	X
	Carwash	—	P	C	X
	Convenience store	—	P	C	
	Fuel/gas/service station	—	P	C	X
	Mail distribution facility	-	P	-	X
	Motor vehicle repair, major		P	C	X
	Motor vehicle repair, minor	C	P	C	X
	Parking structure (principal use)	C	C	P	
	Surface parking lot (principal use)	C	C	C	
	Drive-through facility	P	P	P	X
Residential Uses					
Dwellings***					
	Single-family dwelling, detached	—	—	—	
	Two-family dwelling, duplex or semi-detached	—	—	—	
	Attached single-family dwelling, townhouse	—	—	—	
	Multiple-family dwelling	P	P	P	
	Carriage-house dwelling	—	—	—	
	Live-work unit	P	P	P	X
Congregate Living					
	Community living arrangement	C	—	—	X
	Dormitory	C	—	—	X
	Nursing homes, assisted living	C	C	—	
Educational Uses					
	School, grades K-12	C	—	C	X
	College, university, etc.	C	—	C	X
	School, specialty or personal instruction, etc.	C		C	X
	Adult/family daycare facility (8 or fewer children)	P	P	P	X
	Group daycare facility (9 or more children)	P	P	P	X
Institutional and Civic Uses					
	Cemetery	—	—	—	
	Community center	P	P	P	
	Cultural institution	P	P	P	X

	Library	P	P	P	X
	Park, playground, recreational center	P	P	P	
	Religious institution, place of worship	P	P	P	X
	Clinic, healthcare facility	P	P	P	
Public Service and Utilities					
	Public safety/service facility	P	P	P	
	Telecommunication tower, wireless communication facility	C	C	C	X

Note: P = Permitted Use; C = Conditional Use.

* Any establishment at which primarily alcohol beverages are served must also meet the requirements of Chapter 10, Businesses.

** See definitions section for complete list of uses.

*** Only located above the ground floor.

(Code 1984, § 13.802; Ord. No. 11-06; Ord. No. 8-09; Ord. No. 20-09; Ord. No. 37-09; Ord. No. 1-10; Ord. No. 6-12; Ord. No. 10-18, § 6, 6-19-2018; Ord. No. 09-23, § 3, 5-16-2023; Ord. No. 16-25, § 2, 7-15-2025)

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
February 3, 2026	Dena Mooney, Staff

AGENDA ITEM # N.2

To approve a request to rezone properties located at 801 and 821 Lime Kiln Road from General Commercial (C1) to Highway Commercial (C2). (ZP 26-01 Public Hearing held January 26, 2026).

BACKGROUND

Reason for Request: The proposed rezoning from C1 General Commercial to C2 Highway Commercial District would allow for an automobile dealership and all other uses in the C2 Highway Commercial District on these properties.

Subject Parcels Zoning and Land Use: C1 General Commercial | Commercial

Surrounding Zoning and Land Uses:
North: General Commercial (CI) | Residential, Commercial
South: General Commercial (C1) | Multi-Family Residential
East: Varied Density Residential (R3) | Multi-Family Residential
West: General Commercial (C1) | Multi-Family Residential

Report: This request involves two parcels, 801 and 821 Lime Kiln Road. These parcels are located on the City's east side at the southeast corner of the Lime Kiln Road/August Street intersection. 801 Lime Kiln Road has historically been used for automobile sales (Cliff Wall/Bergstrom). The property is currently zoned C1 General Commercial. In that district, automobile sales is not a permitted or conditional use. The use was legally established with previous zoning codes and because the use has not been discontinued for a period longer than 12 months, the automobile sales use can continue as a legal, nonconforming use. 821 Lime Kiln Road is located directly south of and adjacent to 801 Lime Kiln Road. It was previously an automobile parts store (retail use). This parcel is also zoned C1 General Commercial, which designates retail as a permitted use. The owners of 801 Lime Kiln Road, the applicant, would like to expand their automobile sales business (Auto Connect USA) onto 821 Lime Kiln Road. However, the C1 zoning does not allow automobile sales use on 821 Lime Kiln Road. To do automobile sales at 821 Lime Kiln Road, the property needs to be zoned to a district that would allow the use, which is C2 Highway Commercial District.

For the applicant to achieve their goals in conformance with the city zoning code, a comprehensive plan amendment from Neighborhood Commercial to Regional Commercial must occur first (separate action on this agenda), followed by a zoning action to rezone the parcels from C1 General Commercial to C2 Highway Commercial. Should the request for the comprehensive plan amendment fail (CPA 26-01), the zone change request would also need to be denied.

Staff is concerned with the potential intensity and negative impacts that an automobile dealership may have on the surrounding residences. We are also apprehensive about "opening the door" to all the other uses in the C2 Highway Commercial zoning district, which offer more vehicle service uses and other uses not as compatible with the adjoining housing. For example, the change would allow drive-through restaurants,

automobile rentals, auto sales, car washes, convenience stores, gas stations, and major and minor motor vehicle repair by right. Included in the report is Table 44-8 "Table of Uses in the Commercial Districts", for your review. With most of the surrounding existing uses being multifamily, staff foresees potential conflicts occurring between the uses due to more auto-oriented uses and an increase in traffic, lighting, noise, vibrations, and smells.

WisDOT Traffic Counts indicate 11,000 ADT (June 2025) for this portion of Lime Kiln Road. Nearby E. Mason Street averages between 16,400–17,600 ADT (June 2025). C1 General Commercial zoning provides a buffer from the C2 Highway Commercial uses and related impacts along E. Mason Street and Main Street to the residential uses along and near Lime Kiln Road. While it appears on the zoning map that there is a large number of commercial uses operating along Lime Kiln Road, the existing uses are apartment complexes zoned C1 General Commercial.

Ald. Morgan and neighbors within 200 feet have been noticed of the meeting based on Plan Commission policy. No comments have been made as of the drafting of this report. A neighborhood meeting was held by the applicant on January 15, 2026. The applicants, along with Ald. Morgan, Starlite Neighborhood Association President Debra Tilot, Alana Rose of Olejniczak Realty, and Dena Mooney, Planner I were present. Discussion included that the concern is not with the applicant but with future tenants and uses of the properties.

RECOMMENDATION

Denial of the request.

FISCAL IMPACT

ATTACHMENTS

1. ZP 26-01 Application REDACTED
2. ZP 26-01 Narrative
3. ZP 26-01 Map
4. Table 44-8 Principal Uses in Commercial Districts

REQUEST FOR CITY ACTION
PLAN COMMISSION

Community and Economic
Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax
planning@greenbaywi.gov
www.greenbaywi.gov

Location of Property: 801 Lime Kiln Rd & 821 Lime Kiln Rd

Parcel Number(s): 21-1355-5 & 21-1350

Petitioner(s): Brandon Hentges Date: 12/17/2025

Email: [redacted] Phone Number: [redacted]

Address: 801 Lime Kiln Rd City: Green Bay State: WI Zip: 54302

Property Owner: Robert Every Phone Number: [redacted]

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Brandon Hentges, respectfully request that the City of Green Bay take the following action:

- [x] Rezone Property ($375.00 Review Fee)
- [ ] Conditional Use and CUP Amendment, including Single Lot Duplexes ($375.00 Review Fee)
- [ ] Planned Unit Development (PUD)/New ($600.00 Review Fee)
- [ ] Planned Unit Development (PUD)/Amendment ($250.00 Review Fee)
- [ ] Approve Preliminary City/Extraterritorial Subdivision Plat ($150.00 + $35.00 per Lot/Outlot Review Fee)
- [ ] Approve Preliminary Condominium Plat ($250.00 + $35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- [ ] Approve Preliminary City/Extraterritorial Certified Survey Map ($250.00 Review Fee)
- [ ] Approve Final City/Extraterritorial Subdivision Plat ($150.00 Review Fee)
- [ ] Approve Final Condominium Plat ($150.00 Review Fee)
- [ ] Grant a City/Extraterritorial Subdivision/CSM Variance ($200.00 Review Fee)
- [ ] Development District Map Amendment ($200.00 Administration Fee)
- [ ] Official Map Amendment ($200.00 Administration Fee)
- [ ] Plat of Right-of-Way ($200.00 Administration Fee)
- [ ] Public Utility Easement Acceptance or Discontinuance ($200.00 Administration Fee)
- [ ] Street Name Change ($200.00 Administration Fee)
- [ ] Declare City Property "City Surplus" ($200.00 Administration Fee)
- [ ] Vacate a Street/Alley/Pedestrian Way ($300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- [ ] Closure of Street/Alley/Pedestrian Way ($300.00 Administration Fee)
- [x] Comprehensive Plan Amendments ($375.00 Review Fee)
- [ ] Other ($200.00 Administration Fee): $275

Owner Signature: Robert Every per EBS Date: 12/17/2025

Petitioner Signature(s):

Checklist of required attachments:

- **Map**
- **Legal Description**
- **Applicant Narrative Describing Project**
- **All Other Pertinent Information**

You must meet with Planning staff prior to submission. View City of Green Bay Actions Guide for Rezone, CUP and PUD guidelines - https://www.greenbaywi.gov/ActionsGuide

For office use only:
Review Fee: $275 Receipt No.: Zoning Petition No.: CPA 26-01
$375 ZP 26-01

Applicant Narrative Describing Project

Rezoning Request – 821 Lime Kiln Road, Green Bay, WI

Applicant: BMH Realty Holdings LLC

The applicant, BMH Realty Holdings LLC, is requesting approval to rezone the property located at 821 Lime Kiln Road from C1 (Neighborhood Business) to C2 (General Commercial). The purpose of this rezoning is to allow for a broader range of commercial uses on the site, including the ability to lease the property for automotive sales, which is a permitted use within the C2 district.

The property contains an existing commercial building and paved lot that are well-suited for auto-related and general commercial uses. No structural modifications are proposed at this time. Any future improvements—such as exterior lighting, parking lot striping, minor repairs, or landscaping—will comply with all applicable City codes and standards.

The Lime Kiln Road corridor already includes several C2-level uses, including commercial service businesses, automotive repair, equipment-related businesses, and light industrial operations. Rezoning this property to C2 aligns with the established development pattern of the area and enhances the viability and marketability of the site for long-term commercial use.

The requested rezoning is consistent with the City of Green Bay's Comprehensive Plan by supporting reinvestment in existing commercial corridors, encouraging productive reuse of existing structures, and strengthening economic development opportunities. Rezoning to C2 will help prevent long-term vacancy, increase the taxable value of the property, and attract stable commercial tenants without creating negative impacts on surrounding properties.

For these reasons, the applicant respectfully requests approval of the rezoning from C1 to C2 for 821 Lime Kiln Road.

A. Parent/J. Jadin	821 Lime Kiln Road	Southeast Green Bay	$875,000
Lister	Address	Area Brown County	Price

Square Feet	34,892 Sq Ft	Sewer	Yes	Waterfront	No
*Lot Size/Acres	0.80 Acre	Water	Yes	Water Access	No
Building Size	10,320 Sq Ft	Waste System	No	Sprinkler	No
Taxes	24- $11,636.24	Well	No	Railroad Spur	No
School-Public	Green Bay Area	Natural Gas	Yes	Railroad Nearby	No
Municipality	City of Green Bay	Lease		Airport Nearby	No
Zoning	Commercial	Easements	No	Highway Nearby	Yes
Year Built	1997	Land Survey in file	No	Rent	N/A
Lot Description		Sidewalks	Yes		
Lock Box ☒		Road Type	Paved Street		
M.L.S Number	50314597				

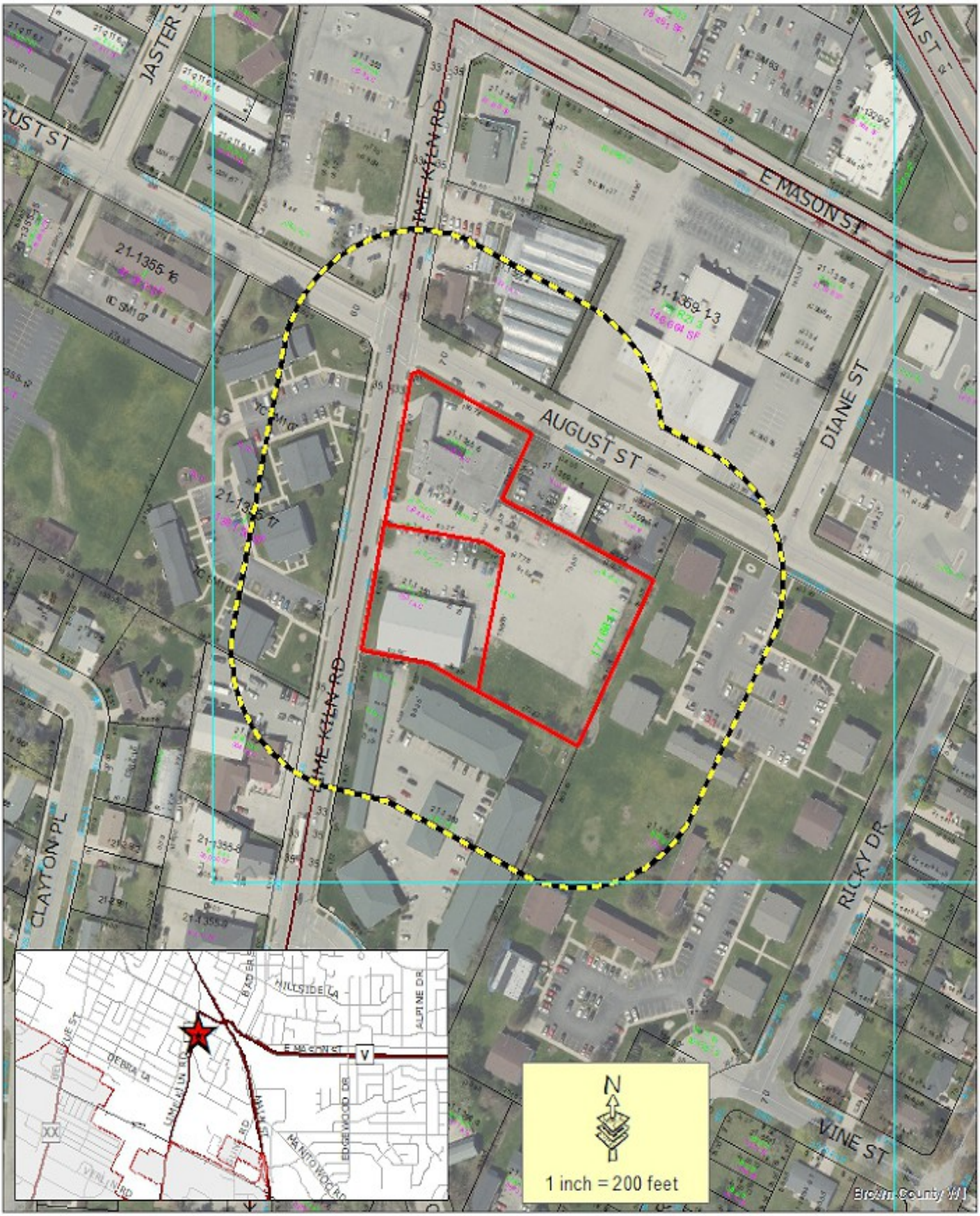
Parcel No: 21-1350

Legal Desc: 0.801 Ac M/L Astors Subd Of Po 3-7 Estr Part Of Lot 24 & 25 As Desc 3277-95 & 3277-97 Ex 1216847

Directions: 143 exit Mason St, W on Mason, L or S on Lime Kiln to 821 on left side

REMARKS: Commercial/Industrial building now available! Retail storefront if needed. Warehousing works too for this 10,320 SF building. Commercial and retail businesses nearby. Great access to Hwy on Green Bay's east side. Building has been well maintained by owner and corporate tenant. Suitable for garage/auto business with heated dock area and 4 large overhead doors. Great investment in high traffic area for leasing or for your own business venture!

*Lot size/dimensions were obtained from public records and may not be accurate. We assume no liability for errors. Information herein is not warranted and is subject to change without notice.



Subject Area

200' Property Owner Notice

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. Map prepared by DM.

(ZP 26-01) Rezone at 801 and 821 Lime Kiln Road from General Commercial (C1) to Highway Commercial (C2)

CITY OF GREEN BAY
Titletown, USA

Sec. 44-681. Principal uses for the commercial districts.

(a) *In general.* Table 44-8 lists all permitted and conditional uses allowed in the commercial districts.

(b) *Permitted uses.* Uses specified with a "P" are permitted in the district or districts where designated, provided that the use complies with all other applicable provisions of this chapter. Persons wishing to establish or modify a permitted use shall obtain a zoning certificate for such use as specified in Article II of this chapter, Administration.

(c) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this chapter. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use as specified in Article II of this chapter, Administration. Condominiums are permitted in all commercial districts per Wis. Stats. Ch. 703.

(d) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the Zoning Administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district. Such determination shall be made in the manner provided for in Article II of this chapter, Administration, governing determination of substantially similar uses.

(e) *Specific development standards.* Permitted and conditional uses specified with an "X" under the development standards column shall be subject to the standards identified in Article XVI of this chapter, Land Use Development Standards.

Table 44-8. Principal Uses in the Commercial Districts

Use		C1	C2	C3	Dev. Stds.
Office Uses					
	General office	P	P	P	
	Government office	P	P	P	
	Bank or other financial institution	P	P	P	
	Medical office, clinic	P	P	P	
	Artist's studio	P	P	P	
Commercial Uses					
Accommodation and Food Service Uses					
	Bed and breakfast	P	P	P	X
	Hotel, inn	C	P	P	
	Motel	—	C	C	
	Restaurant,* not including drive-through	P	P	P	
	Restaurant* with drive-through	C	P	P	X
	Tavern, bar*	C	C	P	X
Service Businesses					
	Personal service**	P	P	P	
	Business service**	P	P	P	
	Building maintenance, janitorial service	P	P	P	

	Business with dog area	P	P	P	X
	Catering service	P	P	P	
	Commercial dog day care	P	P	P	X
	Day labor agency	C	C	C	X
	Funeral home, crematory	P	P	P	
	Furniture and appliance rental and leasing	P	P	P	
	Laundromat	P	P	P	
	Pet grooming establishment	P	P	P	
	Printing and publishing establishment	P	P	P	
	Small appliance repair service	P	P	P	
	Tool/equipment rental facility	P	P	P	
	Animal hospital, veterinary clinic	P	P	P	X
	Animal grooming establishment	P	P	P	X
	Animal boarding facility, kennel	P	P	P	X
	Material recovery facility (minor)	C	C	—	
Retail Sales					
	Auto title loan business	C	C	C	X
	General retail sales**	P	P	P	
	Building material sales	C	P	P	
	Contractor showroom	P	P	P	
	Currency exchange	—	C	C	
	Firearms sales and service	P	C	C	X
	Greenhouse, garden supply store	C	P	P	X
	Pawnshop	P	P	P	
	Payday loan business	C	C	C	X
	Pet store	P	P	P	
	Secondhand goods store, consignment store	C	P	P	
Production, Processing, and Storage Uses					
	Limited production and processing	C	C	C	X
Commercial Recreation and Entertainment					
	Convention center	—	—	—	
	Health clubs, fitness centers	P	P	P	
	Indoor recreational facility	P	P	P	
	Marina	—	C	C	
	Outdoor commercial recreation area	—	C	C	X
	Restaurant or bar with entertainment, nightclub*	C	—	C	

	Theater, assembly hall	P	—	P	X
Vehicle Services					
	Automobile rental	—	P	C	X
	Automobile sales - used or new	—	P	C	X
	Carwash	—	P	C	X
	Convenience store	—	P	C	
	Fuel/gas/service station	—	P	C	X
	Mail distribution facility	-	P	-	X
	Motor vehicle repair, major		P	C	X
	Motor vehicle repair, minor	C	P	C	X
	Parking structure (principal use)	C	C	P	
	Surface parking lot (principal use)	C	C	C	
	Drive-through facility	P	P	P	X
Residential Uses					
Dwellings***					
	Single-family dwelling, detached	—	—	—	
	Two-family dwelling, duplex or semi-detached	—	—	—	
	Attached single-family dwelling, townhouse	—	—	—	
	Multiple-family dwelling	P	P	P	
	Carriage-house dwelling	—	—	—	
	Live-work unit	P	P	P	X
Congregate Living					
	Community living arrangement	C	—	—	X
	Dormitory	C	—	—	X
	Nursing homes, assisted living	C	C	—	
Educational Uses					
	School, grades K-12	C	—	C	X
	College, university, etc.	C	—	C	X
	School, specialty or personal instruction, etc.	C		C	X
	Adult/family daycare facility (8 or fewer children)	P	P	P	X
	Group daycare facility (9 or more children)	P	P	P	X
Institutional and Civic Uses					
	Cemetery	—	—	—	
	Community center	P	P	P	
	Cultural institution	P	P	P	X

	Library	P	P	P	X
	Park, playground, recreational center	P	P	P	
	Religious institution, place of worship	P	P	P	X
	Clinic, healthcare facility	P	P	P	
Public Service and Utilities					
	Public safety/service facility	P	P	P	
	Telecommunication tower, wireless communication facility	C	C	C	X

Note: P = Permitted Use; C = Conditional Use.

* Any establishment at which primarily alcohol beverages are served must also meet the requirements of Chapter 10, Businesses.

** See definitions section for complete list of uses.

*** Only located above the ground floor.

(Code 1984, § 13.802; Ord. No. 11-06; Ord. No. 8-09; Ord. No. 20-09; Ord. No. 37-09; Ord. No. 1-10; Ord. No. 6-12; Ord. No. 10-18, § 6, 6-19-2018; Ord. No. 09-23, § 3, 5-16-2023; Ord. No. 16-25, § 2, 7-15-2025)

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
February 3, 2026	

AGENDA ITEM # O.1

To approve the transfer of Retired K9 Officer Roco to Officer Taylor Clark.

BACKGROUND

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. Green Bay Police Animal Retirement Agreement - Roco

This K9 Transfer Agreement (Agreement) is dated _____, by and between the City of Green Bay, a municipal corporation (City) and Green Bay Police Officer Taylor Clark (Officer Clark).

1. The City owns a Belgian Malinois/German Shepherd dog known as K9 Officer Roco.

2. The City is retiring K9 Officer Roco.

3. The City agrees to transfer ownership of K9 Officer Roco to Officer Clark at no cost. The date on which Clark takes possession of Roco is the Transfer Date under this Agreement.

4. After the Transfer Date, K9 Officer Roco is no longer a K9 Officer for the City and Clark assumes all responsibility as the owner and handler of Roco.

5. The City makes no promises concerning the physical or mental health of Roco. Clark is agreeing to take ownership of Roco as is. Clark shall be provided all medical records and information for Roco.

6. Clark understands that Roco has received training in police canine procedures and tactics. This training included physical apprehension training and other forms of aggressive conduct. Clark warrants that he is fully aware of Roco's training and is capable of safely handling Roco.

7. Clark, his heirs, assigns, and the like, agree to hold harmless and release the City and its officers, officials, employees, and agents from and against any and all liability, loss, damage, expenses, costs, including attorney fees arising from Clark's ownership, possession, care, and use of Roco. Clark expressly agrees that this waiver and release is intended to be as broad and inclusive as permitted by the laws of the State of Wisconsin.

8. Clark agrees to indemnify the City and its officers, officials, employees, and agents from all losses, including reasonable attorney fees, liabilities, and claims arising from or relating to any action of Roco after the Transfer Date.

9. Clark shall not be responsible for any liability, loss, damage, expense, cost, or claim arising from K9 Officer Roco's service prior to his Transfer Date to Clark.

10. Failure by any party to exercise any right or remedy of this agreement shall not be deemed or construed to be a waiver by either party.

11. This Agreement shall be governed by interpreted Wisconsin laws.

12. The Parties shall bring any litigation arising out of or relating to this Agreement only before the Brown County Circuit Court.

13. This Agreement constitutes the entire agreement of the Parties relating to Roco. This Agreement supersedes and replaces all other written or oral agreements.

14. No Amendment of this Agreement will be effective unless it is in writing and signed by both parties.

Taylor Clark

_____ Date: _____

City of Green Bay

_____ Date: _____
Chris Davis, Chief, Green Bay Police Department

_____ Date: _____
Eric Genrich, Mayor

Transfer Date: _____

_____
Green Bay Police Department Representative

_____
Taylor Clark

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
February 3, 2026	

AGENDA ITEM # O.2

To approve the resolution authorizing and providing for the issuance and establishing parameters of the sale of not to exceed $7,255,000 Taxable General Obligation Promissory Notes, Series 2026A, and Certain Related details.

BACKGROUND

Added to this request from what council approved on November 18, 2025.
$2,500,000 taxable borrowing for TID 28 for the JBS project comprising of public infrastructure and park improvement that will serve and enable residential development. This borrowing follows the Grande Boulevard Apartments, LLC a Wisconsin limited liability company (Developer) Wisconsin Preservation Fund Inc. (WPF) and Gorman Company, LLC (Guarantor) fully executed development agreement #2025-07 signed on August 27th, 2025. Property is located at 0 Grand Blvd parcel #23-243-1.

Approved $2,500,000 in Tax Increment Financing assistance to developer. Agreement states these TIF funds shall be borrowed by the City to be disbursed to WPF per the fully executed TIF disbursement agreement and repaid through the available tax increment generated by the property starting for tax year 2027. Developer has met all requirements to request the $2.5M in January 2026. The original expectation was to bring a state trust fund loan request to committee later this year when needed but timely lined up with the annual borrowing which saves money in fees for another issuance and time of approving documents.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. Green Bay 2026A Taxable G.O. Promissory Notes - Parameters Resolution
2. Green Bay 2026 Notes - Project List 01.07.26
3. PreSale Report - Green Bay - 2026A Taxable G.O. Notes 01.06.26

COMMON COUNCIL
OF THE
CITY OF GREEN BAY, WISCONSIN

February 3, 2026 **Resolution No. ___**

A Resolution Authorizing and Providing for the Issuance and Establishing Parameters for the Sale of Not to Exceed $7,255,000 Taxable General Obligation Promissory Notes, Series 2026A, and Certain Related Details

RECITALS

The Common Council (the "**Governing Body**") of the City of Green Bay, Wisconsin (the "**Issuer**") makes the following findings and determinations:

1. The Issuer needs funds to finance (i) infrastructure improvements within the Issuer's Tax Incremental District No. 26 and a grant to a developer relating to the development of three 3-story residential structures with 95 market rate rental units within the Issuer's Tax Incremental District No. 28 pursuant to the Issuer's Development Agreement 2025-07 Grand Boulevard Apartments, dated August 27, 2025 (collectively, the "**Project**"), and (ii) the current refunding of the outstanding principal amount of the Issuer's $2,000,000 State Trust Fund Loan, dated April 8, 2025 (the "**Refunding**").

2. The Governing Body deems it in the best interests of the Issuer to finance the Project and the Refunding by selling the City of Green Bay, Wisconsin Taxable General Obligation Promissory Notes, Series 2026A (the "**Obligations**") to a purchaser to be determined by competitive bid.

3. The Issuer has taken all actions required by law and has the power to sell and issue the Obligations.

4. The Governing Body is adopting this resolution to sell the Obligations and provide for their issuance upon the terms and conditions set forth in this resolution.

RESOLUTIONS

The Governing Body resolves as follows:

Section 1. Definitions.

In addition to the terms defined above, capitalized terms not otherwise defined herein shall have the meanings set forth below, unless the context clearly requires another meaning.

"**Authorized Officer**" means the Finance Director/Comptroller, or in such person's absence, the Assistant Finance Director/Treasurer of the Issuer, each having the authority to act alone on behalf of the Issuer for purposes of Sections 4 and 14 hereof.

"**Book-Entry System**" means a system in which no physical distribution of certificates representing ownership of the Obligations is made to the owners of the Obligations but instead all outstanding Obligations are registered in the name of a securities depository appointed by the Issuer, or in the name of such a depository's nominee, and the depository and its participants record beneficial ownership and effect transfers of the Obligations electronically.

"**Code**" means the Internal Revenue Code of 1986, as amended.

"**Continuing Disclosure Agreement**" means the Continuing Disclosure Agreement, dated as of the Original Issue Date, to be executed by the Issuer and delivered on the closing date of the Obligations.

"**Debt Service Fund**" means the fund created by the Issuer pursuant to Section 67.11 of the Wisconsin Statutes to provide for the payment of debt service on its general obligations.

"**Debt Service Fund Account**" has the meaning set forth in Section 16 hereof.

"**Depository**" means DTC or any successor appointed by the Issuer and acting as securities depository for the Obligations.

"**DTC**" means The Depository Trust Company.

"**Finance Director**" means the Issuer's Finance Director/Comptroller.

"**Fiscal Agent**" means Associated Trust Company, National Association, or any successor fiscal agent appointed by the Issuer to act as authentication agent, paying agent, and registrar for the Obligations pursuant to Section 67.10(2) of the Wisconsin Statutes.

"**Governing Body**" has the meaning set forth in the recitals to this resolution.

"**Issuer**" means the City of Green Bay, Wisconsin.

"**Loan**" means the Issuer's $2,000,000 State Trust Fund Loan, dated April 8, 2025

"**Municipal Officers**" means the Mayor and the Clerk of the Issuer. These are the officers required by law to execute general obligations on the Issuer's behalf.

"**Notice of Sale**" has the meaning set forth in Section 14 of this resolution.

"**Obligations**" means the not to exceed $7,255,000 City of Green Bay, Wisconsin Taxable General Obligation Promissory Notes, Series 2026A, which will be issued pursuant to this resolution.

"**Original Issue Date**" means March 12, 2026.

"**Project**" has the meaning set forth in the recitals to this resolution.

"**Purchase Agreement**" means the Purchaser's executed Bid Form as described in Section 14 of this resolution and an attachment setting forth the final terms of the Obligations, which evidences the purchase of the Obligations by the Purchaser.

"**Purchase Price**" has the meaning set forth in Section 4 of this resolution.

"**Purchaser**" means the qualified bidder whose bid results in the lowest true interest cost for the Obligations as determined by an Authorized Officer, consistent with the parameters set forth in Section 4 hereof and in the Notice of Sale.

"**Record Date**" means the 15th day (whether or not a business day) of the calendar month just before each regularly scheduled interest payment date for the Obligations.

"**Recording Officer**" means the Issuer's Clerk.

"**Redemption Date**" means March 13, 2026, or such other date set forth in the Purchase Agreement that is within 90 days after the Original Issue Date.

"**Refunding**" means the current refunding of the outstanding principal amount of the Loan.

"**Register**" means the register maintained by the Fiscal Agent at its designated office, in which the Fiscal Agent records:

(i) The name and address of the registered owner of each Obligation.

(ii) All transfers of each Obligation.

"**Treasurer**" means the Issuer's Treasurer.

Section 2. Exhibits.

The attached exhibits are also a part of this resolution as though they were fully written out in this resolution:

(i) *Exhibit A* — Form of Obligation.

(ii) *Exhibit B* — Notice to Electors of Sale.

Section 3. Purposes of Borrowing; Issuance of Obligations.

The Governing Body authorizes the Obligations and orders that they be prepared, executed, and issued. The Obligations will be fully registered, negotiable, taxable general obligation promissory notes of the Issuer in the principal amount of not to exceed $7,255,000. The Obligations will be issued pursuant to the provisions of Section 67.12(12) of the Wisconsin Statutes to pay the costs of the Project, the Refunding, capitalized interest, and issuing the Obligations (including, but not limited to, printing costs and fees for underwriting, financial

consultants, bond counsel, fiscal agent, rating agencies, bond insurance, and registration, as applicable).

Section 4. Terms of Obligations; Parameters.

The Obligations will be named "City of Green Bay, Wisconsin Taxable General Obligation Promissory Notes, Series 2026A." The Obligations will be dated the Original Issue Date, even if they are actually issued or executed on another date. Each Obligation will also be dated the date on which it is authenticated by the Fiscal Agent. That date is its registration date.

The face amount of each Obligation will be in the denomination of $5,000 or any multiple thereof up to the principal amount authorized for that maturity.

The Obligations will bear interest from the Original Issue Date at the rates set forth in the Purchase Agreement, pursuant to, and in compliance with, the terms set forth in the Notice of Sale and accepted by an Authorized Officer; *provided, however,* that (i) the purchase price agreed to be paid to the Issuer by the Purchaser for the purchase of the Obligations pursuant to Section 14 hereof, shall not be less than 98.75% nor more than 108% of the principal amount of the Obligations (the "**Purchase Price**"), (ii) the true interest cost of the Obligations shall not exceed 5.50% (computed taking the Purchaser's compensation into account), and (iii) actual debt service in any year does not exceed the amount levied for the same year in Section 15 hereof.

Interest will be due and payable on each April 1 and October 1, beginning on October 1, 2026, until the principal of the Obligations has been paid. Interest on each Obligation will be (i) computed on the basis of a 360-day year of twelve 30-day months and (ii) payable to the person in whose name the Obligation is registered on the Register at the end of the day on the applicable Record Date. The Issuer and the Fiscal Agent may treat the entity or person in whose name any Obligation is registered on the Register as the absolute owner of the Obligations for all purposes whatsoever under this resolution. The Obligations will be numbered consecutively as may be required to comply with any applicable rules or customs or as determined by the Municipal Officers executing the Obligations.

The following table shows when the Obligations will mature. The principal amounts coming due each year below, whether by maturity or by mandatory sinking fund redemption of term notes, may be increased or decreased by up to $150,000 in each year as described in the Notice of Sale; *provided, however*, that no increase or decrease shall be made to the 2028 maturity. The aggregate principal amount of the Obligations shall not exceed $7,255,000 and the table below assumes the Obligations are issued in that amount. The actual maturity schedule and interest rates per annum, within the parameters set forth this Section and in accordance with the Notice of Sale, will be set forth in the Purchase Agreement and accepted by the Authorized Officer.

Principal Maturity Date (April 1)	Principal Amount
2028	$ 50,000
2029	165,000
2030	240,000
2031	280,000
2032	295,000
2033	315,000
2034	330,000
2035	345,000
2036	405,000
2037	430,000
2038	455,000
2039	475,000
2040	505,000
2041	530,000
2042	560,000
2043	590,000
2044	625,000
2045	660,000

The principal of, and interest on, the Obligations will be payable in lawful money of the United States of America.

Section 5. Fiscal Agent.

The Issuer appoints the Fiscal Agent to act as authentication agent, paying agent, and registrar for the Obligations. The appropriate officers of the Issuer are directed to enter into a fiscal agency agreement with the Fiscal Agent on behalf of the Issuer. The fiscal agency agreement may provide for the Issuer to pay the reasonable and customary fees of the Fiscal Agent for those services. The fiscal agency agreement shall require the Fiscal Agent to comply with all applicable federal and state regulations. Among other things, the Fiscal Agent shall maintain the Register.

Section 6. Appointment of Depository.

The Issuer appoints DTC to act as securities depository for the Obligations. An authorized representative of the Issuer has previously executed a blanket issuer letter of representations with DTC on the Issuer's behalf, and the Issuer ratifies and approves that document.

Section 7. Book-Entry System.

On the date of their initial delivery, the Obligations will be registered in the name of DTC or its nominee and maintained in a Book-Entry System. If the Issuer's relationship with DTC is terminated, then the Issuer may appoint another securities depository to maintain the Book-Entry System.

If on any date the Obligations are *not* being maintained in a Book-Entry System, then the Issuer will do the following:

(i) At its expense, the Issuer will prepare, authenticate, and deliver to the beneficial owners of the Obligations fully-registered, certificated Obligations in the denomination of $5,000 or any multiple thereof in the aggregate principal amount then outstanding. The beneficial owners will be those shown on the records of the Depository and its direct and indirect participants.

(ii) The Issuer will appoint a fiscal agent to act as authentication agent, paying agent, and registrar for the Obligations under Section 67.10(2) of the Wisconsin Statutes (the Fiscal Agent may be reappointed in this capacity).

Section 8. Redemption.

The Obligations maturing on and after April 1, 2035 are subject to redemption before their stated maturity dates, at the Issuer's option, in whole or in part, in the order of maturity selected by the Issuer, on April 1, 2034 and on any date thereafter. The redemption price will be 100% of the principal amount redeemed, plus accrued interest to the redemption date, and no premium will be paid. If payment of an Obligation called for redemption has been made or provided for, then interest on the Obligation stops accruing on the stated redemption date. If less than all outstanding Obligations of a specific maturity are redeemed, then such Obligations will be redeemed in multiples of $5,000 in accordance with Sections 9 and 10 hereof, and if a portion, but not all, of a maturity that is subject to mandatory partial redemptions by operation of a sinking fund (as described below) is being redeemed, then the Issuer will select the amounts to be redeemed on future Sinking Fund Redemption Dates (as defined below) that are reduced as a result of the partial redemption.

If the Purchase Agreement specifies that certain maturities of the Obligations are term notes and subject to partial mandatory sinking fund redemption, then the Obligations maturing on such dates shall be subject to partial mandatory sinking fund redemption at a redemption price of 100% of the principal amount redeemed, plus accrued interest to the redemption date, on April 1 of the years (each a "**Sinking Fund Redemption Date**"), and in the respective principal amounts (subject to reduction as provided in the immediately preceding paragraph), as set forth in the Purchase Agreement and consistent with Section 4.

Section 9. Manner of Payment/Transfers/Redemption/Under Book-Entry System.

So long as the Obligations are being maintained in a Book-Entry System, the following provisions apply:

Payment. The Fiscal Agent is directed to pay the principal of, and interest on, the Obligations by wire or other electronic money transfer to the Depository or its nominee in accordance with the Depository's rules that are then in effect.

Transfers. The Obligations are transferable, only upon the Register and only if the Depository ceases to act as securities depository for the Obligations and the Issuer appoints a successor securities depository. If that happens, then upon the surrender of the Obligations to the Fiscal Agent, the Issuer will issue new fully registered Obligations in the same aggregate principal amount to the successor securities depository, and the Obligations will be recorded as transferred to the successor securities depository in the Register.

The Fiscal Agent will not be required to make any transfer of the Obligations (i) during the 15 calendar days before the date of the sending of notice of any proposed redemption of the Obligations, or (ii) with respect to any particular Obligation, after such Obligation has been called for redemption.

Partial Redemption. If less than all the Obligations of a particular maturity are to be redeemed, then the Depository and its direct and indirect participants will select the beneficial owners of the Obligations to be redeemed. If less than all the principal amount of a specific maturity is redeemed, then on the redemption date, upon surrender to the Fiscal Agent of the Obligation, the Issuer will issue one or more new Obligations in the principal amount outstanding after the redemption.

Notice of Redemption. Notice of the redemption of any of the Obligations will be sent to the Depository, in the manner required by the Depository, not less than 30, and not more than 60, days prior to the proposed redemption date. A notice of optional redemption may be revoked by sending notice to the Depository, in the manner required by the Depository, not less than 15 days prior to the proposed optional redemption date.

Section 10. Manner of Payment/Transfers/Redemption/*Not* Under Book-Entry System.

If on any date the Obligations are *not* being maintained in a Book-Entry System, then the following provisions apply:

Payment. The Fiscal Agent will pay the principal of each Obligation upon its presentation and surrender on or after its maturity or earlier redemption date at the designated office of the Fiscal Agent, and the Fiscal Agent will pay, on each interest payment date, the interest on each Obligation by wire or other electronic money transfer, or by check of the Fiscal Agent sent by first class mail, to the person or entity in whose name the Obligation is registered on the Register at the end of the day on the applicable Record Date.

Transfers. Each Obligation is transferable, only upon the Register, for a like aggregate principal amount of the same maturity and interest rate in denominations of $5,000 or any multiple thereof. A transfer may be requested by the registered owner in person or by a person with a written power of attorney. The Obligation shall be surrendered to the Fiscal Agent, together with a written instrument of transfer satisfactory to the Fiscal Agent signed by the registered owner or by the person with the written power of attorney. The Issuer will issue one or more new fully registered Obligations in the same aggregate principal amount to the transferee or transferees, as applicable, in exchange for the surrendered Obligations and upon the payment of a charge sufficient to reimburse the Issuer or the Fiscal Agent for any tax, fee, or other governmental charge required to be paid with respect to such registration.

The Fiscal Agent will not be required to make any transfer of the Obligations (i) during the 15 calendar days before the date of the sending of notice of any proposed redemption of the Obligations, or (ii) with respect to any particular Obligation, after the Obligation has been called for redemption.

Partial Redemptions. If less than all the Obligations of a particular maturity are to be redeemed, then the Issuer or the Fiscal Agent will randomly select the Obligations to be redeemed. If less than the entire principal amount thereof is redeemed, then on or after the redemption date, upon surrender of the Obligation to the Fiscal Agent, the Issuer will issue a new Obligation in the principal amount outstanding after the redemption.

Notice of Redemption. Notice of the redemption of any of the Obligations shall be sent by first class mail, not less than 30, and not more than 60, days before the redemption date, to the registered owners of the Obligations to be redeemed, at the respective addresses set forth in the Register. A notice of optional redemption may be revoked by sending a notice by first class mail, not less than 15 days prior to the proposed optional redemption date, to the registered owners of the Obligations which have been called for optional redemption.

Section 11. Form of Obligations.

The Obligations shall be issued in substantially the form shown in Exhibit A, with such revisions as are necessary or appropriate to reflect the redemption provisions applicable to the Obligations as provided in Section 8 hereof. Omissions, insertions, or other variations are permitted if they are deemed necessary or desirable and are consistent with this resolution or any supplemental resolution. The Issuer may cause the approving opinion of bond counsel to be printed or reproduced on the Obligations.

Section 12. Execution of Obligations.

The Obligations shall be signed by the persons who are the Municipal Officers on the date on which the Obligations are signed. The Obligations shall be sealed with the Issuer's corporate seal (or a facsimile), if the Issuer has one, and they shall also be authenticated by the manual signature of an authorized representative of the Fiscal Agent.

The Obligations will be valid and binding even if before they are delivered any person whose signature appears on the Obligations is no longer living or is no longer the person

authorized to sign the Obligations. In that event, the Obligations will have the same effect as if the person were living or were still the person authorized to sign the Obligations.

A facsimile or electronic signature may be used as long as at least one signature of a Municipal Officer is a manual signature or the Fiscal Agent's certificate of authentication has a manual signature. If a facsimile or electronic signature is used, then it will be treated as the officer's own signature.

Section 13. Continuing Disclosure.

The appropriate officers of the Issuer are directed to sign the Continuing Disclosure Agreement, and the Issuer agrees to comply with all of its terms.

Section 14. Sale of Obligations.

The Obligations are hereby authorized and ordered to be sold to a purchaser to be determined by competitive bid.

The Municipal Officers, the Finance Director, and the Treasurer (in consultation with the Issuer's Financial Advisor Ehlers and Associates, Inc.), are each hereby authorized to cause a preliminary offering document for the Obligations (the "**Preliminary Official Statement**") to be prepared and distributed to any banks, underwriters, investment houses, or the like deemed to be advisable, and to enclose therewith a "**Bid Form**" and the document to be used for offering the Obligations for sale by competitive bid which shall include the bidding terms for the Obligations and the parameters set forth in Section 4 of this resolution (the "**Notice of Sale**"). The Municipal Officers, the Finance Director, and the Treasurer are each hereby authorized, on behalf of the Issuer, to approve the form of Preliminary Official Statement and to deem it final as of its date for purposes of Securities and Exchange Commission Rule 15c2-12(b)(1), and to supply copies of the Preliminary Official Statement upon request.

The Clerk is hereby further authorized and directed to cause notice of the sale of the Obligations to be (i) provided to *The Bond Buyer* for inclusion in its complimentary section for the publication of such notices, and (ii) posted in the same locations that the Issuer routinely uses for posting notices of its official business.

Each Authorized Officer, acting alone on behalf of the Issuer, is hereby authorized to receive written bids for the sale of the Obligations on behalf of the Issuer on the date fixed in the Notice of Sale, on which date such bids shall be publicly opened and read. The Authorized Officer may, in such officer's discretion, (i) waive any informality in any bid, (ii) reject any or all bids without cause, or (iii) reject any bid which such officer determines to have failed to comply with the terms of the Notice of Sale or the parameters set forth in Section 4 hereof.

Subject to the terms of this resolution, each Authorized Officer, acting alone on behalf of the Issuer, is hereby authorized and directed to award the sale of the Obligations to the Purchaser at the Purchase Price, plus any accrued interest, such award to be evidenced by and effected by the Authorized Officer's execution of the Purchase Agreement. If the Purchase Agreement signed and presented by the Purchaser contains final terms for the Obligations that

comply with the parameters set forth in this resolution and the Notice of Sale, then an Authorized Officer is hereby authorized to approve and accept the Purchase Agreement, and an Authorized Officer, acting alone on behalf of the Issuer, is directed (i) to sign the Purchase Agreement in the Issuer's name and (ii) to take any additional actions needed to complete the sale of the Obligations, including arranging for a specific date, time, and location of closing of the sale.

The Finance Director is directed to comply with the terms of the Notice of Sale with respect to any good-faith deposit requirements.

The Municipal Officers are directed to sign the Obligations and to arrange for delivery of the Obligations to the Purchaser through the facilities of DTC in accordance with the Notice of Sale, the Purchase Agreement, and this resolution. The Obligations may be delivered to the Purchaser upon payment by the Purchaser of the Purchase Price, plus any accrued interest, as required by the Notice of Sale.

Unless waived by the Purchaser, the delivery of the Obligations is conditioned upon the Issuer furnishing the following items to the Purchaser:

(i) The Obligations, together with the written, unqualified approving opinion of the law firm of Foley & Lardner LLP, bond counsel, evidencing the legality of the Obligations.

(ii) A transcript of the proceedings relating to the issuance of the Obligations.

(iii) A certificate showing that no litigation has been threatened or is pending that would affect the legality of the Obligations or the right of the Issuer to issue them at the time of their delivery.

Section 15. General Obligation Pledge; Tax Levy.

For the prompt payment of the principal of, and interest on, the Obligations, the Issuer irrevocably pledges its full faith and credit. The Issuer hereby levies upon all taxable property in its territory a direct, annual, and irrepealable tax in an amount sufficient to pay, and for the express purpose of paying, the interest on the Obligations as it falls due and also to pay and discharge the principal of the Obligations at maturity.

This tax shall be carried from year to year into the Issuer's tax roll. It shall be collected in addition to all other taxes and in the same manner and at the same time as all other taxes. The amount of this tax that is carried into the Issuer's tax roll may be reduced in any year by (i) the amount of any surplus money in the Debt Service Fund Account available to pay debt service on the Obligations for such year and (ii) any amount by which the actual debt service coming due in such year is less than the applicable levy amount set forth below. The tax for each year the levy is made will be in the following amounts:

Levy Year	Debt Service Amount Due in Following Year	Levy Year	Debt Service Amount Due in Following Year
2026	$539,275.00	2036	$903,950.00
2027	587,900.00	2037	896,362.50
2028	842,862.50	2038	882,537.50
2029	898,475.00	2039	877,337.50
2030	915,925.00	2040	865,625.00
2031	906,862.50	2041	857,400.00
2032	901,837.50	2042	847,525.00
2033	890,850.00	2043	840,862.50
2034	879,037.50	2044	832,275.00
2035	910,162.50		

Taking into account any accrued interest received on the date of delivery of the Obligations and any premium paid to the Issuer by the Purchaser in excess of the stated principal amount of the Obligations that has been deposited into the Debt Service Fund Account as provided in Section 16 hereof, the Issuer hereby appropriates from its tax levy made in the year 2025 an amount sufficient to pay the remaining amount, if any, needed for the interest payment coming due on the Obligations on October 1, 2026. As a result of the foregoing, the Issuer does not need to levy a tax for the October 1, 2026 interest payment. The Issuer also appropriates an amount of proceeds of the Obligations necessary to pay interest on the Obligations allocable to components of the Project through October 1, 2027 and October 1,2028, respectively. The Issuer's tax roll may be reduced in any year as a result of such appropriation as described above.

Section 16. Debt Service Fund Account.

The Issuer shall create a separate account within the Debt Service Fund solely for the Obligations (the "**Debt Service Fund Account**"), which shall be maintained and administered as provided in Section 67.11 of the Wisconsin Statutes. The Treasurer is directed to keep the proceeds of the taxes levied under this resolution, when they are collected, in the Debt Service Fund Account. Any accrued interest received on the Original Issue Date and the premium, if any, paid to the Issuer by the Purchaser in excess of the stated principal amount of the Obligations shall be deposited into the Debt Service Fund Account and used to pay interest on the Obligations. If the money in the Debt Service Fund Account is insufficient to make a payment of principal of, or interest on, the Obligations on a date on which such a payment is due, then the Issuer will promptly provide the necessary funds to make the payment from other available sources.

Section 17. Borrowed Money Fund.

The sale proceeds of the Obligations (not including any accrued interest or premium received) shall be deposited in and kept by the Treasurer in a separate fund. The fund will be designated with both the name of the Obligations and the name Borrowed Money Fund (the "**Borrowed Money Fund**"). Money in the Borrowed Money Fund, including any earnings, shall be (i) used to pay the costs of the Project, the Refunding, issuing the Obligations, and to pay capitalized interest, or (ii) transferred to the Debt Service Fund Account as provided by law.

The portion of the proceeds of the Obligations that has been appropriated to pay capitalized interest on the Obligations will be held in the Borrowed Money Fund until needed to pay interest on the Obligations, at which time the necessary amount will be transferred to the Debt Service Fund Account and applied to the required interest payment.

Section 18. Refunding of Loan.

To provide for the redemption of the Loan on the Redemption Date, the Financial Officer is directed to transfer proceeds of the Obligations to the debt service fund account for the Loan. The transfer shall be made on or prior to the Redemption Date. The amount transferred shall be sufficient, together with all other funds then on deposit in the foregoing account, to pay the amounts due on the Loan on the Redemption Date.

Section 19. Redemption of Loan.

Subject to the delivery of the Obligations and the receipt of the Purchase Price for the Obligations from the Purchaser, the Issuer irrevocably directs that the outstanding principal amount of the Loan be redeemed and paid in full in advance of its stated maturity on the Redemption Date. The appropriate officers of the Issuer are directed to take all actions required to call the Loan for redemption on the Redemption Date, including giving notice in the manner required by the governing documents for the Loan; *provided, however,* that no such action may be taken to redeem the Loan until after the Obligations are delivered and paid for. Notwithstanding the foregoing, the Issuer ratifies and approves any action that has been taken in connection with the Refunding and the redemption of the Loan prior to the date of this resolution.

Section 20. Final Official Statement.

The Issuer authorizes and directs that a final offering document (the "**Final Official Statement**") be prepared and distributed prior to the issuance of the Obligations. The Final Official Statement shall be in substantially the form of the Preliminary Official Statement and shall include the final terms of the Obligations as set forth in the Purchase Agreement. The Municipal Officers are directed to deliver copies of the Final Official Statement to the Purchaser and, if the Purchaser requests, execute one or more copies on behalf of the Issuer. Execution and delivery of the Final Official Statement will conclusively evidence the approval of the Municipal Officers.

Section 21. Publication of Notice.

The Recording Officer is directed to publish notice that the Issuer has agreed to sell the Obligations. The notice shall be published promptly after the execution of the Purchase Agreement in the Issuer's official newspaper, as a class 1 notice under Chapter 985 of the Wisconsin Statutes. The notice shall be in substantially the form shown in Exhibit B. The Recording Officer shall obtain proof, in affidavit form, of the publication, and shall compare the notice as published with the attached form to make sure that no mistake was made in publication.

Section 22. Authorization of Officers.

The appropriate officers of the Issuer are directed to prepare and furnish the following items to the Purchaser and the attorneys approving the legality of the Obligations:

(i) Certified copies of proceedings and records of the Issuer relating to the Obligations and to the financial condition and affairs of the Issuer.

(ii) Other affidavits, certificates, and information that may be required to show the facts about the legality of the Obligations, as such facts appear on the books and records under the officer's custody or control or as are otherwise known to the officer.

All certified copies, affidavits, certificates, and information furnished for such purpose will be representations of the Issuer as to the facts they present.

Section 23. Municipal Bond Insurance.

If the Purchaser purchases municipal bond insurance with respect to the Obligations as permitted in the Notice of Sale, then the appropriate officers of the Issuer are hereby authorized and directed to take all actions necessary to assist the Purchaser in obtaining such municipal bond insurance. Further, the Authorized Officer is hereby authorized to agree to such additional provisions as the insurer may reasonably request and which are acceptable to the Authorized Officer, including provisions regarding restrictions on investment of proceeds of the Obligations, the payment procedure under the municipal bond insurance policy, the rights of the insurer in the event of default and payment of the Obligations by the insurer, and notices to be given to the insurer. In addition, appropriate reference to the municipal bond insurance policy shall be added to the form of Obligations if required by the insurer. Notwithstanding the foregoing, in the event the insurer requires specific insurer provisions to be applicable to the Obligations, the Municipal Officers and the Authorized Officer are hereby authorized and directed to review and negotiate, as applicable, such provisions and to include language reflecting such provisions in a separate certificate to be signed by the Municipal Officers and the Authorized Officer.

Section 24. Further Authorization.

The Issuer authorizes its officers, attorneys, and other agents or employees to do all acts required of them to carry out the purposes of this resolution.

Section 25. Conflict with Prior Acts.

In case any part of a prior action of the Governing Body conflicts with this resolution, that part of the prior action is hereby rescinded.

Section 26. Severability of Invalid Provisions.

If a court holds any provision of this resolution to be illegal or invalid, then the illegality or invalidity shall not affect any other provision of this resolution.

Section 27. Effective Date.

This resolution takes effect upon its adoption and approval in the manner provided by law.

* * * * * * * * * *

Adopted: February 3, 2026

Approved: February___, 2026

_____
Mayor

_____
Clerk

EXHIBIT A

FORM OF OBLIGATION

Unless this certificate is presented by an authorized representative of The Depository Trust Company, a New York corporation ("**DTC**"), to the issuer or its agent for registration of transfer, exchange, or payment, and any certificate issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.

STATE OF WISCONSIN
CITY OF GREEN BAY

Registered

No. R-___ $_____

TAXABLE GENERAL OBLIGATION PROMISSORY NOTE, SERIES 2026A

Interest Rate	Maturity Date	Original Issue Date	CUSIP
_____%	April 1, 20__	March 12, 2026	392642 ___

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: _____ DOLLARS

THE CITY OF GREEN BAY, WISCONSIN (herein called the "**Issuer**"), hereby acknowledges itself to owe, and for value received promises to pay the Principal Amount to the Registered Owner on the Maturity Date, and interest on the Principal Amount from the Original Issue Date at the annual rate of the Interest Rate. Interest is due and payable on each April 1 and October 1, beginning on October 1, 2026, until the Principal Amount has been paid. Interest is computed on the basis of a 360-day year of twelve 30-day months.

This Obligation is one of a duly authorized issue of notes (the "**Obligations**") of the Issuer of an aggregate principal amount of $_____, all of which are of like tenor, except as to denomination, interest rate, maturity date, and redemption provisions, issued by the Issuer pursuant to the provisions of Section 67.12(12) of the Wisconsin Statutes, and is authorized by the resolution duly adopted by the governing body of the Issuer on February 3, 2026, entitled: "A Resolution Authorizing and Providing for the Issuance and Establishing Parameters for the Sale of Not to Exceed $7,255,000 Taxable General Obligation Promissory Notes, Series 2026A, and Certain Related Details" (the "**Resolution**"). The Obligations are issuable only in the form of fully registered notes.

On the date of their initial delivery, the Obligations will be maintained in a system in which no physical distribution of certificates representing ownership of the Obligations is made to the owners of the Obligations but instead all outstanding Obligations are registered in the name of a securities depository appointed by the Issuer (a "**Depository**"), or in the name of the Depository's nominee, and the Depository and its participants record beneficial ownership and effect transfers of the Obligations electronically (a "**Book-Entry System**"). So long as the Obligations are maintained in a Book-Entry System, then the principal of, and interest on, this Obligation will be paid by wire or other electronic money transfer to the Depository or its nominee in accordance with the Depository's rules that are then in effect by ASSOCIATED TRUST COMPANY, NATIONAL ASSOCIATION, or any successor fiscal agent appointed by the Issuer under Section 67.10 (2) of the Wisconsin Statutes (the "**Fiscal Agent**"), which will act as authentication agent, paying agent, and registrar for the Obligations.

If on any date the Obligations are *not* being maintained in a Book-Entry System, then (i) the principal of this Obligation will be paid by the Fiscal Agent upon its presentation and surrender on or after its maturity date or earlier redemption date at the designated office of the Fiscal Agent, and (ii) the interest on this Obligation will be paid by the Fiscal Agent on each interest payment date by wire or other electronic money transfer, or by check of the Fiscal Agent sent by first class mail, to the person or entity in whose name this Obligation is registered on the register (the "**Register**") maintained by the Fiscal Agent at the end of the day on the 15th day (whether or not a business day) of the calendar month just before each regularly scheduled interest payment date (the "**Record Date**"). The Issuer and the Fiscal Agent may treat the entity or person in whose name this Obligation is registered on the Register as the absolute owner of this Obligation for all purposes.

The principal of, and interest on, this Obligation is payable in lawful money of the United States of America. For the prompt payment of the principal of, and interest on, this Obligation, the Issuer has irrevocably pledged its full faith and credit. The Issuer has levied upon all taxable property in its territory a direct, annual, and irrepealable tax sufficient in amount to pay, and for the express purpose of paying, the interest on this Obligation as it falls due and the principal of this Obligation on the Maturity Date.

The Obligations maturing on and after April 1, 2035 are subject to redemption before their stated maturity dates, at the Issuer's option, in whole or in part, in the order of maturity selected by the Issuer, on April 1, 2034 and on any date thereafter. The redemption price will be 100% of the principal amount redeemed, plus accrued interest to the redemption date, and no premium will be paid. If payment of an Obligation called for redemption has been made or provided for, then interest on the Obligation stops accruing on the stated redemption date. If less than all outstanding Obligations of a specific maturity are redeemed, then such Obligations will be redeemed in multiples of $5,000 as set forth below[, and if a portion, but not all, of a maturity that is subject to mandatory partial redemptions by operation of a sinking fund (as described below) is being redeemed, then the Issuer will select the amounts to be redeemed on future Sinking Fund Redemption Dates (as defined below) that are reduced as a result of the partial redemption].

[The Obligations maturing on April 1 in the years 20__ and 20__ (the "**Term Notes**") are also subject to mandatory partial redemptions prior to their stated maturity dates, by

operation of a sinking fund. On the following redemption dates other than stated maturity dates (each a "**Sinking Fund Redemption Date**") the Issuer will redeem the following principal amounts (subject to reduction as provided in the immediately preceding paragraph) of the Term Notes:

Term Notes Maturing April 1, 20___

Sinking Fund Redemption Date (April 1)	Principal Amount To be Redeemed
20__	$,000
20__	,000
20__ (Stated Maturity)	,000

Term Notes Maturing April 1, 20___

Sinking Fund Redemption Date (April 1)	Principal Amount To be Redeemed
20__	$,000
20__	,000
20__ (Stated Maturity)	,000]

[The redemption price will be 100% of the principal amount redeemed, plus accrued interest to the Sinking Fund Redemption Date, and no premium will be paid. The particular Term Notes to be redeemed will be selected in the manner set forth below, and the Issuer will give notice of the redemption in the manner described below.]

So long as the Obligations are being maintained in a Book-Entry System, the following provisions apply:

Transfers. The Obligations are transferable, only upon the Register and only if the Depository ceases to act as securities depository for the Obligations and the Issuer appoints a successor securities depository. If that happens, then upon the surrender of the Obligations to the Fiscal Agent, the Issuer will issue new fully registered Obligations in the same aggregate principal amount to the successor securities depository and the Obligations will be recorded as transferred to the successor securities depository in the Register.

The Fiscal Agent will not be required to make any transfer of the Obligations (i) during the 15 calendar days before the date of the sending of notice of any proposed redemption of the Obligations, or (ii) with respect to any particular Obligation, after such Obligation has been called for redemption.

Partial Redemption. If less than all the Obligations of a particular maturity are to be redeemed, then the Depository and its direct and indirect participants will

select the beneficial owners of the Obligations to be redeemed. If less than all the principal amount of a specific maturity is redeemed, then on the redemption date and upon surrender to the Fiscal Agent of the Obligation, the Issuer will issue one or more new Obligations in the principal amount outstanding after the redemption.

Notice of Redemption. Notice of the redemption of any of the Obligations will be sent to the Depository, in the manner required by the Depository, not less than 30, and not more than 60, days prior to the proposed redemption date. A notice of optional redemption may be revoked by sending notice to the Depository, in the manner required by the Depository, not less than 15 days prior to the proposed optional redemption date.

If on any date the Obligations are *not* being maintained in a Book-Entry System, then the following provisions apply:

Transfers. Each Obligation is transferable, only upon the Register, for a like aggregate principal amount of the same maturity and interest rate in denominations of $5,000 or any multiple thereof. A transfer may be requested by the registered owner in person or by a person with a written power of attorney. The Obligation shall be surrendered to the Fiscal Agent, together with a written instrument of transfer satisfactory to the Fiscal Agent signed by the registered owner or by the person with the written power of attorney. The Issuer will issue one or more new fully registered Obligations, in the same aggregate principal amount to the transferee or transferees, as applicable, in exchange for the surrendered Obligations and upon the payment of a charge sufficient to reimburse the Issuer or the Fiscal Agent for any tax, fee, or other governmental charge required to be paid with respect to such registration.

The Fiscal Agent will not be required to make any transfer of the Obligations (i) during the 15 calendar days before the date of the sending of notice of any proposed redemption of the Obligations, or (ii) with respect to any particular Obligation, after such Obligation has been called for redemption.

Partial Redemption. If less than all the Obligations of a particular maturity are to be redeemed, then the Issuer or the Fiscal Agent will randomly select the Obligations to be redeemed. If less than the entire principal amount thereof is redeemed, then on or after the redemption date, upon surrender of the Obligation to the Fiscal Agent, the Issuer will issue a new Obligation in the principal amount outstanding after the redemption.

Notice of Redemption. Notice of the redemption of any of the Obligations shall be sent by first class mail, not less than 30, and not more than 60, days before the redemption date, to the registered owners of any Obligations to be redeemed, at the respective addresses set forth in the Register. A notice of optional redemption may be revoked by sending a notice by first class mail, not less than 15 days prior

to the proposed optional redemption date, to the registered owners of the Obligations which have been called for optional redemption.

The Issuer certifies, recites, and declares that all acts, conditions, and procedures required by law to exist, to have happened, and to be performed, leading up to and in the issuing of this Obligation and of the issue of which it is a part, do exist, have happened, and have been performed in regular and due form, time, and manner as required by law; that the indebtedness of the Issuer, including this Obligation and the issue of which it is a part, does not exceed any limitation, general or special, imposed by law; and that a valid, direct, annual and irrepealable tax has been levied by the Issuer sufficient to pay the interest on this Obligation when it falls due and also to pay and discharge the principal of this Obligation at maturity.

IN WITNESS WHEREOF, the Issuer, by its governing body, has caused this Obligation to be executed in its name and on its behalf by the manual or facsimile signatures of its Mayor and Clerk and to be sealed with its corporate seal (or a facsimile thereof), if any, all as of the Original Issue Date.

CITY OF GREEN BAY, WISCONSIN

By:_____
Mayor

[SEAL]

And:_____
Clerk

CERTIFICATE OF AUTHENTICATION

Dated: March ___, 2026

This Obligation is one of the Obligations described in the Resolution.

ASSOCIATED TRUST COMPANY, NATIONAL ASSOCIATION,
as Fiscal Agent

By: _____
Authorized Signatory

ASSIGNMENT

For value received, the undersigned hereby sells, assigns, and transfers unto

PLEASE INSERT SOCIAL SECURITY OR
OTHER IDENTIFYING NUMBER OF ASSIGNEE

_____

_____

(Please Print or Type Name and Address of Assignee)

the within-mentioned Obligation and all rights thereunder and does hereby irrevocably constitute and appoint _____ attorney-in-fact, to transfer the same on the books of the registry in the office of the Fiscal Agent, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed

_____

NOTICE: Signatures must be guaranteed by an "eligible guarantor institution" meeting the requirements of the Fiscal Agent. Those requirements include membership or participation in the Securities Transfer Association Medallion Program ("**STAMP**") or such other "signature guarantee program" as may be determined by the Fiscal Agent in addition to, or in substitution for, STAMP, all in accordance with the Securities Exchange Act of 1934, as amended.

Note: The signature to this assignment must correspond with the name as written on the face of the within Obligation in every particular, without any alteration or change. When assignment is made by a guardian, trustee, executor or administrator, an officer of a corporation, or anyone in a representative capacity, proof of the person's authority to act must accompany this Obligation.

EXHIBIT B

NOTICE TO THE ELECTORS OF THE
CITY OF GREEN BAY, WISCONSIN
RELATING TO TAXABLE NOTE SALE

On February 3, 2026, pursuant to Section 67.12 (12) of the Wisconsin Statutes, a resolution was offered, read, approved, and adopted whereby the City of Green Bay, Wisconsin (the "City") authorized the borrowing of money through the issuance of taxable notes and authorized certain City officials to enter into a purchase agreement relating to said borrowing. On _____, 2026 the City entered into a purchase agreement with an underwriter to whom the City agreed to sell its taxable general obligation promissory notes in the principal amount of $_____. It is anticipated that the note closing will be held on or about March 12, 2026. A copy of all proceedings had to date with respect to the authorization and sale of said notes is on file and may be examined in the office of the City Clerk, at 100 North Jefferson Street, Green Bay, Wisconsin 54301 between the hours of 9:00 a.m. and 4:30 p.m. on weekdays.

This notice is given pursuant to Section 893.77 of the Wisconsin Statutes, which provides that (i) an action or proceeding to contest the validity of such financing, for other than constitutional reasons, shall be commenced within 30 days after the date of publication of this notice, and (ii) the notice may not be published until after the issuer has entered into a contract for sale of the bond or other financing.

Publication Date: _____, 2026

/s/ Celestine Jeffreys
City Clerk

CERTIFICATIONS BY CLERK

I, Celestine Jeffreys, certify that I am the duly qualified and acting Clerk of the City of Green Bay, Wisconsin (the "**Municipality**"), and as such I have in my possession, or have access to, the complete corporate records of the Municipality and of its Common Council (the "**Governing Body**"), and that attached to this certificate is a true, correct, and complete copy of the resolution (the "**Resolution**") entitled:

A Resolution Authorizing and Providing for the Issuance and Establishing Parameters for the Sale of Not to Exceed $7,255,000 Taxable General Obligation Promissory Notes, Series 2026A, and Certain Related Details

I further certify as follows:

1. **Meeting Date**. On February 3, 2026, a meeting of the Governing Body was held beginning at _____ p.m.

2. **Posting**. On January ___, 2026 (and not less than 24 hours prior to the meeting), I posted, or caused to be posted, at the Municipality's offices in Green Bay, Wisconsin a notice setting forth the date, time, location, and subject matter of said meeting. The notice specifically referred to the Resolution.

3. **Notification of Media**. On January ___, 2026 (and not less than 24 hours prior to the meeting), I communicated or caused to be communicated, the date, time, location, and subject matter of said meeting to those news media that have filed a written request for such notice and to the official newspaper of the Municipality, if any. The communication specifically referred to the Resolution.

4. **Open Meeting Law Compliance**. The meeting was a regular meeting of the Governing Body that was held in open session in compliance with Subchapter V of Chapter 19 of the Wisconsin Statutes and any other applicable local rules and state statutes.

5. **Members Present**. The meeting was duly called to order by the Mayor (the "**Presiding Officer**"), who chaired the meeting. Upon roll call, I noted and recorded that there were ___ members of the Governing Body present at the meeting, such number being a quorum of the Governing Body.

6. **Consideration of and Roll Call Vote on Resolution**. Various matters and business were taken up during the course of the meeting without intervention of any closed session. One of the matters taken up was the Resolution. A proper quorum of the Governing Body was present for the consideration of the Resolution, and each member of the Governing Body had received a copy of the Resolution. All rules of the Governing Body that interfered with the consideration of the Resolution, if any, were suspended by a two-thirds vote of the Governing Body. The Resolution was then introduced, moved, and seconded, and after due consideration, upon roll call, ___ of the Governing Body members voted Aye, ___ voted Nay, and ___ Abstained.

7. **Adoption of Resolution**. The Resolution was supported by the affirmative vote of a majority of a quorum of the members of the Governing Body in attendance. The Presiding Officer then declared that the Resolution was adopted, and I recorded the adoption of the Resolution.

8. **Approval of Presiding Officer**. The Resolution was approved by the Presiding Officer on February ___, 2026, and I have recorded the approval. The approval is evidenced by the signature of the Presiding Officer on the copy of the Resolution to which this certificate is attached.

9. **Publication of Notice**. I will cause the Notice to Electors, in the form of Exhibit B to the Resolution, to be published as specified in the Resolution.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of the Municipality, if any, on this certificate as of February___, 2026.

_____
Clerk

[SEAL]

	Project Cost	Dept	Debt Service Paid From	G.O. Notes						Taxable G.O. Notes	
				General Projects (Tax Levy)	General Projects (Tax Levy)	Refuse Vehicles (Tax Levy)	Police Vehicles (Tax Levy)	TID 25 (TID)	Storm Sewer (Storm Revenues)	TID 26 (TID)	TID 28 (TID)
				20 Year Level Payment	10 Year Level Payment	8 Year Level Payment	3 Year Level Payment	20 Year Payment	20 Year Level Payment	20 Year Payment	20 Year Payment
GENERAL PROJECTS											
City Hall - Replace HoneyWell Control Alarms	18,000	City Hall	Levy	18,000							
City Hall - Tuck Pointing Parapet	75,000	City Hall	Levy	75,000							
Asphalt Patching	100,000	DPW	Levy	100,000							
Asphalt Resurfacing: Local Streets	1,635,000	DPW	Levy	1,635,000							
Concrete Pavement Repairs: Citywide	550,000	DPW	Levy	550,000							
ESG Rooftop Solar	41,000	DPW	Levy	41,000							
ESG Sewer Shop Reroof	20,000	DPW	Levy	20,000							
ESG Truck Bay Mezzanine Repairs	120,000	DPW	Levy	120,000							
Facilities: Fees & Contingencies	250,000	DPW	Levy	250,000							
Mudjacking	80,000	DPW	Levy	80,000							
Pavement: Fees & Contingencies	500,000	DPW	Levy	500,000							
Reconstruct Bedford Lane - Whittier to South Termini	236,000	DPW	Levy	236,000							
Reconstruct Oxford Ave: Dousman - Reed	326,000	DPW	Levy	326,000							
Reconstruct Pleasant: Westway - W Mason	86,000	DPW	Levy	86,000							
Reconstruct Reed St: Oxford - Allard	207,000	DPW	Levy	207,000							
Reconstruct S Maple Ave: Walnut - Kellogg	76,000	DPW	Levy	76,000							
Sidewalks Citywide Program	520,000	DPW	Levy	520,000							
STP: Main Street	101,000	DPW	Levy	101,000							
STP: Manitowoc Road Sidewalk	280,000	DPW	Levy	280,000							
STP: Mather Street Real Estate	150,000	DPW	Levy	150,000							
STP: Shawano Avenue	123,407	DPW	Levy	123,407							
WSG Sand Bunker Canopy	350,000	DPW	Levy	350,000							
WSG Sanitary Lateral	45,000	DPW	Levy	45,000							
Aerial bucket truck	210,000	DPW	Levy		210,000						
Anti-icing unit (x2)	86,000	DPW	Levy		86,000						
Automated refuse truck- CC approved 1/21/25 (x2)	681,500	DPW	Levy			681,500					
Mastic machine, trailer mounted	102,000	DPW	Levy		102,000						
Motor grader	370,000	DPW	Levy		370,000						
Pickup truck	12,000	DPW	Levy		12,000						
Refuse body, rear-load	125,000	DPW	Levy			125,000					
Salt/brine combination unit (x2)	186,000	DPW	Levy		186,000						
Tandem axle dump/wing/plow-CC approved 1/21/25 (x	620,000	DPW	Levy		620,000						
HVAC ST 7	709,816	Fire	Levy	709,816							
Lot - St 4.	21,840	Fire	Levy	21,840							
Lot - St 5	76,440	Fire	Levy	76,440							
Roof Fire shop	79,000	Fire	Levy	79,000							
Siding - Fire Shop	62,300	Fire	Levy	62,300							
Solar Panels St 4	81,900	Fire	Levy	81,900							
Windows ST 6	491,411	Fire	Levy	491,411							
Dishwasher ST 4 New Unit	17,150	Fire	Levy		17,150						
Fleet Modems	50,000	Fire	Levy		50,000						
Knox Replacement	16,668	Fire	Levy		16,668						
Outdoor Warning Siren Site 1	33,075	Fire	Levy		33,075						
Outdoor Warning Siren Site 13	33,075	Fire	Levy		33,075						
Outdoor Warning Siren Site 4	31,500	Fire	Levy		31,500						

	Project Cost	Dept	Debt Service Paid From	G.O. Notes						Taxable G.O. Notes	
				General Projects (Tax Levy)	General Projects (Tax Levy)	Refuse Vehicles (Tax Levy)	Police Vehicles (Tax Levy)	TID 25 (TID)	Storm Sewer (Storm Revenues)	TID 26 (TID)	TID 28 (TID)
				20 Year Level Payment	10 Year Level Payment	8 Year Level Payment	3 Year Level Payment	20 Year Payment	20 Year Level Payment	20 Year Payment	20 Year Payment
GENERAL PROJECTS											
Portable Radios	157,251	Fire	Levy		157,251						
Radio Firmware/Tune	17,745	Fire	Levy		17,745						
SCBA WASHER ST 6	38,220	Fire	Levy		38,220						
Video Conference System	120,000	Fire	Levy		120,000						
Water Heater Fire Shop	5,500	Fire	Levy		5,500						
Water Rescue Suits	21,000	Fire	Levy		21,000						
Engine EN491-CC approved 12/17/24	1,335,400	Fire	Levy		1,335,400						
Fire Marshal FM 495	72,800	Fire	Levy		72,800						
Fire Marshal FM 497	72,800	Fire	Levy		72,800						
Marine 1 Fire Boat - Refurbish	183,597	Fire	Levy		183,597						
Utility Vehicle 412	72,800	Fire	Levy		72,800						
VAN 411	78,400	Fire	Levy		78,400						
FIRE STATION - YEAR 1	7,000,000	Fire	Levy	7,000,000							
Badger Park - Playground Replacement	50,000	Parks	Levy	50,000							
Colburn - Phase 2 Ballfield Renovations	100,000	Parks	Levy	100,000							
East RIver Optimist Park - Soil Contamination	50,000	Parks	Levy	50,000							
Fisk Park - Playground Replacement	50,000	Parks	Levy	50,000							
Joannes - Phase 1 Replace Pool Gutters and Basin Plast	1,125,000	Parks	Levy	1,125,000							
Misc. Park Paving	100,000	Parks	Levy	100,000							
Park Shop - Heated Storage Building	100,000	Parks	Levy	100,000							
Perkins - East Parking Lot Replacement	300,000	Parks	Levy	300,000							
Triangle Hill - Grading	100,000	Parks	Levy	100,000							
16' Gangmower with Cab - 104	172,400	Parks	Levy		172,400						
72" Deck Mower - 137	24,500	Parks	Levy		24,500						
Mini Track with Attachments - New Addition	67,500	Parks	Levy		67,500						
Toolcat with Snowblower and Broom - Unit 234	95,300	Parks	Levy		95,300						
ToolCat with Snowblower and Broom - Unit 237	95,300	Parks	Levy		95,300						
Wide Track Snowmobile - Unit 117	21,900	Parks	Levy		21,900						
26000 GVW Dump Truck with Snowplow - Unit 22	95,200	Parks	Levy		95,200						
Cargo Van - WLS	55,000	Parks	Levy		55,000						
3/4 Ton 4X4 Regular Cab with Plow - Unit 27	65,700	Parks	Levy		65,700						
3/4 Ton 4x4 Regular Cab with Plow - Unit 32	65,700	Parks	Levy		65,700						
Envelope printing machine	19,000	Admin Servic	Levy		19,000						
CNT Long range acoustic device	25,000	Police	Levy		25,000						
Digital Forensics (NAS)	60,000	Police	Levy		60,000						
Drone Program	65,000	Police	Levy		65,000						
Hand Held Radios 2026	82,000	Police	Levy		82,000						
Mobile Radios 2026	27,000	Police	Levy		27,000						
Patrol Rifle Replacement 2026	65,000	Police	Levy		65,000						
Zodiac Boat Replacement 2026	56,000	Police	Levy		56,000						
Replacement Squads (15)	1,294,500	Police	Levy				1,294,500				
Infrastructure repairs & improvements	1,340,000	Storm Sewer	Storm Sewer						1,340,000		
TID 25 - Stormwater facility	3,000,000	TID 25	TID 25					3,000,000			
TID 26 - Infrastructure project	3,850,000	TID 26	TID 26							3,850,000	
TID 28 - Developer Incentive	2,500,000	TID 28	TID 28								2,500,000
SUBTOTAL	**34,278,595**			**16,387,114**	**5,100,481**	**806,500**	**1,294,500**	**3,000,000**	**1,340,000**	**3,850,000**	**2,500,000**
Issuance fees, capitalized interest, and allowance for not to exceed									261,405		905,000
								Tax-Exempt Total:	**28,190,000**	**Taxable Total:**	**7,255,000**

Totals by Payment Source:	
Levy	23,588,595
Storm Sewer	1,340,000
TID 25	3,000,000
TID 26	3,850,000
TID 28	2,500,000
	34,278,595

January 27, 2026

PRE-SALE REPORT FOR

City of Green Bay, Wisconsin

$7,255,000 Taxable General Obligation Promissory Notes, Series 2026A

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

Advisors:

Harry Allen, Senior Municipal Advisor
Todd Taves, Senior Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

EXECUTIVE SUMMARY OF PROPOSED DEBT

Proposed Issue:

$7,255,000 Taxable General Obligation Promissory Notes, Series 2026A (the "Notes").

Purposes:

The proposed issue includes financing for projects in Tax Incremental District ("TID") numbers 26 and 28. The TID 26 portion will also include a refunding of the $2.00M State Trust Fund Loan ("STFL") originally dated April 8, 2025. The interest rate on the STFL is 5.50%. The Net Present Value Benefit of the refunding is estimated to be $21,814, or 1.09%. This refunding is considered to be a Current Refunding as the STFL is callable (pre-payable) now.

The City is pledging the ad valorem property tax with the expectation that TID 26 and 28 revenues will be used to abate the entirety of the debt service.

Authority:

The Notes are being issued pursuant to Wisconsin Statute 67.12(12). The Notes will be general obligations of the City for which its full faith, credit and taxing powers are pledged.

The Notes count against the City's General Obligation Debt Capacity Limit of 5% of total City Equalized Valuation. Following issuance of the Notes, and the Series 2026B General Obligation Promissory Notes (the "2026B Notes") to be issued in April, the City's total General Obligation debt principal outstanding will be approximately $233,467,500, which is 39% of its limit. Remaining General Obligation Borrowing Capacity will be approximately $360,861,585.

Term/Call Feature:

The Notes are being issued for a term of 19 years. Principal on the Notes will be due on April 1 in the years 2028 through 2045. Interest will be due every six months beginning October 1, 2026.

The Notes will be subject to prepayment at the discretion of the City on April 1, 2034 or any date thereafter.

Bank Qualification:

Because the Notes are taxable obligations they will not be designated as "bank qualified" obligations.

Rating:

The City's most recent bond issues were rated by Moody's Investors Service. The current rating on those bonds is "Aa3". The City will request a new rating for the Notes.

If the winning bidder on the Notes elects to purchase bond insurance, the rating for the issue may be higher than the City's bond rating in the event that the bond rating of the insurer is higher than that of the City.

Basis for Recommendation:

Based on your objectives, financial situation and need, risk tolerance, liquidity needs, experience with the issuance of Notes and long-term financial capacity, as well as the tax status considerations related to the Notes and the structure, timing and other similar matters related to the Notes, we are recommending the issuance of Notes as a suitable option.

Method of Sale/Placement:

We are recommending the Notes be issued as municipal securities and offered through a competitive underwriting process. You will solicit competitive bids, which we will compile on your behalf, for the purchase of the Notes from underwriters and banks.

An allowance for discount bidding will be incorporated in the terms of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction.

If the Notes are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to reduce your borrowing amount.

Premium Pricing:

In some cases, investors in municipal bonds prefer "premium" pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered "reoffering premium." Any premium amount received for that portion of the Note being issued for the purpose of refunding existing debt will be used to reduce the issue size. Any premium amount received for the remainder of the Notes that is in excess of the underwriting discount and any capitalized interest amounts must be placed in the debt service fund and used to pay a portion of the interest payments due on the Notes. These adjustments may slightly change the true interest cost of the original bid, either up or down. We anticipate using any premium amounts received to reduce the issue size.

The amount of premium allowed can be restricted in the bid specifications. Restrictions on premium may result in fewer bids, but may also eliminate large adjustments on the day of sale and unintended results with respect to debt service payment impacts. Ehlers will identify appropriate premium restrictions for the Notes intended to achieve the City's objectives for this financing.

Parameters:

The Common Council will consider adoption of a Parameters Resolution on February 3, 2026, which delegates authority to the Finance Director/Comptroller or the Assistant Finance Director/Treasurer to accept and approve a bid for the Notes so long as the bid meets certain parameters. These parameters are:

* Issue size not to exceed $7,255,000

* Maximum Bid of 108%

* Minimum Bid of 98.75%

* Maximum True Interest Cost (TIC) of 5.50%

* Maturity Schedule Adjustments not to exceed $150,000 per maturity (2029-2045 maturities only)

Other Considerations:

The Notes will be offered with the option of the successful bidder utilizing a term bond structure. By offering underwriters the option to "term up" some of the maturities at the time of the sale, it gives them more flexibility in finding a market for your Notes. This makes your issue more marketable, which can result in lower borrowing costs. In the event that the successful bidder utilizes a term bond structure, we recommend the City retain a paying agent to handle responsibility for processing mandatory redemption/call notices associated with term bonds.

Review of Existing Debt:

We have reviewed all outstanding indebtedness for the City and find that, other than the obligations proposed to be refunded by the Notes, there are no other refunding opportunities at this time.

We will continue to monitor the market and the call dates for the City's outstanding debt and will alert you to any future refunding opportunities.

Continuing Disclosure:

Because the City has more than $10,000,000 in outstanding debt subject to a continuing disclosure undertaking (including this issue) and this issue does not meet an available exemption from continuing disclosure, the City will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually, as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the "MSRB"), as required by rules of the Securities and Exchange Commission (SEC). The City is already obligated to provide such reports for its existing bonds, and has contracted with Ehlers to prepare and file the reports.

Arbitrage Monitoring:

The City has limited responsibilities for arbitrage as it relates to the Notes, however, the Notes are not exempt from all arbitrage rules. An Ehlers arbitrage expert will contact the City within 30 days after the sale date to review the City's specific responsibilities for the Notes. The City is currently receiving arbitrage services from Ehlers in relation to the Notes.

Investment of Note Proceeds:

Ehlers can assist the City in developing a strategy to invest your Note proceeds until the funds are needed to pay project costs and redeem the refunded obligations.

Risk Factors:

G.O. with Planned Abatement: The issuer is abating all or a portion of G.O. debt service payments for the issue with TID 26 and 28 revenues. In the event these revenues are not available, the City is obligated to levy property taxes in an amount sufficient to make all debt payments.

Current Refunding: The Notes are being issued to finance a current refunding of prior City debt obligations. Those prior debt obligations on any date with 30 days notice .The new Notes will not be pre-payable until April 1, 2034.

This refunding is being undertaken based in part on an assumption the City does not expect to partially or fully redeem this debt prior to the new call date and that market conditions warrant the refunding at this time.

Other Service Providers:

This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. For services you have not previously required, we have identified a service provider. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, but the final fees may vary. If you have any questions pertaining to the identified service providers or their role, or if you would like to use a different service provider for any of the listed services please contact us.

Bond Counsel: Foley & Lardner LLP.

Paying Agent: Associated Trust Company, N.A.

Rating Agency: Moody's Investors Service, Inc.

PROPOSED DEBT ISSUANCE SCHEDULE

Conference with Rating Agency:	January 27, 2026
Due Diligence Call to Review Official Statement:	Week of February 2, 2026
Pre-Sale Review by Common Council:	February 3, 2026
City requests early payoff of STFL from BCPL	NLT February 11, 2026
Distribute Official Statement:	February 12, 2026
Designated Officials Award Sale of the Notes:	February 19, 2026
Estimated Closing Date:	March 12, 2026
Redemption Date for the Obligations Being Refunded:	March 13, 2026

Attachments

Existing G.O. Debt Base Case

Estimated Sources and Uses of Funds

Estimated Debt Service Schedule by Purpose

Financing Plan Tax Impact

General Obligation Debt Capacity Analysis

10-year Treasury Yield - 10-year

EHLERS' CONTACTS

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Alicia Gerosa, Public Finance Analyst	(262) 796-6193
Beth Mueller, Senior Financial Analyst	(651) 697-8553

Table 1
Existing G.O. Debt Base Case
City of Green Bay, WI

Year Ending	Existing Debt																	Year Ending
	Total G.O. Debt Payments	G.O. Debt Expense	Less: Bay Beach	Less: Sanitary Sewer	Less: Stormwater	Less: Water	Less: TID	Less: Parking	Less: Special Revenues	Less: Bond Premium / Cap I	Less: Bellevue Intergovernmental	Less: Interest Revenue	Less: Applied Surplus	Less: Other Sources	Net Debt Service Levy	Debt Service Levy Change From PY	Equalized Value (TID OUT)	Tax Rate Per $1,000	Annual Taxes $150,000 Home	
2026	27,976,084	35,000	(349,207)	(1,382,469)	(2,097,853)	(294)	(5,345,663)	(379,058)	(261,000)	(3,051,549)	(8,500)	(500,000)	(1,312,387)	(223,328)	13,099,776	2,305,921	11,002,044,100	$1.19	$178.60	2026
2027	25,371,872	35,000	(356,438)	(1,206,413)	(2,091,043)	(13,203)	(4,415,111)	(383,964)	(261,000)	(801,371)	0	(500,000)	(1,000,000)	0	14,378,328	1,278,552	11,720,274,533	$1.23	$184.02	2027
2028	23,738,209	35,000	(356,813)	(1,161,714)	(2,096,310)	(13,203)	(4,908,737)	(378,756)	(261,000)	(142,288)		(500,000)	(1,000,000)		12,954,388	(1,423,941)	12,241,578,402	$1.06	$158.73	2028
2029	21,542,509	35,000	(353,113)	(1,072,881)	(2,015,843)	(13,203)	(4,809,935)	(389,156)	(261,000)	0		(500,000)	(1,000,000)		11,162,378	(1,792,009)	12,894,626,646	$0.87	$129.85	2029
2030	20,061,255	35,000	(350,513)	(1,031,632)	(2,002,667)	(13,203)	(4,740,451)	(384,556)	(261,000)			(500,000)	(1,000,000)		9,812,234	(1,350,145)	13,468,164,300	$0.73	$109.28	2030
2031	18,209,037	35,000	(349,163)	(1,038,494)	(1,915,605)	(13,203)	(3,873,248)	(389,481)	(261,000)			(500,000)	0		9,903,843	91,609	14,067,212,226	$0.70	$105.61	2031
2032	17,669,477	35,000	(353,822)	(1,040,556)	(1,923,345)	(13,203)	(3,849,327)	(393,806)	(261,000)			(500,000)			9,369,418	(534,425)	14,692,905,091	$0.64	$95.65	2032
2033	17,022,860	35,000	(352,663)	(1,052,587)	(1,932,982)	(13,203)	(3,655,190)	(397,319)	(261,000)			(500,000)			8,892,917	(476,501)	15,346,428,031	$0.58	$86.92	2033
2034	16,546,601	35,000	(425,963)	(1,045,864)	(1,936,718)	(13,203)	(3,650,182)	(395,156)	(261,000)			(500,000)			8,353,516	(539,401)	16,029,018,893	$0.52	$78.17	2034
2035	15,644,744	35,000	(428,619)	(1,052,726)	(1,835,583)	(13,203)	(3,467,499)	(397,581)	(263,000)			(500,000)			7,721,533	(631,983)	16,741,970,585	$0.46	$69.18	2035
2036	13,123,496	35,000	(430,541)	(953,124)	(1,841,191)	0	(2,794,734)	(306,856)	0			(500,000)			6,332,050	(1,389,483)	17,486,633,520	$0.36	$54.32	2036
2037	12,158,695	35,000	(426,788)	(746,989)	(1,860,321)		(2,791,020)	(308,156)				(500,000)			5,560,420	(771,629)	18,264,418,177	$0.30	$45.67	2037
2038	10,960,660	35,000	(427,350)	(523,757)	(1,558,862)		(2,789,991)	(309,656)				(500,000)			4,886,044	(674,377)	19,076,797,770	$0.26	$38.42	2038
2039	9,576,299	35,000	0	(459,927)	(1,568,842)		(2,657,105)	(316,194)				(500,000)			4,109,231	(776,813)	19,925,311,041	$0.21	$30.93	2039
2040	8,427,005	35,000		(349,107)	(1,170,937)		(2,498,799)	(243,225)				(500,000)			3,699,938	(409,294)	20,811,565,172	$0.18	$26.67	2040
2041	7,109,004	35,000		(198,264)	(714,095)		(2,340,257)	(201,297)				(500,000)			3,190,091	(509,847)	21,737,238,833	$0.15	$22.01	2041
2042	6,578,762	35,000		(159,676)	(646,837)		(2,215,600)	(150,131)				(500,000)			2,941,519	(248,572)	22,704,085,358	$0.13	$19.43	2042
2043	5,556,790	35,000		(37,100)	(543,206)		(2,212,352)	(110,144)				(500,000)			2,188,988	(752,531)	23,713,936,065	$0.09	$13.85	2043
2044	4,410,577	35,000		(35,700)	(453,900)		(1,997,127)	(76,500)				(500,000)			1,382,350	(806,638)	24,768,703,731	$0.06	$8.37	2044
2045	2,976,259	35,000		0	0		(1,995,859)	0				(500,000)			515,400	(866,950)	25,870,386,208	$0.02	$2.99	2045
2046	0	0					0					0			0	(515,400)	27,021,070,210	$0.00	$0.00	2046
Total	284,660,195	700,000	(4,960,993)	(14,548,981)	(30,206,139)	(119,121)	(67,008,185)	(5,910,994)	(2,612,000)	(3,995,207)	(8,500)	(10,000,000)	(5,312,387)	(223,328)	140,454,361					Total

Notes:

Legend:

Represents +/- 25% Change over previous year

Table 2
Capital Improvements Financing Plan
City of Green Bay, WI

		2026			
		Taxable G.O. Notes	TID 26 - New Money Portion	TID 26 - Refunding Portion	TID 28 Portion
CIP Projects[1]					
STFL Principal		2,000,000		2,000,000	
STFL Interest[2]		102,361		102,361	
New Project Costs		1,850,000	1,850,000		
TID 28		2,500,000			2,500,000
Subtotal Project Costs		**6,452,361**	**1,850,000**	**2,102,361**	**2,500,000**
Other Funds					
Capitalized Interest[3]		688,170	153,480	176,248	358,442
Net Borrowing Requirement		**7,140,532**	**2,003,480**	**2,278,609**	**2,858,442**
Estimated Issuance Expenses					
Municipal Advisor (Ehlers)		15,000	4,187	4,797	6,017
Bond Counsel		10,000	2,791	3,198	4,011
Rating Fee		8,400	2,345	2,686	3,369
Maximum Underwriter's Discount	12.50	90,688	25,313	29,000	36,375
Paying Agent		850	237	272	341
Subtotal Issuance Expenses		124,938	34,872	39,952	50,113
TOTAL TO BE FINANCED		**7,265,469**	**2,038,353**	**2,318,562**	**2,908,555**
Estimated Interest Earnings	3.75%	(12,522)	(12,522)	0	0
Assumed spend down (months)	2				
Rounding		2,053	(831)	1,438	1,445
NET BOND SIZE		**7,255,000**	**2,025,000**	**2,320,000**	**2,910,000**

Notes:

1) Project total estimates as approved by the City Council on November 18, 2025.

2) Based on a payoff date of March 13, 2026.

3) Assumes interest is capitalized through and including October 1, 2027 for the TID 26 purposes and October 1, 2028 for the TID 28 purpose.

Table 3
Allocation of Debt Service - 2026 Taxable G.O. Notes
City of Green Bay, WI

Year	TID 26 - New Money Portion					TID 26 - Refunding Portion				TID 28 Portion				Year	Totals			
Ending	Principal	Est. Rate[1]	Interest	Cap I	Total	Principal	Interest	Cap I	Total	Principal	Interest	Cap I	Total	Ending	Principal (10/1)	Interest	Cap I	Total
2026			54,638	(54,638)	0		62,743	(62,743)	0		77,617	(77,617)	0	2026	0	194,998	(194,998)	0
2027			98,843	(98,843)	0		113,505	(113,505)	0		140,413	(140,413)	0	2027	0	352,760	(352,760)	0
2028	25,000	4.05%	98,336		123,336	25,000	112,999		137,999		140,413	(140,413)	0	2028	50,000	351,748	(140,413)	261,335
2029	25,000	4.05%	97,324		122,324	25,000	111,986		136,986	115,000	138,084		253,084	2029	165,000	347,394	0	512,394
2030	55,000	4.10%	95,690		150,690	65,000	110,148		175,148	120,000	133,295		253,295	2030	240,000	339,133	0	579,133
2031	75,000	4.20%	92,988		167,988	80,000	107,135		187,135	125,000	128,210		253,210	2031	280,000	328,333	0	608,333
2032	80,000	4.20%	89,733		169,733	85,000	103,670		188,670	130,000	122,855		252,855	2032	295,000	316,258	0	611,258
2033	85,000	4.30%	86,225		171,225	90,000	99,950		189,950	140,000	117,115		257,115	2033	315,000	303,290	0	618,290
2034	85,000	4.40%	82,528		167,528	100,000	95,815		195,815	145,000	110,915		255,915	2034	330,000	289,258	0	619,258
2035	90,000	4.50%	78,633		168,633	105,000	91,253		196,253	150,000	104,350		254,350	2035	345,000	274,235	0	619,235
2036	115,000	4.55%	73,991		188,991	130,000	85,933		215,933	160,000	97,335		257,335	2036	405,000	257,259	0	662,259
2037	125,000	4.70%	68,438		193,438	140,000	79,685		219,685	165,000	89,818		254,818	2037	430,000	237,940	0	667,940
2038	130,000	4.80%	62,380		192,380	150,000	72,795		222,795	175,000	81,740		256,740	2038	455,000	216,915	0	671,915
2039	140,000	4.90%	55,830		195,830	155,000	65,398		220,398	180,000	73,130		253,130	2039	475,000	194,358	0	669,358
2040	145,000	5.00%	48,775		193,775	170,000	57,350		227,350	190,000	63,970		253,970	2040	505,000	170,095	0	675,095
2041	150,000	5.10%	41,325		191,325	180,000	48,510		228,510	200,000	54,120		254,120	2041	530,000	143,955	0	673,955
2042	160,000	5.20%	33,340		193,340	190,000	38,980		228,980	210,000	43,560		253,560	2042	560,000	115,880	0	675,880
2043	170,000	5.30%	24,675		194,675	200,000	28,740		228,740	220,000	32,270		252,270	2043	590,000	85,685	0	675,685
2044	180,000	5.40%	15,310		195,310	210,000	17,770		227,770	235,000	20,095		255,095	2044	625,000	53,175	0	678,175
2045	190,000	5.50%	5,225		195,225	220,000	6,050		226,050	250,000	6,875		256,875	2045	660,000	18,150	0	678,150
Total	2,025,000		1,304,224	(153,480)	3,175,744	2,320,000	1,510,413	(176,248)	3,654,165	2,910,000	1,776,178	(358,442)	4,327,736	Total	7,255,000	4,590,815	(688,170)	11,157,645

Notes:

1) Estimated Rate based on November 17, 2025 "Aa3" rated Taxable G.O. sale plus 0.25%.

Table 4
Financing Plan Tax Impact
City of Green Bay, WI

Year Ending	Existing Debt: Net Debt Service Levy	Existing Debt: Change From Prior Year Levy	Existing Debt: Equalized Value (TID OUT)	Existing Debt: Tax Rate Per $1,000	Existing Debt: Annual Taxes $150,000 Home	Proposed Debt: 2026 G.O. Notes 28,190,000 Dated: 4/2/2026 Total Prin. and Int.	Proposed Debt: 2026 Taxable G.O. Notes 7,255,000 Dated: 3/12/2026 Total Prin. and Int.	Abatements: Less: Storm Sewer	Abatements: Less: TID 25	Abatements: Less: TID 26	Abatements: Less: TID 28	Debt Service Levy: Total Net Debt Service Levy	Debt Service Levy: Levy Change from Prior Year	Taxes: Total Tax Rate for Debt Service	Taxes: Annual Taxes $150,000 Home	Taxes: Annual Taxes Difference From Existing	Year Ending
2026	13,099,776		11,002,044,100	$1.19	$178.60		0			0	0	13,099,776		$1.19	$179	$0	2026
2027	14,378,328	1,278,552	11,720,274,533	$1.23	$184.02	1,926,310	0	(96,900)	(221,456)	0	0	15,986,282	2,886,506	$1.36	$205	$21	2027
2028	12,954,388	(1,423,941)	12,241,578,402	$1.06	$158.73	2,785,218	261,335	(96,840)	(220,069)	(261,335)	0	15,422,698	(563,584)	$1.26	$189	$30	2028
2029	11,162,378	(1,792,009)	12,894,626,646	$0.87	$129.85	2,791,972	512,394	(100,365)	(221,767)	(259,310)	(253,084)	13,632,218	(1,790,479)	$1.06	$159	$29	2029
2030	9,812,234	(1,350,145)	13,468,164,300	$0.73	$109.28	2,329,259	579,133	(98,838)	(218,437)	(325,838)	(253,295)	11,824,217	(1,808,001)	$0.88	$132	$22	2030
2031	9,903,843	91,609	14,067,212,226	$0.70	$105.61	2,327,107	608,333	(97,323)	(220,062)	(355,123)	(253,210)	11,913,564	89,347	$0.85	$127	$21	2031
2032	9,369,418	(534,425)	14,692,905,091	$0.64	$95.65	2,333,157	611,258	(100,718)	(221,504)	(358,403)	(252,855)	11,380,353	(533,212)	$0.77	$116	$21	2032
2033	8,892,917	(476,501)	15,346,428,031	$0.58	$86.92	2,331,497	618,290	(98,993)	(222,693)	(361,175)	(257,115)	10,902,728	(477,625)	$0.71	$107	$20	2033
2034	8,353,516	(539,401)	16,029,018,893	$0.52	$78.17	2,322,544	619,258	(97,229)	(218,724)	(363,343)	(255,915)	10,360,107	(542,621)	$0.65	$97	$19	2034
2035	7,721,533	(631,983)	16,741,970,585	$0.46	$69.18	2,197,897	619,235	(100,343)	(219,577)	(364,885)	(254,350)	9,599,509	(760,597)	$0.57	$86	$17	2035
2036	6,332,050	(1,389,483)	17,486,633,520	$0.36	$54.32	2,196,377	662,259	(98,296)	(220,087)	(404,924)	(257,335)	8,210,044	(1,389,465)	$0.47	$70	$16	2036
2037	5,560,420	(771,629)	18,264,418,177	$0.30	$45.67	1,542,011	667,940	(96,157)	(220,232)	(413,123)	(254,818)	6,786,042	(1,424,002)	$0.37	$56	$10	2037
2038	4,886,044	(674,377)	19,076,797,770	$0.26	$38.42	1,545,459	671,915	(98,851)	(220,023)	(415,175)	(256,740)	6,112,630	(673,412)	$0.32	$48	$10	2038
2039	4,109,231	(776,813)	19,925,311,041	$0.21	$30.93	1,544,513	669,358	(96,271)	(219,214)	(416,228)	(253,130)	5,338,259	(774,370)	$0.27	$40	$9	2039
2040	3,699,938	(409,294)	20,811,565,172	$0.18	$26.67	1,548,878	675,095	(98,406)	(222,694)	(421,125)	(253,970)	4,927,716	(410,544)	$0.24	$36	$9	2040
2041	3,190,091	(509,847)	21,737,238,833	$0.15	$22.01	1,550,063	673,955	(100,266)	(220,706)	(419,835)	(254,120)	4,419,181	(508,534)	$0.20	$30	$8	2041
2042	2,941,519	(248,572)	22,704,085,358	$0.13	$19.43	1,548,288	675,880	(96,966)	(223,280)	(422,320)	(253,560)	4,169,561	(249,621)	$0.18	$28	$8	2042
2043	2,188,988	(752,531)	23,713,936,065	$0.09	$13.85	1,548,759	675,685	(98,525)	(220,461)	(423,415)	(252,270)	3,418,761	(750,800)	$0.14	$22	$8	2043
2044	1,382,350	(806,638)	24,768,703,731	$0.06	$8.37	1,551,287	678,175	(99,841)	(222,250)	(423,080)	(255,095)	2,611,546	(807,215)	$0.11	$16	$7	2044
2045	515,400	(866,950)	25,870,386,208	$0.02	$2.99	1,540,932	678,150	(96,016)	(218,643)	(421,275)	(256,875)	1,741,673	(869,873)	$0.07	$10	$7	2045
2046	0	(515,400)	27,021,070,210	$0.00	$0.00	1,542,541	0	(97,047)	(219,633)	0	0	1,225,860	(515,813)	$0.05	$7	$7	2046
2047	0	0	28,222,935,268	$0.00	$0.00	0		0	0			0	(1,225,860)	$0.00	$0	$0	2047
Total	140,454,361					39,004,063	11,157,645	(1,964,190)	(4,411,510)	(6,829,909)	(4,327,736)					**$299**	Total
																Total Cost of Finaning Plan to Sample Taxpayer	

Notes:

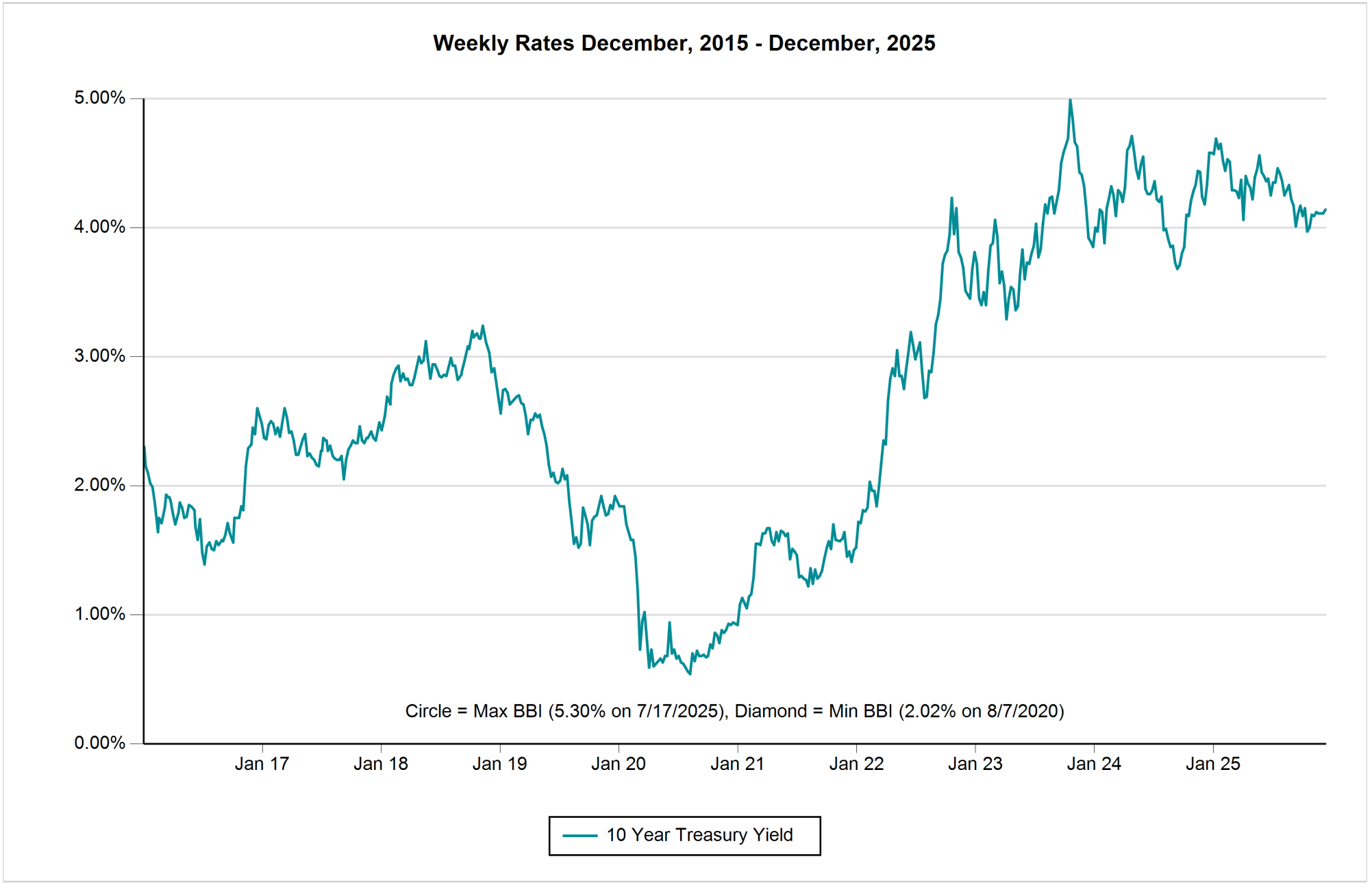
Table 6
General Obligation Debt Capacity Analysis - Impact of Financing Plan
City of Green Bay, WI

Existing Debt					Proposed Debt					
Year Ending	Projected Equalized Value (TID IN)[1]	Debt Limit	Existing Principal Outstanding	% of Limit	2026 G.O. Notes	2026 Taxable G.O. Notes	Combined Principal Existing & Proposed	% of Limit	Residual Capacity	Year Ending
2025	11,886,581,700	594,329,085	216,918,500	**36%**			$216,918,500	**36%**	$377,410,585	2025
2026	12,419,673,871	620,983,694	196,022,500	**32%**	28,190,000	7,255,000	$231,467,500	**37%**	$389,516,194	2026
2027	12,976,674,283	648,833,714	178,059,574	**27%**	27,695,000	7,255,000	$213,009,574	**33%**	$435,824,140	2027
2028	13,558,655,178	677,932,759	161,162,817	**24%**	25,830,000	7,205,000	$194,197,817	**29%**	$483,734,942	2028
2029	14,166,736,887	708,336,844	145,884,017	**21%**	23,905,000	7,040,000	$176,829,017	**25%**	$531,507,828	2029
2030	14,802,089,986	740,104,499	131,563,214	**18%**	22,395,000	6,800,000	$160,758,214	**22%**	$579,346,285	2030
2031	15,465,937,548	773,296,877	118,605,302	**15%**	20,845,000	6,520,000	$145,970,302	**19%**	$627,326,575	2031
2032	16,159,557,499	807,977,875	105,710,293	**13%**	19,245,000	6,225,000	$131,180,293	**16%**	$676,797,582	2032
2033	16,884,285,079	844,214,254	92,977,818	**11%**	17,600,000	5,910,000	$116,487,818	**14%**	$727,726,436	2033
2034	17,641,515,409	882,075,770	80,237,870	**9%**	15,915,000	5,580,000	$101,732,870	**12%**	$780,342,901	2034
2035	18,432,706,180	921,635,309	67,925,315	**7%**	14,305,000	5,235,000	$87,465,315	**9%**	$834,169,994	2035
2036	19,259,380,459	962,969,023	57,443,333	**6%**	12,645,000	4,830,000	$74,918,333	**8%**	$888,050,690	2036
2037	20,123,129,617	1,006,156,481	47,553,390	**5%**	11,595,000	4,400,000	$63,548,390	**6%**	$942,608,090	2037
2038	21,025,616,397	1,051,280,820	38,520,426	**4%**	10,505,000	3,945,000	$52,970,426	**5%**	$998,310,394	2038
2039	21,968,578,113	1,098,428,906	30,569,274	**3%**	9,375,000	3,470,000	$43,414,274	**4%**	$1,055,014,632	2039
2040	22,953,829,996	1,147,691,500	23,489,825	**2%**	8,195,000	2,965,000	$34,649,825	**3%**	$1,113,041,675	2040
2041	23,983,268,683	1,199,163,434	17,466,765	**1%**	6,965,000	2,435,000	$26,866,765	**2%**	$1,172,296,669	2041
2042	25,058,875,874	1,252,943,794	11,719,961	**1%**	5,685,000	1,875,000	$19,279,961	**2%**	$1,233,663,833	2042
2043	26,182,722,147	1,309,136,107	6,754,208	**1%**	4,350,000	1,285,000	$12,389,208	**1%**	$1,296,746,899	2043
2044	27,356,970,937	1,367,848,547	2,734,314	**0%**	2,955,000	660,000	$6,349,314	**0%**	$1,361,499,233	2044
2045	28,583,882,709	1,429,194,135	0	**0%**	1,510,000	0	$1,510,000	**0%**	$1,427,684,135	2045
2046	29,865,819,305	1,493,290,965		**0%**	0		$0	**0%**	$1,493,290,965	2046

Notes:

1) Projected TID IN EV based on 5-year average at 4.48% annual inflation.

10 YEAR TREND IN MUNICIPAL BOND INDICES



Source: The Bond Buyer

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
February 3, 2026	

AGENDA ITEM # O.3

To approve the resolution authorizing and providing for the issuance and establishing parameters of the sale of not to exceed $28,190,000 General Obligation Promissory Notes, Series 2026B, and Certain Related details.

BACKGROUND

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. Green Bay 2026B G.O. Promissory Notes - Parameters Resolution
2. Green Bay 2026 Notes - Project List 01.07.26
3. PreSale Report - Green Bay - 2026B G.O. Notes 01.06.26

COMMON COUNCIL
OF THE
CITY OF GREEN BAY, WISCONSIN

February 3, 2026 **Resolution No. ___**

A Resolution Authorizing and Providing for the Issuance and Establishing Parameters for the Sale of Not to Exceed $28,190,000 General Obligation Promissory Notes, Series 2026B, and Certain Related Details

RECITALS

The Common Council (the "**Governing Body**") of the City of Green Bay, Wisconsin (the "**Issuer**") makes the following findings and determinations:

1. The Issuer needs funds to finance (i) construction of and improvements to municipal buildings, (ii) construction and improvements to and/or replacement of specific equipment and building components including, but not limited to, municipal warning sirens, HVAC, windows, siding, pool gutters and basin plaster, and storm water infrastructure, (iii) the purchase and/or repair of municipal boats, vehicles, equipment, and furnishings for the fire, police, parks, public works, and administration departments, (iv) construction of and improvements to streets, sidewalks, parking lots, parking ramps, and related paving projects, and (v) storm water facility improvements within the Issuer Tax Incremental District No. 25 (collectively, the "**Project**").

2. The Governing Body deems it in the best interests of the Issuer to finance the Project by selling the City of Green Bay, Wisconsin General Obligation Promissory Notes, Series 2026B (the "**Obligations**") to a purchaser to be determined by competitive bid.

3. The Issuer has taken all actions required by law and has the power to sell and issue the Obligations.

4. The Governing Body is adopting this resolution to sell the Obligations and provide for their issuance upon the terms and conditions set forth in this resolution.

RESOLUTIONS

The Governing Body resolves as follows:

Section 1. Definitions.

In addition to the terms defined above, capitalized terms not otherwise defined herein shall have the meanings set forth below, unless the context clearly requires another meaning.

"**Authorized Officer**" means the Finance Director/Comptroller, or in such person's absence, the Assistant Finance Director/Treasurer of the Issuer, each having the authority to act alone on behalf of the Issuer for purposes of Sections 4 and 14 hereof.

"**Book-Entry System**" means a system in which no physical distribution of certificates representing ownership of the Obligations is made to the owners of the Obligations but instead all outstanding Obligations are registered in the name of a securities depository appointed by the Issuer, or in the name of such a depository's nominee, and the depository and its participants record beneficial ownership and effect transfers of the Obligations electronically.

"**Code**" means the Internal Revenue Code of 1986, as amended.

"**Continuing Disclosure Agreement**" means the Continuing Disclosure Agreement, dated as of the Original Issue Date, to be executed by the Issuer and delivered on the closing date of the Obligations.

"**Debt Service Fund**" means the fund created by the Issuer pursuant to Section 67.11 of the Wisconsin Statutes to provide for the payment of debt service on its general obligations.

"**Debt Service Fund Account**" has the meaning set forth in Section 16 hereof.

"**Depository**" means DTC or any successor appointed by the Issuer and acting as securities depository for the Obligations.

"**DTC**" means The Depository Trust Company.

"**Finance Director**" means the Issuer's Finance Director/Comptroller.

"**Fiscal Agent**" means Associated Trust Company, National Association, or any successor fiscal agent appointed by the Issuer to act as authentication agent, paying agent, and registrar for the Obligations pursuant to Section 67.10(2) of the Wisconsin Statutes.

"**Governing Body**" has the meaning set forth in the recitals to this resolution.

"**Issuer**" means the City of Green Bay, Wisconsin.

"**Municipal Officers**" means the Mayor and the Clerk of the Issuer. These are the officers required by law to execute general obligations on the Issuer's behalf.

"**Notice of Sale**" has the meaning set forth in Section 14 of this resolution.

"**Obligations**" means the not to exceed $28,190,000 City of Green Bay, Wisconsin General Obligation Promissory Notes, Series 2026B, which will be issued pursuant to this resolution.

"**Original Issue Date**" means April 2, 2026.

"**Project**" has the meaning set forth in the recitals to this resolution.

"**Purchase Agreement**" means the Purchaser's executed Bid Form as described in Section 14 of this resolution and an attachment setting forth the final terms of the Obligations, which evidences the purchase of the Obligations by the Purchaser.

"**Purchase Price**" has the meaning set forth in Section 4 of this resolution.

"**Purchaser**" means the qualified bidder whose bid results in the lowest true interest cost for the Obligations as determined by an Authorized Officer, consistent with the parameters set forth in Section 4 hereof and in the Notice of Sale.

"**Record Date**" means the 15th day (whether or not a business day) of the calendar month just before each regularly scheduled interest payment date for the Obligations.

"**Recording Officer**" means the Issuer's Clerk.

"**Register**" means the register maintained by the Fiscal Agent at its designated office, in which the Fiscal Agent records:

(i) The name and address of the registered owner of each Obligation.

(ii) All transfers of each Obligation.

"**Treasurer**" means the Issuer's Treasurer.

Section 2. Exhibits.

The attached exhibits are also a part of this resolution as though they were fully written out in this resolution:

(i) *Exhibit A* — Form of Obligation.

(ii) *Exhibit B* — Notice to Electors of Sale.

Section 3. Purposes of Borrowing; Issuance of Obligations.

The Governing Body authorizes the Obligations and orders that they be prepared, executed, and issued. The Obligations will be fully registered, negotiable, general obligation promissory notes of the Issuer in the principal amount of not to exceed $28,190,000. The Obligations will be issued pursuant to the provisions of Section 67.12(12) of the Wisconsin Statutes to pay the costs of the Project and issuing the Obligations (including, but not limited to, printing costs and fees for underwriting, financial consultants, bond counsel, fiscal agent, rating agencies, bond insurance, and registration, as applicable).

Section 4. Terms of Obligations; Parameters.

The Obligations will be named "City of Green Bay, Wisconsin General Obligation Promissory Notes, Series 2026B." The Obligations will be dated the Original Issue Date, even if they are actually issued or executed on another date. Each Obligation will also be dated the date on which it is authenticated by the Fiscal Agent. That date is its registration date.

The face amount of each Obligation will be in the denomination of $5,000 or any multiple thereof up to the principal amount authorized for that maturity.

The Obligations will bear interest from the Original Issue Date at the rates set forth in the Purchase Agreement, pursuant to, and in compliance with, the terms set forth in the Notice of Sale and accepted by an Authorized Officer; *provided, however,* that (i) the purchase price agreed to be paid to the Issuer by the Purchaser for the purchase of the Obligations pursuant to Section 14 hereof, shall not be less than 98.75% nor more than 108% of the principal amount of the Obligations (the "**Purchase Price**"), (ii) the true interest cost of the Obligations shall not exceed 4.25% (computed taking the Purchaser's compensation into account), and (iii) actual debt service in any year does not exceed the amount levied for the same year in Section 15 hereof.

Interest will be due and payable on each April 1 and October 1, beginning on April 1, 2027, until the principal of the Obligations has been paid. Interest on each Obligation will be (i) computed on the basis of a 360-day year of twelve 30-day months and (ii) payable to the person in whose name the Obligation is registered on the Register at the end of the day on the applicable Record Date. The Issuer and the Fiscal Agent may treat the entity or person in whose name any Obligation is registered on the Register as the absolute owner of the Obligations for all purposes whatsoever under this resolution. The Obligations will be numbered consecutively as may be required to comply with any applicable rules or customs or as determined by the Municipal Officers executing the Obligations.

The following table shows when the Obligations will mature. The principal amounts coming due each year below, whether by maturity or by mandatory sinking fund redemption of term notes, may be increased or decreased by up to $450,000 in each year as described in the Notice of Sale. The aggregate principal amount of the Obligations shall not exceed $28,190,000 and the table below assumes the Obligations are issued in that amount. The actual maturity schedule and interest rates per annum, within the parameters set forth this Section and in accordance with the Notice of Sale, will be set forth in the Purchase Agreement and accepted by the Authorized Officer.

Principal Maturity Date (April 1)	Principal Amount
2027	$ 495,000
2028	1,865,000
2029	1,925,000
2030	1,510,000
2031	1,550,000
2032	1,600,000
2033	1,645,000
2034	1,685,000
2035	1,610,000
2036	1,660,000
2037	1,050,000
2038	1,090,000
2039	1,130,000
2040	1,180,000
2041	1,230,000
2042	1,280,000
2043	1,335,000
2044	1,395,000
2045	1,445,000
2046	1,510,000

The principal of, and interest on, the Obligations will be payable in lawful money of the United States of America.

Section 5. Fiscal Agent.

The Issuer appoints the Fiscal Agent to act as authentication agent, paying agent, and registrar for the Obligations. The appropriate officers of the Issuer are directed to enter into a fiscal agency agreement with the Fiscal Agent on behalf of the Issuer. The fiscal agency agreement may provide for the Issuer to pay the reasonable and customary fees of the Fiscal Agent for those services. The fiscal agency agreement shall require the Fiscal Agent to comply with all applicable federal and state regulations. Among other things, the Fiscal Agent shall maintain the Register.

Section 6. Appointment of Depository.

The Issuer appoints DTC to act as securities depository for the Obligations. An authorized representative of the Issuer has previously executed a blanket issuer letter of representations with DTC on the Issuer's behalf, and the Issuer ratifies and approves that document.

Section 7. Book-Entry System.

On the date of their initial delivery, the Obligations will be registered in the name of DTC or its nominee and maintained in a Book-Entry System. If the Issuer's relationship with DTC is terminated, then the Issuer may appoint another securities depository to maintain the Book-Entry System.

If on any date the Obligations are *not* being maintained in a Book-Entry System, then the Issuer will do the following:

(i) At its expense, the Issuer will prepare, authenticate, and deliver to the beneficial owners of the Obligations fully-registered, certificated Obligations in the denomination of $5,000 or any multiple thereof in the aggregate principal amount then outstanding. The beneficial owners will be those shown on the records of the Depository and its direct and indirect participants.

(ii) The Issuer will appoint a fiscal agent to act as authentication agent, paying agent, and registrar for the Obligations under Section 67.10(2) of the Wisconsin Statutes (the Fiscal Agent may be reappointed in this capacity).

Section 8. Redemption.

The Obligations maturing on and after April 1, 2035 are subject to redemption before their stated maturity dates, at the Issuer's option, in whole or in part, in the order of maturity selected by the Issuer, on April 1, 2034 and on any date thereafter. The redemption price will be 100% of the principal amount redeemed, plus accrued interest to the redemption date, and no premium will be paid. If payment of an Obligation called for redemption has been made or provided for, then interest on the Obligation stops accruing on the stated redemption date. If less than all outstanding Obligations of a specific maturity are redeemed, then such Obligations will be redeemed in multiples of $5,000 in accordance with Sections 9 and 10 hereof, and if a portion, but not all, of a maturity that is subject to mandatory partial redemptions by operation of a sinking fund (as described below) is being redeemed, then the Issuer will select the amounts to be redeemed on future Sinking Fund Redemption Dates (as defined below) that are reduced as a result of the partial redemption.

If the Purchase Agreement specifies that certain maturities of the Obligations are term notes and subject to partial mandatory sinking fund redemption, then the Obligations maturing on such dates shall be subject to partial mandatory sinking fund redemption at a redemption price of 100% of the principal amount redeemed, plus accrued interest to the redemption date, on April 1 of the years (each a "**Sinking Fund Redemption Date**"), and in the respective principal amounts (subject to reduction as provided in the immediately preceding paragraph), as set forth in the Purchase Agreement and consistent with Section 4.

Section 9. Manner of Payment/Transfers/Redemption/Under Book-Entry System.

So long as the Obligations are being maintained in a Book-Entry System, the following provisions apply:

Payment. The Fiscal Agent is directed to pay the principal of, and interest on, the Obligations by wire or other electronic money transfer to the Depository or its nominee in accordance with the Depository's rules that are then in effect.

Transfers. The Obligations are transferable, only upon the Register and only if the Depository ceases to act as securities depository for the Obligations and the Issuer appoints a successor securities depository. If that happens, then upon the surrender of the Obligations to the Fiscal Agent, the Issuer will issue new fully registered Obligations in the same aggregate principal amount to the successor securities depository, and the Obligations will be recorded as transferred to the successor securities depository in the Register.

The Fiscal Agent will not be required to make any transfer of the Obligations (i) during the 15 calendar days before the date of the sending of notice of any proposed redemption of the Obligations, or (ii) with respect to any particular Obligation, after such Obligation has been called for redemption.

Partial Redemption. If less than all the Obligations of a particular maturity are to be redeemed, then the Depository and its direct and indirect participants will select the beneficial owners of the Obligations to be redeemed. If less than all the principal amount of a specific maturity is redeemed, then on the redemption date, upon surrender to the Fiscal Agent of the Obligation, the Issuer will issue one or more new Obligations in the principal amount outstanding after the redemption.

Notice of Redemption. Notice of the redemption of any of the Obligations will be sent to the Depository, in the manner required by the Depository, not less than 30, and not more than 60, days prior to the proposed redemption date. A notice of optional redemption may be revoked by sending notice to the Depository, in the manner required by the Depository, not less than 15 days prior to the proposed optional redemption date.

Section 10. Manner of Payment/Transfers/Redemption/*Not* Under Book-Entry System.

If on any date the Obligations are *not* being maintained in a Book-Entry System, then the following provisions apply:

Payment. The Fiscal Agent will pay the principal of each Obligation upon its presentation and surrender on or after its maturity or earlier redemption date at the designated office of the Fiscal Agent, and the Fiscal Agent will pay, on each interest payment date, the interest on each Obligation by wire or other electronic money transfer, or by check of the Fiscal Agent sent by first class mail, to the person or entity in whose name the Obligation is registered on the Register at the end of the day on the applicable Record Date.

Transfers. Each Obligation is transferable, only upon the Register, for a like aggregate principal amount of the same maturity and interest rate in denominations of $5,000 or any multiple thereof. A transfer may be requested by the registered owner in person or by a person with a written power of attorney. The Obligation shall be surrendered to the Fiscal Agent, together with a written instrument of transfer satisfactory to the Fiscal Agent signed by the registered owner or by the person with the written power of attorney. The Issuer will issue one or more new fully registered Obligations in the same aggregate principal amount to the transferee or transferees, as applicable, in exchange for the surrendered Obligations and upon the payment of a charge sufficient to reimburse the Issuer or the Fiscal Agent for any tax, fee, or other governmental charge required to be paid with respect to such registration.

The Fiscal Agent will not be required to make any transfer of the Obligations (i) during the 15 calendar days before the date of the sending of notice of any proposed redemption of the Obligations, or (ii) with respect to any particular Obligation, after the Obligation has been called for redemption.

Partial Redemptions. If less than all the Obligations of a particular maturity are to be redeemed, then the Issuer or the Fiscal Agent will randomly select the Obligations to be redeemed. If less than the entire principal amount thereof is redeemed, then on or after the redemption date, upon surrender of the Obligation to the Fiscal Agent, the Issuer will issue a new Obligation in the principal amount outstanding after the redemption.

Notice of Redemption. Notice of the redemption of any of the Obligations shall be sent by first class mail, not less than 30, and not more than 60, days before the redemption date, to the registered owners of the Obligations to be redeemed, at the respective addresses set forth in the Register. A notice of optional redemption may be revoked by sending a notice by first class mail, not less than 15 days prior to the proposed optional redemption date, to the registered owners of the Obligations which have been called for optional redemption.

Section 11. Form of Obligations.

The Obligations shall be issued in substantially the form shown in Exhibit A, with such revisions as are necessary or appropriate to reflect the redemption provisions applicable to the Obligations as provided in Section 8 hereof. Omissions, insertions, or other variations are permitted if they are deemed necessary or desirable and are consistent with this resolution or any supplemental resolution. The Issuer may cause the approving opinion of bond counsel to be printed or reproduced on the Obligations.

Section 12. Execution of Obligations.

The Obligations shall be signed by the persons who are the Municipal Officers on the date on which the Obligations are signed. The Obligations shall be sealed with the Issuer's corporate seal (or a facsimile), if the Issuer has one, and they shall also be authenticated by the manual signature of an authorized representative of the Fiscal Agent.

The Obligations will be valid and binding even if before they are delivered any person whose signature appears on the Obligations is no longer living or is no longer the person

authorized to sign the Obligations. In that event, the Obligations will have the same effect as if the person were living or were still the person authorized to sign the Obligations.

A facsimile or electronic signature may be used as long as at least one signature of a Municipal Officer is a manual signature or the Fiscal Agent's certificate of authentication has a manual signature. If a facsimile or electronic signature is used, then it will be treated as the officer's own signature.

Section 13. Continuing Disclosure.

The appropriate officers of the Issuer are directed to sign the Continuing Disclosure Agreement, and the Issuer agrees to comply with all of its terms.

Section 14. Sale of Obligations.

The Obligations are hereby authorized and ordered to be sold to a purchaser to be determined by competitive bid.

The Municipal Officers, the Finance Director, and the Treasurer (in consultation with the Issuer's Financial Advisor Ehlers and Associates, Inc.), are each hereby authorized to cause a preliminary offering document for the Obligations (the "**Preliminary Official Statement**") to be prepared and distributed to any banks, underwriters, investment houses, or the like deemed to be advisable, and to enclose therewith a "**Bid Form**" and the document to be used for offering the Obligations for sale by competitive bid which shall include the bidding terms for the Obligations and the parameters set forth in Section 4 of this resolution (the "**Notice of Sale**"). The Municipal Officers, the Finance Director, and the Treasurer are each hereby authorized, on behalf of the Issuer, to approve the form of Preliminary Official Statement and to deem it final as of its date for purposes of Securities and Exchange Commission Rule 15c2-12(b)(1), and to supply copies of the Preliminary Official Statement upon request.

The Clerk is hereby further authorized and directed to cause notice of the sale of the Obligations to be (i) provided to *The Bond Buyer* for inclusion in its complimentary section for the publication of such notices, and (ii) posted in the same locations that the Issuer routinely uses for posting notices of its official business.

Each Authorized Officer, acting alone on behalf of the Issuer, is hereby authorized to receive written bids for the sale of the Obligations on behalf of the Issuer on the date fixed in the Notice of Sale, on which date such bids shall be publicly opened and read. The Authorized Officer may, in such officer's discretion, (i) waive any informality in any bid, (ii) reject any or all bids without cause, or (iii) reject any bid which such officer determines to have failed to comply with the terms of the Notice of Sale or the parameters set forth in Section 4 hereof.

Subject to the terms of this resolution, each Authorized Officer, acting alone on behalf of the Issuer, is hereby authorized and directed to award the sale of the Obligations to the Purchaser at the Purchase Price, plus any accrued interest, such award to be evidenced by and effected by the Authorized Officer's execution of the Purchase Agreement. If the Purchase Agreement signed and presented by the Purchaser contains final terms for the Obligations that

comply with the parameters set forth in this resolution and the Notice of Sale, then an Authorized Officer is hereby authorized to approve and accept the Purchase Agreement, and an Authorized Officer, acting alone on behalf of the Issuer, is directed (i) to sign the Purchase Agreement in the Issuer's name and (ii) to take any additional actions needed to complete the sale of the Obligations, including arranging for a specific date, time, and location of closing of the sale.

The Finance Director is directed to comply with the terms of the Notice of Sale with respect to any good-faith deposit requirements.

The Municipal Officers are directed to sign the Obligations and to arrange for delivery of the Obligations to the Purchaser through the facilities of DTC in accordance with the Notice of Sale, the Purchase Agreement, and this resolution. The Obligations may be delivered to the Purchaser upon payment by the Purchaser of the Purchase Price, plus any accrued interest, as required by the Notice of Sale.

Unless waived by the Purchaser, the delivery of the Obligations is conditioned upon the Issuer furnishing the following items to the Purchaser:

(i) The Obligations, together with the written, unqualified approving opinion of the law firm of Foley & Lardner LLP, bond counsel, evidencing the legality of the Obligations and that interest on the Obligations will be excluded from gross income for federal income tax purposes.

(ii) A transcript of the proceedings relating to the issuance of the Obligations.

(iii) A certificate showing that no litigation has been threatened or is pending that would affect the legality of the Obligations or the right of the Issuer to issue them at the time of their delivery.

Section 15. General Obligation Pledge; Tax Levy.

For the prompt payment of the principal of, and interest on, the Obligations, the Issuer irrevocably pledges its full faith and credit. The Issuer hereby levies upon all taxable property in its territory a direct, annual, and irrepealable tax in an amount sufficient to pay, and for the express purpose of paying, the interest on the Obligations as it falls due and also to pay and discharge the principal of the Obligations at maturity.

This tax shall be carried from year to year into the Issuer's tax roll. It shall be collected in addition to all other taxes and in the same manner and at the same time as all other taxes. The amount of this tax that is carried into the Issuer's tax roll may be reduced in any year by (i) the amount of any surplus money in the Debt Service Fund Account available to pay debt service on the Obligations for such year and (ii) any amount by which the actual debt service coming due in such year is less than the applicable levy amount set forth below. The tax for each year the levy is made will be in the following amounts:

Levy Year	Debt Service Amount Due in Following Year	Levy Year	Debt Service Amount Due in Following Year
2026	$3,291,390.76	2036	$2,196,787.50
2027	3,806,218.75	2037	2,172,187.50
2028	3,766,556.25	2038	2,145,887.50
2029	3,259,437.50	2039	2,127,675.00
2030	3,215,287.50	2040	2,107,337.50
2031	3,179,225.00	2041	2,084,875.00
2032	3,136,143.75	2042	2,065,181.25
2033	3,086,256.25	2043	2,048,043.75
2034	2,922,112.50	2044	2,018,568.75
2035	2,883,500.00	2045	2,001,650.00

Section 16. Debt Service Fund Account.

The Issuer shall create a separate account within the Debt Service Fund solely for the Obligations (the "**Debt Service Fund Account**"), which shall be maintained and administered as provided in Section 67.11 of the Wisconsin Statutes. The Treasurer is directed to keep the proceeds of the taxes levied under this resolution, when they are collected, in the Debt Service Fund Account. Any accrued interest received on the Original Issue Date and the premium, if any, paid to the Issuer by the Purchaser in excess of the stated principal amount of the Obligations shall be deposited into the Debt Service Fund Account and used to pay interest on the Obligations. If the money in the Debt Service Fund Account is insufficient to make a payment of principal of, or interest on, the Obligations on a date on which such a payment is due, then the Issuer will promptly provide the necessary funds to make the payment from other available sources.

Section 17. Borrowed Money Fund.

The sale proceeds of the Obligations (not including any accrued interest or premium received) shall be deposited in and kept by the Treasurer in a separate fund. The fund will be designated with both the name of the Obligations and the name Borrowed Money Fund (the "**Borrowed Money Fund**"). Money in the Borrowed Money Fund, including any earnings, shall be (i) used to pay the costs of the Project, the Refunding, and issuing the Obligations, or (ii) transferred to the Debt Service Fund Account as provided by law.

Section 18. Final Official Statement.

The Issuer authorizes and directs that a final offering document (the "**Final Official Statement**") be prepared and distributed prior to the issuance of the Obligations. The Final Official Statement shall be in substantially the form of the Preliminary Official Statement and shall include the final terms of the Obligations as set forth in the Purchase Agreement. The Municipal Officers are directed to deliver copies of the Final Official Statement to the Purchaser and, if the Purchaser requests, execute one or more copies on behalf of the Issuer. Execution and delivery of the Final Official Statement will conclusively evidence the approval of the Municipal Officers.

Section 19. Publication of Notice.

The Recording Officer is directed to publish notice that the Issuer has agreed to sell the Obligations. The notice shall be published promptly after the execution of the Purchase Agreement in the Issuer's official newspaper, as a class 1 notice under Chapter 985 of the Wisconsin Statutes. The notice shall be in substantially the form shown in Exhibit B. The Recording Officer shall obtain proof, in affidavit form, of the publication, and shall compare the notice as published with the attached form to make sure that no mistake was made in publication.

Section 20. Authorization of Officers.

The appropriate officers of the Issuer are directed to prepare and furnish the following items to the Purchaser and the attorneys approving the legality of the Obligations:

(i) Certified copies of proceedings and records of the Issuer relating to the Obligations and to the financial condition and affairs of the Issuer.

(ii) Other affidavits, certificates, and information that may be required to show the facts about the legality of the Obligations, as such facts appear on the books and records under the officer's custody or control or as are otherwise known to the officer.

All certified copies, affidavits, certificates, and information furnished for such purpose will be representations of the Issuer as to the facts they present.

Section 21. Tax Law Covenants.

The Issuer covenants that it will comply with all requirements of the Code and the Treasury Regulations promulgated thereunder, that must be satisfied so that interest on the Obligations will be excluded from gross income for federal income tax purposes.

Section 22. Municipal Bond Insurance.

If the Purchaser purchases municipal bond insurance with respect to the Obligations as permitted in the Notice of Sale, then the appropriate officers of the Issuer are hereby authorized and directed to take all actions necessary to assist the Purchaser in obtaining such municipal bond insurance. Further, the Authorized Officer is hereby authorized to agree to such additional provisions as the insurer may reasonably request and which are acceptable to the Authorized Officer, including provisions regarding restrictions on investment of proceeds of the Obligations, the payment procedure under the municipal bond insurance policy, the rights of the insurer in the event of default and payment of the Obligations by the insurer, and notices to be given to the insurer. In addition, appropriate reference to the municipal bond insurance policy shall be added to the form of Obligations if required by the insurer. Notwithstanding the foregoing, in the event the insurer requires specific insurer provisions to be applicable to the Obligations, the Municipal Officers and the Authorized Officer are hereby authorized and directed to review and negotiate, as applicable, such provisions and to include language reflecting such provisions in a separate certificate to be signed by the Municipal Officers and the Authorized Officer.

Section 23. Further Authorization.

The Issuer authorizes its officers, attorneys, and other agents or employees to do all acts required of them to carry out the purposes of this resolution.

Section 24. Conflict with Prior Acts.

In case any part of a prior action of the Governing Body conflicts with this resolution, that part of the prior action is hereby rescinded.

Section 25. Severability of Invalid Provisions.

If a court holds any provision of this resolution to be illegal or invalid, then the illegality or invalidity shall not affect any other provision of this resolution.

Section 26. Effective Date.

This resolution takes effect upon its adoption and approval in the manner provided by law.

* * * * * * * * * *

Adopted: February 3, 2026

Approved: February___, 2026

_____
Mayor

_____
Clerk

EXHIBIT A

FORM OF OBLIGATION

Unless this certificate is presented by an authorized representative of The Depository Trust Company, a New York corporation ("**DTC**"), to the issuer or its agent for registration of transfer, exchange, or payment, and any certificate issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.

STATE OF WISCONSIN
CITY OF GREEN BAY

Registered

No. R-___ $_____

GENERAL OBLIGATION PROMISSORY NOTE, SERIES 2026B

Interest Rate	Maturity Date	Original Issue Date	CUSIP
_____%	April 1, 20__	April 2, 2026	392642 ___

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: _____ DOLLARS

THE CITY OF GREEN BAY, WISCONSIN (herein called the "**Issuer**"), hereby acknowledges itself to owe, and for value received promises to pay the Principal Amount to the Registered Owner on the Maturity Date, and interest on the Principal Amount from the Original Issue Date at the annual rate of the Interest Rate. Interest is due and payable on each April 1 and October 1, beginning on April 1, 2027, until the Principal Amount has been paid. Interest is computed on the basis of a 360-day year of twelve 30-day months.

This Obligation is one of a duly authorized issue of notes (the "**Obligations**") of the Issuer of an aggregate principal amount of $_____, all of which are of like tenor, except as to denomination, interest rate, maturity date, and redemption provisions, issued by the Issuer pursuant to the provisions of Section 67.12(12) of the Wisconsin Statutes, and is authorized by the resolution duly adopted by the governing body of the Issuer on February 3, 2026, entitled: "A Resolution Authorizing and Providing for the Issuance and Establishing Parameters for the Sale of Not to Exceed $28,190,000 General Obligation Promissory Notes, Series 2026B, and Certain Related Details" (the "**Resolution**"). The Obligations are issuable only in the form of fully registered notes.

On the date of their initial delivery, the Obligations will be maintained in a system in which no physical distribution of certificates representing ownership of the Obligations is made to the owners of the Obligations but instead all outstanding Obligations are registered in the name of a securities depository appointed by the Issuer (a "**Depository**"), or in the name of the Depository's nominee, and the Depository and its participants record beneficial ownership and effect transfers of the Obligations electronically (a "**Book-Entry System**"). So long as the Obligations are maintained in a Book-Entry System, then the principal of, and interest on, this Obligation will be paid by wire or other electronic money transfer to the Depository or its nominee in accordance with the Depository's rules that are then in effect by ASSOCIATED TRUST COMPANY, NATIONAL ASSOCIATION, or any successor fiscal agent appointed by the Issuer under Section 67.10 (2) of the Wisconsin Statutes (the "**Fiscal Agent**"), which will act as authentication agent, paying agent, and registrar for the Obligations.

If on any date the Obligations are *not* being maintained in a Book-Entry System, then (i) the principal of this Obligation will be paid by the Fiscal Agent upon its presentation and surrender on or after its maturity date or earlier redemption date at the designated office of the Fiscal Agent, and (ii) the interest on this Obligation will be paid by the Fiscal Agent on each interest payment date by wire or other electronic money transfer, or by check of the Fiscal Agent sent by first class mail, to the person or entity in whose name this Obligation is registered on the register (the "**Register**") maintained by the Fiscal Agent at the end of the day on the 15th day (whether or not a business day) of the calendar month just before each regularly scheduled interest payment date (the "**Record Date**"). The Issuer and the Fiscal Agent may treat the entity or person in whose name this Obligation is registered on the Register as the absolute owner of this Obligation for all purposes.

The principal of, and interest on, this Obligation is payable in lawful money of the United States of America. For the prompt payment of the principal of, and interest on, this Obligation, the Issuer has irrevocably pledged its full faith and credit. The Issuer has levied upon all taxable property in its territory a direct, annual, and irrepealable tax sufficient in amount to pay, and for the express purpose of paying, the interest on this Obligation as it falls due and the principal of this Obligation on the Maturity Date.

The Obligations maturing on and after April 1, 2035 are subject to redemption before their stated maturity dates, at the Issuer's option, in whole or in part, in the order of maturity selected by the Issuer, on April 1, 2034 and on any date thereafter. The redemption price will be 100% of the principal amount redeemed, plus accrued interest to the redemption date, and no premium will be paid. If payment of an Obligation called for redemption has been made or provided for, then interest on the Obligation stops accruing on the stated redemption date. If less than all outstanding Obligations of a specific maturity are redeemed, then such Obligations will be redeemed in multiples of $5,000 as set forth below[, and if a portion, but not all, of a maturity that is subject to mandatory partial redemptions by operation of a sinking fund (as described below) is being redeemed, then the Issuer will select the amounts to be redeemed on future Sinking Fund Redemption Dates (as defined below) that are reduced as a result of the partial redemption].

[The Obligations maturing on April 1 in the years 20__ and 20__ (the "**Term Notes**") are also subject to mandatory partial redemptions prior to their stated maturity dates, by

operation of a sinking fund. On the following redemption dates other than stated maturity dates (each a "**Sinking Fund Redemption Date**") the Issuer will redeem the following principal amounts (subject to reduction as provided in the immediately preceding paragraph) of the Term Notes:

Term Notes Maturing April 1, 20___

Sinking Fund Redemption Date (April 1)	Principal Amount To be Redeemed
20__	$,000
20__	,000
20__ (Stated Maturity)	,000

Term Notes Maturing April 1, 20___

Sinking Fund Redemption Date (April 1)	Principal Amount To be Redeemed
20__	$,000
20__	,000
20__ (Stated Maturity)	,000]

[The redemption price will be 100% of the principal amount redeemed, plus accrued interest to the Sinking Fund Redemption Date, and no premium will be paid. The particular Term Notes to be redeemed will be selected in the manner set forth below, and the Issuer will give notice of the redemption in the manner described below.]

So long as the Obligations are being maintained in a Book-Entry System, the following provisions apply:

Transfers. The Obligations are transferable, only upon the Register and only if the Depository ceases to act as securities depository for the Obligations and the Issuer appoints a successor securities depository. If that happens, then upon the surrender of the Obligations to the Fiscal Agent, the Issuer will issue new fully registered Obligations in the same aggregate principal amount to the successor securities depository and the Obligations will be recorded as transferred to the successor securities depository in the Register.

The Fiscal Agent will not be required to make any transfer of the Obligations (i) during the 15 calendar days before the date of the sending of notice of any proposed redemption of the Obligations, or (ii) with respect to any particular Obligation, after such Obligation has been called for redemption.

Partial Redemption. If less than all the Obligations of a particular maturity are to be redeemed, then the Depository and its direct and indirect participants will

select the beneficial owners of the Obligations to be redeemed. If less than all the principal amount of a specific maturity is redeemed, then on the redemption date and upon surrender to the Fiscal Agent of the Obligation, the Issuer will issue one or more new Obligations in the principal amount outstanding after the redemption.

Notice of Redemption. Notice of the redemption of any of the Obligations will be sent to the Depository, in the manner required by the Depository, not less than 30, and not more than 60, days prior to the proposed redemption date. A notice of optional redemption may be revoked by sending notice to the Depository, in the manner required by the Depository, not less than 15 days prior to the proposed optional redemption date.

If on any date the Obligations are *not* being maintained in a Book-Entry System, then the following provisions apply:

Transfers. Each Obligation is transferable, only upon the Register, for a like aggregate principal amount of the same maturity and interest rate in denominations of $5,000 or any multiple thereof. A transfer may be requested by the registered owner in person or by a person with a written power of attorney. The Obligation shall be surrendered to the Fiscal Agent, together with a written instrument of transfer satisfactory to the Fiscal Agent signed by the registered owner or by the person with the written power of attorney. The Issuer will issue one or more new fully registered Obligations, in the same aggregate principal amount to the transferee or transferees, as applicable, in exchange for the surrendered Obligations and upon the payment of a charge sufficient to reimburse the Issuer or the Fiscal Agent for any tax, fee, or other governmental charge required to be paid with respect to such registration.

The Fiscal Agent will not be required to make any transfer of the Obligations (i) during the 15 calendar days before the date of the sending of notice of any proposed redemption of the Obligations, or (ii) with respect to any particular Obligation, after such Obligation has been called for redemption.

Partial Redemption. If less than all the Obligations of a particular maturity are to be redeemed, then the Issuer or the Fiscal Agent will randomly select the Obligations to be redeemed. If less than the entire principal amount thereof is redeemed, then on or after the redemption date, upon surrender of the Obligation to the Fiscal Agent, the Issuer will issue a new Obligation in the principal amount outstanding after the redemption.

Notice of Redemption. Notice of the redemption of any of the Obligations shall be sent by first class mail, not less than 30, and not more than 60, days before the redemption date, to the registered owners of any Obligations to be redeemed, at the respective addresses set forth in the Register. A notice of optional redemption may be revoked by sending a notice by first class mail, not less than 15 days prior

to the proposed optional redemption date, to the registered owners of the Obligations which have been called for optional redemption.

The Issuer certifies, recites, and declares that all acts, conditions, and procedures required by law to exist, to have happened, and to be performed, leading up to and in the issuing of this Obligation and of the issue of which it is a part, do exist, have happened, and have been performed in regular and due form, time, and manner as required by law; that the indebtedness of the Issuer, including this Obligation and the issue of which it is a part, does not exceed any limitation, general or special, imposed by law; and that a valid, direct, annual and irrepealable tax has been levied by the Issuer sufficient to pay the interest on this Obligation when it falls due and also to pay and discharge the principal of this Obligation at maturity.

IN WITNESS WHEREOF, the Issuer, by its governing body, has caused this Obligation to be executed in its name and on its behalf by the manual or facsimile signatures of its Mayor and Clerk and to be sealed with its corporate seal (or a facsimile thereof), if any, all as of the Original Issue Date.

CITY OF GREEN BAY, WISCONSIN

By:_____
Mayor

[SEAL]

And:_____
Clerk

CERTIFICATE OF AUTHENTICATION

Dated: April ___, 2026

This Obligation is one of the Obligations described in the Resolution.

ASSOCIATED TRUST COMPANY, NATIONAL ASSOCIATION,
as Fiscal Agent

By: _____
Authorized Signatory

ASSIGNMENT

For value received, the undersigned hereby sells, assigns, and transfers unto

PLEASE INSERT SOCIAL SECURITY OR
OTHER IDENTIFYING NUMBER OF ASSIGNEE

_____

_____

(Please Print or Type Name and Address of Assignee)

the within-mentioned Obligation and all rights thereunder and does hereby irrevocably constitute and appoint _____ attorney-in-fact, to transfer the same on the books of the registry in the office of the Fiscal Agent, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed

_____

NOTICE: Signatures must be guaranteed by an "eligible guarantor institution" meeting the requirements of the Fiscal Agent. Those requirements include membership or participation in the Securities Transfer Association Medallion Program ("**STAMP**") or such other "signature guarantee program" as may be determined by the Fiscal Agent in addition to, or in substitution for, STAMP, all in accordance with the Securities Exchange Act of 1934, as amended.

Note: The signature to this assignment must correspond with the name as written on the face of the within Obligation in every particular, without any alteration or change. When assignment is made by a guardian, trustee, executor or administrator, an officer of a corporation, or anyone in a representative capacity, proof of the person's authority to act must accompany this Obligation.

EXHIBIT B

NOTICE TO THE ELECTORS OF THE
CITY OF GREEN BAY, WISCONSIN
RELATING TO NOTE SALE

On February 3, 2026, pursuant to Section 67.12 (12) of the Wisconsin Statutes, a resolution was offered, read, approved, and adopted whereby the City of Green Bay, Wisconsin (the "City") authorized the borrowing of money through the issuance of taxable notes and authorized certain City officials to enter into a purchase agreement relating to said borrowing. On _____, 2026 the City entered into a purchase agreement with an underwriter to whom the City agreed to sell its general obligation promissory notes in the principal amount of $_____. It is anticipated that the note closing will be held on or about April 2, 2026. A copy of all proceedings had to date with respect to the authorization and sale of said notes is on file and may be examined in the office of the City Clerk, at 100 North Jefferson Street, Green Bay, Wisconsin 54301 between the hours of 9:00 a.m. and 4:30 p.m. on weekdays.

This notice is given pursuant to Section 893.77 of the Wisconsin Statutes, which provides that (i) an action or proceeding to contest the validity of such financing, for other than constitutional reasons, shall be commenced within 30 days after the date of publication of this notice, and (ii) the notice may not be published until after the issuer has entered into a contract for sale of the bond or other financing.

Publication Date: _____, 2026

/s/ Celestine Jeffreys
City Clerk

CERTIFICATIONS BY CLERK

I, Celestine Jeffreys, certify that I am the duly qualified and acting Clerk of the City of Green Bay, Wisconsin (the "**Municipality**"), and as such I have in my possession, or have access to, the complete corporate records of the Municipality and of its Common Council (the "**Governing Body**"), and that attached to this certificate is a true, correct, and complete copy of the resolution (the "**Resolution**") entitled:

A Resolution Authorizing and Providing for the Issuance and Establishing Parameters for the Sale of Not to Exceed $28,190,000 General Obligation Promissory Notes, Series 2026B, and Certain Related Details

I further certify as follows:

1. **Meeting Date**. On February 3, 2026, a meeting of the Governing Body was held beginning at _____ p.m.

2. **Posting**. On January ___, 2026 (and not less than 24 hours prior to the meeting), I posted, or caused to be posted, at the Municipality's offices in Green Bay, Wisconsin a notice setting forth the date, time, location, and subject matter of said meeting. The notice specifically referred to the Resolution.

3. **Notification of Media**. On January ___, 2026 (and not less than 24 hours prior to the meeting), I communicated or caused to be communicated, the date, time, location, and subject matter of said meeting to those news media that have filed a written request for such notice and to the official newspaper of the Municipality, if any. The communication specifically referred to the Resolution.

4. **Open Meeting Law Compliance**. The meeting was a regular meeting of the Governing Body that was held in open session in compliance with Subchapter V of Chapter 19 of the Wisconsin Statutes and any other applicable local rules and state statutes.

5. **Members Present**. The meeting was duly called to order by the Mayor (the "**Presiding Officer**"), who chaired the meeting. Upon roll call, I noted and recorded that there were ___ members of the Governing Body present at the meeting, such number being a quorum of the Governing Body.

6. **Consideration of and Roll Call Vote on Resolution**. Various matters and business were taken up during the course of the meeting without intervention of any closed session. One of the matters taken up was the Resolution. A proper quorum of the Governing Body was present for the consideration of the Resolution, and each member of the Governing Body had received a copy of the Resolution. All rules of the Governing Body that interfered with the consideration of the Resolution, if any, were suspended by a two-thirds vote of the Governing Body. The Resolution was then introduced, moved, and seconded, and after due consideration, upon roll call, ___ of the Governing Body members voted Aye, ___ voted Nay, and ___ Abstained.

7. **Adoption of Resolution**. The Resolution was supported by the affirmative vote of a majority of a quorum of the members of the Governing Body in attendance. The Presiding Officer then declared that the Resolution was adopted, and I recorded the adoption of the Resolution.

8. **Approval of Presiding Officer**. The Resolution was approved by the Presiding Officer on February ___, 2026, and I have recorded the approval. The approval is evidenced by the signature of the Presiding Officer on the copy of the Resolution to which this certificate is attached.

9. **Publication of Notice**. I will cause the Notice to Electors, in the form of Exhibit B to the Resolution, to be published as specified in the Resolution.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of the Municipality, if any, on this certificate as of February___, 2026.

_____
Clerk

[SEAL]

	Project Cost	Dept	Debt Service Paid From	G.O. Notes						Taxable G.O. Notes	
				General Projects (Tax Levy)	General Projects (Tax Levy)	Refuse Vehicles (Tax Levy)	Police Vehicles (Tax Levy)	TID 25 (TID)	Storm Sewer (Storm Revenues)	TID 26 (TID)	TID 28 (TID)
				20 Year Level Payment	10 Year Level Payment	8 Year Level Payment	3 Year Level Payment	20 Year Payment	20 Year Level Payment	20 Year Payment	20 Year Payment
GENERAL PROJECTS											
City Hall - Replace HoneyWell Control Alarms	18,000	City Hall	Levy	18,000							
City Hall - Tuck Pointing Parapet	75,000	City Hall	Levy	75,000							
Asphalt Patching	100,000	DPW	Levy	100,000							
Asphalt Resurfacing: Local Streets	1,635,000	DPW	Levy	1,635,000							
Concrete Pavement Repairs: Citywide	550,000	DPW	Levy	550,000							
ESG Rooftop Solar	41,000	DPW	Levy	41,000							
ESG Sewer Shop Reroof	20,000	DPW	Levy	20,000							
ESG Truck Bay Mezzanine Repairs	120,000	DPW	Levy	120,000							
Facilities: Fees & Contingencies	250,000	DPW	Levy	250,000							
Mudjacking	80,000	DPW	Levy	80,000							
Pavement: Fees & Contingencies	500,000	DPW	Levy	500,000							
Reconstruct Bedford Lane - Whittier to South Termini	236,000	DPW	Levy	236,000							
Reconstruct Oxford Ave: Dousman - Reed	326,000	DPW	Levy	326,000							
Reconstruct Pleasant: Westway - W Mason	86,000	DPW	Levy	86,000							
Reconstruct Reed St: Oxford - Allard	207,000	DPW	Levy	207,000							
Reconstruct S Maple Ave: Walnut - Kellogg	76,000	DPW	Levy	76,000							
Sidewalks Citywide Program	520,000	DPW	Levy	520,000							
STP: Main Street	101,000	DPW	Levy	101,000							
STP: Manitowoc Road Sidewalk	280,000	DPW	Levy	280,000							
STP: Mather Street Real Estate	150,000	DPW	Levy	150,000							
STP: Shawano Avenue	123,407	DPW	Levy	123,407							
WSG Sand Bunker Canopy	350,000	DPW	Levy	350,000							
WSG Sanitary Lateral	45,000	DPW	Levy	45,000							
Aerial bucket truck	210,000	DPW	Levy		210,000						
Anti-icing unit (x2)	86,000	DPW	Levy		86,000						
Automated refuse truck- CC approved 1/21/25 (x2)	681,500	DPW	Levy			681,500					
Mastic machine, trailer mounted	102,000	DPW	Levy		102,000						
Motor grader	370,000	DPW	Levy		370,000						
Pickup truck	12,000	DPW	Levy		12,000						
Refuse body, rear-load	125,000	DPW	Levy			125,000					
Salt/brine combination unit (x2)	186,000	DPW	Levy		186,000						
Tandem axle dump/wing/plow-CC approved 1/21/25 (x	620,000	DPW	Levy		620,000						
HVAC ST 7	709,816	Fire	Levy	709,816							
Lot - St 4.	21,840	Fire	Levy	21,840							
Lot - St 5	76,440	Fire	Levy	76,440							
Roof Fire shop	79,000	Fire	Levy	79,000							
Siding - Fire Shop	62,300	Fire	Levy	62,300							
Solar Panels St 4	81,900	Fire	Levy	81,900							
Windows ST 6	491,411	Fire	Levy	491,411							
Dishwasher ST 4 New Unit	17,150	Fire	Levy		17,150						
Fleet Modems	50,000	Fire	Levy		50,000						
Knox Replacement	16,668	Fire	Levy		16,668						
Outdoor Warning Siren Site 1	33,075	Fire	Levy		33,075						
Outdoor Warning Siren Site 13	33,075	Fire	Levy		33,075						
Outdoor Warning Siren Site 4	31,500	Fire	Levy		31,500						

	Project Cost	Dept	Debt Service Paid From	G.O. Notes						Taxable G.O. Notes	
				General Projects (Tax Levy)	General Projects (Tax Levy)	Refuse Vehicles (Tax Levy)	Police Vehicles (Tax Levy)	TID 25 (TID)	Storm Sewer (Storm Revenues)	TID 26 (TID)	TID 28 (TID)
				20 Year Level Payment	10 Year Level Payment	8 Year Level Payment	3 Year Level Payment	20 Year Payment	20 Year Level Payment	20 Year Payment	20 Year Payment
GENERAL PROJECTS											
Portable Radios	157,251	Fire	Levy		157,251						
Radio Firmware/Tune	17,745	Fire	Levy		17,745						
SCBA WASHER ST 6	38,220	Fire	Levy		38,220						
Video Conference System	120,000	Fire	Levy		120,000						
Water Heater Fire Shop	5,500	Fire	Levy		5,500						
Water Rescue Suits	21,000	Fire	Levy		21,000						
Engine EN491-CC approved 12/17/24	1,335,400	Fire	Levy		1,335,400						
Fire Marshal FM 495	72,800	Fire	Levy		72,800						
Fire Marshal FM 497	72,800	Fire	Levy		72,800						
Marine 1 Fire Boat - Refurbish	183,597	Fire	Levy		183,597						
Utility Vehicle 412	72,800	Fire	Levy		72,800						
VAN 411	78,400	Fire	Levy		78,400						
FIRE STATION - YEAR 1	7,000,000	Fire	Levy	7,000,000							
Badger Park - Playground Replacement	50,000	Parks	Levy	50,000							
Colburn - Phase 2 Ballfield Renovations	100,000	Parks	Levy	100,000							
East RIver Optimist Park - Soil Contamination	50,000	Parks	Levy	50,000							
Fisk Park - Playground Replacement	50,000	Parks	Levy	50,000							
Joannes - Phase 1 Replace Pool Gutters and Basin Plast	1,125,000	Parks	Levy	1,125,000							
Misc. Park Paving	100,000	Parks	Levy	100,000							
Park Shop - Heated Storage Building	100,000	Parks	Levy	100,000							
Perkins - East Parking Lot Replacement	300,000	Parks	Levy	300,000							
Triangle Hill - Grading	100,000	Parks	Levy	100,000							
16' Gangmower with Cab - 104	172,400	Parks	Levy		172,400						
72" Deck Mower - 137	24,500	Parks	Levy		24,500						
Mini Track with Attachments - New Addition	67,500	Parks	Levy		67,500						
Toolcat with Snowblower and Broom - Unit 234	95,300	Parks	Levy		95,300						
ToolCat with Snowblower and Broom - Unit 237	95,300	Parks	Levy		95,300						
Wide Track Snowmobile - Unit 117	21,900	Parks	Levy		21,900						
26000 GVW Dump Truck with Snowplow - Unit 22	95,200	Parks	Levy		95,200						
Cargo Van - WLS	55,000	Parks	Levy		55,000						
3/4 Ton 4X4 Regular Cab with Plow - Unit 27	65,700	Parks	Levy		65,700						
3/4 Ton 4x4 Regular Cab with Plow - Unit 32	65,700	Parks	Levy		65,700						
Envelope printing machine	19,000	Admin Servic	Levy		19,000						
CNT Long range acoustic device	25,000	Police	Levy		25,000						
Digital Forensics (NAS)	60,000	Police	Levy		60,000						
Drone Program	65,000	Police	Levy		65,000						
Hand Held Radios 2026	82,000	Police	Levy		82,000						
Mobile Radios 2026	27,000	Police	Levy		27,000						
Patrol Rifle Replacement 2026	65,000	Police	Levy		65,000						
Zodiac Boat Replacement 2026	56,000	Police	Levy		56,000						
Replacement Squads (15)	1,294,500	Police	Levy				1,294,500				
Infrastructure repairs & improvements	1,340,000	Storm Sewer	Storm Sewer						1,340,000		
TID 25 - Stormwater facility	3,000,000	TID 25	TID 25					3,000,000			
TID 26 - Infrastructure project	3,850,000	TID 26	TID 26							3,850,000	
TID 28 - Developer Incentive	2,500,000	TID 28	TID 28								2,500,000
SUBTOTAL	**34,278,595**			**16,387,114**	**5,100,481**	**806,500**	**1,294,500**	**3,000,000**	**1,340,000**	**3,850,000**	**2,500,000**
Issuance fees, capitalized interest, and allowance for not to exceed									261,405		905,000
								Tax-Exempt Total:	**28,190,000**	**Taxable Total:**	**7,255,000**

Totals by Payment Source:	
Levy	23,588,595
Storm Sewer	1,340,000
TID 25	3,000,000
TID 26	3,850,000
TID 28	2,500,000
	34,278,595

January 27, 2026

PRE-SALE REPORT FOR

City of Green Bay, Wisconsin

$28,190,000 General Obligation Promissory Notes, Series 2026B

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

Advisors:

Harry Allen, Senior Municipal Advisor
Todd Taves, Senior Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

EXECUTIVE SUMMARY OF PROPOSED DEBT

Proposed Issue:

$28,190,000 General Obligation Promissory Notes, Series 2026B (the "Notes").

Purposes:

The proposed issue includes financing for the 2026 capital improvement plan which generally includes (i) department of public works equipment and facilities, (ii) street and sidewalk improvements, (iii) parks equipment and facilities, (iv) fire department equipment and facilities, (v) administrative services equipment, (vi) police equipment, (vii) city hall improvements, (viii) storm sewer projects, and (ix) Tax Incremental District No. 25 projects. Debt service will be paid from ad valorem property taxes with the expectation that storm sewer and Tax Incremental District No. 25 revenues will be used to abate allocable portions of the overall debt service.

Authority:

The Notes are being issued pursuant to Wisconsin Statute 67.12(12). The Notes will be general obligations of the City for which its full faith, credit and taxing powers are pledged.

The Notes count against the City's General Obligation Debt Capacity Limit of 5% of total City Equalized Valuation. Following issuance of the Notes, and the Series 2026A Taxable General Obligation Promissory Notes (the "2026A Notes") to be issued in March, the City's total General Obligation debt principal outstanding will be approximately $233,467,500, which is 39% of its limit. Remaining General Obligation Borrowing Capacity will be approximately $360,861,585.

Term/Call Feature:

The Notes are being issued for a term of 20 years. Principal on the Notes will be due on April 1 in the years 2027 through 2046. Interest will be due every six months beginning April 1, 2027.

The Notes will be subject to prepayment at the discretion of the City on April 1, 2034 or any date thereafter.

Bank Qualification:

Because the City is issuing more than $10,000,000 in tax-exempt obligations during the calendar year, the City will be not able to designate the Notes as "bank qualified" obligations.

Rating:

The City's most recent bond issues were rated by Moody's Investors Service. The current rating on those bonds is "Aa3". The City will request a new rating for the Notes.

If the winning bidder on the Notes elects to purchase bond insurance, the rating for the issue may be higher than the City's bond rating in the event that the bond rating of the insurer is higher than that of the City.

Basis for Recommendation:

Based on your objectives, financial situation and need, risk tolerance, liquidity needs, experience with the issuance of Notes and long-term financial capacity, as well as the tax status considerations related to the Notes and the structure, timing and other similar matters related to the Notes, we are recommending the issuance of Notes as a suitable option.

Method of Sale/Placement:

We are recommending the Notes be issued as municipal securities and offered through a competitive underwriting process. You will solicit competitive bids, which we will compile on your behalf, for the purchase of the Notes from underwriters and banks.

An allowance for discount bidding will be incorporated in the terms of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction.

If the Notes are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to reduce your borrowing amount.

Premium Pricing:

In some cases, investors in municipal bonds prefer "premium" pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered "reoffering premium." For this issue of Notes, any premium amount received that is in excess of the underwriting discount and any capitalized interest amounts must be placed in the debt service fund and used to pay a portion of the interest payments due on the Notes. We anticipate using any premium amounts received to reduce the issue size.

The amount of premium allowed can be restricted in the bid specifications. Restrictions on premium may result in fewer bids, but may also eliminate large adjustments on the day of sale and unintended results with respect to debt service payment impacts. Ehlers will identify appropriate premium restrictions for the Notes intended to achieve the City's objectives for this financing.

Parameters:

The Common Council will consider adoption of a Parameters Resolution on February 3, 2026, which delegates authority to the Finance Director/Comptroller or the Assistant Finance Director/Treasurer to accept and approve a bid for the Notes so long as the bid meets certain parameters. These parameters are:

* Issue size not to exceed $28,190,000

* Maximum Bid of 108%

* Minimum Bid of 98.75%

* Maximum True Interest Cost (TIC) of 4.25%

* Maturity Schedule Adjustments not to exceed $450,000 per maturity

Other Considerations:

The Notes will be offered with the option of the successful bidder utilizing a term bond structure. By offering underwriters the option to "term up" some of the maturities at the time of the sale, it gives them more flexibility in finding a market for your Notes. This makes your issue more marketable, which can result in lower borrowing costs. In the event that the successful bidder utilizes a term bond structure, we recommend the City retain a paying agent to handle responsibility for processing mandatory redemption/call notices associated with term bonds.

Review of Existing Debt:

We have reviewed all outstanding indebtedness for the City and find that there are no refunding opportunities at this time.

We will continue to monitor the market and the call dates for the City's outstanding debt and will alert you to any future refunding opportunities.

Continuing Disclosure:

Because the City has more than $10,000,000 in outstanding debt subject to a continuing disclosure undertaking (including this issue) and this issue does not meet an available exemption from continuing disclosure, the City will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually, as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the "MSRB"), as required by rules of the Securities and Exchange Commission (SEC). The City is already obligated to provide such reports for its existing bonds, and has contracted with Ehlers to prepare and file the reports.

Arbitrage Monitoring:

The City must ensure compliance with certain sections of the Internal Revenue Code and Treasury Regulations ("Arbitrage Rules") throughout the life of the issue to maintain the tax-exempt status of the Notes. These Arbitrage Rules apply to amounts held in construction,

escrow, reserve, debt service account(s), etc., along with related investment income on each fund/account.

IRS audits will verify compliance with rebate, yield restriction and records retention requirements within the Arbitrage Rules. The City's specific arbitrage responsibilities will be detailed in the Tax Certificate (the "Tax Compliance Document") prepared by your Bond Attorney and provided at closing.

The Notes may qualify for one or more exception(s) to the Arbitrage Rules by meeting 1) small issuer exception, 2) spend down requirements, 3) bona fide debt service fund limits, 4) reasonable reserve requirements, 5) expenditure within an available period limitations, 6) investments yield restrictions, 7) de minimis rules, or; 8) borrower limited requirements.

An Ehlers arbitrage expert will contact the City within 30 days after the sale date to review the City's specific responsibilities for the Notes. The City is currently receiving arbitrage services from Ehlers in relation to the Notes.

Investment of Note Proceeds:

Ehlers can assist the City in developing a strategy to invest your Note proceeds until the funds are needed to pay project costs.

Risk Factors:

G.O. with Planned Abatement: The issuer is abating a portion of G.O. debt service payments for the issue with storm sewer and Tax Incremental District No. 25 revenues. In the event these revenues are not available, the City is obligated to levy property taxes in an amount sufficient to make all debt payments.

Other Service Providers:

This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. For services you have not previously required, we have identified a service provider. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, but the final fees may vary. If you have any questions pertaining to the identified service providers or their role, or if you would like to use a different service provider for any of the listed services please contact us.

Bond Counsel: Foley & Lardner LLP.

Paying Agent: Associated Trust Company, N.A.

Rating Agency: Moody's Investors Service, Inc.

PROPOSED DEBT ISSUANCE SCHEDULE

Conference with Rating Agency:	January 27, 2026
Pre-Sale Review by Common Council:	February 3, 2026
Due Diligence Call to Review Official Statement:	Week of February 23, 2026
Distribute Official Statement:	March 4, 2026
Designated Officials Award Sale of the Notes:	March 11, 2026
Estimated Closing Date:	April 2, 2026

Attachments

Existing G.O. Debt Base Case

Estimated Sources and Uses of Funds

Estimated Debt Service Schedule by Purpose

Financing Plan Tax Impact

General Obligation Debt Capacity Analysis

Bond Buyer Index - 10-year

EHLERS' CONTACTS

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Alicia Gerosa, Public Finance Analyst	(262) 796-6193
Beth Mueller, Senior Financial Analyst	(651) 697-8553

Table 1
Existing G.O. Debt Base Case
City of Green Bay, WI

Year Ending	Existing Debt																	Year Ending
	Total G.O. Debt Payments	G.O. Debt Expense	Less: Bay Beach	Less: Sanitary Sewer	Less: Stormwater	Less: Water	Less: TID	Less: Parking	Less: Special Revenues	Less: Bond Premium / Cap I	Less: Bellevue Intergovernmental	Less: Interest Revenue	Less: Applied Surplus	Less: Other Sources	Net Debt Service Levy	Debt Service Levy Change From PY	Equalized Value (TID OUT)	Tax Rate Per $1,000	Annual Taxes $150,000 Home	
2026	27,976,084	35,000	(349,207)	(1,382,469)	(2,097,853)	(294)	(5,345,663)	(379,058)	(261,000)	(3,051,549)	(8,500)	(500,000)	(1,312,387)	(223,328)	13,099,776	2,305,921	11,002,044,100	$1.19	$178.60	2026
2027	25,371,872	35,000	(356,438)	(1,206,413)	(2,091,043)	(13,203)	(4,415,111)	(383,964)	(261,000)	(801,371)	0	(500,000)	(1,000,000)	0	14,378,328	1,278,552	11,720,274,533	$1.23	$184.02	2027
2028	23,738,209	35,000	(356,813)	(1,161,714)	(2,096,310)	(13,203)	(4,908,737)	(378,756)	(261,000)	(142,288)		(500,000)	(1,000,000)		12,954,388	(1,423,941)	12,241,578,402	$1.06	$158.73	2028
2029	21,542,509	35,000	(353,113)	(1,072,881)	(2,015,843)	(13,203)	(4,809,935)	(389,156)	(261,000)	0		(500,000)	(1,000,000)		11,162,378	(1,792,009)	12,894,626,646	$0.87	$129.85	2029
2030	20,061,255	35,000	(350,513)	(1,031,632)	(2,002,667)	(13,203)	(4,740,451)	(384,556)	(261,000)			(500,000)	(1,000,000)		9,812,234	(1,350,145)	13,468,164,300	$0.73	$109.28	2030
2031	18,209,037	35,000	(349,163)	(1,038,494)	(1,915,605)	(13,203)	(3,873,248)	(389,481)	(261,000)			(500,000)	0		9,903,843	91,609	14,067,212,226	$0.70	$105.61	2031
2032	17,669,477	35,000	(353,822)	(1,040,556)	(1,923,345)	(13,203)	(3,849,327)	(393,806)	(261,000)			(500,000)			9,369,418	(534,425)	14,692,905,091	$0.64	$95.65	2032
2033	17,022,860	35,000	(352,663)	(1,052,587)	(1,932,982)	(13,203)	(3,655,190)	(397,319)	(261,000)			(500,000)			8,892,917	(476,501)	15,346,428,031	$0.58	$86.92	2033
2034	16,546,601	35,000	(425,963)	(1,045,864)	(1,936,718)	(13,203)	(3,650,182)	(395,156)	(261,000)			(500,000)			8,353,516	(539,401)	16,029,018,893	$0.52	$78.17	2034
2035	15,644,744	35,000	(428,619)	(1,052,726)	(1,835,583)	(13,203)	(3,467,499)	(397,581)	(263,000)			(500,000)			7,721,533	(631,983)	16,741,970,585	$0.46	$69.18	2035
2036	13,123,496	35,000	(430,541)	(953,124)	(1,841,191)	0	(2,794,734)	(306,856)	0			(500,000)			6,332,050	(1,389,483)	17,486,633,520	$0.36	$54.32	2036
2037	12,158,695	35,000	(426,788)	(746,989)	(1,860,321)		(2,791,020)	(308,156)				(500,000)			5,560,420	(771,629)	18,264,418,177	$0.30	$45.67	2037
2038	10,960,660	35,000	(427,350)	(523,757)	(1,558,862)		(2,789,991)	(309,656)				(500,000)			4,886,044	(674,377)	19,076,797,770	$0.26	$38.42	2038
2039	9,576,299	35,000	0	(459,927)	(1,568,842)		(2,657,105)	(316,194)				(500,000)			4,109,231	(776,813)	19,925,311,041	$0.21	$30.93	2039
2040	8,427,005	35,000		(349,107)	(1,170,937)		(2,498,799)	(243,225)				(500,000)			3,699,938	(409,294)	20,811,565,172	$0.18	$26.67	2040
2041	7,109,004	35,000		(198,264)	(714,095)		(2,340,257)	(201,297)				(500,000)			3,190,091	(509,847)	21,737,238,833	$0.15	$22.01	2041
2042	6,578,762	35,000		(159,676)	(646,837)		(2,215,600)	(150,131)				(500,000)			2,941,519	(248,572)	22,704,085,358	$0.13	$19.43	2042
2043	5,556,790	35,000		(37,100)	(543,206)		(2,212,352)	(110,144)				(500,000)			2,188,988	(752,531)	23,713,936,065	$0.09	$13.85	2043
2044	4,410,577	35,000		(35,700)	(453,900)		(1,997,127)	(76,500)				(500,000)			1,382,350	(806,638)	24,768,703,731	$0.06	$8.37	2044
2045	2,976,259	35,000		0	0		(1,995,859)	0				(500,000)			515,400	(866,950)	25,870,386,208	$0.02	$2.99	2045
2046	0	0					0					0			0	(515,400)	27,021,070,210	$0.00	$0.00	2046
Total	284,660,195	700,000	(4,960,993)	(14,548,981)	(30,206,139)	(119,121)	(67,008,185)	(5,910,994)	(2,612,000)	(3,995,207)	(8,500)	(10,000,000)	(5,312,387)	(223,328)	140,454,361					Total

Notes:

Legend:

Represents +/- 25% Change over previous year

Table 2
Capital Improvements Financing Plan
City of Green Bay, WI

		2026						
		G.O. Notes	General Projects - 20-Year (Levy) Portion	General Projects - 10-Year (Levy) Portion	DPW Refuse Trucks Portion	Police Vehicles Portion	Storm Sewer Portion	TID 25 Portion
CIP Projects[1]								
Department of Public Works		7,382,407	5,796,407	1,586,000				
Sanitary Trucks		806,500			806,500			
Parks Department		2,733,500	1,975,000	758,500				
Fire Department		10,879,688	8,522,707	2,356,981				
Admin Services		19,000		19,000				
Storm Sewer		1,340,000					1,340,000	
Police Department		1,674,500		380,000		1,294,500		
City Hall		93,000	93,000					
TID 25		3,000,000						3,000,000
Subtotal Project Costs		**27,928,595**	**16,387,114**	**5,100,481**	**806,500**	**1,294,500**	**1,340,000**	**3,000,000**
Estimated Issuance Expenses								
Municipal Advisor (Ehlers)		20,000	11,735	3,654	578	926	958	2,150
Bond Counsel		29,190	17,127	5,333	844	1,351	1,398	3,137
Rating Fee		32,600	19,127	5,956	942	1,509	1,561	3,504
Maximum Underwriter's Discount	12.50	352,375	206,750	64,375	10,188	16,313	16,875	37,875
Paying Agent		850	499	155	25	39	41	91
Subtotal Issuance Expenses		435,015	255,238	79,472	12,577	20,138	20,833	46,758
TOTAL TO BE FINANCED		**28,363,610**	**16,642,352**	**5,179,953**	**819,077**	**1,314,638**	**1,360,833**	**3,046,758**
Estimated Interest Earnings	3.75%	(174,554)	(102,419)	(31,878)	(5,041)	(8,091)	(8,375)	(18,750)
Assumed spend down (months)	2							
Rounding		944	68	1,925	964	(1,548)	(2,458)	1,992
NET BOND SIZE		**28,190,000**	**16,540,000**	**5,150,000**	**815,000**	**1,305,000**	**1,350,000**	**3,030,000**

Notes:

1) Project total estimates as approved by the City Council on November 18, 2025.

Table 3
Allocation of Debt Service - 2026 G.O. Notes
City of Green Bay, WI

Year	General Projects - 20-Year (Levy) Portion				General Projects - 10-Year (Levy) Portion			DPW Refuse Trucks Portion			Police Vehicles Portion		
Ending	Principal	Est. Rate[1]	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2026													
2027		2.87%	889,357	889,357		224,607	224,607		34,603	34,603	410,000	49,386	459,386
2028	645,000	2.82%	584,910	1,229,910	510,000	142,825	652,825	105,000	21,631	126,631	440,000	18,944	458,944
2029	660,000	2.80%	566,576	1,226,576	525,000	128,284	653,284	110,000	18,611	128,611	455,000	6,370	461,370
2030	680,000	2.75%	547,986	1,227,986	540,000	113,509	653,509	115,000	15,489	130,489			
2031	700,000	2.76%	528,976	1,228,976	555,000	98,425	653,425	115,000	12,321	127,321			
2032	720,000	2.82%	509,164	1,229,164	570,000	82,729	652,729	120,000	9,042	129,042			
2033	740,000	2.93%	488,171	1,228,171	585,000	66,122	651,122	125,000	5,519	130,519			
2034	760,000	2.95%	466,120	1,226,120	605,000	48,628	653,628	125,000	1,844	126,844			
2035	785,000	3.08%	442,821	1,227,821	620,000	30,156	650,156						
2036	810,000	3.22%	417,691	1,227,691	640,000	10,304	650,304						
2037	835,000	3.36%	390,622	1,225,622									
2038	865,000	3.47%	361,586	1,226,586									
2039	900,000	3.90%	329,028	1,229,028									
2040	935,000	4.00%	292,778	1,227,778									
2041	975,000	4.10%	254,091	1,229,091									
2042	1,015,000	4.15%	213,042	1,228,042									
2043	1,060,000	4.19%	169,774	1,229,774									
2044	1,105,000	4.23%	124,196	1,229,196									
2045	1,150,000	4.27%	76,273	1,226,273									
2046	1,200,000	4.31%	25,860	1,225,860									
Total	16,540,000		7,679,015	24,219,015	5,150,000	945,589	6,095,589	815,000	119,059	934,059	1,305,000	74,700	1,379,700

Notes:

1) Estimated Rate assumes November 13, 2025 "Aa3" rated G.O. sale plus 0.15%.

Table 3
Allocation of Debt Service - 2026 G.O. Notes
City of Green Bay, WI

Storm Sewer Portion			TID 25 Portion			Year	Totals		
Principal	Interest	Total	Principal	Interest	Total	Ending	Principal (4/1)	Interest	Total
						2026			
25,000	71,900	96,900	60,000	161,456	221,456	2027	495,000	1,431,310	1,926,310
50,000	46,840	96,840	115,000	105,069	220,069	2028	1,865,000	920,218	2,785,218
55,000	45,365	100,365	120,000	101,767	221,767	2029	1,925,000	866,972	2,791,972
55,000	43,838	98,838	120,000	98,437	218,437	2030	1,510,000	819,259	2,329,259
55,000	42,323	97,323	125,000	95,062	220,062	2031	1,550,000	777,107	2,327,107
60,000	40,718	100,718	130,000	91,504	221,504	2032	1,600,000	733,157	2,333,157
60,000	38,993	98,993	135,000	87,693	222,693	2033	1,645,000	686,497	2,331,497
60,000	37,229	97,229	135,000	83,724	218,724	2034	1,685,000	637,544	2,322,544
65,000	35,343	100,343	140,000	79,577	219,577	2035	1,610,000	587,897	2,197,897
65,000	33,296	98,296	145,000	75,087	220,087	2036	1,660,000	536,377	2,196,377
65,000	31,157	96,157	150,000	70,232	220,232	2037	1,050,000	492,011	1,542,011
70,000	28,851	98,851	155,000	65,023	220,023	2038	1,090,000	455,459	1,545,459
70,000	26,271	96,271	160,000	59,214	219,214	2039	1,130,000	414,513	1,544,513
75,000	23,406	98,406	170,000	52,694	222,694	2040	1,180,000	368,878	1,548,878
80,000	20,266	100,266	175,000	45,706	220,706	2041	1,230,000	320,063	1,550,063
80,000	16,966	96,966	185,000	38,280	223,280	2042	1,280,000	268,288	1,548,288
85,000	13,525	98,525	190,000	30,461	220,461	2043	1,335,000	213,759	1,548,759
90,000	9,841	99,841	200,000	22,250	222,250	2044	1,395,000	156,287	1,551,287
90,000	6,016	96,016	205,000	13,643	218,643	2045	1,445,000	95,932	1,540,932
95,000	2,047	97,047	215,000	4,633	219,633	2046	1,510,000	32,541	1,542,541
1,350,000	614,190	1,964,190	3,030,000	1,381,510	4,411,510	Total	28,190,000	10,814,063	39,004,063

Table 4
Financing Plan Tax Impact
City of Green Bay, WI

Year Ending	Existing Debt: Net Debt Service Levy	Existing Debt: Change From Prior Year Levy	Existing Debt: Equalized Value (TID OUT)	Existing Debt: Tax Rate Per $1,000	Existing Debt: Annual Taxes $150,000 Home	Proposed Debt: 2026 G.O. Notes 28,190,000 Dated: 4/2/2026 Total Prin. and Int.	Proposed Debt: 2026 Taxable G.O. Notes 7,255,000 Dated: 3/12/2026 Total Prin. and Int.	Abatements: Less: Storm Sewer	Abatements: Less: TID 25	Abatements: Less: TID 26	Abatements: Less: TID 28	Debt Service Levy: Total Net Debt Service Levy	Debt Service Levy: Levy Change from Prior Year	Taxes: Total Tax Rate for Debt Service	Taxes: Annual Taxes $150,000 Home	Taxes: Annual Taxes Difference From Existing	Year Ending
2026	13,099,776		11,002,044,100	$1.19	$178.60		0			0	0	13,099,776		$1.19	$179	$0	2026
2027	14,378,328	1,278,552	11,720,274,533	$1.23	$184.02	1,926,310	0	(96,900)	(221,456)	0	0	15,986,282	2,886,506	$1.36	$205	$21	2027
2028	12,954,388	(1,423,941)	12,241,578,402	$1.06	$158.73	2,785,218	261,335	(96,840)	(220,069)	(261,335)	0	15,422,698	(563,584)	$1.26	$189	$30	2028
2029	11,162,378	(1,792,009)	12,894,626,646	$0.87	$129.85	2,791,972	512,394	(100,365)	(221,767)	(259,310)	(253,084)	13,632,218	(1,790,479)	$1.06	$159	$29	2029
2030	9,812,234	(1,350,145)	13,468,164,300	$0.73	$109.28	2,329,259	579,133	(98,838)	(218,437)	(325,838)	(253,295)	11,824,217	(1,808,001)	$0.88	$132	$22	2030
2031	9,903,843	91,609	14,067,212,226	$0.70	$105.61	2,327,107	608,333	(97,323)	(220,062)	(355,123)	(253,210)	11,913,564	89,347	$0.85	$127	$21	2031
2032	9,369,418	(534,425)	14,692,905,091	$0.64	$95.65	2,333,157	611,258	(100,718)	(221,504)	(358,403)	(252,855)	11,380,353	(533,212)	$0.77	$116	$21	2032
2033	8,892,917	(476,501)	15,346,428,031	$0.58	$86.92	2,331,497	618,290	(98,993)	(222,693)	(361,175)	(257,115)	10,902,728	(477,625)	$0.71	$107	$20	2033
2034	8,353,516	(539,401)	16,029,018,893	$0.52	$78.17	2,322,544	619,258	(97,229)	(218,724)	(363,343)	(255,915)	10,360,107	(542,621)	$0.65	$97	$19	2034
2035	7,721,533	(631,983)	16,741,970,585	$0.46	$69.18	2,197,897	619,235	(100,343)	(219,577)	(364,885)	(254,350)	9,599,509	(760,597)	$0.57	$86	$17	2035
2036	6,332,050	(1,389,483)	17,486,633,520	$0.36	$54.32	2,196,377	662,259	(98,296)	(220,087)	(404,924)	(257,335)	8,210,044	(1,389,465)	$0.47	$70	$16	2036
2037	5,560,420	(771,629)	18,264,418,177	$0.30	$45.67	1,542,011	667,940	(96,157)	(220,232)	(413,123)	(254,818)	6,786,042	(1,424,002)	$0.37	$56	$10	2037
2038	4,886,044	(674,377)	19,076,797,770	$0.26	$38.42	1,545,459	671,915	(98,851)	(220,023)	(415,175)	(256,740)	6,112,630	(673,412)	$0.32	$48	$10	2038
2039	4,109,231	(776,813)	19,925,311,041	$0.21	$30.93	1,544,513	669,358	(96,271)	(219,214)	(416,228)	(253,130)	5,338,259	(774,370)	$0.27	$40	$9	2039
2040	3,699,938	(409,294)	20,811,565,172	$0.18	$26.67	1,548,878	675,095	(98,406)	(222,694)	(421,125)	(253,970)	4,927,716	(410,544)	$0.24	$36	$9	2040
2041	3,190,091	(509,847)	21,737,238,833	$0.15	$22.01	1,550,063	673,955	(100,266)	(220,706)	(419,835)	(254,120)	4,419,181	(508,534)	$0.20	$30	$8	2041
2042	2,941,519	(248,572)	22,704,085,358	$0.13	$19.43	1,548,288	675,880	(96,966)	(223,280)	(422,320)	(253,560)	4,169,561	(249,621)	$0.18	$28	$8	2042
2043	2,188,988	(752,531)	23,713,936,065	$0.09	$13.85	1,548,759	675,685	(98,525)	(220,461)	(423,415)	(252,270)	3,418,761	(750,800)	$0.14	$22	$8	2043
2044	1,382,350	(806,638)	24,768,703,731	$0.06	$8.37	1,551,287	678,175	(99,841)	(222,250)	(423,080)	(255,095)	2,611,546	(807,215)	$0.11	$16	$7	2044
2045	515,400	(866,950)	25,870,386,208	$0.02	$2.99	1,540,932	678,150	(96,016)	(218,643)	(421,275)	(256,875)	1,741,673	(869,873)	$0.07	$10	$7	2045
2046	0	(515,400)	27,021,070,210	$0.00	$0.00	1,542,541	0	(97,047)	(219,633)	0	0	1,225,860	(515,813)	$0.05	$7	$7	2046
2047	0	0	28,222,935,268	$0.00	$0.00	0		0	0			0	(1,225,860)	$0.00	$0	$0	2047
Total	140,454,361					39,004,063	11,157,645	(1,964,190)	(4,411,510)	(6,829,909)	(4,327,736)					**$299**	Total
																Total Cost of Finaning Plan to Sample Taxpayer	

Notes:

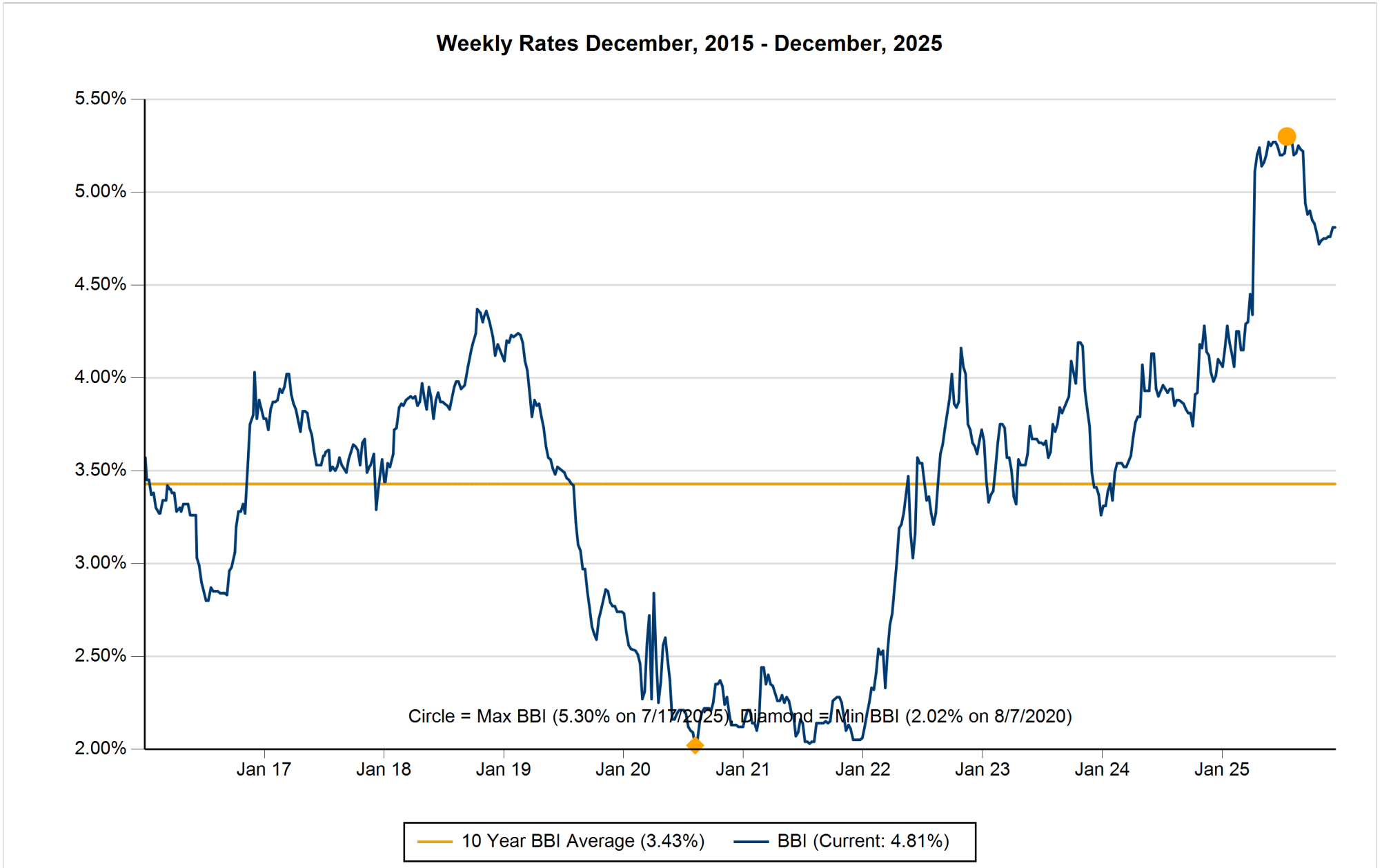
Table 6
General Obligation Debt Capacity Analysis - Impact of Financing Plan
City of Green Bay, WI

Existing Debt					Proposed Debt					
Year Ending	Projected Equalized Value (TID IN)[1]	Debt Limit	Existing Principal Outstanding	% of Limit	2026 G.O. Notes	2026 Taxable G.O. Notes	Combined Principal Existing & Proposed	% of Limit	Residual Capacity	Year Ending
2025	11,886,581,700	594,329,085	216,918,500	**36%**			$216,918,500	**36%**	$377,410,585	2025
2026	12,419,673,871	620,983,694	196,022,500	**32%**	28,190,000	7,255,000	$231,467,500	**37%**	$389,516,194	2026
2027	12,976,674,283	648,833,714	178,059,574	**27%**	27,695,000	7,255,000	$213,009,574	**33%**	$435,824,140	2027
2028	13,558,655,178	677,932,759	161,162,817	**24%**	25,830,000	7,205,000	$194,197,817	**29%**	$483,734,942	2028
2029	14,166,736,887	708,336,844	145,884,017	**21%**	23,905,000	7,040,000	$176,829,017	**25%**	$531,507,828	2029
2030	14,802,089,986	740,104,499	131,563,214	**18%**	22,395,000	6,800,000	$160,758,214	**22%**	$579,346,285	2030
2031	15,465,937,548	773,296,877	118,605,302	**15%**	20,845,000	6,520,000	$145,970,302	**19%**	$627,326,575	2031
2032	16,159,557,499	807,977,875	105,710,293	**13%**	19,245,000	6,225,000	$131,180,293	**16%**	$676,797,582	2032
2033	16,884,285,079	844,214,254	92,977,818	**11%**	17,600,000	5,910,000	$116,487,818	**14%**	$727,726,436	2033
2034	17,641,515,409	882,075,770	80,237,870	**9%**	15,915,000	5,580,000	$101,732,870	**12%**	$780,342,901	2034
2035	18,432,706,180	921,635,309	67,925,315	**7%**	14,305,000	5,235,000	$87,465,315	**9%**	$834,169,994	2035
2036	19,259,380,459	962,969,023	57,443,333	**6%**	12,645,000	4,830,000	$74,918,333	**8%**	$888,050,690	2036
2037	20,123,129,617	1,006,156,481	47,553,390	**5%**	11,595,000	4,400,000	$63,548,390	**6%**	$942,608,090	2037
2038	21,025,616,397	1,051,280,820	38,520,426	**4%**	10,505,000	3,945,000	$52,970,426	**5%**	$998,310,394	2038
2039	21,968,578,113	1,098,428,906	30,569,274	**3%**	9,375,000	3,470,000	$43,414,274	**4%**	$1,055,014,632	2039
2040	22,953,829,996	1,147,691,500	23,489,825	**2%**	8,195,000	2,965,000	$34,649,825	**3%**	$1,113,041,675	2040
2041	23,983,268,683	1,199,163,434	17,466,765	**1%**	6,965,000	2,435,000	$26,866,765	**2%**	$1,172,296,669	2041
2042	25,058,875,874	1,252,943,794	11,719,961	**1%**	5,685,000	1,875,000	$19,279,961	**2%**	$1,233,663,833	2042
2043	26,182,722,147	1,309,136,107	6,754,208	**1%**	4,350,000	1,285,000	$12,389,208	**1%**	$1,296,746,899	2043
2044	27,356,970,937	1,367,848,547	2,734,314	**0%**	2,955,000	660,000	$6,349,314	**0%**	$1,361,499,233	2044
2045	28,583,882,709	1,429,194,135	0	**0%**	1,510,000	0	$1,510,000	**0%**	$1,427,684,135	2045
2046	29,865,819,305	1,493,290,965		**0%**	0		$0	**0%**	$1,493,290,965	2046

Notes:

1) Projected TID IN EV based on 5-year average at 4.48% annual inflation.

10 YEAR TREND IN MUNICIPAL BOND INDICES



The Bond Buyer "20 Bond Index" (BBI) shows average yields on a group of municipal bonds that mature in 20 years and have an average rating equivalent to Moody's Aa2 and S&P's AA.

Source: The Bond Buyer

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
January 27, 2026	Russ Schwandt, Assessor

AGENDA ITEM

Consideration with possible actions to approve the rescind of 2025 real estate taxes for parcel 6H-1732-1 USA in Trust for the Oneida Nation at 501 Packerland Dr for $40,058.63.

BACKGROUND

Reason for request:
Property was sold from Oneida Tribe of Indians to USA in Trust for the Oneida Nation. The sale date of conveyance was 11/7/2024; however, the sale was not recorded with the register of deeds until 4/2/2025. We were not aware of this sale at the time of finalizing our assessment roll. This property should have been exempt for 2025.

The 2025 assessed value of the real property was $1,925,300
The corrected 2025 real property assessment is $0

The 2025 tax bill is unpaid. Rescind taxes according to this adjustment.

Process:

City approves rescinded taxes or refund to owner.

Request to charge back taxes to taxing jurisdictions will be sent to WDOR by October 2026.

WDOR sends chargeback determination in November 2026.

Green Bay Schools 40% , Brown County 17%, NWTC 3% and City of Green Bay 40%

Taxing jurisdictions will reimburse City respected portion February 2027 per WDOR determination.

RECOMMENDATION

Approve rescinded taxes

FISCAL IMPACT

$40,058.63

ATTACHMENTS

Request for Charge Back of Rescinded or Refunded Taxes

(Sec. 74.41, Wis. Stats.)

DOR USE ONLY

Case no.

1	Assessment year	Co-muni code	Municipality	County
	2025	05 – 231	CITY OF GREEN BAY	BROWN

2	☒ Real estate parcel no. ☐ Personal property account no.	Is this parcel in a TID? ☒ No ☐ Yes TID no.
	6H-1732-1	

3	Property owner name	Personal property category *(see instructions)*
	USA IN TRUST FOR THE ONEIDA NATI	

4 Real Estate

Class	(a) Land	(b) Improvement	(c) Total (a + b)	Class	(d) Land	(e) Improvement	(f) Total (d + e)	(g) Total Assessment Difference (c - f)
	Assessment BEFORE Adjustment				**Assessment AFTER Adjustment**			
2 Com.	310,200	1,615,100	1,925,300	2 Com.	0	0	0	1,925,300
								0
								0
								0
								0
Total	310,200	1,615,100	1,925,300		0	0	0	1,925,300

5 Personal Property

☐ Non-manufacturing ☐ Manufacturing

BEFORE Adjustment	AFTER Adjustment	Difference
		0

6 Total manufacturing interest refund/rescinded

(a)	(b) = (a) x .80	(c) = (a) x .20
	0	0

7 Net taxes rescinded or refunded to be charged back to taxing jurisdictions – EXCLUDING INTEREST

	Code	Name of Taxing Jurisdictions		Net Tax
a.		State of Wisconsin		
b.		County	BROWN	
c.1	05 – 5040	Special district	GREEN BAY METRO SEWER DISTRICT	
c.2	–	Special district	< Select a District >	
d.		Local	CITY OF GREEN BAY	
e.	05 – 2289	School district	GREEN BAY	
f.	–	Union high school district		
g.	1300	Technical college district	NORTHEAST WISCONSIN TECH COLLEGE GNBY	
h.		Total net tax rescinded or refunded – EXCLUDING INTEREST *(This amount is after School Levy Tax Credit.)*		

8 Select the appropriate statute and explanation why these taxes were rescinded or refunded.

Statute no(s). 70.43 - Assessor correction of error Explanation: Property is exempt

Additional explanation: *(If you need more space, include as an attachment)*

Property was sold from Oneida Tribe of Indians to USA in Trust for the Oneida Nation. The sale date of conveyance was 11/7/2024; however, the sale was not recorded with the register of deeds until 4/2/2025. We were not aware of this sale at the time of finalizing our assessment roll. This property should have been exempt for 2025.

9	Preparer name	Email
		Daytime phone

PC-201 (R. 1-10)

USA in Trust for the Oneida Nation
501 Packerland Dr
GREEN BAY, WI 54303

Calculation for Real Estate - Assessed Value

FILING RECINDED/REFUNDED TAX IN 2026

ORIGINAL TAX BILL 2025 — **TAX ROLL YEAR 2025**

PARCEL	6H-1732-1

LAND	IMPROV	TOTAL ASSESSED VALUE	TAX RATE	TOTAL DUE	RATIO	ESTIMATED FAIR MARKET VALUE
310,200	1,615,100	**1,925,300**	20.84	$40,125.30	0.7330	2,626,600

		TOTAL TAX
		$40,125.32
Less first $ Credit		$ (66.69)
		$40,058.63
	$40,125.32	

REVISED TAX BILL 2025

LAND	IMPROV	TOTAL ASSESSED VALUE	TAX RATE	TOTAL DUE	RATIO	FAIR MARKET VALUE
310,200	1,615,100	-	20.84	$0.00	0.7330	-

		TOTAL TAX
		$0.00
Less first $ Credit		$ -
		$0.00
	$0.00	

REFUND OR RESCINDED

LAND	IMPROV	TOTAL ASSESSED VALUE	TAX RATE	TOTAL DUE	RATIO	FAIR MARKET VALUE
310,200	1,615,100	**1,925,300**	20.84	$40,125.30	0.7330	2,626,600

		TOTAL TAX
		$40,125.32
Less first $ Credit		$ (66.69)
Amount City to rescind		$40,058.63
	$40,125.32	

2025 Real Estate Tax Summary

Parcel #: 6H-1732-1
Alt. Parcel #:

231 - CITY OF GREEN BAY
BROWN COUNTY, WISCONSIN

Tax Address:
ATTN ONEIDA NATION
USA IN TRUST FOR THE ONEIDA NATION
PO BOX 365
ONEIDA WI 54155-0365

Owner(s): O = Current Owner, C = Current Co-Owner
O - USA IN TRUST FOR THE ONEIDA NATION

Districts: SC = School, SP = Special

Type	Dist #	Description
SC	2289	GREEN BAY SCH DIST BROWN COUNTY
SP	1300	NORTHEAST WI VTAE
SP	5040	G.B. METRO SEWER

Property Address(es): * = Primary
* 501 PACKERLAND DR
0 LARSEN RD

Abbreviated Description: **Acres:** 2.502
(See recorded documents for a complete legal description.)
109,014 SQ FT THAT PRT OF PCL B OF 3 CSM 261 MAP 816 IN 703940 AS DESC IN J8702-37 BNG PRT OF LOT 29 FIRST ADDN TO PACKERLAND SUBD

Parcel History:

Date	Doc #	Vol/Page	Type
04/02/2025	3090255 2532177	 J23834/01 J09175/18	WD

Plat: * = Primary **Tract:** (S-T-R 40¼ 160¼ GL) **Block/Condo Bldg:**

Tax Bill #: 9119723

Land Value	310,200
Improve Value	1,615,100
Total Value	1,925,300
Ratio	0.7330
Fair Mrkt Value	2,626,600

Net Mill Rate		0.020841073
Gross Tax		43,730.10
School Credit		3,604.78
Total		40,125.32
First Dollar Credit		66.69
Lottery Credit	0 Claims	0.00
Net Tax		40,058.63

Installments

	End Date	Total
1	01/31/2026	20,029.32
2	07/31/2026	20,029.31

	Amt Due	Amt Paid	Balance
Net Tax	40,058.63	0.00	40,058.63
Special Assmnt	0.00	0.00	0.00
Special Chrg	0.00	0.00	0.00
Delinquent Chrg	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest	0.00	0.00	0.00
Prop. Tax Interest		0.00	0.00
Spec. Tax Interest		0.00	0.00
Prop. Tax Penalty		0.00	0.00
Spec. Tax Penalty		0.00	0.00
Other Charges	0.00	0.00	0.00
TOTAL	40,058.63	0.00	**40,058.63**

Payment History: (Posted Payments)

Date	Receipt #	Type	Amount

Key: Payment Type: A-Adjustment, B-Write Off Bankrupt, D-Write Off Deeded, Q-Quit Claim, R-Redemption, T-Tax

RESOLUTION AUTHORIZING CANCELLATION OF 2025 REAL ESTATE PROPERTY TAXES

February 2, 2026

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

That, pursuant to the recommendation of the Finance Committee at its meeting of January 27, 2026, the real estate property taxes for 2025 for the following parcel is hereby rescinded.

Parcel	Amount
6H-1732-1 USA in Trust for the Oneida Nation 501 Packerland Dr	$40,058.63

Adopted _____

Approved _____

_____
Mayor

_____
Clerk

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
January 27, 2026	Russ Schwandt, Assessor

AGENDA ITEM

Consideration with possible actions to approve the rescind of 2025 real estate taxes for parcel 6H-2737 USA in Trust for the Oneida Nation at 501 Packerland Dr/Larsen Road for $3,853.51.

BACKGROUND

Reason for request:
Property was sold from Oneida Tribe of Indians to USA in Trust for the Oneida Nation. The sale date of conveyance was 11/7/2024; however, the sale was not recorded with the register of deeds until 4/2/2025. We were not aware of this sale at the time of finalizing our assessment roll. This property should have been exempt for 2025.

The 2025 assessed value of the real property was $188,100
The corrected 2025 real property assessment is $0

The 2025 tax bill is unpaid. Rescind taxes according to this adjustment.

Process:

City approves rescinded taxes or refund to owner.

Request to charge back taxes to taxing jurisdictions will be sent to WDOR by October 2026.

WDOR sends chargeback determination in November 2026.

Green Bay Schools 40% , Brown County 17%, NWTC 3% and City of Green Bay 40%

Taxing jurisdictions will reimburse City respected portion February 2027 per WDOR determination.

RECOMMENDATION

Approve rescinded taxes

FISCAL IMPACT

$3,853.51

ATTACHMENTS

Request for Charge Back of Rescinded or Refunded Taxes

(Sec. 74.41, Wis. Stats.)

DOR USE ONLY

Case no.

1	Assessment year	Co-muni code	Municipality	County
	2025	05 – 231	CITY OF GREEN BAY	BROWN

2	☒ Real estate parcel no. ☐ Personal property account no.	Is this parcel in a TID?
	6H-2737	☒ No ☐ Yes TID no.

3	Property owner name	Personal property category *(see instructions)*
	USA IN TRUST FOR ONEIDA NATION	

4 Real Estate

Assessment BEFORE Adjustment				Assessment AFTER Adjustment				
Class	(a) Land	(b) Improvement	(c) Total (a + b)	Class	(d) Land	(e) Improvement	(f) Total (d + e)	(g) Total Assessment Difference (c - f)
1 Res.	38,300	149,800	188,100	1 Res.	0	0	0	188,100
								0
								0
								0
								0
Total	38,300	149,800	188,100		0	0	0	188,100

5 Personal Property

☐ Non-manufacturing ☐ Manufacturing

BEFORE Adjustment	AFTER Adjustment	Difference
		0

6 Total manufacturing interest refund/rescinded	(a)	(b) = (a) x .80	(c) = (a) x .20
		0	0

7 Net taxes rescinded or refunded to be charged back to taxing jurisdictions – EXCLUDING INTEREST

	Code	Name of Taxing Jurisdictions		Net Tax
a.		State of Wisconsin		
b.		County	BROWN	
c.1	05 – 5040	Special district	GREEN BAY METRO SEWER DISTRICT	
c.2	–	Special district	< Select a District >	
d.		Local	CITY OF GREEN BAY	
e.	05 – 2289	School district	GREEN BAY	
f.	–	Union high school district		
g.	1300	Technical college district	NORTHEAST WISCONSIN TECH COLLEGE GNBY	
h.		Total net tax rescinded or refunded – EXCLUDING INTEREST *(This amount is after School Levy Tax Credit.)*		

8 Select the appropriate statute and explanation why these taxes were rescinded or refunded.

Statute no(s). 70.43 - Assessor correction of error Explanation: Other

Additional explanation: *(If you need more space, include as an attachment)*

Purchased in trust on 11/25/24. Deed not recorded until 4/1/25. Parcel should have been exempt for 2025.

9	Preparer name	Email
		Daytime phone

PC-201 (R. 1-10)

USA in Trust for the Oneida Nation
1350 MIRAGE DR
GREEN BAY, WI 54313

Calculation for Real Estate - Assessed Value

FILING RECINDED/REFUNDED TAX IN 2026

ORIGINAL TAX BILL 2025 **TAX ROLL YEAR 2025**

PARCEL	6H-2737

LAND	IMPROV	TOTAL ASSESSED VALUE	TAX RATE	TOTAL DUE	RATIO	ESTIMATED FAIR MARKET VALUE
38,300	149,800	**188,100**	20.84	$3,920.20	0.7330	256,600
						TOTAL TAX
						$3,920.21
				Less first $ Credit		$ (66.70)
						$3,853.51
					$3,920.21	

REVISED TAX BILL 2025

LAND	IMPROV	TOTAL ASSESSED VALUE	TAX RATE	TOTAL DUE	RATIO	D FAIR MARKET VALUE
38,300	149,800	-	20.84	$0.00	0.7330	-
						TOTAL TAX
						$0.00
				Less first $ Credit		$ -
						$0.00
					$0.00	

REFUND OR RESCINDED

LAND	IMPROV	TOTAL ASSESSED VALUE	TAX RATE	TOTAL DUE	RATIO	D FAIR MARKET VALUE
38,300	149,800	**188,100**	20.84	$3,920.20	0.7330	256,600
						TOTAL TAX
						$3,920.21
				Less first $ Credit		$ (66.70)
				Amount City to rescind		$3,853.51
					$3,920.21	

2025 Real Estate Tax Summary

Parcel #: 6H-2737
Alt. Parcel #:

231 - CITY OF GREEN BAY
BROWN COUNTY, WISCONSIN

Tax Address:
ATTN ONEIDA NATION
USA IN TRUST FOR THE ONEIDA NATION
PO BOX 365
ONEIDA WI 54155-0365

Owner(s): O = Current Owner, C = Current Co-Owner
O - USA IN TRUST FOR THE ONEIDA NATION

Districts: SC = School, SP = Special

Type	Dist #	Description
SC	2289	GREEN BAY SCH DIST BROWN COUNTY
SP	1300	NORTHEAST WI VTAE
SP	5040	G.B. METRO SEWER

Property Address(es): * = Primary
* 1350 MIRAGE DR

Abbreviated Description: **Acres:** 0.206
(See recorded documents for a complete legal description.)
9,000 SQ FT THE DUNES LOT 27

Parcel History:

Date	Doc #	Vol/Page	Type
04/01/2025	3090055 2300869 2290593 2137609 1550045	 J20045/18	WD

more...

Plat: * = Primary **Tract:** (S-T-R 40¼ 160¼ GL) **Block/Condo Bldg:**

Tax Bill #: 9120672

Land Value	38,300
Improve Value	149,800
Total Value	188,100
Ratio	0.7330
Fair Mrkt Value	256,700

Net Mill Rate	0.020841073	
Gross Tax		4,272.38
School Credit		352.18
Total		3,920.20
First Dollar Credit		66.69
Lottery Credit 0 Claims		0.00
Net Tax		3,853.51

Installments

	End Date	Total
1	01/31/2026	1,926.76
2	07/31/2026	1,926.75

	Amt Due	Amt Paid	Balance
Net Tax	3,853.51	0.00	3,853.51
Special Assmnt	0.00	0.00	0.00
Special Chrg	0.00	0.00	0.00
Delinquent Chrg	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest	0.00	0.00	0.00
Prop. Tax Interest		0.00	0.00
Spec. Tax Interest		0.00	0.00
Prop. Tax Penalty		0.00	0.00
Spec. Tax Penalty		0.00	0.00
Other Charges	0.00	0.00	0.00
TOTAL	3,853.51	0.00	**3,853.51**

Payment History: (Posted Payments)

Date	Receipt #	Type	Amount

Key: Payment Type: A-Adjustment, B-Write Off Bankrupt, D-Write Off Deeded, Q-Quit Claim, R-Redemption, T-Tax

RESOLUTION AUTHORIZING CANCELLATION OF 2025 REAL ESTATE PROPERTY TAXES

February 2, 2026

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

That, pursuant to the recommendation of the Finance Committee at its meeting of January 27, 2026, the real estate property taxes for 2025 for the following parcel is hereby rescinded.

Parcel	Amount
6H-2737 USA in Trust for the Oneida Nation 501 Packerland/Larsen Road	$3,853.51

Adopted _____

Approved _____

_____
Mayor

_____
Clerk

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
January 27, 2026	Russ Schwandt, Assessor

AGENDA ITEM

Consideration with possible actions to approve the refund of 2025 real estate taxes for parcel 1-757 for WS Property Investment LLC at 1140 S. Broadway for $1,425.53.

BACKGROUND

Reason for request:
Property owner brought to our attention that there was a fire in the building on 12/14/2024. This should have impacted the value for 2025 (as of 1/1/2025).

The 2025 assessed value of the real property was $171,500
The corrected 2025 real property assessment is $99,900

The 2025 tax bill has been paid in full. Refund taxes according to this adjustment.

Process:

City approves rescinded taxes or refund to owner.

Request to charge back taxes to taxing jurisdictions will be sent to WDOR by October 2026.

WDOR sends chargeback determination in November 2026.

Green Bay Schools 40% , Brown County 17%, NWTC 3% and City of Green Bay 40%

Taxing jurisdictions will reimburse City respected portion by February 2027 per WDOR determination.

RECOMMENDATION

Approve refund as the tax bill has been paid in full.

FISCAL IMPACT

$1,425.53

ATTACHMENTS

Request for Charge Back of Rescinded or Refunded Taxes

(Sec. 74.41, Wis. Stats.)

DOR USE ONLY

Case no.

1 Assessment year	Co-muni code	Municipality	County
2025	05 – 231	CITY OF GREEN BAY	BROWN

2 ☒ Real estate parcel no. ☐ Personal property account no.: 1-757

Is this parcel in a TID? ☒ No ☐ Yes TID no.:

3 Property owner name: WS PROPERTY INVESTMENTS LLC

Personal property category *(see instructions)*:

4 **Real Estate**

Assessment BEFORE Adjustment				Assessment AFTER Adjustment				(g)
Class	(a) Land	(b) Improvement	(c) Total (a + b)	Class	(d) Land	(e) Improvement	(f) Total (d + e)	Total Assessment Difference (c - f)
2 Com.	45,400	126,100	171,500	2 Com.	45,400	54,500	99,900	71,600
								0
								0
								0
								0
Total	45,400	126,100	171,500		45,400	54,500	99,900	71,600

5 **Personal Property** ☐ Non-manufacturing ☐ Manufacturing

BEFORE Adjustment	AFTER Adjustment	Difference
		0

6 Total manufacturing interest refund/rescinded

(a)	(b) = (a) x .80	(c) = (a) x .20
	0	0

7 Net taxes rescinded or refunded to be charged back to taxing jurisdictions – EXCLUDING INTEREST

	Code	Name of Taxing Jurisdictions		Net Tax
a.		State of Wisconsin		
b.		County	BROWN	
c.1	05 – 5040	Special district	GREEN BAY METRO SEWER DISTRICT	
c.2	–	Special district	< Select a District >	
d.		Local	CITY OF GREEN BAY	
e.	05 – 2289	School district	GREEN BAY	
f.	–	Union high school district		
g.	1300	Technical college district	NORTHEAST WISCONSIN TECH COLLEGE GNBY	
h.		Total net tax rescinded or refunded – EXCLUDING INTEREST *(This amount is after School Levy Tax Credit.)*		

8 Select the appropriate statute and explanation why these taxes were rescinded or refunded.

Statute no(s).: 70.43 - Assessor correction of error Explanation: Other

Additional explanation: *(If you need more space, include as an attachment)*

Owner made us aware of a fire that occurred in December of 2024 that impacted the properties value as of 1/1/2025. Correction was made to reflect the condition post fire.

9 Preparer name	Email
	Daytime phone

PC-201 (R. 1-10)

WS PROPERTY INVESTMENTS LLC
1140 S BROADWAY
GREEN BAY, WI 54304

Calculation for Real Estate - Assessed Value

FILING RECINDED/REFUNDED TAX IN 2026

ORIGINAL TAX BILL 2025 — **TAX ROLL YEAR 2025**

PARCEL	1-757

LAND	IMPROV	TOTAL ASSESSED VALUE	TAX RATE	TOTAL DUE	RATIO	ESTIMATED FAIR MARKET VALUE
45,400	126,100	**171,500**	20.84	$3,574.20	0.7330	234,000

		TOTAL TAX
		$3,574.24
Less first $ Credit		$ (66.69)
		$3,507.55
	$3,574.24	

REVISED TAX BILL 2025

LAND	IMPROV	TOTAL ASSESSED VALUE	TAX RATE	TOTAL DUE	RATIO	D FAIR MARKET VALUE
45,400	54,500	**99,900**	20.84	$2,082.00	0.7330	136,300

		TOTAL TAX
		$2,082.02
Less first $ Credit		$ (66.69)
		$2,015.33
	$2,082.02	

REFUND OR RESCINDED

LAND	IMPROV	TOTAL ASSESSED VALUE	TAX RATE	TOTAL DUE	RATIO	D FAIR MARKET VALUE
-	71,600	**71,600**	20.84	$1,492.20	0.7330	97,700

		TOTAL TAX
		$1,492.22
Less first $ Credit		$ (66.69)
Amount City to refund		$1,425.53
	$1,492.22	

2025 Real Estate Tax Summary

Parcel #: 1-757
Alt. Parcel #:

231 - CITY OF GREEN BAY
BROWN COUNTY, WISCONSIN

Tax Address:
WS PROPERTY INVESTMENTS LLC
PO BOX 11901
GREEN BAY WI 54307

Owner(s): O = Current Owner, C = Current Co-Owner
O - WS PROPERTY INVESTMENTS LLC

Districts: SC = School, SP = Special

Type	Dist #	Description
SC	2289	GREEN BAY SCH DIST BROWN COUNTY
SP	1300	NORTHEAST WI VTAE
SP	5040	G.B. METRO SEWER

Property Address(es): * = Primary
* 1140 S BROADWAY
1142 S BROADWAY

Abbreviated Description: **Acres:** 0.278
(See recorded documents for a complete legal description.)
12,110 SQ FT TANKS 2ND ADDN LOTS 1 & 2
BL K 17

Parcel History:

Date	Doc #	Vol/Page	Type
01/16/2025	3084642 2495539 1941769 1941768 1941767	J10149/40	WD

Plat: * = Primary **Tract:** (S-T-R 40¼ 160¼ GL) **Block/Condo Bldg:**

Tax Bill #: 9092823

Land Value	45,400
Improve Value	126,100
Total Value	171,500
Ratio	0.7330
Fair Mrkt Value	233,900

Net Mill Rate	0.020841073
Gross Tax	3,895.35
School Credit	321.10
Total	3,574.25
First Dollar Credit	66.69
Lottery Credit 0 Claims	0.00
Net Tax	3,507.56

Installments

	End Date	Total
1	01/31/2026	1,753.78
2	07/31/2026	1,753.78

	Amt Due	Amt Paid	Balance
Net Tax	3,507.56	3,507.56	0.00
Special Assmnt	0.00	0.00	0.00
Special Chrg	0.00	0.00	0.00
Delinquent Chrg	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest	0.00	0.00	0.00
Prop. Tax Interest		0.00	0.00
Spec. Tax Interest		0.00	0.00
Prop. Tax Penalty		0.00	0.00
Spec. Tax Penalty		0.00	0.00
Other Charges	0.00	0.00	0.00
TOTAL	3,507.56	3,507.56	**0.00**

Payment History: (Posted Payments)

Date	Receipt #	Type	Amount
12/30/2025	97623	T	3,507.56

Key: Payment Type: A-Adjustment, B-Write Off Bankrupt, D-Write Off Deeded, Q-Quit Claim, R-Redemption, T-Tax

RESOLUTION AUTHORIZING CANCELLATION OF 2025 REAL ESTATE PROPERTY TAXES

February 2, 2026

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

That, pursuant to the recommendation of the Finance Committee at its meeting of January 27, 2026, the real estate property taxes for 2025 for the following parcel is hereby refunded.

Parcel	Amount
1-757 WS Property Investment LLC 1140 S. Broadway	$1,425.53

Adopted _____

Approved _____

_____
Mayor

_____
Clerk

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
January 27, 2026	Russ Schwandt, Assessor

AGENDA ITEM

Consideration with possible actions to approve the rescind of 2025 real estate taxes for parcel 21-40-6-2 and 21-40-6-3 to City of Green Bay for a total of $1,319.24.

BACKGROUND

Reason for request:
The City purchased these properties in 2024. We were unaware of the transaction at the time our 2025 Assessment Roll was finalized. This resulted in tax bills being generated, when the properties should have been EXEMPT.

The 2025 assessed value of the real properties was $63,300
The corrected 2025 real property assessment is $0

The 2025 tax bill is unpaid. Rescind taxes according to this adjustment.

Process:

City approves rescinded taxes or refund to owner.

Request to charge back taxes to taxing jurisdictions will be sent to WDOR by October 2026.

WDOR sends chargeback determination in November 2026.

Green Bay Schools 40% , Brown County 17%, NWTC 3% and City of Green Bay 40%

Taxing jurisdictions will reimburse City respected portion February 2027 per WDOR determination.

RECOMMENDATION

Approve rescinded taxes

FISCAL IMPACT

$1,319.24

ATTACHMENTS

Request for Charge Back of Rescinded or Refunded Taxes

(Sec. 74.41, Wis. Stats.)

DOR USE ONLY

Case no.

1	Assessment year	Co-muni code	Municipality	County
	2026	05 – 231	CITY OF GREEN BAY	BROWN

2	☒ Real estate parcel no. ☐ Personal property account no.	Is this parcel in a TID?
	21-40-6-2	☒ No ☐ Yes TID no.

3	Property owner name	Personal property category *(see instructions)*
	CITY OF GREEN BAY	

4 Real Estate

Class	Assessment BEFORE Adjustment (a) Land	(b) Improvement	(c) Total (a + b)	Class	Assessment AFTER Adjustment (d) Land	(e) Improvement	(f) Total (d + e)	(g) Total Assessment Difference (c - f)
1 Res.	37,900		37,900	1 Res.	0		0	37,900
					0		0	
								0
								0
								0
Total	37,900	0	37,900		0	0	0	37,900

5 Personal Property

☐ Non-manufacturing ☐ Manufacturing

BEFORE Adjustment	AFTER Adjustment	Difference
		0

6 Total manufacturing interest refund/rescinded	(a)	(b) = (a) x .80	(c) = (a) x .20
		0	0

7 Net taxes rescinded or refunded to be charged back to taxing jurisdictions – EXCLUDING INTEREST

	Code	Name of Taxing Jurisdictions		Net Tax
a.		State of Wisconsin		
b.		County	BROWN	
c.1	05 – 5040	Special district	GREEN BAY METRO SEWER DISTRICT	
c.2	–	Special district	< Select a District >	
d.		Local	CITY OF GREEN BAY	
e.	05 – 2289	School district	GREEN BAY	
f.	–	Union high school district		
g.	1300	Technical college district	NORTHEAST WISCONSIN TECH COLLEGE GNBY	
h.		Total net tax rescinded or refunded – EXCLUDING INTEREST *(This amount is after School Levy Tax Credit.)*		

8 Select the appropriate statute and explanation why these taxes were rescinded or refunded.

Statute no(s). 70.43 - Assessor correction of error Explanation: Property is exempt

Additional explanation: *(If you need more space, include as an attachment)*

The City purchased this property in December of 2024. The deed was recorded in 2025 and was not part of the last download of 2024 sales. We were unaware of this transaction when we finalized our roll. The property should have been exempt for 2025.

9	Preparer name	Email
	JIM PLACEK	JIM.PLACEK@GREENBAYWI.GOV
		Daytime phone (920) 448-3069

PC-201 (R. 1-10)

CITY OF GREEN BAY
100 N JEFFERSON
GREEN BAY, WI 54301

Calculation for Real Estate - Assessed Value

FILING RECINDED/REFUNDED TAX IN 2026

ORIGINAL TAX BILL 2025 — **TAX ROLL YEAR 2025**

PARCEL	21-40-6-2

LAND	IMPROV	TOTAL ASSESSED VALUE	TAX RATE	TOTAL DUE	RATIO	ESTIMATED FAIR MARKET VALUE
37,900	-	**37,900**	20.84	$789.90	0.7330	51,700

		TOTAL TAX
		$789.88
Less first $ Credit		$ -
		$789.88
	$789.88	

REVISED TAX BILL 2025

LAND	IMPROV	TOTAL ASSESSED VALUE	TAX RATE	TOTAL DUE	RATIO	D FAIR MARKET VALUE
37,900	-	-	20.84	$0.00	0.7330	-

		TOTAL TAX
		$0.00
Less first $ Credit		$ -
		$0.00
	$0.00	

REFUND OR RESCINDED

LAND	IMPROV	TOTAL ASSESSED VALUE	TAX RATE	TOTAL DUE	RATIO	D FAIR MARKET VALUE
37,900	-	**37,900**	20.84	$789.90	0.7330	51,700

		TOTAL TAX
		$789.88
Less first $ Credit		$ -
Amount City to rescind		$789.88
	$789.88	

2025 Real Estate Tax Summary

Parcel #: 21-40-6-2
Alt. Parcel #:

231 - CITY OF GREEN BAY
BROWN COUNTY, WISCONSIN

Tax Address:
GREEN BAY CITY OF
100 N JEFFERSON ST
GREEN BAY WI 54301

Owner(s): O = Current Owner, C = Current Co-Owner
O - GREEN BAY CITY OF

Districts: SC = School, SP = Special

Type	Dist #	Description
SC	2289	GREEN BAY SCH DIST BROWN COUNTY
SP	1300	NORTHEAST WI VTAE
SP	5040	G.B. METRO SEWER

Property Address(es): * = Primary
* ERIE RD

Abbreviated Description: **Acres:** 6.964
(See recorded documents for a complete legal description.)
OUTLOT 1 OF CSM 9319 IN 2960641 BNG PRT OF SE1/4 NE1/4 SEC 2 T23N R21E

Parcel History:

Date	Doc #	Vol/Page	Type
03/13/2025	3088669		CORIN
01/06/2025	3083842		WD
05/26/2021	2960641		CSM
02/17/2021	2945264		CORIN

Plat: * = Primary **Tract:** (S-T-R 40¼ 160¼ GL) **Block/Condo Bldg:**

Tax Bill #: 9105639

Land Value	37,900
Improve Value	0
Total Value	37,900
Ratio	0.7330
Fair Mrkt Value	51,700

Net Mill Rate	0.020841073	
Gross Tax		860.84
School Credit		70.96
Total		789.88
First Dollar Credit		0.00
Lottery Credit	**0 Claims**	0.00
Net Tax		789.88

Installments

	End Date	Total
1	01/31/2026	394.94
2	07/31/2026	394.94

	Amt Due	Amt Paid	Balance
Net Tax	789.88	0.00	789.88
Special Assmnt	0.00	0.00	0.00
Special Chrg	0.00	0.00	0.00
Delinquent Chrg	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest	0.00	0.00	0.00
Prop. Tax Interest		0.00	0.00
Spec. Tax Interest		0.00	0.00
Prop. Tax Penalty		0.00	0.00
Spec. Tax Penalty		0.00	0.00
Other Charges	0.00	0.00	0.00
TOTAL	789.88	0.00	**789.88**

Payment History: (Posted Payments)

Date	Receipt #	Type	Amount

Key: Payment Type: A-Adjustment, B-Write Off Bankrupt, D-Write Off Deeded, Q-Quit Claim, R-Redemption, T-Tax

Request for Charge Back of Rescinded or Refunded Taxes

(Sec. 74.41, Wis. Stats.)

DOR USE ONLY

Case no.

1	Assessment year	Co-muni code	Municipality	County
	2026	05 – 231	CITY OF GREEN BAY	BROWN

2	☒ Real estate parcel no. ☐ Personal property account no.	Is this parcel in a TID?
	21-40-6-3	☒ No ☐ Yes TID no.

3	Property owner name	Personal property category *(see instructions)*
	CITY OF GREEN BAY	

4 Real Estate

Class	Assessment BEFORE Adjustment (a) Land	(b) Improvement	(c) Total (a + b)	Class	Assessment AFTER Adjustment (d) Land	(e) Improvement	(f) Total (d + e)	(g) Total Assessment Difference (c - f)
1 Res.	25,400		25,400	1 Res.	0		0	25,400
					0		0	
								0
								0
								0
Total	25,400	0	25,400		0	0	0	25,400

5 Personal Property

☐ Non-manufacturing ☐ Manufacturing

BEFORE Adjustment	AFTER Adjustment	Difference
		0

6 Total manufacturing interest refund/rescinded

(a)	(b) = (a) x .80	(c) = (a) x .20
	0	0

7 Net taxes rescinded or refunded to be charged back to taxing jurisdictions – EXCLUDING INTEREST

	Code	Name of Taxing Jurisdictions		Net Tax
a.		State of Wisconsin		
b.		County	BROWN	
c.1	05 – 5040	Special district	GREEN BAY METRO SEWER DISTRICT	
c.2	–	Special district	< Select a District >	
d.		Local	CITY OF GREEN BAY	
e.	05 – 2289	School district	GREEN BAY	
f.	–	Union high school district		
g.	1300	Technical college district	NORTHEAST WISCONSIN TECH COLLEGE GNBY	
h.		Total net tax rescinded or refunded – EXCLUDING INTEREST *(This amount is after School Levy Tax Credit.)*		

8 Select the appropriate statute and explanation why these taxes were rescinded or refunded.

Statute no(s). 70.43 - Assessor correction of error Explanation: Property is exempt

Additional explanation: *(If you need more space, include as an attachment)*

The City purchased this property in December of 2024. The deed was recorded in 2025 and was not part of the last download of 2024 sales. We were unaware of this transaction when we finalized our roll. The property should have been exempt for 2025.

9	Preparer name	Email
	JIM PLACEK	JIM.PLACEK@GREENBAYWI.GOV
		Daytime phone (920) 448-3069

PC-201 (R. 1-10)

CITY OF GREEN BAY
100 N JEFFERSON
GREEN BAY, WI 54301

Calculation for Real Estate - Assessed Value

FILING RECINDED/REFUNDED TAX IN 2026

ORIGINAL TAX BILL 2025 **TAX ROLL YEAR 2025**

PARCEL	21-40-6-3

LAND	IMPROV	TOTAL ASSESSED VALUE	TAX RATE	TOTAL DUE	RATIO	ESTIMATED FAIR MARKET VALUE
25,400	-	**25,400**	20.84	$529.40	0.7330	34,700

		TOTAL TAX
		$529.36
Less first $ Credit		$ -
		$529.36
	$529.36	

REVISED TAX BILL 2025

LAND	IMPROV	TOTAL ASSESSED VALUE	TAX RATE	TOTAL DUE	RATIO	D FAIR MARKET VALUE
25,400	-	-	20.84	$0.00	0.7330	-

		TOTAL TAX
		$0.00
Less first $ Credit		$ -
		$0.00
	$0.00	

REFUND OR RESCINDED

LAND	IMPROV	TOTAL ASSESSED VALUE	TAX RATE	TOTAL DUE	RATIO	D FAIR MARKET VALUE
25,400	-	**25,400**	20.84	$529.40	0.7330	34,700

		TOTAL TAX
		$529.36
Less first $ Credit		$ -
Amount City to rescind		$529.36
	$529.36	

2025 Real Estate Tax Summary

Parcel #: 21-40-6-3
Alt. Parcel #:

231 - CITY OF GREEN BAY
BROWN COUNTY, WISCONSIN

Tax Address:
GREEN BAY CITY OF
100 N JEFFERSON ST
GREEN BAY WI 54301

Owner(s): O = Current Owner, C = Current Co-Owner
O - GREEN BAY CITY OF

Districts: SC = School, SP = Special

Type	Dist #	Description
SC	2289	GREEN BAY SCH DIST BROWN COUNTY
SP	1300	NORTHEAST WI VTAE
SP	5040	G.B. METRO SEWER

Property Address(es): * = Primary
* ERIE RD

Abbreviated Description: **Acres:** 4.628
(See recorded documents for a complete legal description.)
OUTLOT 2 OF CSM 9319 IN 2960641 BNG PRT OF SE1/4 NE1/4 SEC 2 T23N R21E

Parcel History:

Date	Doc #	Vol/Page	Type
03/13/2025	3088669		CORIN
01/06/2025	3083842		WD
05/26/2021	2960641		CSM
02/17/2021	2945264		CORIN

Plat: * = Primary **Tract:** (S-T-R 40¼ 160¼ GL) **Block/Condo Bldg:**

Tax Bill #: 9105640

Land Value	25,400
Improve Value	0
Total Value	25,400
Ratio	0.7330
Fair Mrkt Value	34,700

Net Mill Rate	0.020841073	
Gross Tax		576.92
School Credit		47.56
Total		529.36
First Dollar Credit		0.00
Lottery Credit	**0 Claims**	0.00
Net Tax		529.36

Installments

	End Date	Total
1	01/31/2026	264.68
2	07/31/2026	264.68

	Amt Due	Amt Paid	Balance
Net Tax	529.36	0.00	529.36
Special Assmnt	0.00	0.00	0.00
Special Chrg	0.00	0.00	0.00
Delinquent Chrg	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest	0.00	0.00	0.00
Prop. Tax Interest		0.00	0.00
Spec. Tax Interest		0.00	0.00
Prop. Tax Penalty		0.00	0.00
Spec. Tax Penalty		0.00	0.00
Other Charges	0.00	0.00	0.00
TOTAL	529.36	0.00	**529.36**

Payment History: (Posted Payments)

Date	Receipt #	Type	Amount

Key: Payment Type: A-Adjustment, B-Write Off Bankrupt, D-Write Off Deeded, Q-Quit Claim, R-Redemption, T-Tax

RESOLUTION AUTHORIZING CANCELLATION OF 2025 REAL ESTATE PROPERTY TAXES

February 2, 2026

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

That, pursuant to the recommendation of the Finance Committee at its meeting of January 27, 2026, the real estate property taxes for 2025 for the following parcel is hereby rescinded.

Parcel	Amount
21-40-6-2	$789.88
21-40-6-3	$529.36
City of Green Bay Erie Road	

Adopted _____

Approved _____

_____
Mayor

_____
Clerk

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
January 27, 2026	David Buck, Principal Planner Melissa Schmitz, Resiliency Coordinator Joseph Faulds, Chief of Operations

AGENDA ITEM

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

BACKGROUND

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

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

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

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

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

- Project development and construction will create local jobs and stimulate economic activity by engaging regional contractors, suppliers, and support services.
- The City's participation demonstrates fiscal responsibility by transforming underutilized land into an asset that delivers measurable financial and environmental returns.
- Locally produced solar energy helps reduce long-term energy costs and insulates the community from fluctuations in fossil fuel markets.

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

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

RECOMMENDATION

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

FISCAL IMPACT

The revenue received by the City for each year of the due diligence period is $4,000 and they have increased the revenue during the construction period from $8,750 per year to $28,000. For the operations term, OneEnergy is to pay $800 per acre for a minimum of 35 acres that will increase 2% annually after the first year of the operations term.

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

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

ATTACHMENTS

1. Solar Lease between City of Green Bay and OneEnergy Development, LLC.
2. OneEnergy Solar Project Presentation

LAND LEASE AND SOLAR EASEMENT

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

RECITALS

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

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

AGREEMENT

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

ARTICLE 1

DEFINITIONS

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

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

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

	Company shall pay the initial Due Diligence Period Rent to Landowner within thirty (30) days of the Effective Date. Commencing with the first anniversary of the Effective Date, subsequent payments shall be paid in quarterly installments within thirty (30) days of the beginning of such quarter.
"Construction Period Rent"	The sum of $ 800 per acre per year of the Leased Premises.
"Operations Rent"	The sum of $ 800.00 per acre of the Leased Premises, increasing annually by 2.0 % per annum commencing on the first anniversary of the Operations Term.
"Extension Period Rent"	For the first year of the Extension Period, a sum equal to the Operations Rent in effect on the thirtieth (30^{th}) year after the commencement of the Operations Term increased by 2.0 %. Thereafter, Extension Rent shall increase by 2.0 % per annum commencing on the first anniversary of the Extension Period.

ARTICLE 2
NATURE AND TERM OF AGREEMENT

2.1 **Interests Granted**.

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

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

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

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

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

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

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

A. Due Diligence Period. During the Due Diligence Period, if Company determines, in its discretion, that the Property is not appropriate for Company's intended use (or if Company decides for any reason or no reason, not to construct Solar Facilities on the Property), then Company may cancel and terminate this Lease upon written notice to Landowner at any time during the Due Diligence Period. Company will be responsible for the remaining rent for the calendar year of the termination. If the Company chooses to terminate this Lease during the due diligence period, the Property must be restored to its pre-inspection condition.

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

C. Compatible Usage. During the Due Diligence Period, Landowner shall retain the right to

use the Property (including the Leased Premises) for farming, ranching, grazing, conservation, or other purposes. During the Operations Term, Landowner shall retain the right to use that portion of the Property outside the Leased Premises, to the extent its use is consistent with the further provisions of this Lease, for farming, ranching, grazing, conservation, or other purposes.

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

A. The expiration of the Lease Term, as same may be extended; or

B. Company provides Landowner with 180 Days written notice of cancellation of this Lease at any time during the Lease Term; or

C. The written agreement of both Parties to terminate this Lease; or

D. Company fails to provide Notice of its intent to construct Solar Facilities to Landowner prior to the end of the Due Diligence Period; or

E. A Party elects to terminate the Lease following an Event of Default (as defined below) by the other Party pursuant to Article 9 of this Lease.

ARTICLE 3
RENT, TAXES

3.1 **Rent**.

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

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

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

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

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

A. Tax Obligations of Landowner. If at any time during the Lease Term the Property is sold

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

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

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

D. Utilities. Company shall pay for all water, electric, telecommunications and any other utility services used by the Solar Facilities or Company on the Property. Such utility services shall be considered fixtures and are owned by the Landowner. Upon termination, the Landowner is entitled to elect to keep the fixtures or have them removed by the Company at Company's expense.

ARTICLE 4
COMPANY'S OBLIGATIONS

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

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

4.3 **Company's Improvements**.

A. Ownership. All Solar Facilities constructed, installed or placed on the Property by

Company pursuant to this Lease shall be the sole property of Company, and Landowner shall have no ownership or other interest in any Solar Facilities on the Property.

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

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

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

ARTICLE 5
LANDOWNER'S OBLIGATIONS

5.1 **Title and Authority**,

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

B. Encumbrances. Landowner represents and warrants to the best of its knowledge that there are no encumbrances or liens against the Property except as disclosed in Exhibit "C" attached hereto and made a part hereof for all purposes. In the event that there are one or more mortgages encumbering the Property as of the date of this Lease, Company's obligations hereunder shall be expressly conditioned upon Landowner obtaining a written subordination and non-

disturbance agreement executed by each of the mortgagees under the terms of which the mortgagees agree, for themselves and their successors, not to disturb Company's and Company's Mortgagees' rights and possessory interests under this Lease in the event of foreclosure, judicial sale or other proceedings in connection with such mortgages. Each such subordination and non-disturbance agreement must be in a form reasonably acceptable to Company.

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

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

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

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

ARTICLE 6
INDEMNIFICATION; SURFACE DAMAGE; NEW IMPROVEMENTS

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

6.2 **Surface Damage, Hazardous Substances**.

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

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

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

will apply as of the Effective Date. The indemnity obligations under this Section will survive termination of this Lease for a period of five (5) years.

ARTICLE 7
ASSIGNMENT; ENCUMBRANCE OF LEASE

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

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

7.3 **Continuing Nature of Obligations**.

A. Easement in Gross. The solar easement rights granted under Section 2.1D and related rights granted by Landowner in this Lease to Company are an easement in gross for the benefit of Company, its successors and assigns, as owner of the rights created by the easement. The easement and other rights granted by Landowner in this Lease are independent of any lands or estates or interest in lands, there is no other real property benefiting from the solar easement granted in this Lease and, as between the Property and other tracts of property on which Company may locate solar facilities, no tract is considered dominant or servient as to the other.

B. Run with the Land. The burdens of the solar easement rights granted under Section 2.1D and related rights granted to Company in this Lease shall run with and against the Property and shall be a charge and burden on the Property and shall be binding upon and against the Landowner and its successors, permitted assigns, permittees, licensees, employees and agents. The Lease and solar easement shall inure to the benefit of the Company and its successors, assigns, permittees, licensees and sub-tenants.

ARTICLE 8
CONDEMNATION/FORCE MAJEURE

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

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

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

ARTICLE 9
EVENTS OF DEFAULT

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

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

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

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

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

ARTICLE 10
MISCELLANEOUS

10.1 **Notice**. Any notice to be given hereunder or which either Party wishes to give to the other shall be in writing and may be delivered personally to the other or given by mailing by depositing the same in the U.S. Mail, with all postage and certification charges thereon prepaid, in a sealed envelope and sent by registered or certified mail with return receipt requested, addressed as set forth in the table beneath such Party's name or to such other address as either Party shall hereafter specify by written notice to the other. Any notice shall be deemed delivered three days after deposit in the mail in accordance with the foregoing provision. A courtesy copy of all notices shall be sent via email to the email addresses in the notice listing below. For the avoidance of doubt, the email copy is not the notice.

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

10.3 **New Lease**. If, at any time during the Lease Term, Company deems it necessary to (i) meet legal requirements for preserving the validity of the Lease, or (ii) carry out the financing of the Solar Facilities, Company may request that Landowner consent to execute amendments to this Lease or a new lease of substantially the same essential commercial provisions and with a term no longer than the remaining balance of the original term at the time the new lease is executed, which consent will not be unreasonably withheld.

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

10.5 **Entire Agreement**. It is mutually understood and agreed that this Lease constitutes the entire agreement between Landowner and Company and supersedes any and all prior oral or written understandings, representations or statements, and that no understandings, representations or

statements, verbal or written, have been made which modify, amend, qualify or affect the terms of this Lease. This Lease may not be amended, modified or supplemented except in a writing executed by both Parties.

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

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

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

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

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

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

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

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

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

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

[SIGNATURE PAGE FOLLOWS]

LANDOWNER:

City of Green Bay

Signed:_____

Name: _____

Date: _____

Email: _____

COMPANY:

OneEnergy Development, LLC

Signed:_____

Name:_____

Title:_____

Date:_____

Email: _____

EXHIBIT A

MAP AND DESCRIPTION OF THE PROPERTY

That certain property known as 52.956 AC M/L SE1/4 SW1/4 S20 T24N R22E EX 2634435 & PRT OF NE1/4 SW1/4 DESC IN 2634434 in Brown County, Wisconsin, totaling approximately Fifty-Two and 96/100 (52.96) acres with the parcel identification number: 22-SC513
and generally shown by the orange outline in the map below.
Also including that certain property granted to the Landowner as described in Deeds recorded as Document Nos. 2083761 and 2143948 and as generally shown by the red polygon in the map below, to be used for access and utility purposes.

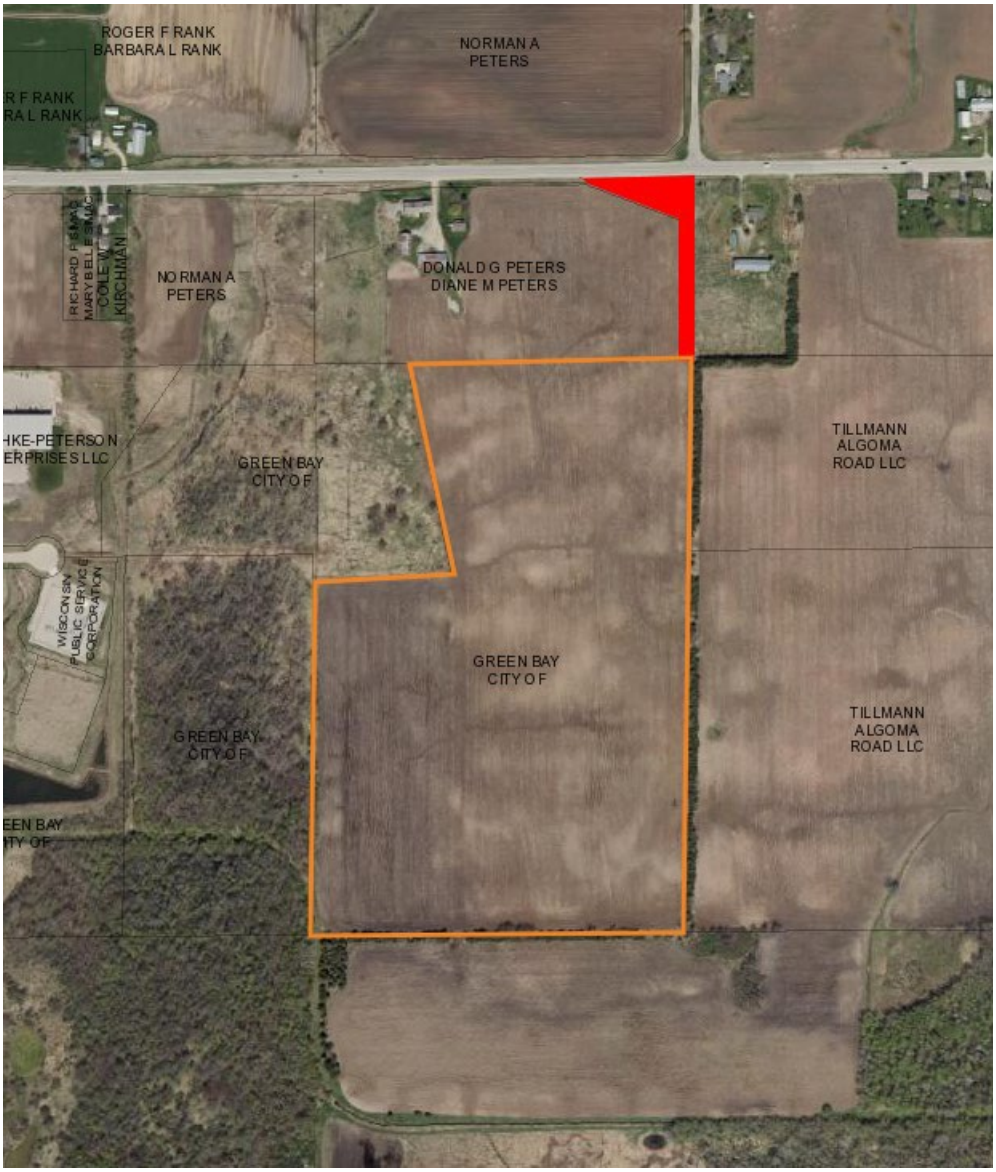


EXHIBIT B

LEASED PREMISES
(TO BE UPDATED PRIOR TO OPERATIONS TERM)

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

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

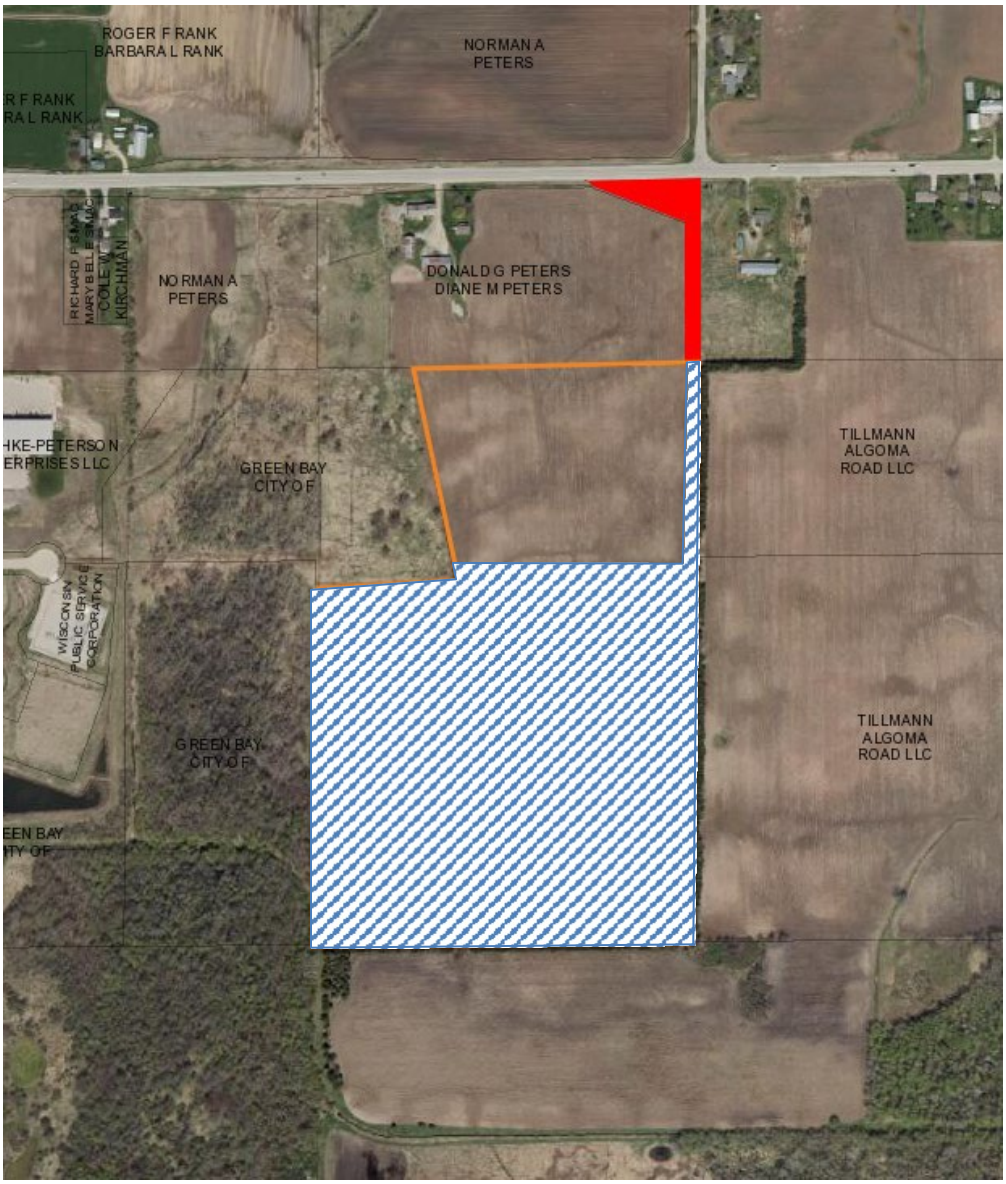


EXHIBIT C

ENCUMBRANCES AND LIENS AGAINST OWNER'S PROPERTY

EXHIBIT D

FINANCING PARTY PROTECTION PROVISIONS

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

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

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

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

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

Exhibit C – Vegetation Management Plan

Perch Solar Project

Applicant:
OneEnergy Development, LLC
10 N. Livingston St. Suite 201
Madison, WI 53703

Perch Solar

Vegetation Installation and Management Plan

Date: 8/29/2024
Site Location: 44.112157, -88.515864

ONEENERGY RENEWABLES • 2003 WESTERN AVE • STE 225 • SEATTLE, WA 98121
WWW.ONEENERGYRENEWABLES.COM

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3 Site Preparation and Temporary Seeding 4

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5 Vegetation Management and Monitoring 5

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1 Site Overview

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

2 Benefits of Pollinator-Friendly Solar

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

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

3 Site Preparation and Temporary Seeding

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

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

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

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

4 Permanent Seeding

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

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

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

5 Vegetation Management and Monitoring

Vegetation will be managed to achieve the following objectives:

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

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

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

The following objectives will be achieved through vegetation monitoring:

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

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

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

6 Invasive and Weed Species Management

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

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

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

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

7 Vegetation Management Timeline

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

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

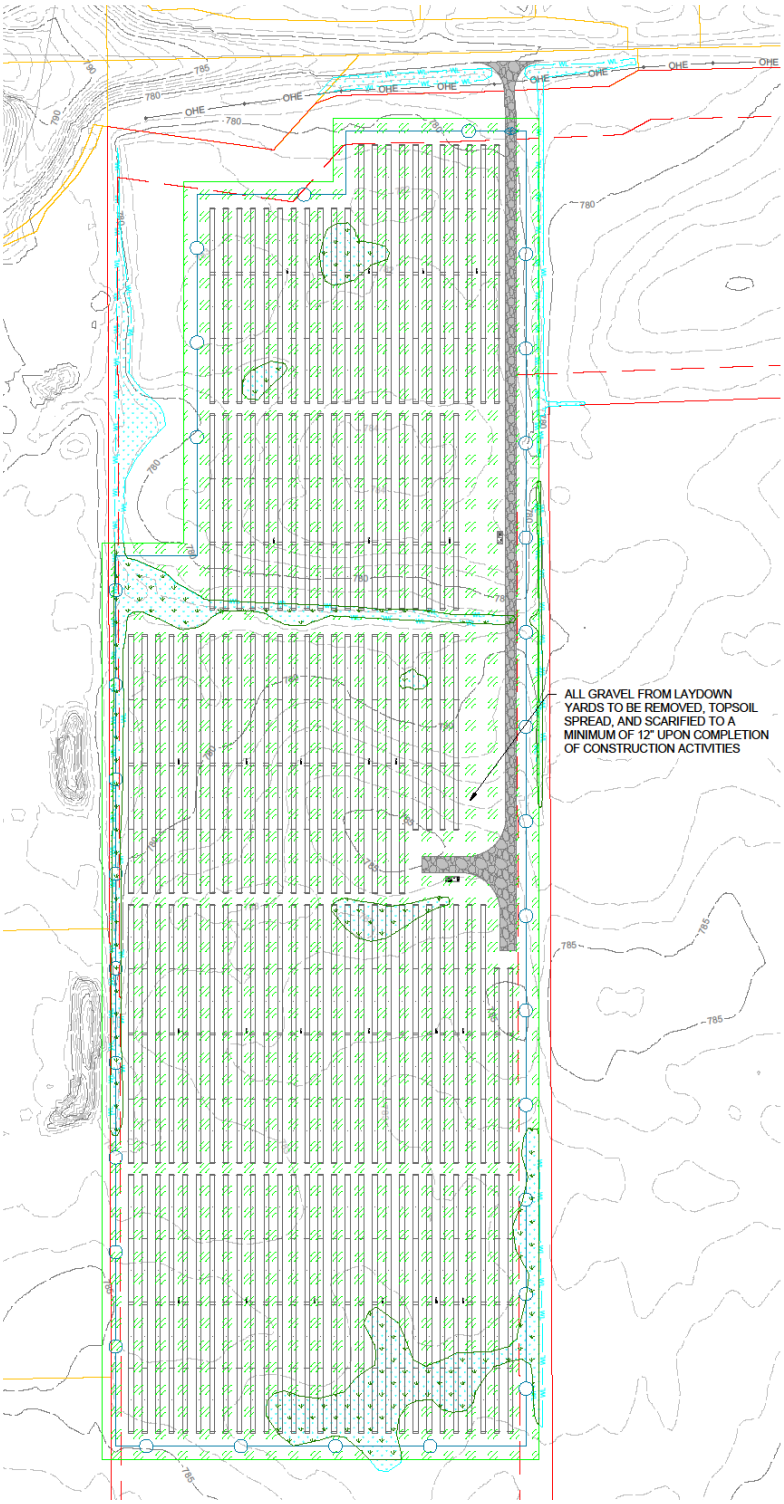
8 References

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

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

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

9 Appendix A – Restoration Plan



EXISTING FEATURES LEGEND:

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

PROPOSED FEATURES LEGEND:

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

RESTORATION LEGEND:

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

NOTES:

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

10 Appendix B – Pollinator Seed Mixes

Upland Mix

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

Seeding Rate: 11 lbs/acre (85.9 seeds/square foot)

Lowland Mix

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

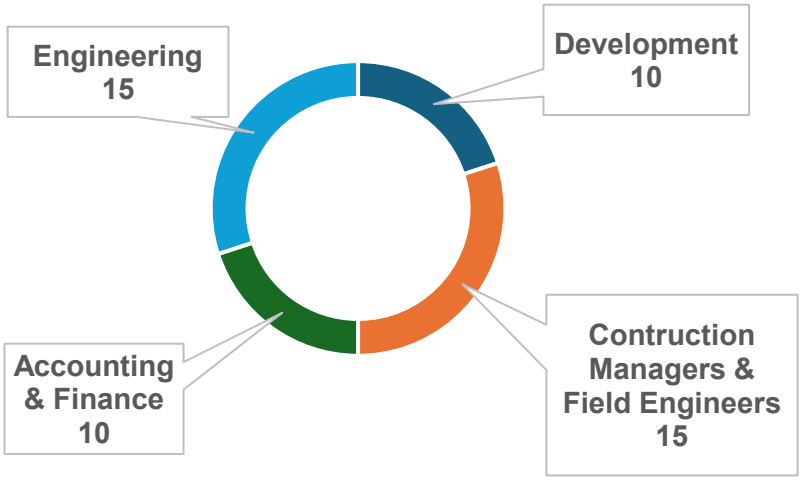
Seeding rate: 99.50 seeds/ft^2

OneEnergy RENEWABLES

City of Green Bay – December 9th, 2025

About Us – Midwest Distributed Generation Team

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



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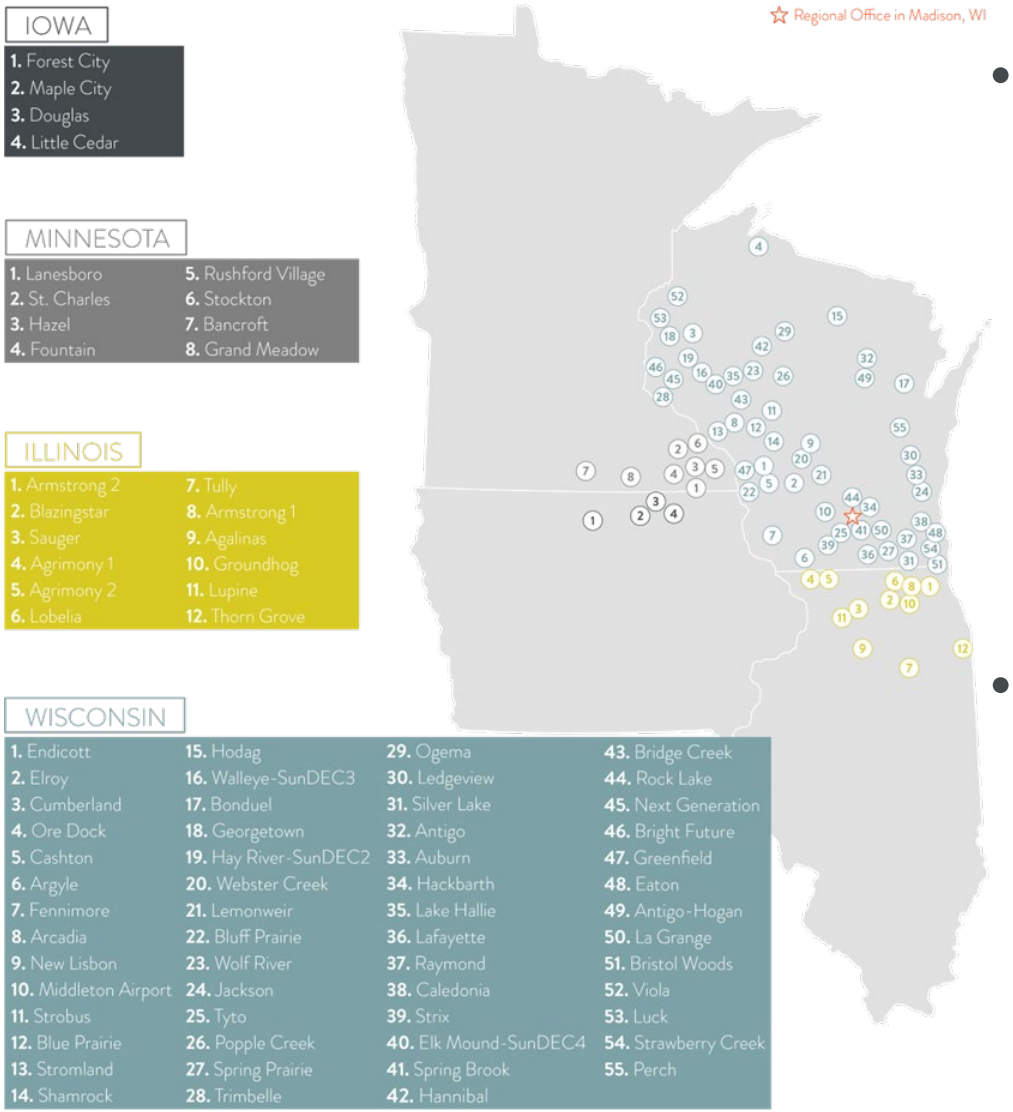
Midwest Experience



- 55 Projects operating totaling 220 Megawatts
  - Produce electricity for over 50,000 average WI homes
  - Nearest project in operation:
  - Bonduel – Town of Hartland
- 20 projects under construction in 2025 in WI, MN, and IA
  - Nearest project under construction:
  - Antigo-Hogan Solar – City of Antigo

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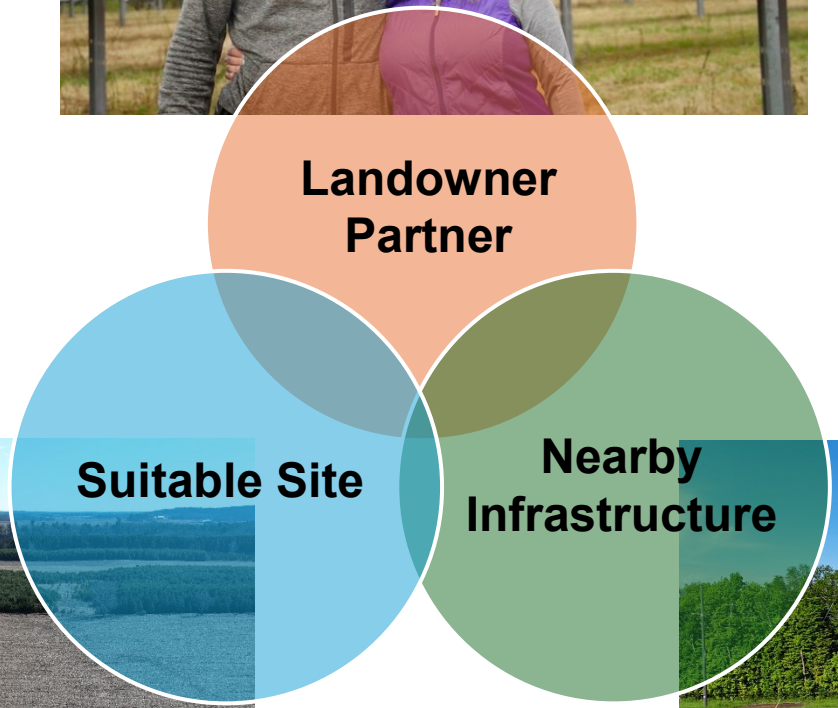
Site Selection Criteria



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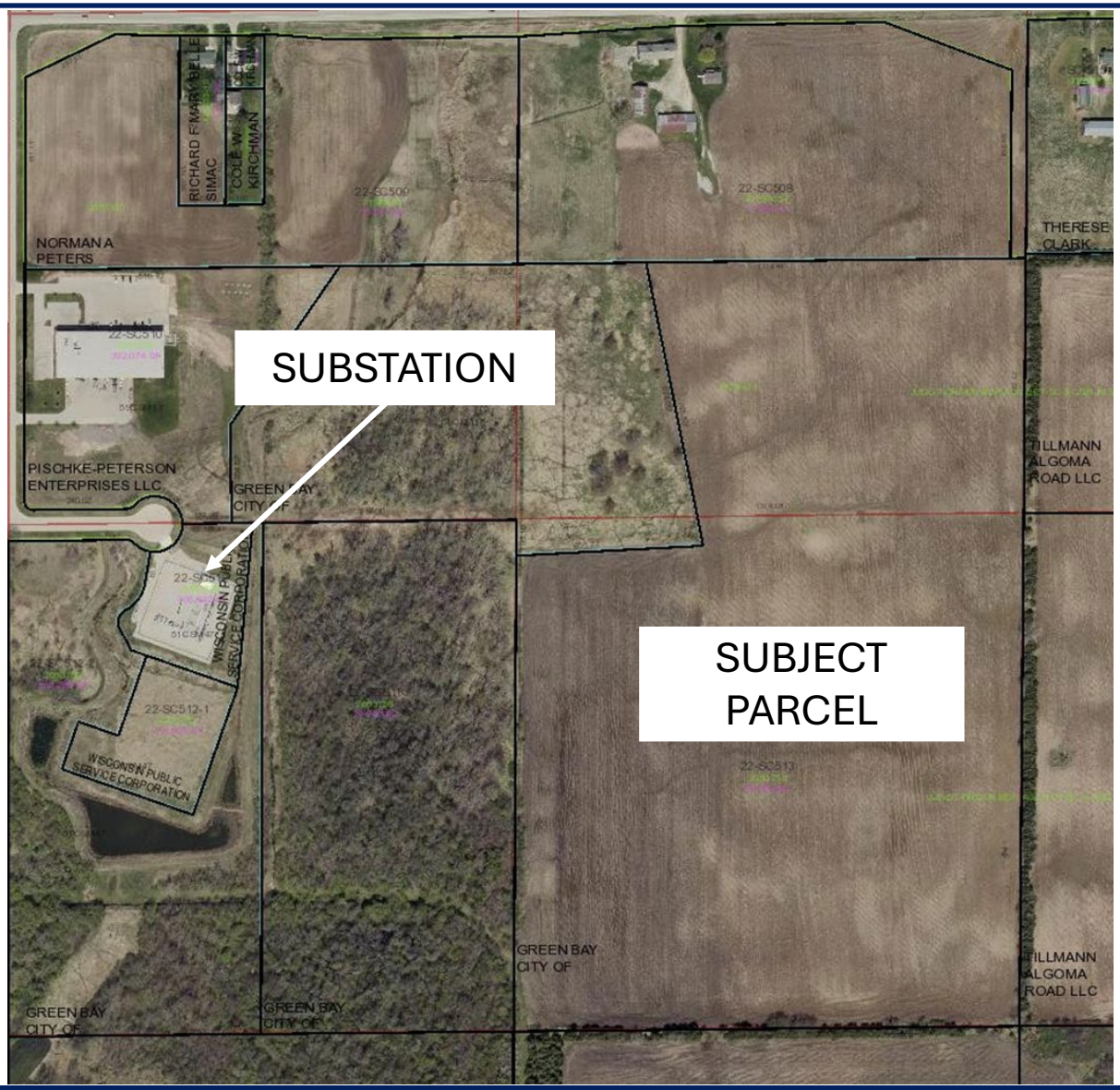
SITE SUITABILITY

Project Area – Subject Property



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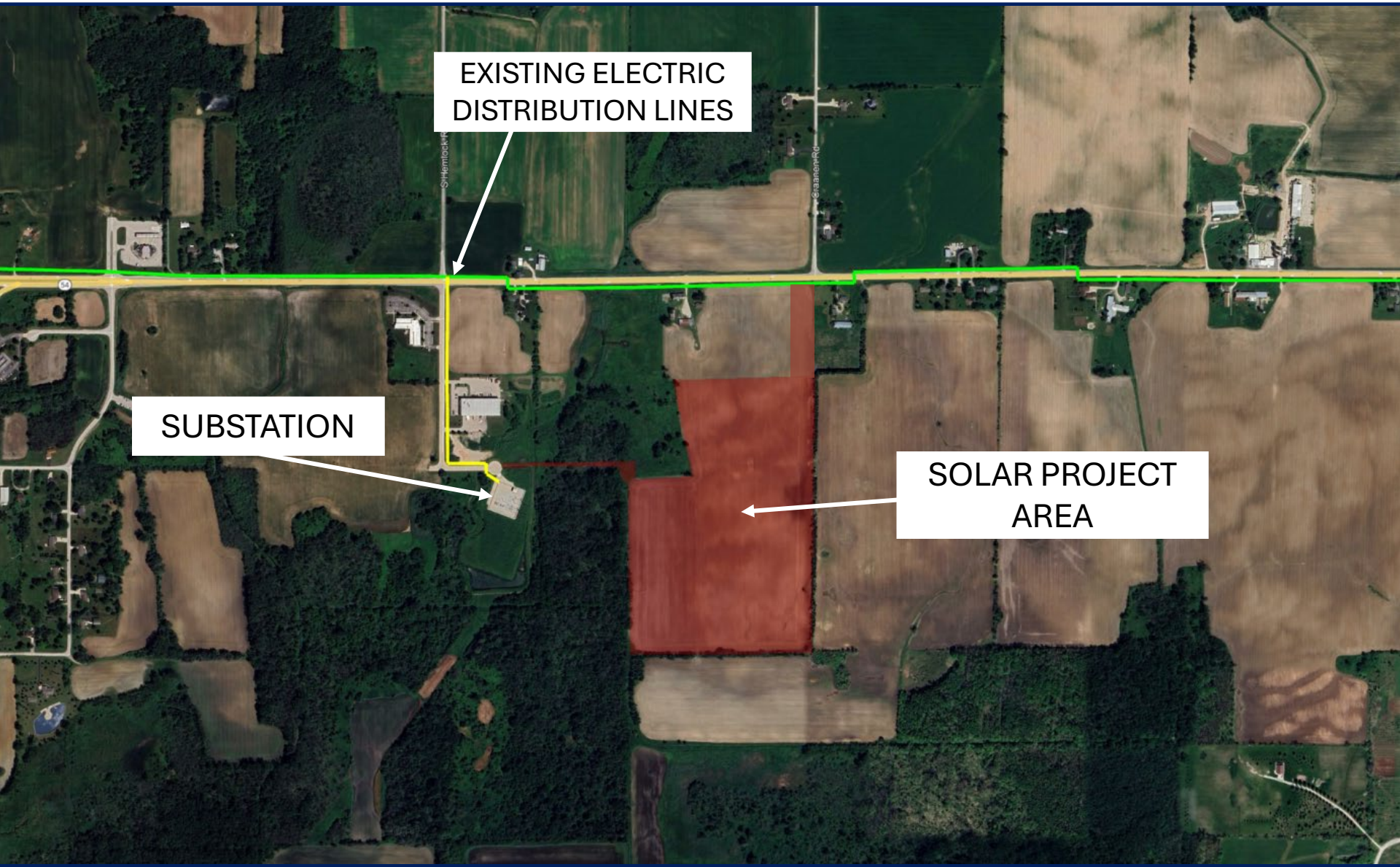
Project Area – Distribution System



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Project Area – Street View

© 2025 OneEnergy, Inc.

Project Area - Topography

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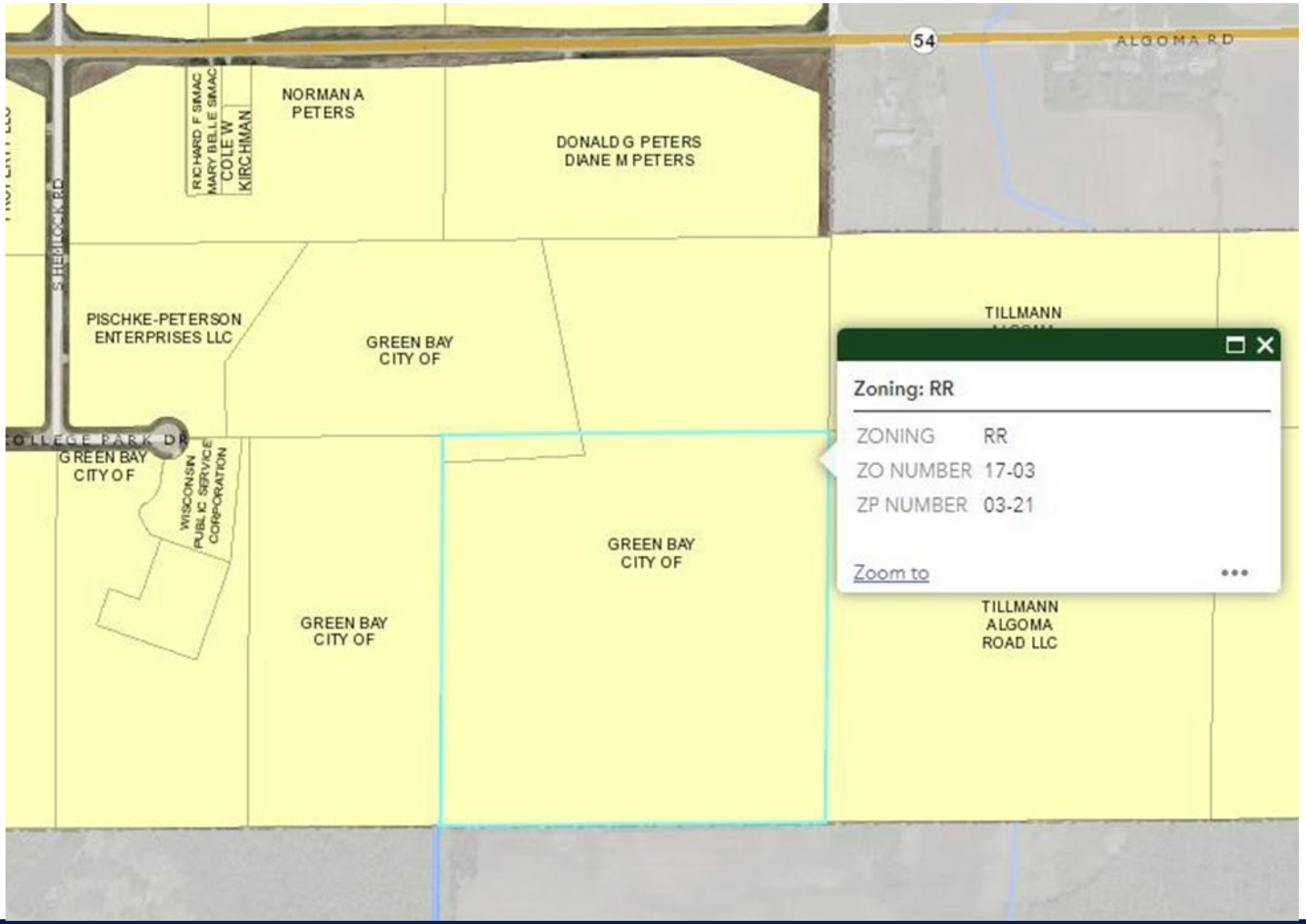
Project Area - Zoning



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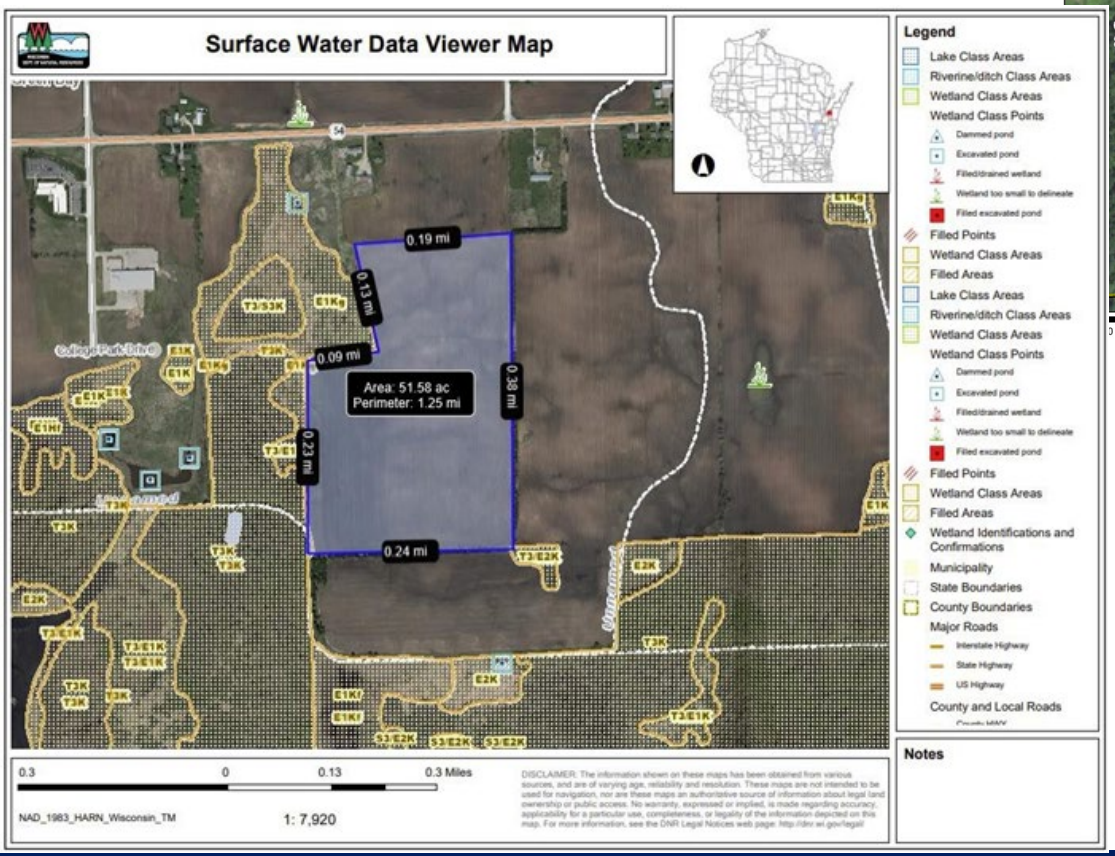
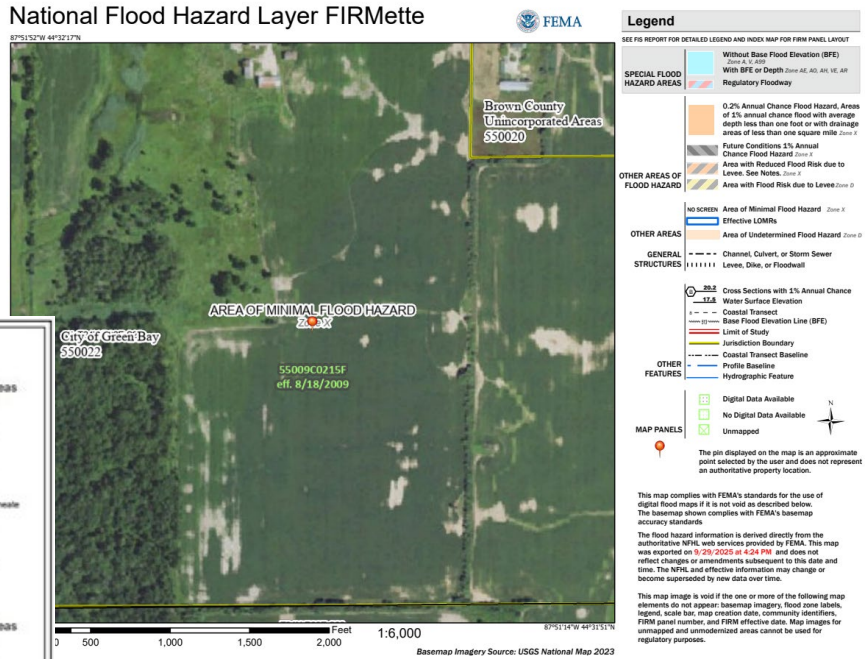
Project Area – Wetlands & Floodplains





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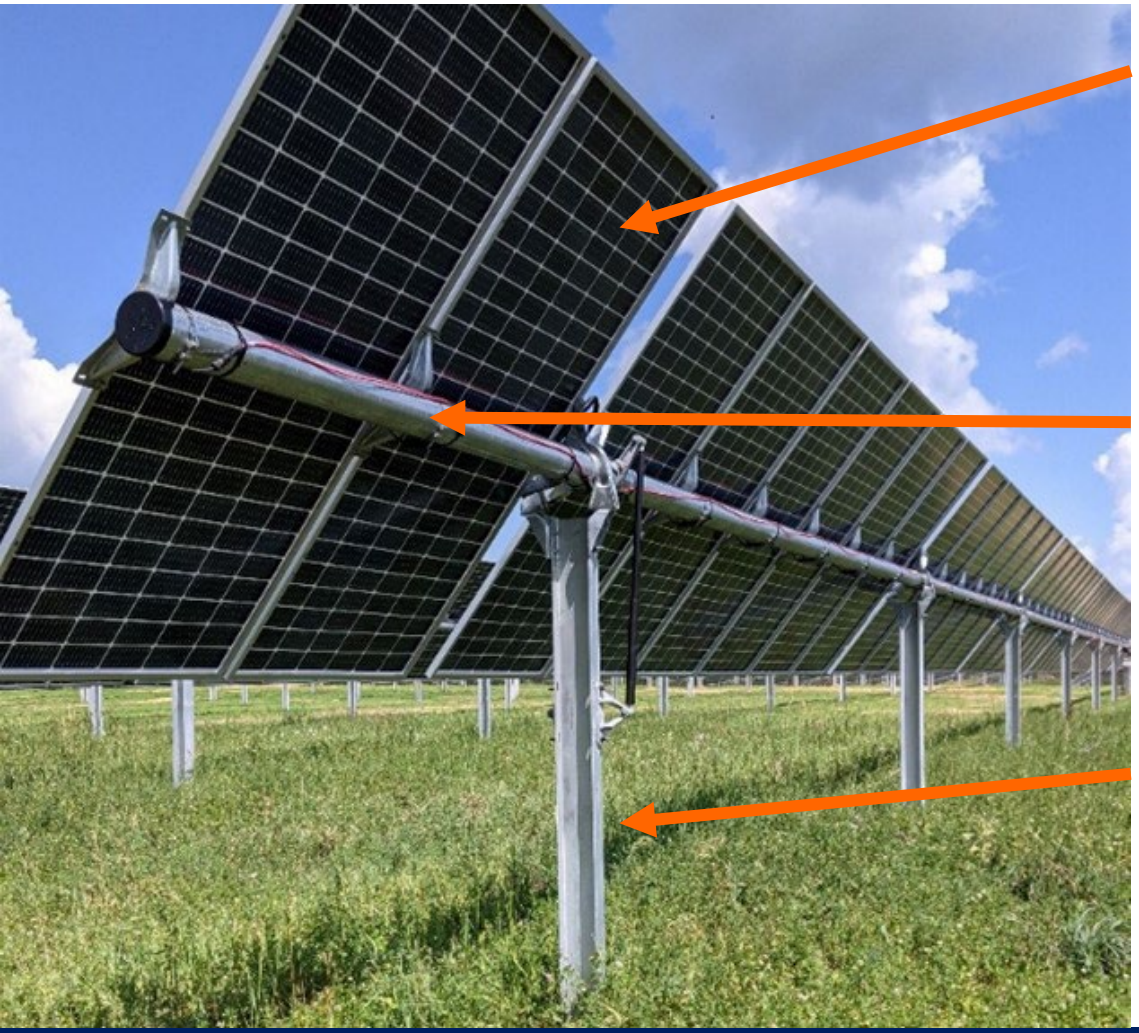
PROJECT COMPONENTS

Components of DG Solar Project

Bifacial Panels, Single-Axis Trackers, and Steel Racking



Solar Photovoltaic Module

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

Single-Axis Tracker

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

Steel Piles/Racking

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

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Components of DG Solar Project

Inverters

Transformers

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Components of DG Solar Project

Agricultural-Style Perimeter Fence

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Components of DG Solar Project

Permanent Vegetation:

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

Low Impact & Dual-Use:

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

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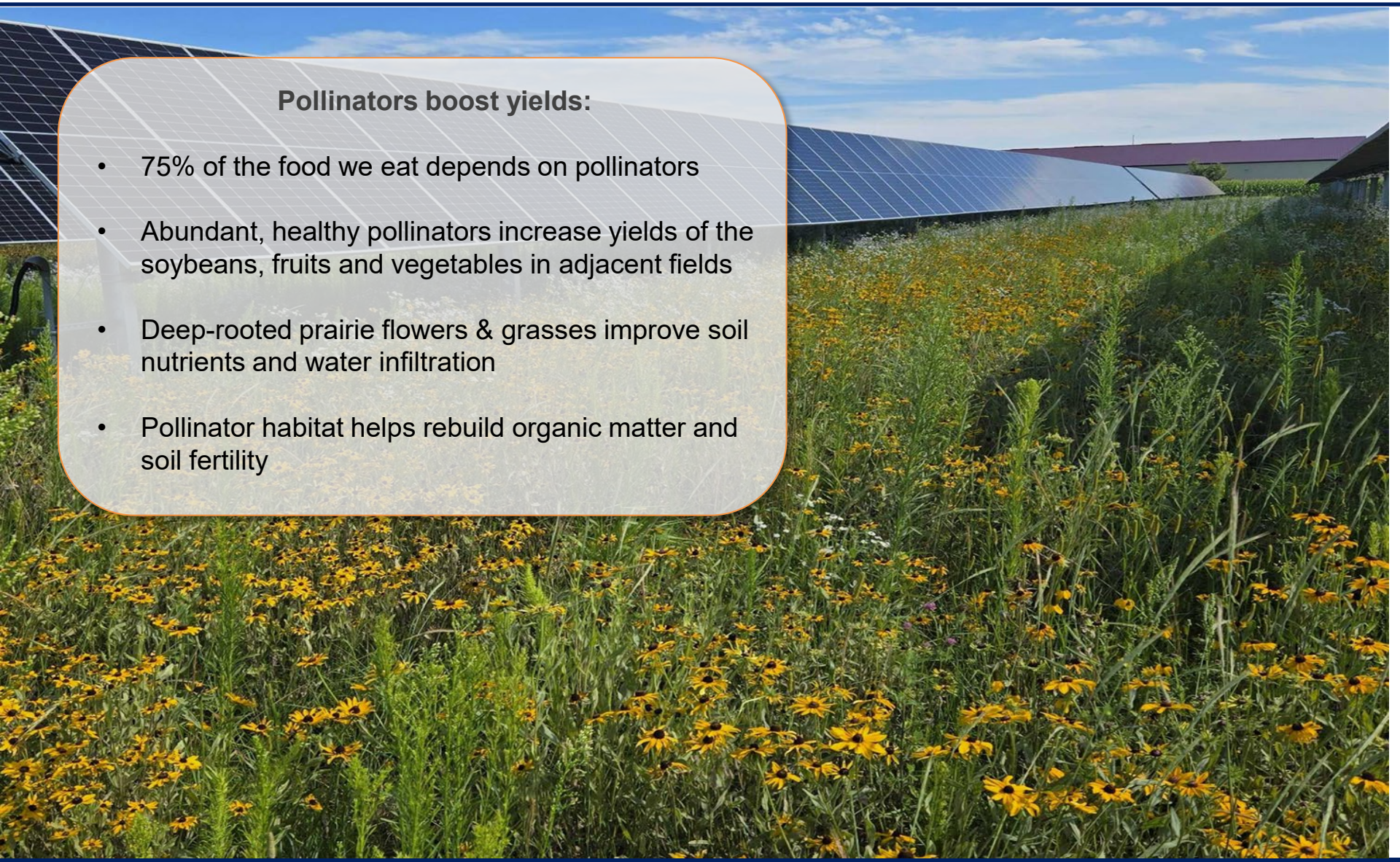
LAND STEWARDSHIP

Pollinator Habitat



Pollinators boost yields:

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

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Pollinator Establishment

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

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COMMUNITY BENEFITS

Serving Local Population - Grid Stabilization & Energy Independence

Grid Stabilization & Energy Independence

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

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Serving Local Population – Creating Jobs

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

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Serving Local Population – Education & Tours

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

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Serving local population – Panel Donation Program

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

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

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

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FREQUENTLY ASKED QUESTIONS

Frequently Asked Questions-Impacts

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

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Frequently Asked Questions-Rooftops

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

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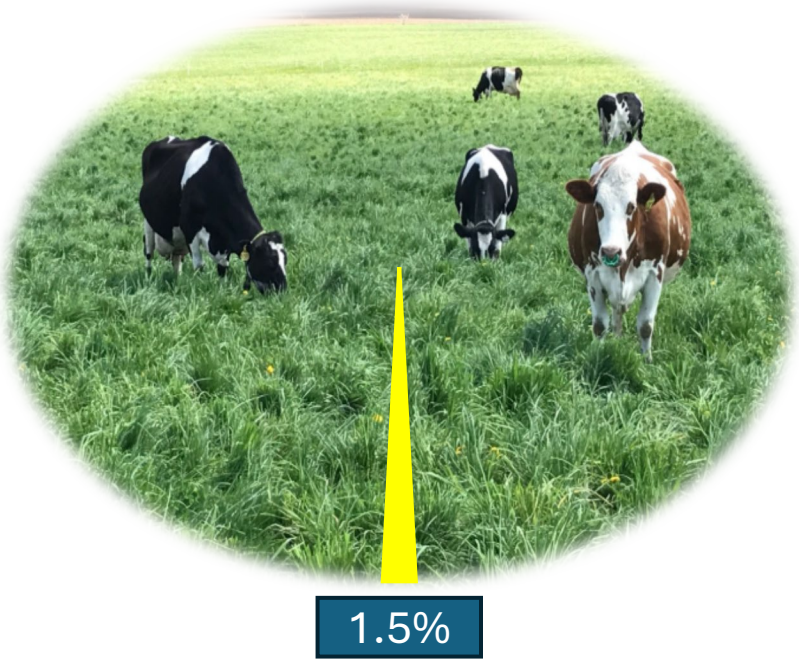
Frequently Asked Questions-Use of Farmland

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



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

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Frequently Asked Questions-Health & Safety

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

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Frequently Asked Questions-Property Values

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

Research across the country is mixed

- Projects smaller than 20MW have a more positive impact on nearby property values than projects larger than 20MW

- Chisago County, MN Assessor, in 2018 report to County Board on sales near both large and small solar projects: “…no adverse impact on surrounding property values.”

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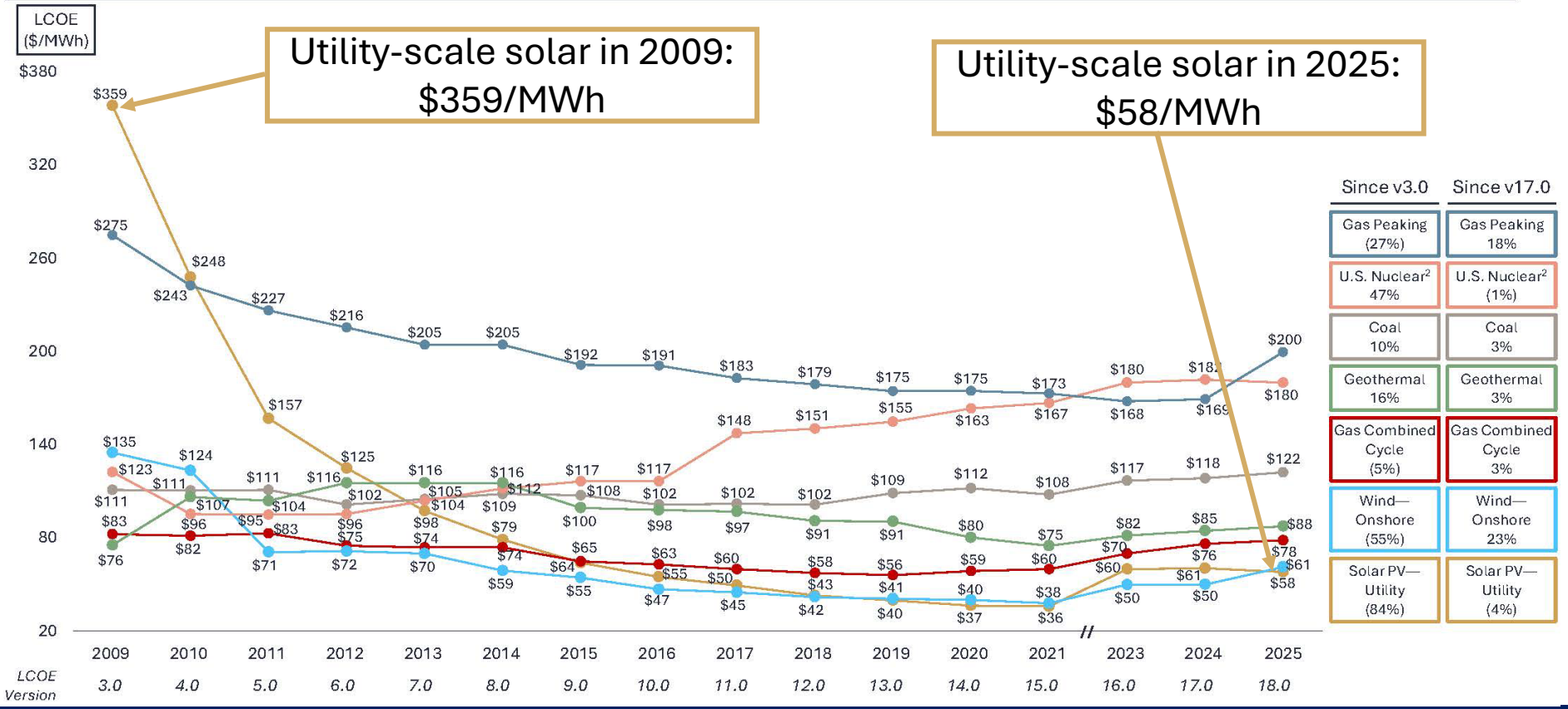
Frequently Asked Questions-Project Costs

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

Levelized Cost of Energy Comparison—Historical LCOE Comparison

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

Selected Historical Average LCOE Values[1]



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Frequently Asked Questions-Removal

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

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Links, Contact Information, Q&A

Nolan Stumpf & Eric Udelhofen
Project Development / Management

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

Links & Additional Information:

oneenergyrenewables.com/land-stewardship

oneenergyrenewables.com/our-approach

oneenergyrenewables.com/team

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Report to the
Parks Committee of the City of Green Bay

MEETING DATE	PREPARED BY
February 3, 2026	Dan Ditscheit, Parks Director

AGENDA ITEM # P.1

To approve granting a 30' wide permanent maintenance access easement to Brown County, located on Bay Beach Amusement Park property for access to the Renard Island Causeway, subject to County and Law Department review and approval of the final Exhibits.

BACKGROUND

Brown County is seeking a permanent maintenance easement on Bay Beach Amusement Park property for access to Renard Island. This was discussed at several Park Committee meetings in 2015, but at the time the City and County could not come to terms with the details of the easement language. Since then the County has been accessing the Renard Island causeway on City property without the proper approvals in place.

Recently City and County staff have come together to revisit this topic. Both parties have a desire to finalize this easement agreement. At a staff level we have come to a general consensus with the terms of the easement. We are proposing a 30' wide easement that is centered within the vacated Sauk Avenue Right-Of-Way. This falls directly in line with the center of the existing causeway. This easement will not allow permanent access for the general public. It will only allow the county access for general maintenance and construction equipment.

If in the future the County wants to allow public access to the island, we will have to revisit this easement. At that time we will have to determine if any improvements made to Renard Island will be in direct competition with Bay Beach Amusement Park.

RECOMMENDATION

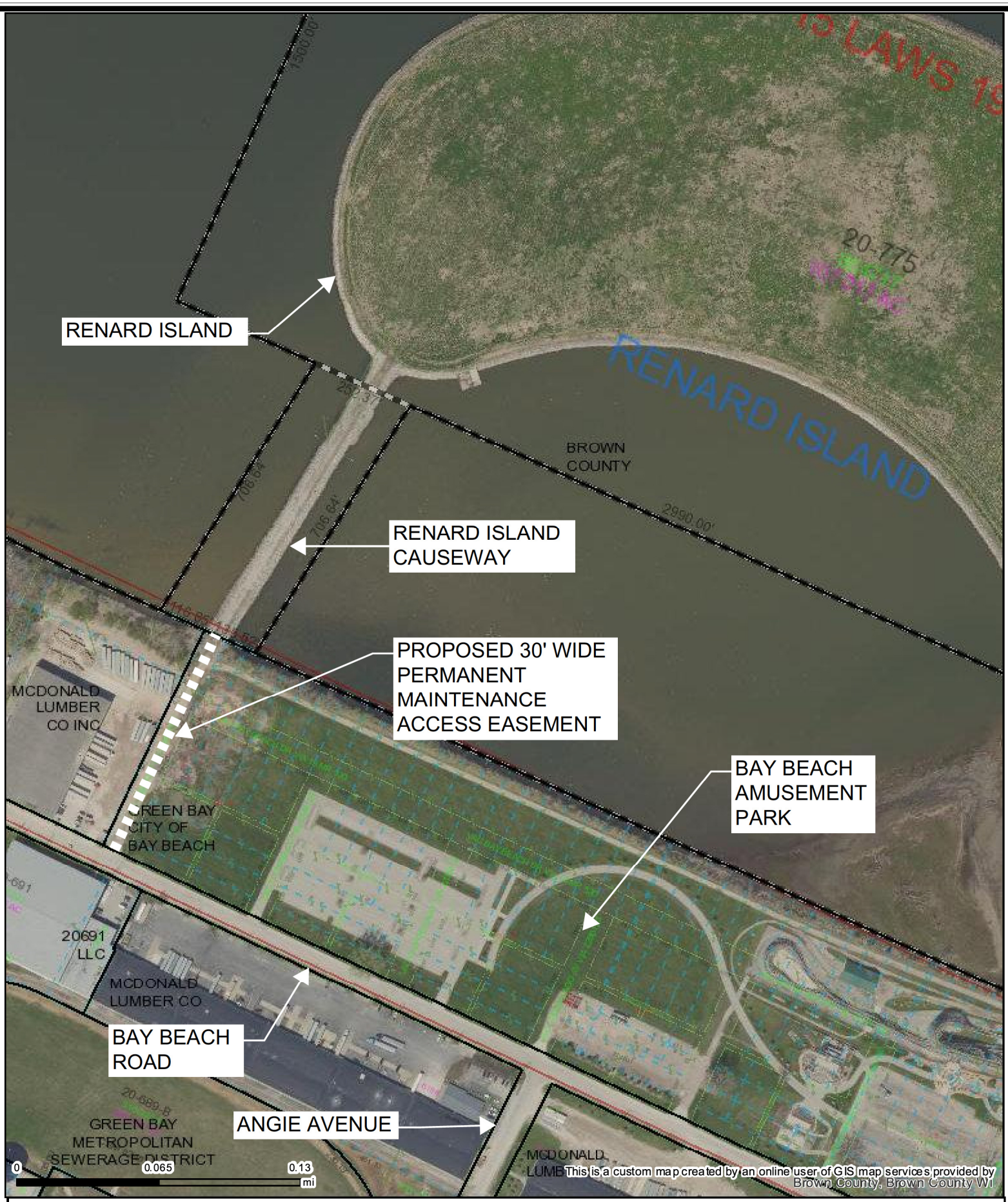
To approve.

FISCAL IMPACT

There is no fiscal impact to the City or Bay Beach Amusement Park.

ATTACHMENTS

1. Renard Island - Site Location Map
2. Renard Easement 1.26.2026
3. Renard Easement Exhibit A



BAY BEACH AMUSEMENT PARK

PROPOSED 30' PERMANENT MAINTENANCE ACCESS EASEMENT TO RENARD ISLAND CAUSEWAY

EASEMENT AGREEMENT

Document Number | Document Title

Recording Area

Name and Return Address

Parcel Identification Number (PIN)

RECITALS

A. The City of Green Bay (hereinafter "City") and the County of Brown (hereinafter "County") share an interest in the end use opportunities for Renard Island.

B. City is the owner of certain real property known formerly as Sauk Avenue in the City of Green Bay, Brown County, State of Wisconsin, as more particularly described as 30 centered feet of the roadway and identified in the attached **Exhibit A** which is incorporated herein by reference (hereinafter "Easement Area").

C. County is the owner of certain real property known as Renard Island, inclusive of the causeway (hereinafter "Causeway") connecting Renard Island to the Easement Area, in the City of Green Bay, Brown County, State of Wisconsin, as more particularly described in the attached **Exhibit B** which is incorporated herein by reference.

D. City is willing to create a permanent easement for ingress and egress over the Easement Area to ensure County access to the Causeway and redevelop Renard Island.

NOW, THEREFORE, in consideration of the promises contained herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Grant of Easement. City grants County, its agents, guests, invitees, designees and assignees, non-exclusive rights of ingress and egress over the Easement Area to access the Causeway and Renard Island and perform operations, construction, maintenance, repair, and restoration work of any nature connected with the Renard Island, but not as a public thoroughfare or right-of-way, not for parking, and not generally open or available to the public for any reason, unless designated so by City.

The rights granted to County above include the rights of entry (ingress and egress) on other lands, if any, of City in vicinity of the Causeway and not described above or on Exhibit A, provided that such ingress and egress is necessary and upon City's prior written consent, which shall not be unreasonably withheld.

2. Maintenance of Easement Area. County hereby covenants, at its sole cost and expense, at all times to maintain (including repairing, replacing, and improving, as City and County agree are reasonably necessary) all of the private street improvements in a condition

sufficient to permit safe passage upon, over, across and through the Easement Area at all times. Any clearing, snow plowing, ice removal, grading and filling, upkeep and general care of the Easement Area related thereto shall be the responsibility of the County.

3. Covenants Run with Land. All terms and conditions in this Agreement, including the benefits and burdens, shall run with the land and shall be binding upon and inure to the benefit of, and be binding upon by, inure to the benefit of, and be enforceable by City, County and their respective successors, designees and assignees. City and any successor or assignee to City as fee simple owner of the Easement Area shall cease to have any liability under this Agreement with respect to the facts or circumstances first arising after City has transferred its fee simple interest in the property, except, however, for obligations that accrued during City's period of ownership of title.

4. Continued Use.

a. City hereby expressly retains all right, title, and interest in and to the Easement Area, subject only to the rights established under Sections 1 and 2 above.

b. County shall not unreasonably interfere with the rights retained by City under this Agreement. Further, County shall comply with all laws and regulations applicable to County's rights or obligations hereunder or to the Easement Area.

c. County shall not block or interfere with the use of the shoreline maintenance drive identified within Exhibit A.

5. End-Use of Renard Island. County agrees the end-use of Renard Island will be consistent with the Brown County Port & Resource Recovery Renard Island Strategic Master Plan. The Parties acknowledge that any change of use for Renard Island from its status as not open or available to the public will require a public access road and parking. The City agrees to collaborate with the County on roadway and parking options, to the extent any option will not negatively impact City property, including Bay Beach.

6. Insurance. County shall, at County's expense, either self-insure or obtain and maintain during the term of this Agreement and any other period during which County shall have access to or possession of all or any portion of the Easement Area commercial general liability insurance in limits of not less than $2,000,000 for injury or death arising out of any one occurrence and $2,000,000 for damage to property in respect of one occurrence, or in any increased amount reasonably required by City, protecting County and City, those agents and interest holders specified from time to time in writing by City against any and all claims for personal injury, death, or property damage occurring in, upon, adjacent to, or in connection with the Easement Area or the rights and obligations of County hereunder.

7. Indemnity. In addition to (and in no way in lieu of) other indemnities specifically set forth elsewhere in this Agreement, County(an "indemnitor") agrees to indemnify, defend, and hold harmless the City and its agents, officers, directors, employees, tenants, and licensees from and against any and all liabilities, claims, demands, costs, and expenses of every kind and nature (including reasonable attorney's fees) arising in connection with the indemnitor's rights or obligations arising under this Agreement, including those arising from any injury (including death)

or damage to any person or property sustained on or about such indemnitor's property and resulting from (i) the negligent or intentionally wrongful act or omission of such indemnitor, its agents, employees, tenants, invitees, or licensees, or (ii) the failure of such indemnitor to perform its obligations under this Agreement; provided, however, that such indemnitor's obligations hereunder shall not apply to the extent any such injury or damage results from the negligent or intentionally wrongful act or omission of the City, its agents, officers, directors, employees, tenants, or licensees.

8. Non-Use. Non-use or limited use of the easement rights granted in this Agreement shall not prevent County from later use of the easement rights to the fullest extent authorized in this Agreement.

9. Hazardous Materials. The County agrees to refrain from transporting any hazardous materials through the Easement.

10. Causeway. As the owner of the Causeway, County agrees to work cooperatively with the City towards the improvement of the Renard Island area and the re-establishment of the historic beach at Bay Beach, including procuring any permits approved needed. The County agrees that as a condition of this Agreement, it will grant the City permission to install culverts or any other features in the Causeway that are required by any regulatory agency as part of any approval process for construction, maintenance, alteration or repair.

11. Governing Law. This Agreement shall be construed and enforced in accordance with the internal laws of the State of Wisconsin.

12. Entire Agreement. This Agreement sets forth the entire understanding of the parties and may not be changed except by a written document executed and acknowledged by all parties to this Agreement and duly recorded in the office of the Register of Deeds of Brown County, Wisconsin.

13. Notices. All notices to either party to this Agreement shall be delivered in person or sent by certified mail, postage prepaid, return receipt requested, to the other party at that party's last known address. If the other party's address is not known to the party desiring to send a notice, the party sending the notice may use the address to which the other party's property tax bills are sent. Either party may change its address for notice by providing written notice to the other party.

14. Invalidity. If any term or condition of this Agreement, or the application of this Agreement to any person or circumstance, shall be deemed invalid or unenforceable, the remainder of this Agreement, or the application of the term or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term and condition shall be valid and enforceable to the fullest extent permitted by law.

15. Waiver. No delay or omission by any party in exercising any right or power arising out of any default under any of the terms or conditions of this Agreement shall be construed to be a waiver of the right or power. A waiver by a party of any of the obligations of the other party shall not be construed to be a waiver of any breach of any other terms or conditions of this Agreement.

16. Enforcement. Enforcement of this Agreement may be by proceedings at law or in equity against any person or persons violating or attempting or threatening to violate any term or condition in this Agreement, either to restrain or prevent the violation or to obtain any other relief.

17. No Public Dedication. Nothing in this Agreement shall be deemed to be a gift or dedication of any portion of the easement granted under this Agreement to the general public or for any public purpose whatsoever. City and County agree to cooperate with each other and to take such measures as may be necessary to prevent the dedication to the public of the Easement Area, whether by express grant, implication, or prescription, including, without limitation, the posting of Private Drive or No Trespassing signs. Such measures shall not, however, unreasonably interfere with the easement rights granted under this Agreement.

IN WITNESS WHEREOF, the City and County have executed this agreement as follows:

Dated: _____

COUNTY OF BROWN

By:_____
Troy J. Streckenbach
County Executive

By:_____
Patrick Moynihan
County Clerk

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

This instrument was acknowledged before me on the _____ day of _____, 2025 by Troy Streckenbach, as County Executive and Patrick Moynihan as County Clerk, Brown County.

_____
Print Name:_____
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: _____)

Dated: _____

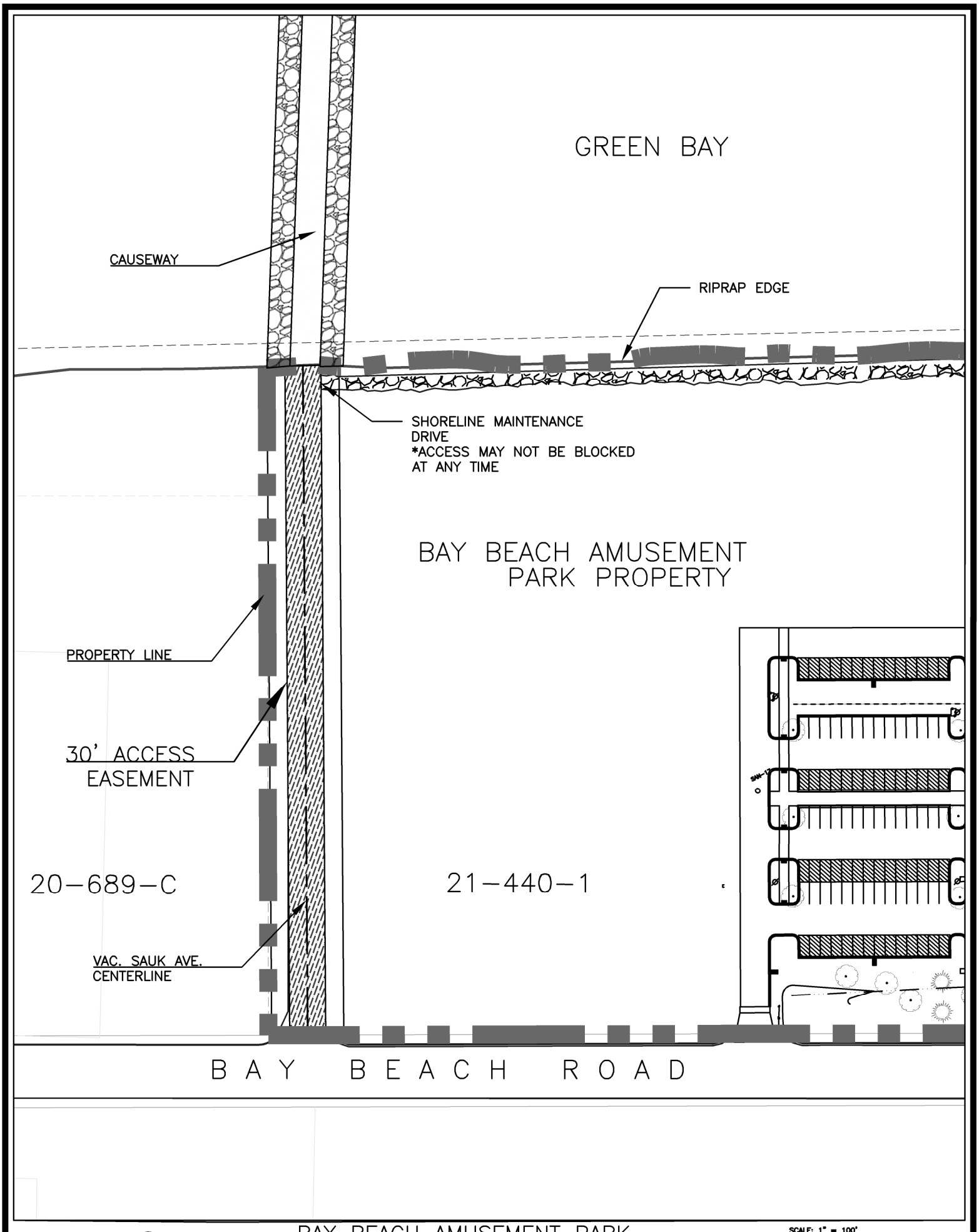
CITY OF GREEN BAY, WISCONSIN

By:_____
Eric Genrich
Mayor

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

This instrument was acknowledged before me on the _____ day of _____, 2025 by Eric Genrich, Mayor, City of Green Bay.

_____
Print Name:_____
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: _____)



BAY BEACH AMUSEMENT PARK
EXHIBIT A

Report to the
Parks Committee of the City of Green Bay

MEETING DATE	PREPARED BY
February 3, 2026	Dan Ditscheit, Parks Director

AGENDA ITEM # P.2

To approve the purchase of one (1) 2026 Rayco 1800AWL Articulated Wheel Loader and accessories from LF George, using Sourcewell Contract #010923-MBI, for a total cost of $60,363.96.

BACKGROUND

In 2024 the City bonded $100,000 to construct a new tree nursery adjacent to the Park Shop. Phase 1 of this project was the installation of the required perimeter fencing and infrastructure so that we can begin planting trees in the nursery. Phase 1 has been completed. Staff is proposing that the remaining funding be used to purchase this articulated loader. This specialized equipment will primarily be used for working within the tree nursery, but can be used in greenways and parks as needed. This is a new piece of equipment, not a replacement.

RECOMMENDATION

To approve.

FISCAL IMPACT

The City bonded $100,000 in 2024 to create a new Forestry Tree nursery adjacent to the Park Shop. There is enough funding allocated to purchase this piece of equipment.

ATTACHMENTS

1. Green Bay Parks Sourcewell Contract 1-9-26
2. Green Bay Parks Rayco 1800 PA 1-9-26 (002)

MORBARK

BOXER DENIS CIMAF RAYCO

Equipment Quote and Order

Sold To: Green Bay Parks, Recreation & Forestry
100 N Jefferson St #510
Green Bay WI 54301

Herein referred to as 'buyer'

Final Delivery: Green Bay Parks, Recreation & Forestry
100 N Jefferson St #510
Green Bay WI 54301

Ship To: LF George Inc
W231N1129 HWY F,C15
Waukesha WI 53186

Quote #:		**Quote Date:**	12/16/2025	**Contact:**	Taylor Lutzke
Lead Time:	60 Days ARO				
Terms:	Net 30 Days	**Ph #:**		**Delivery Instructions:**	FOB - Destination
Preparer:	Janelle Joslin	**Email:**	tlutzke@lfgeorge.com	**Customer PO#:**	

2026 Rayco 1800AWL Articulated Wheel Loader

EQUIPMENT AND OPTIONS

STANDARD UNIT:

- Kubota D1105, 25-HP, liquid cooled, 4-cycle, IDI diesel engine
- Hand lever operated engine throttle control
- Single joystick for Lift, Roll, Telescope boom functions
- Adjustable suspension seat
- Standard Rear Counterweight Bumper with Tie-down
- Lockable engine compartments
- 26 x 12.00-12" Turf Tires
- Max Speed 7.5 mph
- ISO 3471 ROPS and ISO 3449 Level 1 FOPS Certified canopy
- Foot Propel Pedal - forward/reverse
- GVW Ground Pressure 4.72 psi
- LED Work Lights - (2) front, (2) rear
- Working lift capacity 1800 lbs.
- Standard Mini Skid Attachment Plate
- 12V system
- Differential Lock Switch
- Max hinge pin height 114"
- Traction Flow Control Divider
- Safety / Sales Kit

OPTIONS:

- 54" Bucket
- 48" Pallet Forks
- 48" Scrap Grapple

Comments:

Sourcewell 010923-MBI Member #210291

TOTAL CALCULATION

F.O.B. Shipping Point and customer is responsible for freight charges

Quantity Requested: 1

	Entries		Calculation
Configured Total		=	$ 66,855.13
Sourcewell Discount	13.0%	=	$ (8,691.17)
Freight In	$ 1,400.00	=	$ 1,400.00
PDI & Delivery	$ 800.00	=	$ 800.00
Extended Price		=	$60,363.96

QUOTE IS VALID FOR 30 DAYS

LFGeorge INC.
Under & Above Ground Equipment

W231 N1129 COUNTY HWY. F
WAUKESHA, WI 53186
262-567-6666
262-436-0668 (FAX)

51012 ROSE LANE
OSSEO, WI 54758
715-597-3191
715-597-3989 (FAX)

PURCHASE AGREEMENT

PURCHASER'S FULL NAME	CUSTOMER #	DATE	TERRITORY MANAGER
Green Bay Parks, Rec + Forestry		1-9-26	Jon M

D/B/A	CITY	STATE/PROV	ZIP/POSTAL CODE
	Green Bay	WI	54301

PURCHASER'S STREET ADDRESS	COUNTY
100 N Jefferson St #510	

CSI CONTACT	BUSINESS PHONE	RESIDENCE PHONE	EMAIL ADDRESS
Greg Barta	920-639-3390		greg.barta@greenbaywi.gov

DELIVERY TO BE MADE ON OR BEFORE_____, OR AS SOON THEREAFTER AS POSSIBLE. DELIVERY TO BE MADE TO THE FOLLOWING ADDRESS, IF DIFFERENT FROM PURCHASER'S ADDRESS.

STREET CITY STATE

QUANTITY NEW	QUANTITY USED	QUANTITY DEMO	MAKE, MODEL, DESCRIPTION	SERIAL NUMBER/ ATTACHMENT	CASH PRICE EACH ITEM
X			Rayco 1300AWL Mini Loader		$ 51,426.50
					$
X			Erskine 48" Bucket W/ BOCE 901178 400053		$ 1202
X			Erskine Pallet Forks 901672		$ 954
X			Erskine FSS Adapter 901279		$ 2121.23
X			Paladin Grapple Bucket 235907		$ 2460.23
					$
					$
					$
					$
					$

TRADE-IN TO BE SHIPPED TO: ❑ WAUKESHA ❑ OSSEO
BY ❑ CUSTOMER ❑ L.F. GEORGE, INC.

TRADE-IN EQUIPMENT

YEAR	MAKE	DESCRIPTION MODEL	SERIAL NO.	TRADE ALLOWANCE
				$
				$
				$
				$

TRANSPORTATION EXPENSE Freight, Prep, PDI	$ 2200
CASH PRICE	$ 60,363.96

THIS IS A CASH TRANSACTION. IF THE PURCHASER SO REQUESTS PRIOR TO ACCEPTANCE, THE CASH DUE ON DELIVERY MAY BE FINANCED AS A TIME SALE TRANSACTION, SUBJECT TO CREDIT APPROVAL. IF THIS TRANSACTION BECOMES A TIME SALE, PURCHASER AGREES (1) TO MAKE PAYMENTS PURSUANT TO THE ACCOUNTS RECEIVABLE SYSTEM AGREEMENT, WHICH IS INCORPORATED INTO THIS PURCHASE ORDER BY REFERENCE, AND (2) THAT SELLER RETAINS A SECURITY INTEREST IN THE GOODS DESCRIBED HEREIN UNTIL ALL OBLIGATIONS OF PURCHASER ARE PAID IN FULL AND DISCHARGED/

PURCHASER HEREBY BARGAINS, SELLS AND CONVEYS UNTO SELLER THE ABOVE DESCRIBED TRADE-IN EQUIPMENT AND WARRANTS AND CERTIFIES IT TO BE FREE AND CLEAR OF LIENS, ENCUMBRANCE, AND SECURITY INTERESTS EXCEPT TO THE EXTENT SHOWN BELOW

I. TRADE ALLOWANCE $_____

II. LESS AMOUNT OWED TO_____ $_____

III. NET TRADE ALLOWANCE (1-11) $_____

1. CASH PRICE	$ 60,363.96
2. TRADE ALLOWANCE	$
3. NET PRICE (1-2)	$
4. ENTER_____% SALES TAX	$ Exempt
5. OTHER FEES OR CHARGES	$
6. TOTAL TAXES & FEES (4+5)	$
7. TOTAL PRICE (3+6)	$
8. DOWN PAYMENT / REBATE	$
9. BALANCE ON DELIVERY (7-8)	$ 60,363.96

TERMS OF PAYMENT

A. Balance of Payments: The balance of $_____, plus time price differential and all other charges as set forth above, shall be payable as follows:_____

B. Finance Charge (Time Price Differential): Annual Percentage Rate _____%

C. Late Payments: All payments made after due date shall bear interest at the rate of 1.5% per month or the maximum rate permitted by law, if less.

WARRANTY ON EQUIPMENT

Warranty coverage on the equipment covered by this order, if any, has been explained to PURCHASER
The warranty coverage is outlined below and indicated by the box checked

☒ NEW - Other manufacturer's warranty. _____.

❑ USED - When the equipment covered by this order is used equipment, THE PURCHASER STATES THAT HE HAS EXAMINED THE EQUIPMENT and is buying the equipment AS IS and with NO REPRESENTATIONS OR WARRANTIES, unless otherwise stated in writing below.

_____

THE ADDITIONAL TERMS AND CONDITIONS SET FORTH ON THE REVERSE SIDE HEREOF ARE A PART OF THIS CONTRACT AND ARE INCORPORATED HEREIN BY REFERENCE.

NOTICE TO PURCHASER

1. Caution. Do not sign this contract before you thoroughly read both sides of it or if it contains blank spaces, even if otherwise advised.
2. You are entitled to an exact and completely filled in copy of this Contract when you sign it. Keep it to protect your legal rights.

TERRITORY MANAGER Jon McCr

SUBJECT TO ACCEPTANCE AT WAUKESHA, WISCONSIN

ACCEPTED: L.F. GEORGE, INC.

BY _____ DATE 1-9-26

PURCHASER Green Bay Parks (COMPANY)

BY _____ (SIGNATURE)

TITLE _____

DATE _____

White Original - Office Yellow Copy - Customer Pink Copy - Territory Manager

Report to the
Parks Committee of the City of Green Bay

MEETING DATE	PREPARED BY
February 3, 2026	Dan Ditscheit, Parks Director

AGENDA ITEM # P.3

To approve the purchase of one (1) Groundmaster 5910 (16'-4WD Gangmower with All Season Cab) & attachments from Reinders, using Sourcewell Contract #112624-TTC, for a total cost of $171,500.46.

BACKGROUND

This new 16' Gangmower will replace unit 104 with 4,400 hours logged. The existing unit is 13 years old, which exceeds it's expected 12-year useful life. This existing unit has numerous issues in the hydraulic and drive system. New parts are no longer available.

RECOMMENDATION

To approve.

FISCAL IMPACT

The City bonded $172,400 in 2026 for this purchase. The quoted price is within the allocated budget.

ATTACHMENTS

1. City of Green Bay GM5910 1.14.26

Reinders

Quote

Prepared By:
Bob Giesler
Territory Manager
13400 Watertown Plank Rd.
Elm Grove, WI 53122-2227
Cell (920) 660-4227
Fax (262) 786-6111
bgiesler@reinders.com

Account: 94318
City of Green Bay
100 North Jefferson Street
Green Bay WI 54301
Attn: Greg Barta

Quote ID	PRICE SUBJECT TO CHANGE
RRG	
Quote Date	Contract Quote
1.14.26	

Sourcewell #112624-TTC / Omnia #2023261

QTY	CODE	DESCRIPTION	PRICE DETAILS
1	31699	**Groundsmaster 5910,16ft-4WD-All Season Cab Rotary**	$161,906.94
1	31604	Leaf Mulching Kit	$2,953.86
1	132-1391	Atomic Blade Service Pack (11 Blades)	$339.90
1	127-3509	Rear Tire Asem	$386.14
1	131-2380	Front Tire Asem	$918.46

Configured Contract Price:	$166,505.30
Dealer Assembly & Delivery:	$4,995.16
Trade Totals:	$0.00
Purchase Price:	**$171,500.46**

Report to the
Parks Committee of the City of Green Bay

MEETING DATE	PREPARED BY
February 3, 2026	Dan Ditscheit, Parks Director

AGENDA ITEM # P.4

To approve the purchase of one (1) Bobcat UW53 & attachments from Bobcat Plus, using Sourcewell Contract #020223-CEC, for a total cost of $91,485.87 to replace unit 234.

BACKGROUND

This new toolcat with snowblower and broom will replace Unit 234 with 5,900 hours logged. The existing unit is 14 years old and exceeds it's 10-year expected useful life. The hydraulic/hydrostatic system is weak and the unit is rusting badly. This unit is used primarily to clear snow and ball diamond grooming.

RECOMMENDATION

To approve.

FISCAL IMPACT

The City bonded $95,300 in 2026 for the purchase of this equipment. The quoted price is within the allocated budget.

ATTACHMENTS

1. CITY OF GREEN BAY-PARKS - UW53 (1) - AU1610656

Product Quotation
Quotation Number: **AU1610656**
Quote Sent Date: **Jan 15, 2026**
Expiration Date: **Feb 14, 2026**

Your Bobcat Contact
Alex Urlaub
Phone: +17012416372
Email: alex.urlaub@doosan.com

Your Customer Contact

Deliver to
CITY OF GREEN BAY-PARKS
919 CROCKER ST
GREEN BAY, WI, 54303-3661

Bobcat Dealer
Bobcat Plus, Inc., DePere, WI
1372 MID VALLEY DR.
DEPERE, WI, 54115

Bill to
CITY OF GREEN BAY-PARKS
919 CROCKER ST
GREEN BAY, WI, 54303-3661

Item Name	Item Number	Quantity	Price Each	Total
Bobcat UW53	M1227	1	70,465.50	70,465.50
Standard Equipment: Adjustable Vinyl Seats All-Wheel Steer Automatically Activated Glow Plugs Auxiliary Hydraulics Variable Flow with dual direction detent High Flow Hydraulics and Attachment Control Kit Beverage Holders Power Bob-Tach Boom Float Cowl and Cowl Support Cruise Control Deluxe Equipment: Cab Enclosure with Heater and Air Conditioning Deluxe Operator Cab (Front Window, Rear Window, Front Wipers) Deluxe Road Package (back-up alarm, turn signals, flashers, tail lights, brake lights, rear view mirror, side mirrors, horn, rear work light, and headlights) Engine and Hydraulic Monitor with Shutdown Front Work Lights Full-time Four-Wheel Drive Horsepower Management Speed Management Instrumentation: Standard 5" Display with Keyless Start, Engine Temperature and Fuel Gauges, Hour meter, RPM and Warning Indicators. Includes maintenance interval notification, fault display, job codes, quick start, and security lockouts. Heavy Duty Battery PTO Package (rear PTO-540 RPM, PTO Shield, PTO Tachometer) Three-Point Hitch Package (Three-Point, depth position gauge) Rear Remote Package (One set of poppet-style couplers, for use with implement hydraulics) Roll Over Protective Structure (ROPS) - Meets Requirements of SAE-J1040 & ISO 3471 Falling Object Protective Structure (FOPS) - Meets Requirements of SAE-J1043 & ISO3449, Level I Dome Light Interior Trim Joystick, Manually Controlled with Lift Arm Float Lift Arm Support Limited Slip Transaxle Parking Brake, automatic Power Steering with Tilt Steering Wheel Radiator Screen Radio: AM/FM/Weatherband Aux Input & Head Phone Jacks Lower Engine Cover Rear Receiver Hitch Seat Belts, Shoulder Harness Spark Arrestor Muffler Storage Bins Suspension, 4-wheel independent Tires: 27 x 10.5-15 (8 ply), Lug Tread Toolcat Interlock Control System (TICS) Two-Speed Transmission Traction Control Machine Warranty: 12 Months, unlimited hours Bobcat Engine Warranty: Additional 12 Months or total of 2000 hours after initial 12 month warranty				
Block Heater	M1227-A01-C02	1	117.60	117.60

Rear View Camera	M1227-R20-C01	1	289.10	289.10
29 X 10.5 Trac Tire	M1227-R05-C04	1	527.80	527.80
68" Standard Duty Bucket	7272771	1	969.00	969.00
Bolt-On Cutting Edge, 68"	7104508	1	171.39	171.39
Snow Blower 32X68	M7047	1	5,698.48	5,698.48
MOTOR PACKAGE 130CC (22-28 gpm)	M7047-R01-C03	1	871.72	871.72
68" Angle Broom	7337703	1	6,208.44	6,208.44
Electrical & Lighting - Strobe Light Kit	7424783	1	246.45	246.45
Protection - Suspension Seat Kit	7460863	1	1,844.41	1,844.41
	Total for Bobcat UW53			87,409.89
12X10.5 Trac spare tire assembly	12X10.5 Trac	1	560.48	560.48
	Total for 12X10.5 Trac spare tire assembly			560.48

Quote Subtotal	87,970.37
Dealer PDI	1,100.00
Freight Charges	1,100.00
Destination Charges	555.00
Dealer Assembly Charges	760.50
Quote Total - USD	**91,485.87**

Comment: *Plus applicable taxes. IF Tax Exempt, please include Tax Exempt Certificate with the order.

*Prices per the Sourcewell Contract #020223-CEC

*Sourcewell Member Number (if applicable): _____

*All orders should include 1) Accounts Payable Contact and email address, 2) W9 with correct legal entity name, and 3) Bill to Address.

*Orders may be placed with the contract holder or authorized dealer as allowed by the terms and conditions of the contract. *A Copy of all orders must be provided to Heather.Messmer@Doosan.com.

*Contact Holder Information: Doosan Bobcat North America, Inc. Govt Sales, 250 E Beaton Drive, West Fargo, ND 58078. TID# 38-0425350.

*Payment Terms: Net 60 Days. Credit cards accepted.

*Remittance address: Doosan Bobcat North America, Inc. P. O. Box 74007382, Chicago, IL 60674-7382

Customer Acceptance:
Quotation Number: **AU1610656** Purchase Order: _____
Authorized Signature:

Print: _____ Sign: _____

Date: _____ Email: _____

Addresses

Delivery Address_____

Billing Address (if different from ship to): _____

Tax Exempt: Y ☐ / N ☐

Exempt in the State of: _____

Tax Exempt ID:

Federal: _____

State: _____

Expiration Date: _____

Report to the
Parks Committee of the City of Green Bay

MEETING DATE	PREPARED BY
February 3, 2026	Dan Ditscheit, Parks Director

AGENDA ITEM # P.5

To approve the purchase of one (1) Bobcat UW53 & attachments from Bobcat Plus, using Sourcewell Contract #020223-CEC, for a total cost of $91,485.87 to replace Unit 237.

BACKGROUND

This new ToolCat with snowblower and broom will replace Unit 237 with 4,800 hours logged. The existing unit is 13 years old, which exceeds the 10-year expected useful life. The hydraulic/hydrostatic system is weak. There are also problems with the wiring harness/engine controller, the unit is rusting badly and there is a significant engine oil leak. This unit will primarily be used to clear snow and maintain our ball diamonds.

RECOMMENDATION

To approve.

FISCAL IMPACT

The City bonded $95,300 in 2026 to replace this equipment. The quoted price is within the allocated budget.

ATTACHMENTS

1. CITY OF GREEN BAY-PARKS - UW53 (2) - AU1610659

Product Quotation
Quotation Number: **AU1610659**
Quote Sent Date: **Jan 15, 2026**
Expiration Date: **Feb 14, 2026**

Your Bobcat Contact
Alex Urlaub
Phone: +17012416372
Email: alex.urlaub@doosan.com

Your Customer Contact

Deliver to
CITY OF GREEN BAY-PARKS
919 CROCKER ST
GREEN BAY, WI, 54303-3661

Bobcat Dealer
Bobcat Plus, Inc., DePere, WI
1372 MID VALLEY DR.
DEPERE, WI, 54115

Bill to
CITY OF GREEN BAY-PARKS
919 CROCKER ST
GREEN BAY, WI, 54303-3661

Item Name	Item Number	Quantity	Price Each	Total
Bobcat UW53	M1227	1	70,465.50	70,465.50
Standard Equipment: Adjustable Vinyl Seats All-Wheel Steer Automatically Activated Glow Plugs Auxiliary Hydraulics Variable Flow with dual direction detent High Flow Hydraulics and Attachment Control Kit Beverage Holders Power Bob-Tach Boom Float Cowl and Cowl Support Cruise Control Deluxe Equipment: Cab Enclosure with Heater and Air Conditioning Deluxe Operator Cab (Front Window, Rear Window, Front Wipers) Deluxe Road Package (back-up alarm, turn signals, flashers, tail lights, brake lights, rear view mirror, side mirrors, horn, rear work light, and headlights) Engine and Hydraulic Monitor with Shutdown Front Work Lights Full-time Four-Wheel Drive Horsepower Management Speed Management Instrumentation: Standard 5" Display with Keyless Start, Engine Temperature and Fuel Gauges, Hour meter, RPM and Warning Indicators. Includes maintenance interval notification, fault display, job codes, quick start, and security lockouts. Heavy Duty Battery PTO Package (rear PTO-540 RPM, PTO Shield, PTO Tachometer) Three-Point Hitch Package (Three-Point, depth position gauge) Rear Remote Package (One set of poppet-style couplers, for use with implement hydraulics) Roll Over Protective Structure (ROPS) - Meets Requirements of SAE-J1040 & ISO 3471 Falling Object Protective Structure (FOPS) - Meets Requirements of SAE-J1043 & ISO3449, Level I Dome Light Interior Trim Joystick, Manually Controlled with Lift Arm Float Lift Arm Support Limited Slip Transaxle Parking Brake, automatic Power Steering with Tilt Steering Wheel Radiator Screen Radio: AM/FM/Weatherband Aux Input & Head Phone Jacks Lower Engine Cover Rear Receiver Hitch Seat Belts, Shoulder Harness Spark Arrestor Muffler Storage Bins Suspension, 4-wheel independent Tires: 27 x 10.5-15 (8 ply), Lug Tread Toolcat Interlock Control System (TICS) Two-Speed Transmission Traction Control Machine Warranty: 12 Months, unlimited hours Bobcat Engine Warranty: Additional 12 Months or total of 2000 hours after initial 12 month warranty				
Block Heater	M1227-A01-C02	1	117.60	117.60

Rear View Camera	M1227-R20-C01	1	289.10	289.10
29 X 10.5 Trac Tire	M1227-R05-C04	1	527.80	527.80
68" Standard Duty Bucket	7272771	1	969.00	969.00
Bolt-On Cutting Edge, 68"	7104508	1	171.39	171.39
Snow Blower 32X68	M7047	1	5,698.48	5,698.48
MOTOR PACKAGE 130CC (22-28 gpm)	M7047-R01-C03	1	871.72	871.72
68" Angle Broom	7337703	1	6,208.44	6,208.44
Electrical & Lighting - Strobe Light Kit	7424783	1	246.45	246.45
Protection - Suspension Seat Kit	7460863	1	1,844.41	1,844.41
	Total for Bobcat UW53			87,409.89
12X10.5 Trac spare tire assembly	12X10.5 Trac	1	560.48	560.48
	Total for 12X10.5 Trac spare tire assembly			560.48

Quote Subtotal	87,970.37
Dealer PDI	1,100.00
Freight Charges	1,100.00
Destination Charges	555.00
Dealer Assembly Charges	760.50
Quote Total - USD	**91,485.87**

Comment: *Plus applicable taxes. IF Tax Exempt, please include Tax Exempt Certificate with the order.

*Prices per the Sourcewell Contract #020223-CEC

*Sourcewell Member Number (if applicable): _____

*All orders should include 1) Accounts Payable Contact and email address, 2) W9 with correct legal entity name, and 3) Bill to Address.

*Orders may be placed with the contract holder or authorized dealer as allowed by the terms and conditions of the contract. *A Copy of all orders must be provided to Heather.Messmer@Doosan.com.

*Contact Holder Information: Doosan Bobcat North America, Inc. Govt Sales, 250 E Beaton Drive, West Fargo, ND 58078. TID# 38-0425350.

*Payment Terms: Net 60 Days. Credit cards accepted.

*Remittance address: Doosan Bobcat North America, Inc. P. O. Box 74007382, Chicago, IL 60674-7382

Customer Acceptance:
Quotation Number: **AU1610659** Purchase Order: _____
Authorized Signature:

Print: _____ Sign: _____

Date: _____ Email: _____

Addresses

Delivery Address_____

Billing Address (if different from ship to): _____

Tax Exempt: Y ☐ / N ☐

Exempt in the State of: _____

Tax Exempt ID:

Federal: _____

State: _____

Expiration Date: _____

Report to the
Personnel Committee of the City of Green Bay

MEETING DATE	PREPARED BY
February 3, 2026	

AGENDA ITEM # Q.1

To approve the request to reclassify (2) vacant Police Lieutenant positions to Police Sergeant positions

BACKGROUND

The Police Department's Community Services Division leadership consists of a Captain, two Lieutenants, a Traffic Sergeant, and a K-9 Sergeant. The Police Department is requesting to reclassify one of the Lieutenants to a Sergeant who will oversee the Community Police Officers and Neighborhood Response Team Officers. As a result, the Community Services Division leadership will consist of three Sergeants that will have oversight of their respective functions (i.e. Community Services, Traffic, and K-9) operating under the direction of a Lieutenant and Captain. This adjustment will create a balanced leadership structure within the division, with a Sergeant assigned to oversee each of the division functions.

The Emergency Preparedness Lieutenant position is also proposed to be reclassified to a Sergeant position. This position handles emergency preparedness for the department and works with public and private organizations to conduct security and threat assessments and plans. This work can be accomplished by a Sergeant working under the direction of the Training Lieutenant. Sergeants have core responsibilities for training and coaching Officers, identifying and resolving problems, and participating in community-based law enforcement activities, which are well-suited to designing emergency preparedness and threat assessment plans that are realistic and effective. Sergeant positions also provide career development opportunities for officers that are interested in advancing to management-level positions.

RECOMMENDATION

The Police Department and Human Resources recommend that two vacant Police Lieutenant positions ($52.63-$53.88/hour) be reclassified to Police Sergeant positions ($49.89/hour).

FISCAL IMPACT

The estimated annual cost savings for each reclassification is $9,179, which results in a total savings of $18,358 for both reclassifications.

Estimated	**Lieutenant** ($53.88/hour)	**Sergeant** ($49.89/hour)
Salary	$105,847	$98,009
FICA	$8,097	$7,498
WRS (General)	$7,621	$7,057
Worker's Comp	$2,265	$2,097
Health Insurance	$17,712	$17,712
Dental Insurance	$1,402	$1,402
Life Insurance	$134	$125
TOTAL	**$143,078**	**$133,899**

COMPENSATION

ATTACHMENTS

None

Report to the
Personnel Committee of the City of Green Bay

MEETING DATE	PREPARED BY
February 3, 2026	

AGENDA ITEM # Q.2

To approve the request to reclassify the vacant Right-of-Way Specialist position in the Department of Public Works to a Land & Property Specialist position and approval to fill any subsequent vacancies resulting from internal transfers.

BACKGROUND

Historically, the Right-of-Way Specialist position required State registration as a Professional Land Surveyor. This requirement was based on the position's responsibilities of providing direction to in-house land surveying staff, performing survey field work, and conducting technical reviews of survey documents prepared by contracted surveyors.

Preparing legal descriptions that are to be recorded requires the position to possess a land surveyor license. Over time, the duties of the position have evolved, and this position no longer provides direction to surveyors, and the City has transitioned the preparation of legal descriptions to external consultants.

It is noteworthy that this position has been vacant for 21 months while the City actively recruited to fill the position. During this time, 50 candidates applied, 6 candidates who possessed related experience were selected to interview, but no employment offers were made. The City has been unable to attract candidates that hold the land surveyor license. As a result, Public Works Director Joosten evaluated the position and department needs and the survey work and the license requirement have been removed from the job description. The minimum requirements of an Associate's degree in a related field and two years of related experience remain.

The proposed reclassification, including the removal of the land survey responsibilities and license, was necessary to reflect the actual work being performed. It is anticipated that these changes will broaden the pool of qualified candidates by focusing on a wider range of related skills and experience, rather than the surveyor license and survey work experience which is no longer required for the job. In addition, the recommended title of Land & Property Specialist better reflects the focus of the position and provides greater clarity for prospective candidates.

With these changes to the job description, the position's primary responsibilities are focused on coordinating the acquisition and disposal of right-of-way properties, including the preparation of legal descriptions, deeds, easements, agreements, and right-of-way plats. This position also performs related research and prepares and maintains maps.

This position was reviewed by the City's salary plan consultant, Cottingham & Butler, for appropriate placement in the salary plan due to the removal of the land surveyor license requirement and related responsibilities. Based upon that review, it is recommended that the position be placed in Pay Grade H of the City Pay Plan. This placement aligns with the City's Real Estate Specialist, a similar position in the Department of Community and Economic Development responsible for the acquisition, management, and

disposition of City properties.

RECOMMENDATION

The Department of Public Works and Human Resources recommend that the Right-of-Way Specialist position (Pay Grade I, $33.49/hour-$39.39/hour) be reclassified to a Land & Property Specialist (Pay Grade H, $30.76/hour-$36.18/hour).

FISCAL IMPACT

The estimated annual cost savings of this reclassification is $7,092.

Estimated	**Right-of-Way Specialist Grade I, Step 4**	**Land & Property Specialist Grade H, Step 4**
Salary	$75,795	$69,638
FICA	$5,798	$5,327
WRS (General)	$5,457	$5,014
Worker's Comp	$159	$146
Health Insurance	$17,712	$17,712
Dental Insurance	$1,402	$1,402
Life Insurance	$96	$88
TOTAL COMPENSATION	**$106,420**	**$99,328**

ATTACHMENTS

1. ROW Specialist

JOB DESCRIPTION
City of Green Bay

Position Title:	~~RIGHT-OF-WAY SPECIALIST/SURVEYOR~~ LAND & PROPERTY SPECIALIST
Department:	Department of Public Works/Engineering
Reports To:	Assistant Director of Public Works
Position Status:	Non-Exempt
Salary Range:	Grade H~~I~~
Job Summary:	Under general supervision of the Assistant Director of Public Works, performs work of considerable difficulty in ~~land surveys and~~ related to the review and legal documentation of work within the right-of-way, including right-of-way~~the~~ acquisition and disposition. ~~and disposal of right-of-way properties.~~
Essential Functions:	1) Administers the acquisition and disposal of right-of-way properties including the preparation of legal descriptions, deeds, easements, agreements and right-of-way plats. 2) ~~Performs land surveys and in doing so, performs the following duties: r~~Researches recorded documents~~,~~ and prepares land division maps.~~, and directs survey crews in matters related to land surveys.~~ Reviews proposed certified survey map applications. ~~3) Researches and recommends the purchase of survey equipment and trains crews on proper use of equipment.~~ ~~4)~~3) Coordinates amendments to~~Maintains~~ the official City map ~~and amendments~~. ~~5) Prepares legal descriptions for the disposal of public land.~~ ~~6)~~4) Prepares and executes various legal documents such as hold harmless agreements, revocable occupancy permits, and similar documents. 5) Oversees management of all public and private facilities located within the right-of-way. ~~7)~~6) Reviews and issues permits for work within the right-of-way. ~~8)~~7) Performs other duties as assigned.
Knowledge, Skills And Abilities	▪ Comprehensive knowledge of ~~the~~ right-of-way ~~process~~procedures, including acquisition and disposal. Knowledge of ~~and~~ land survey practices and procedures. Knowledge of legal descriptions, agreements, etc.~~-~~ Knowledge of WisDOT protocol related to land acquisitions and resident relocations. ▪ Skill in understanding and interpreting maps and construction documents. ~~Working skill in the operation of various surveying instruments.~~ ▪ Ability to communicate effectively, both orally and in writing. Ability to use independent judgment and work independently. Ability to learn and apply departmental policies and City ordinances. Ability to utilize a computer and the required software, including CAD and GIS. Ability to establish effective relationships with staff and the public. Ability to work the required hours of the position.
Minimum Education And Experience	▪ Associate's degree in Land Surveying, Civil Engineering Technology, or a related ~~degree field.which includes at least 12 credits in Surveying or the completion of an accredited four-year land surveying program or an accredited four-year Civil Engineering program.~~ ▪ ~~Registration with the Wisconsin State Board of Architects, Professional Engineers,~~

	~~Designers and Land Surveyors as a Land Surveyor.~~ ▪ 2 years of related experience with~~in~~ legal descriptions, land survey and land acquisition. ▪ Valid driver's license and good driving record. A combination of equivalent experience and/or education may be considered.
Physical Requirements	Ability to perform the following activities: ▪ Lifting up to 20 pounds. ▪ Carrying up to 20 pounds. ▪ Frequent standing, walking, sitting, and bending. ▪ Ability to reach, stoop and lift. ▪ Ability to focus on projects for long periods of time. ▪ Ability to work in varied environmental conditions.

The above is not to be construed as an exhaustive statement of duties, responsibilities or requirements. I have read the above position description and understand the duties and responsibilities of the position.

_____ _____

Employee Name (please print) Date

_____

Employee Signature

Report to the
Traffic, Bicycle and Pedestrian Commission of the City of Green Bay

MEETING DATE	PREPARED BY
February 3, 2026	

AGENDA ITEM # R.1

To receive and place on file the January 2026 report by the Police Department on the monthly Traffic Enforcement Unit Traffic Safety Plan.

BACKGROUND

RECOMMENDATION

To Review.

FISCAL IMPACT

ATTACHMENTS

1. TRAFFIC SAFETY PLAN January 2026

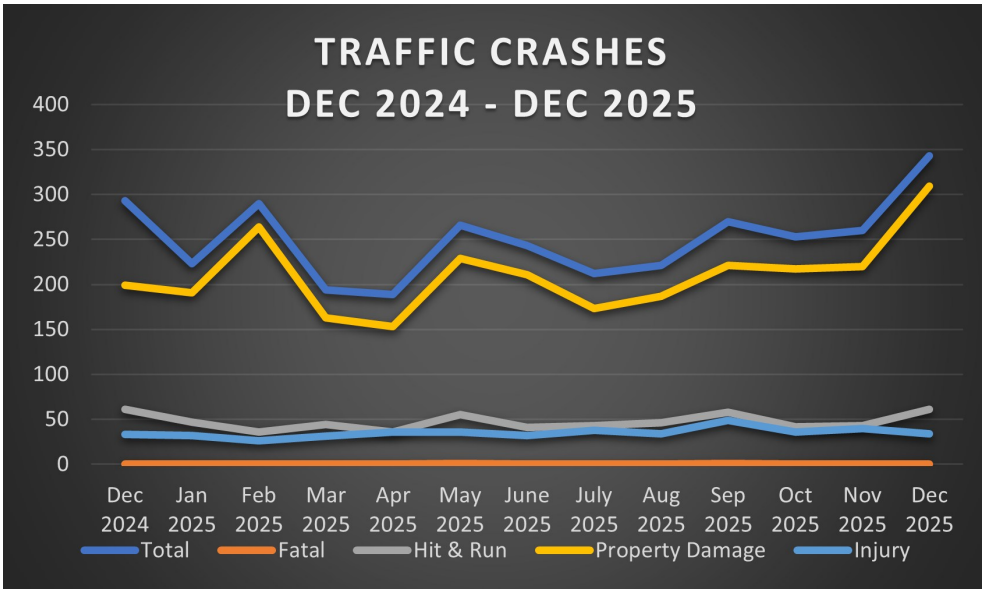
Green Bay Police Department

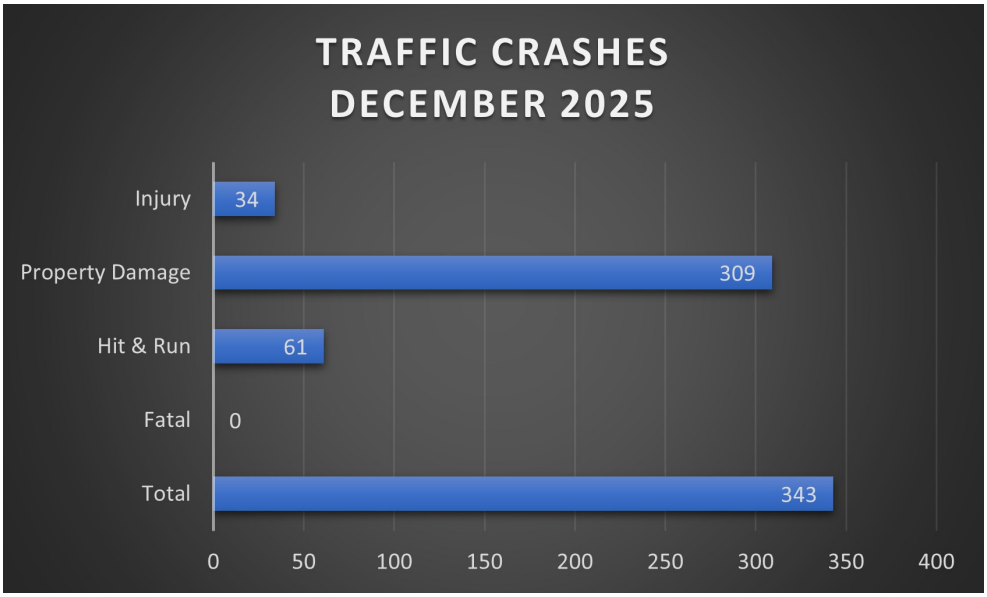
JANUARY 2026

Traffic Safety Plan

Traffic complaints are the #1 complaint made to the Green Bay Police Department and City Alderpersons. The police department is committed to safe travels for motorists, pedestrians and bicyclists. With a goal of reducing traffic crashes, property damage, injury and death on Green Bay's roadways, the police department will use a data driven approach for traffic enforcement. Data analytics from crash data, citizens complaints and speed boards (when in use) will be used to identify traffic emphasis areas. Each month's report will be posted on the police department's website and will be presented at the Traffic, Bicycle and Pedestrian Commission meeting.

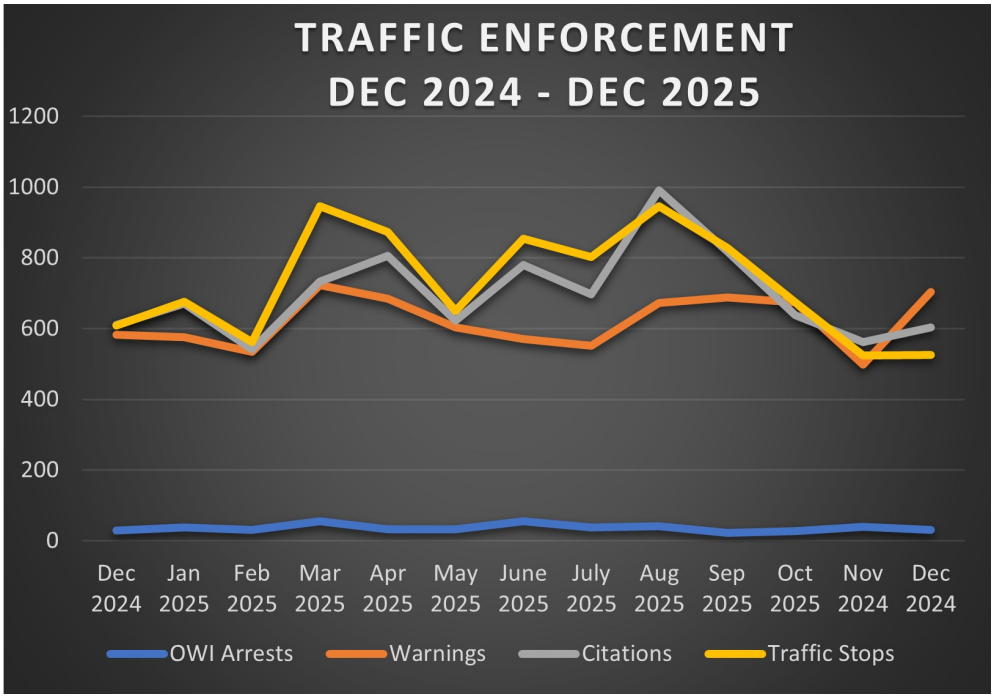
December 2025 Crash Data

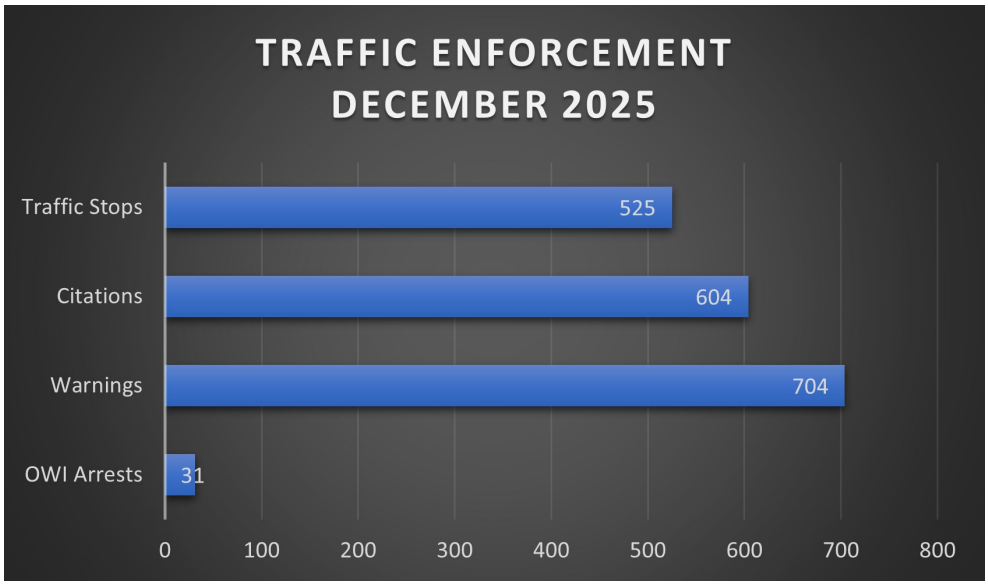




GREEN BAY POLICE DEPARTMENT TRAFFIC SAFETY PLAN

DECEMBER 2025 TRAFFIC ENFORCEMENT





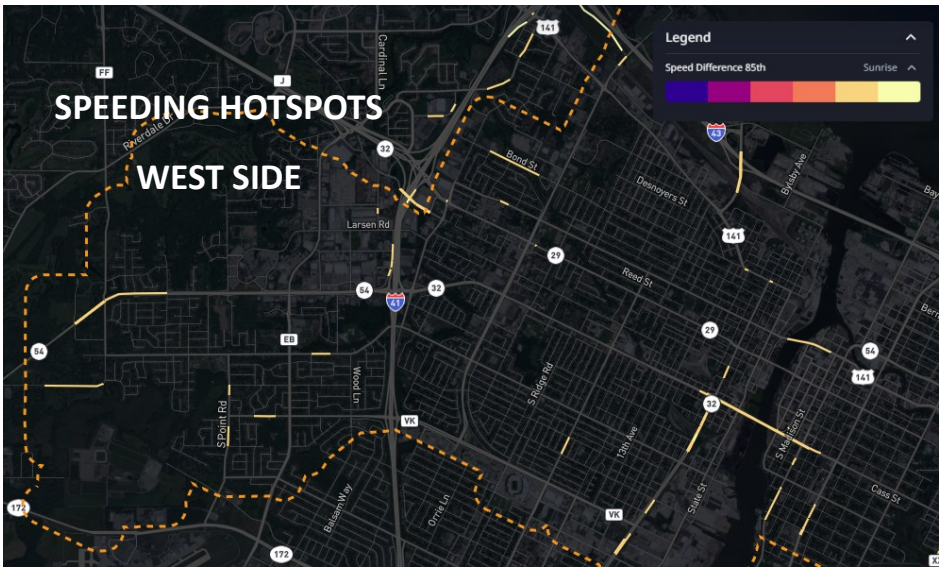
UPCOMING TRAFFIC TASK FORCE DEPLOYMENTS

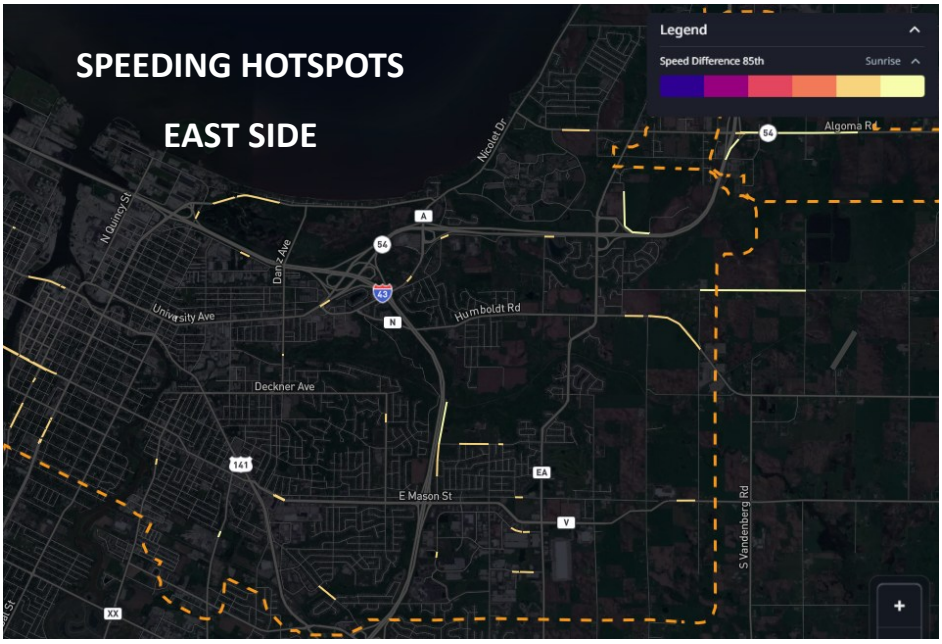
* OWI—January 16, 17, 23, 24, 30, 31 and February 6, 7, 13, 14, 20, 21, 27, and 28
* Speed—February 3 and 17
* Seat Belt—February 5 and 19

GREEN BAY POLICE DEPARTMENT TRAFFIC SAFETY PLAN

TRAFFIC COMPLAINTS

Below are the most recent areas of increased risks from traffic data. To make a traffic complaint, call the Traffic Enforcement Unit Complaint at (920) 448-3212. Residents can also submit an online complaint through the City's Request for Service page. Please leave detailed information including specific times/days of the week, street and block number/intersection, and contact information if you would like follow-up from an officer.





GREEN BAY POLICE DEPARTMENT TRAFFIC SAFETY PLAN

ENFORCEMENT PRIORITY AREAS

Priority areas are determined using a predictive analysis tool through the Wisconsin DOT. The tool uses crash data from the previous three years to determine areas that have a high likelihood of vehicle crashes in the next 30 days.

University Av / University Way

Analysis Area #2: GREEN BAY (C)

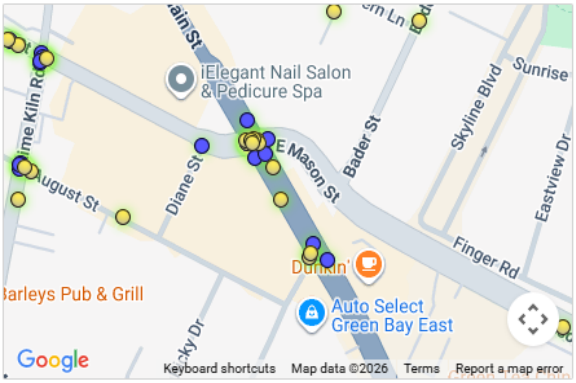
Roadway: UNIVERSITY WAY

Total Crashes: 19

Contributing Factors:

- Teen Driver (6)
- 65+ Driver (5)
- Hit & Run (2)
- Impaired (1)
- Distracted (1)

Main St / E Mason St



Analysis Area #1: GREEN BAY (C)

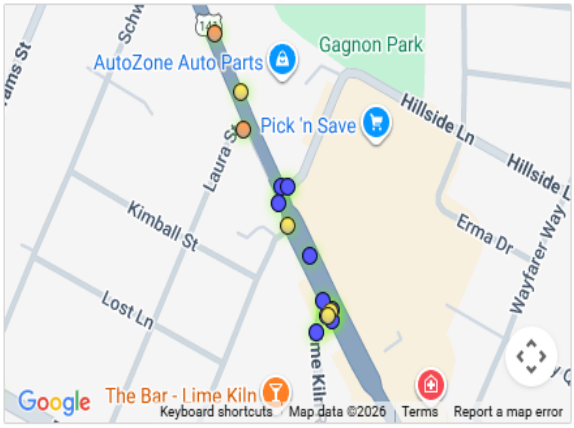
Roadway: 141

Total Crashes: 22

Contributing Factors:

- Distracted (7)
- Teen Driver (6)
- 65+ Driver (5)
- Hit & Run (3)
- Pedestrian (2)
- Occp Protection (2)
- Motorcycle (1)
- Impaired (1)
- Speed (1)
- Winter Road (1)

Main St / Lime Kiln Rd



Analysis Area #3: GREEN BAY (C)

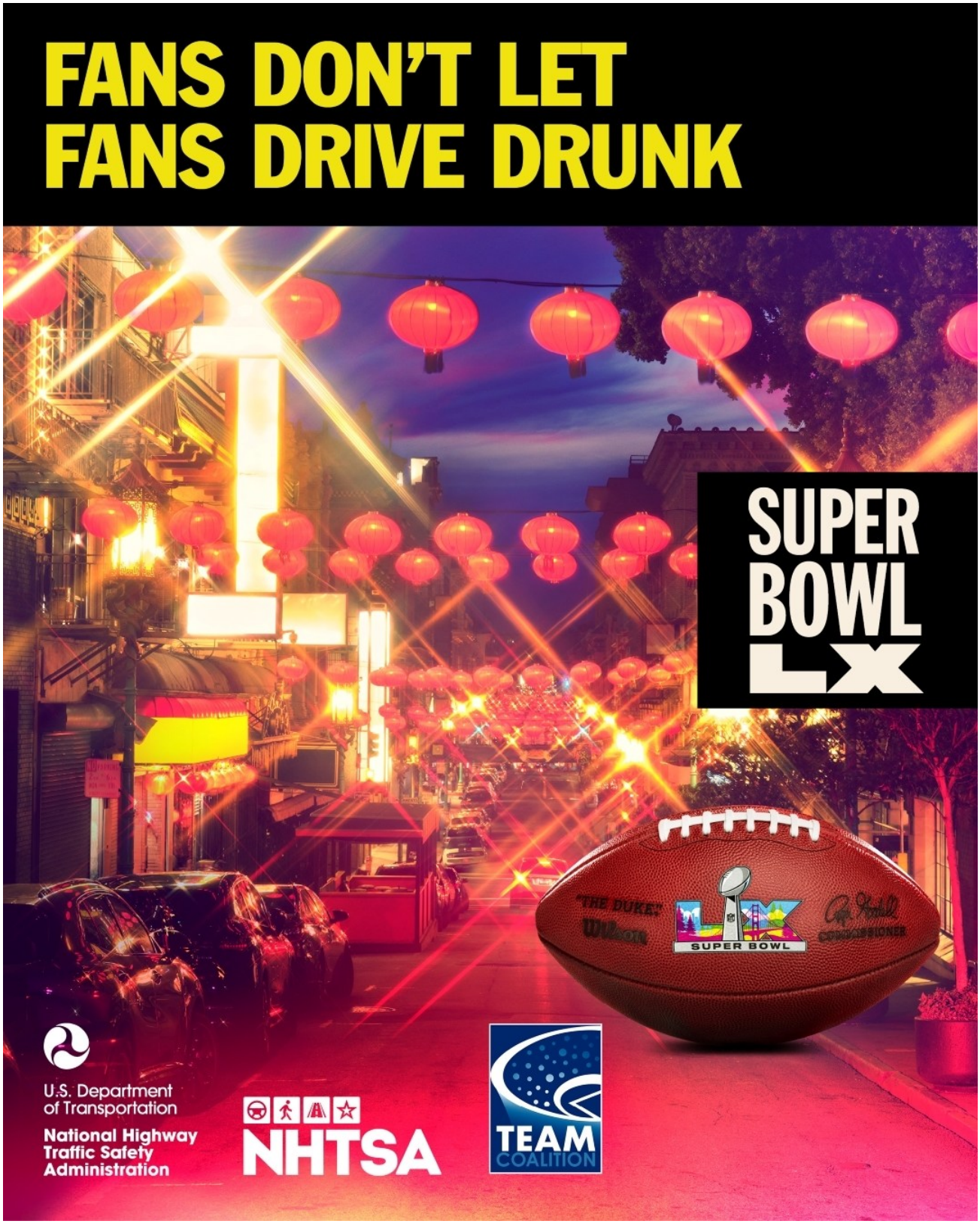
Roadway: 141

Total Crashes: 15

Contributing Factors:

- 65+ Driver (6)
- Hit & Run (3)
- Speed (3)
- Occp Protection (2)
- Teen Driver (2)
- Large Truck (1)
- Pedestrian (1)
- Impaired (1)
- Distracted (1)
- Winter Road (1)
- Aggressive (1)

A message for NHTSA



Report to the
Traffic, Bicycle and Pedestrian Commission of the City of Green Bay

MEETING DATE	PREPARED BY
February 3, 2026	

AGENDA ITEM # R.2

To receive and place on file the report by the Police Department of the 2025 4th quarter serious injury and fatal crashes.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

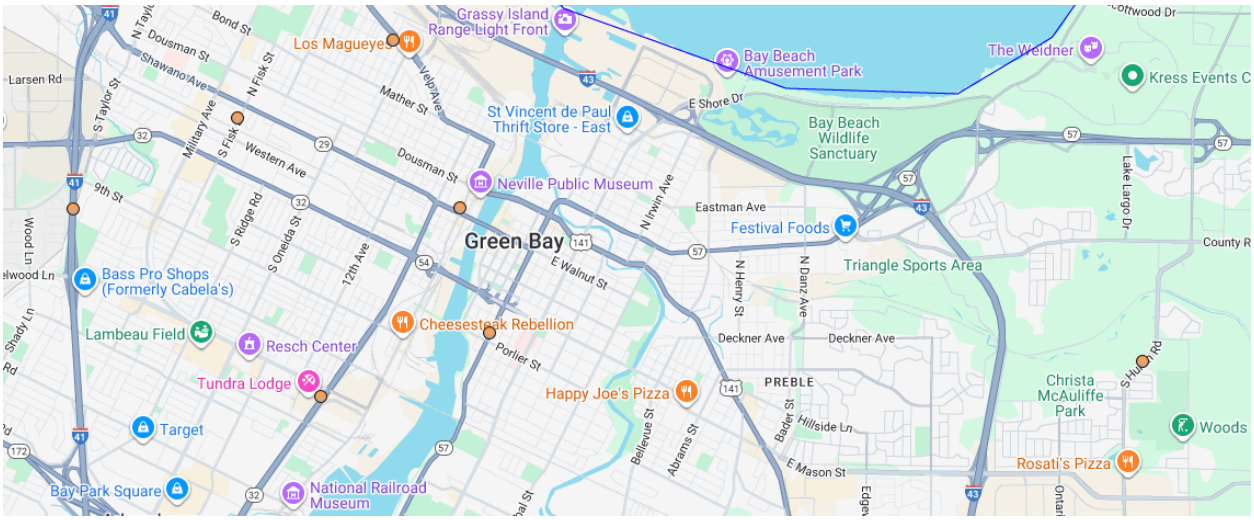
1. 4-2025 Fourth Quarter Fatal and Serious Injury Crash Summary

GREEN BAY POLICE DEPARTMENT

TRAFFIC SAFETY UNIT

2025 Fourth Quarter Serious Injury and Fatal Crash Summary

There were 7 crashes reported resulting in 0 fatalities and 11 suspected serious injuries.



10/04/25 12:02 PM — GBPD Report #25-249269

On Saturday, October 4th, 2025, at approximately 12:02 PM, a Harley trike was traveling north on N Buchaman approaching Velp Av when the driver lost control and was ejected. The vehicle was reported to have lost a rear wheel or tire. The driver of the motorcycle suffered suspected serious injuries.

10/31/25 5:25 PM — GBPD Report #25-254093

On Friday October 31st, 2025, at approximately 5:25 PM, a sedan was northbound on Huron St at a high speed and lost control on a curve south of Star Creek. The vehicle left the roadway and struck a tree on the median. Both the operator and passenger suffered suspected serious injuries.

GREEN BAY POLICE DEPARTMENT

TRAFFIC SAFETY UNIT

11/09/25 4:45 PM — GBPD Report #25-255576

On Sunday November 9th, 2025, at approximately 4:45 PM, a motorcycle was southbound on S Monroe Av at Congress Ct when it struck the rear of another vehicle. The second vehicle, which fled the scene, was reported to have changed lanes in front of the motorcycle. The operator and passenger suffered suspected serious injuries.

11/23/25 4:02 PM — GBPD Report #25-257973

On Sunday November 23rd, 2025, at approximately 4:02 PM, a SUV struck a pedestrian and then a garage in the parking lot of 160 N Fisk St. The pedestrian suffered suspected serious injuries. The cause of the crash is still being investigated.

12/03/25 5:20 PM — GBPD Report #25-259435

On Wednesday December 3rd, 2025, at approximately 5:20 PM, traffic was backed up in the northbound lanes of I-41 between Lombardi Av and W Mason St for a crash when a 5-car chain reaction secondary crash occurred. The driver of one vehicle suffered suspected serious injuries.

12/21/25 6:52 PM — GBPD Report #25-262181

On Sunday December 21st, 2025, at approximately 6:52 PM, a SUV was traveling northbound in the southbound lanes of S Ashland Av south of Lombardi Av. The vehicle collided with a southbound pickup truck causing suspected minor injuries to the driver and suspected serious injuries to the passenger of the pickup. Impaired driving is believed to have been a factor.

12/24/25 11:09 AM — GBPD Report #25-262046

On Wednesday December 24th, 2025, at approximately 11:09 AM, a vehicle traveling at a high speed was northbound on N Broadway St north of W Walnut St. The vehicle lost control while trying to avoid another vehicle, striking a pedestrian and a tree. A passenger in the vehicle suffered suspected minor injuries and the pedestrian suffered suspected serious injuries. Speed is believed to have been a factor.

Sean Hamill

Traffic SGT Sean Hamill

Report to the
Traffic, Bicycle and Pedestrian Commission of the City of Green Bay

MEETING DATE	PREPARED BY
February 3, 2026	

AGENDA ITEM # R.3

To receive and place on file the request by Department of Public Works to create a 30 Minute Loading Zone Monday - Friday 5 AM - 5 PM on the west side of the 100 block of South Broadway.

BACKGROUND

RECOMMENDATION

To Approve.

FISCAL IMPACT

ATTACHMENTS

1. 100 S Broadway Loading Zone

1 in = 25 ft

General Business: Consideration with possible action on a request by Tarl Knight to create a 30 Minute Loading Zone Monday - Friday from 5 AM- 5 PM on the west side in the 100 block of South Broadway.

A. Remove the existing NO PARKING restriction on the west side of Broadway from a point 280 feet north of W Walnut to a point 70 feet south of W Walnut Street

B Remove the existing 2-HOUR PARKING (7AM - 7 PM Monday - Friday) restriction on the west side of S Broadway fom a point 70 feet south of W Walnut Street to a point 130 north of Howard Street

C Establish a NO PARKING restriction on the west side of Broadway from a point 280 feet north of W Walnut Street to a point 50 feet south of W Walnut Street

D Estblish a 30 MINUTE LOADING ZONE (6 AM - 5 PM Monday - Friday) on the west side of S Broadway from a point 50 feet south of W Walnut Street to a point 110 feet south of W Walnut Street

E Establish a 2-HOUR PARKING (7 AM - 7 PM Monday - Friday) restriction on the west side of S Broadway from a point 110 feet south of W Walnut Street to a point 130 feet north of Howard Street.

Report to the
Traffic, Bicycle and Pedestrian Commission of the City of Green Bay

MEETING DATE	PREPARED BY
February 3, 2026	

AGENDA ITEM # R.4

To receive and place on file the request by Tarl Knight on the need for a Rectangular Rapid-Flashing Beacon (RRFB) at 3rd Street and South Ashland Avenue for children crossing South Ashland Avenue to play at Tank Park.

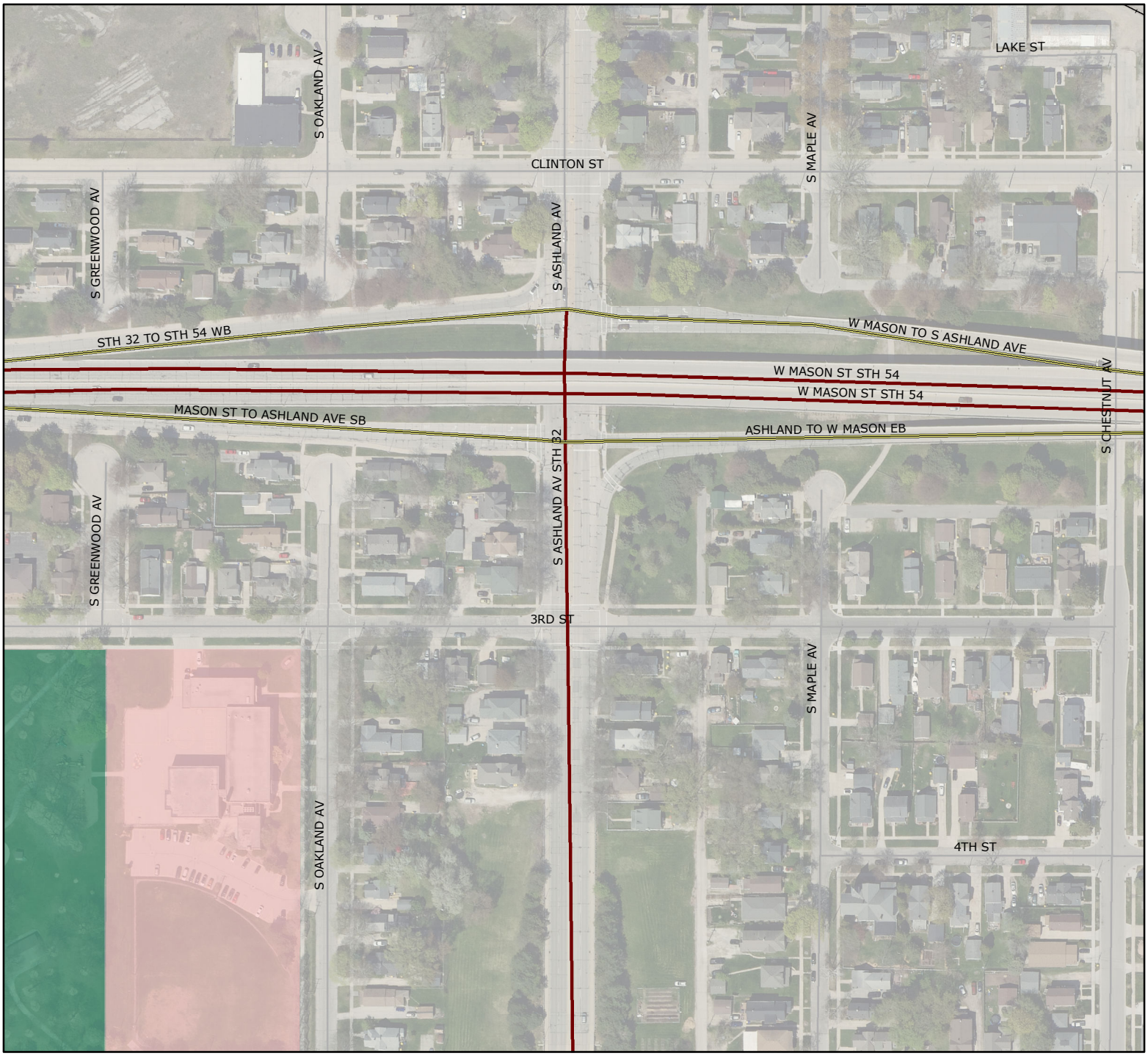
BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Ashland at 3rd



1 in = 200 ft

General Business: Consideration with possible action on a request by Tarl Knight on the need for a Rectangular Rapid-Flashing Beacon (RRFB) at 3rd Street and South Ashland Avenue for children crossing South Ashland Avenue to play at Tank Park.

Report to the
Traffic, Bicycle and Pedestrian Commission of the City of Green Bay

MEETING DATE	PREPARED BY
February 3, 2026	

AGENDA ITEM # R.5

To receive and place on file the request by Tarl Knight on the need for a Rectangular Rapid-Flashing Beacon (RRFB) at 8th Street or 9th Street and South Broadway for children crossing South Broadway to play at 8th Street Park.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Broadway RRFB crossing

1 in = 300 ft

General Business: Consideration with possible action on a request by Tarl Knight on the need for a Rectangular Rapid-Flashing Beacon (RRFB) at 8th Street or 9th Street and South Broadway for children crossing South Broadway to play at 8th Street Park.

Report to the
Traffic, Bicycle and Pedestrian Commission of the City of Green Bay

MEETING DATE	PREPARED BY
February 3, 2026	

AGENDA ITEM # R.6

To approve the request by Tarl Knight to remove, on a 90-day trial period, the "No Stopping or Standing 10 PM to 3 AM Friday to Sunday" signs on the 700 block of South Broadway.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 700 S Broadway

1 in = 100 ft

General Business: Consideration with possible action on a request by Tarl Knight to remove the "No Stopping or Standing 10 PM to 3 AM Friday to Sunday" signs on the 700 block of South Broadway.

Remove the existing NO STOPPING NO STANDING (10 PM to 3 AM, Friday and Saturday) restriction on the east side of S Broadway from Third Street to a point 325 feet north of Third Stret

Report to the
Traffic, Bicycle and Pedestrian Commission of the City of Green Bay

MEETING DATE	PREPARED BY
February 3, 2026	

AGENDA ITEM # R.7

To approve the request by the Traffic Engineer, on a 90-day trial period, to remove the NO RIGHT ON RED 7:00 AM - 5:00 PM MONDAY - FRIDAY, both eastbound and westbound, on West Mason Street at Packerland Drive.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

Report to the
Traffic, Bicycle and Pedestrian Commission of the City of Green Bay

MEETING DATE	PREPARED BY
February 3, 2026	

AGENDA ITEM # R.8

To approve the request by the Traffic Engineer, on a 90-day trial period, to restrict the RIGHT TURN ON RED eastbound on West Mason Street at Hinkle Street.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Mason at Hinkle - Signing plan for Winter

CITY
~~NB Hinkle~~ Adavance Lane Use Sign - Straight and Right (Symbol)
NB Hinkle - KEEP RIGHT
SB Hinkle - DEAD END
NB Hinkle at Frontage Road - DOUBLE UP STOP W/ONCOMING TRAFFIC DOES NOT STOP
WB Frontage STOP
EB Frontage - STOP W/ TRAFFIC FROM LEFT DOES NOT STOP
~~NB Hinkle~~ at Mason - RIGHT LANE MUST TURN RIGHT
EB Mason at Hinkle - NO RIGHT ON RED

READY
12/1/25

Type text here

CONCRETE

TEMP HMA

PAVEMENT MARKING
DELINEATORS
KEEP RIGHT AT MASON STREET

CONFORMED PLAN

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN RLB / CHECKED / DESIGNED EJH	SOUTHWEST WOODS- HINKLE ST EXTENSION W MASON FRONTAGE RD TO HOBART DR CITY OF GREEN BAY BROWN COUNTY, WISCONSIN	INTERSECTION DETAIL HINKLE AT WEST MASON STREET	DATE 05/2025 / FILE MASON_HINKLE_INTERS / JOB NO. 5642033	Robert E. Lee & Associates, Inc. 1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com	SHEET NO. 9

Report to the
Traffic, Bicycle and Pedestrian Commission of the City of Green Bay

MEETING DATE	PREPARED BY
February 3, 2026	

AGENDA ITEM # R.9

To approve the request by Ald. Galvin, on a 90-day trial period, to change the 900 block of Emilie Street from RESIDENTIAL PERMIT PARKING ONLY to 4-HOUR PARKING 7:00 AM - 7:00 PM MONDAY - FRIDAY. (PC-25-10)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 900 Emilie

1 in = 100 ft

General Business: Consideration with possible action on a request by Ald. Galvin to change the existing parking restrictions in the 900 block of Emilie Street from RESIDENTIAL PARKING BY PERMIT ONLY 7:00 AM TO 8:00 PM to 4-HOUR PARKING 7:00 AM to 6 PM (Ald Galvin – District 4)

Report to the
Sustainability Commission of the City of Green Bay

MEETING DATE

February 3, 2026

AGENDA ITEM # S.1

Informational: Climate Resilience Work Group Update.

BACKGROUND

- A new report available through the East River Collaborative (ERC): *Resident Perspectives on East River Flooding, Brown County, WI*. Flooding impacts more than just infrastructure; it affects a community's economic, physical, and social well-being. To better understand this toll, the ERC partnered with Wello to conduct interviews, elevating the firsthand experiences of East River residents. This report is a first step in guiding community-centric flood solutions. Report attached.
- WDNR stormwater planning grant due April 15. Urban Nonpoint Source & Storm Water Management Grant Program offers competitive grants to local governments for the control of pollution from diffuse urban sources that is carried by stormwater runoff. Grants from the UNPS&SW Program reimburse costs of planning projects controlling urban nonpoint source and storm water runoff pollution. https://dnr.wisconsin.gov/aid/UrbanNonpoint.html

  Grant proposal idea: Designing a complete and green streets program for the City of Green Bay.
  - Complete and Green Streets is a holistic approach to road design that creates transportation corridors safe and accessible for all users (drivers, pedestrians, cyclists, transit riders, children, seniors, people with disabilities) while integrating green infrastructure (trees, bioswales, rain gardens) to manage stormwater, improve air quality, reduce heat, and enhance aesthetics, benefiting both people and the planet by creating sustainable, equitable, and resilient community assets.
  - Additional resource: *Complete Streets and Green Streets*, https://www.smartgrowthamerica.org/knowledge-hub/news/complete-streets-and-green-streets/ (Smart Growth America, 2025)

RECOMMENDATION

To receive and place on file the Climate Resilience Work Group Update.

FISCAL IMPACT

ATTACHMENTS

1. Resident Perspectives on East River Flooding_Final_Report

SEPTEMBER 2025

RESIDENT PERSPECTIVES ON EAST RIVER FLOODING IN BROWN COUNTY, WI

Report Overview

Flooding in Brown County, Wisconsin, particularly along the East River, is more than a water management issue; it's a complex challenge to community well-being. Recognizing the far-reaching impacts on economic stability, health, the environment, and social cohesion, Wello and the East River Collaborative initiated a community-driven engagement effort to begin better understanding these impacts in order to determine community-centric next steps.

This project utilized qualitative interviews to capture firsthand experiences of flooding's toll on homes, health, and neighborhoods. Participants emphasized the need for preventative, equitable, and systemic solutions, including:

- **Community Infrastructure**: Upgraded drainage, street repairs, and prioritization of vulnerable neighborhoods.
- **Household Support**: Access to affordable remediation tools and funding.
- **Education & Awareness**: Clear communication about flood risks, insurance, and proactive measures.
- **Health Interventions**: Trauma-informed strategies and public health resources to address physical and mental health impacts.
- **Facility Resilience**: Protection and support for community spaces that serve people in these flood impacted areas.

This project is a first step in a community engagement process aimed at elevating diverse voices and highlighting the interconnected nature of flooding's impacts. The lessons learned underscore the importance of adaptive, inclusive, and trauma-informed approaches to community engagement. Our goal is that these insights from residents will inform future planning, investment, and policy to ensure that resilience is built with, not just for, the community impacted.

Acknowledgments

This work was funded by the Fund for Lake Michigan. Additional funding was provided by the Wisconsin Coastal Management Program and the National Oceanic and Atmospheric Administration, Office for Coastal Management under the Coastal Zone Management Act, Grant # NA24NOSX419C0009. We also recognize and appreciate partner organizations who provided matching funds for this project: the University of Wisconsin Sea Grant Program and NEW Water.

SEPTEMBER 2025

RESIDENT PERSPECTIVES ON EAST RIVER FLOODING IN BROWN COUNTY, WI

Introduction and Background

Flooding is not just a water issue, it's a well-being issue. The impacts of water damage extend far beyond physical infrastructure, influencing economic stability, mental and physical health, environmental integrity, and social cohesion. In Brown County, Wisconsin, recurring flooding along the East River has underscored the urgent need for a systems-level response - one that is collaborative, inclusive, and rooted in the lived experiences of those most affected.

Recognizing this, Wello and the East River Collaborative partnered to launch an initial engagement effort aimed at understanding the impacts of flooding. This project represents a critical first step in a broader strategy to build resilience through community-driven systems change. By gathering residents' perspectives, we sought to illuminate the interconnected consequences of flooding and identify opportunities for more equitable, effective mitigation strategies.

This approach reflects proactive, cross-sector collaboration. It acknowledges that sustainable solutions require the alignment of public and private entities, technical expertise, and community voice. As we move forward, the insights from this engagement can inform future planning, investment, and policy - ensuring that the path to resilience is shaped by those who walk it every day.

Methods

To gather community voices, several different approaches were considered. Our initial intent was to engage a core group of individuals utilizing a cohort model to dive deep into the impacts of flooding along the East River. We experienced challenges in identifying interested residents for such a time-intensive process due to varied work schedules of potential participants, especially as we were looking to engage with often underrepresented voices. Second, we planned focus group discussions, however, these were also met with scheduling issues. Despite these challenges, we were able to engage in one-on-one, qualitative interviews. Individual interviews allowed us to capture greater detail and diversity of experiences. Eligibility included current or past residence along the East River cooridor. Appendix B includes census tracks of current residence, noting that some interviewed reflected on past experience.

Wello's network of diverse community partners helped to identify initial interviewees, and snowball sampling allowed us to recruit additional participants. We developed a set of interview prompts, but encouraged participants to guide the conversation based on their specific flooding experiences.

RESIDENT PERSPECTIVES ON EAST RIVER FLOODING IN BROWN COUNTY, WI

Methods, Continued

Residents were also invited to share suggestions on potential flood mitigation opportunities, community support, or education and resources they felt would be helpful for residents impacted by flooding.

A total of nine participants participated in 30 to 60-minute interviews, including six video interviews and two phone interviews. One additional participant submitted a written response. The full list of questions can be found in Appendix A.

Interviews revealed five themes related to the impacts of East River Flooding:

- Property and Economic Impacts
- Recolation Decisions
- Effects on Recreation and Community Life
- Mental Health Impacts, Including Stress
- Health Impacts

SEPTEMBER 2025

RESIDENT PERSPECTIVES ON EAST RIVER FLOODING IN BROWN COUNTY, WI

Property and Economic Impacts

Many homeowners experienced severe basement or yard flooding, resulting in wet carpets, damaged furniture, and damaged fences. In addition to replacement costs, remediation expenses included carpet cleaning and purchasing fans and dehumidifiers. Some residents had used emergency pumping equipment with the help of family and neighbors. Renters reported receiving no remediation support from landlords and were expected to cover cleanup costs.

Flood prevention costs included the installation of sump pumps, drain tiles, and sealed walls. One resident had her yard re-graded to prevent standing water. Most participants had no flood insurance, and those who did were afraid to file claims due to concerns about premium increases and being dropped by their insurance company.

Flooding also created financial strain related to transportation. Overloaded drains made driving unsafe or impossible. Some participants missed work and lost wages due to flooded streets and pathways. One resident expressed concerns about water damage to electric car batteries.

Homeowners agreed that repeated flooding and the potential for future flooding have decreased their home values. Residents also suggested that reduced home values may result from stigma associated with living in an “unsafe” neighborhood. Stigma stemmed from both frequent flooding and the presence of homes that had been condemned due to flood damage. One participant also felt they couldn’t leave their home as they didn’t want to leave the problem to someone else.

Relocation Decisions

Several residents were hoping to move or were in the process of moving, noting the impacts of flooding as a primary driver of their decision making. Some expressed the ethical dilemma of “not wanting to pass the problem on to another buyer.”

Home is very personal and we heard from participants that it wasn’t an easy decision. Some participants were reluctant to leave long-time family homes, neighborhoods, and social support networks even amidst the potential for continued water damage. The sense of community in neighborhoods was important and neighbors were often the ones who helped during time of flooding or water damage.

SEPTEMBER 2025

RESIDENT PERSPECTIVES ON EAST RIVER FLOODING IN BROWN COUNTY, WI

Effects on Recreation and Community Life

Flooding along the East River corridor significantly affected recreational opportunities and access to nature for nearby residents. Many reported that flooding blocked access to trails and parks. Trails often became muddy or impassable, resulting in detours or the cancellation of community events. Group bike rides and walks were frequently rerouted or became unsafe. Access to private property was limited, one resident noting their backyard could have up to two feet of standing water.

Floodwaters have also affected community facilities, resulting in the loss of safe community spaces during and after flooding events. A local organization experienced flooding in its lower level, with the ensuing mold and odors necessitating a relocation of programs for weeks while another organization experieinced power outages and the closure of programs due to flooding.

Mental Health, Including Stress

Nearly all participants cited flooding of the East River as a source of stress and anxiety, especially during storms. Residents worried about rain gutter and sump pump failures, basement flooding, and property damage. Ongoing financial stress stemmed from expenses related to flood prevention and repeated remediation. One resident who travels for work noted the added anxiety of not being home to intervene within 24 hours if flooding occurs. Residents said that outsiders view their neighborhood as unsafe, harming community pride. One participant noted the mental load of living “one catastrophe away” from financial disaster.

Health Impacts

Several participants reported strong mold or mildew odors following flood cleanup, particularly in homes with finished basements. Smells persisted despite the use of dehumidifiers. An apartment resident described a moldy odor throughout their building, regardless of how recently it had flooded. Participants expressed concerns about how poor air quality might affect their family’s health, especially regarding asthma. Participants were interested in additional support, particularly around education, on how to properly clean up after a flood (PPE, etc.) and clarity on what the health impacts of flooding were. For example, mold was a common theme that was mentioned and there was an understanding it was bad, however, participants weren’t clear about in what ways it impacts their health.

Contaminated groundwater presented a problem for residents living in homes with shallow wells, necessitating the need to use bottled water. One resident reported concerns about mud and debris, including pet waste, being tracked into the house during flooding events in her yard.

SEPTEMBER 2025

RESIDENT PERSPECTIVES ON EAST RIVER FLOODING IN BROWN COUNTY, WI

Participant Community Recommendations

Our findings reveal that flooding is not only a private household issue but a neighborhood and community-wide challenge. Flooding of the East River damages homes, leads to physical and mental health issues, devalues neighborhoods, and disrupts community well-being. Interview participants called for a shift to preventative, systemic measures to address flooding:

- **Community infrastructure:** Add proper grading, increase drainage capacity, address street flooding and repair aging pipes; prioritize older and low-income neighborhoods.

- **Household support:** Provide affordable dehumidifiers, cleaning equipment, and personal protective equipment to residents affected by flooding; expand access to prevention and remediation funds.

- **Education and awareness:** Greater engagement with those impacted directly by water and flooding as participants felt like they lacked the understanding of what their options were. Further efforts to pinpoint strategies in flood prone areas with those impacted households would be a worthwhile next step. This could include the expansion of campaigns about flood remediation and flood prevention resources, especially for new homeowners and renters; promote proactive anti-flooding measures, such as gutter and sump-pump maintenance, preventative landscaping, and sandbag utilization; help residents learn about programs, including flood insurance.

- **Health:** Participants spoke often about the impacts to health - both physical and mental. In terms of physical health, this may be a place where the local public health department could provide increased education, awareness, and resources based on environmental factors and their impact on health (e.g., mold, standing water, etc.) Communication strategies that are trauma-informed and can respond to the stress, anxiety, and other mental health impacts of flooding would be welcomed.

- **Community facilities:** Ensure the resilience of organizations and public spaces that serve residents in this corridor given the impacts they experience as well. Identify potential short-term shelters to residents suffering from flooding events.

RESIDENT PERSPECTIVES ON EAST RIVER FLOODING IN BROWN COUNTY, WI

Lessons Learned and Recommendations

Flooding has deeply personal and often traumatic impacts on residents, affecting not just their homes but their sense of safety, stability, and well-being. These experiences underscore the importance of designing community engagement efforts that are both adaptive and trauma-informed. Engagement strategies must be sensitive to the emotional toll disasters can take, and flexible enough to meet people where they are, both physically and emotionally.

Our original plan was to implement a cohort-based model, bringing together groups of residents to share experiences and co-develop solutions. However, as we progressed, it became clear that this format did not fully accommodate the needs and logistical realities of participants. We then transitioned to community listening sessions, which allowed for broader participation but still lacked the depth of individual storytelling. Ultimately, we shifted to qualitative interviews, which proved to be the most effective method for capturing the nuanced, personal narratives of those affected.

These individual interviews provided a richer, more authentic understanding of residents' lived experiences. They created a safe space for participants to express themselves openly, without the pressure of a group setting. This approach fostered trust and allowed for deeper insights into the emotional and practical challenges faced by flood-impacted communities.

Based on these experiences, we recommend that initial outreach efforts prioritize one-on-one engagement. While this method is more time- and resource-intensive, it lays a critical foundation for building trusting relationships and community rapport which are all essential elements for any long-term recovery or resilience planning.

As a next step, we suggest organizing a consensus-building workshop that brings together a combination of previous interview participants and other community members impacted. This forum could serve as a platform for collective reflection, shared learning, and the co-creation of actionable recommendations or commitments. We would recommend that such a workshop be timed appropriately, ideally when resources and support mechanisms are already in place and/or ready to be deployed to act on the outcomes. Otherwise, raising expectations without the ability to follow through could lead to frustration or limit further engagement within the community.

Finally, clear and transparent communication with participants throughout the engagement process is key. Setting realistic expectations, providing timely updates, and clearly articulating how input will be used are all vital to maintaining credibility and respect. This is especially important when working with communities that have experienced trauma or hardship, such as those who have experienced the impacts of flooding.

RESIDENT PERSPECTIVES ON EAST RIVER FLOODING IN BROWN COUNTY, WI

Appendix A

East River Trail Resident Interview Questions

These questions were used as a guide for the one-on-one interviews.

Economic Questions

- Has flooding resulted in a loss of income for you?
- Did flooding impact your ability to work or to get to work?
- Have you incurred significant property loss or damage due to flooding?
- Are there areas of your property damaged by flood that you have not repaired due to expense?
- Has flooding decreased the value of your property?

Health Questions

- Has flooding impacted your indoor air quality?
- Has flooding impacted your recreation opportunities?
- Has flooding decreased your access to the East River Trail?

Mental Health Questions

- Has the economic stress of flooding impacted your mental health?
- Does living in a flood-prone area affect your ability to make social connections?
- How much do you worry about future flooding?

Neighborhood Questions

- Have you considered moving because of the potential for flooding?

Recommendations

- If you could provide 1-3 recommendations on what tyipes of things would help support people experiencing flooding, what would that be?
- Do you have anything else to add or uplift?

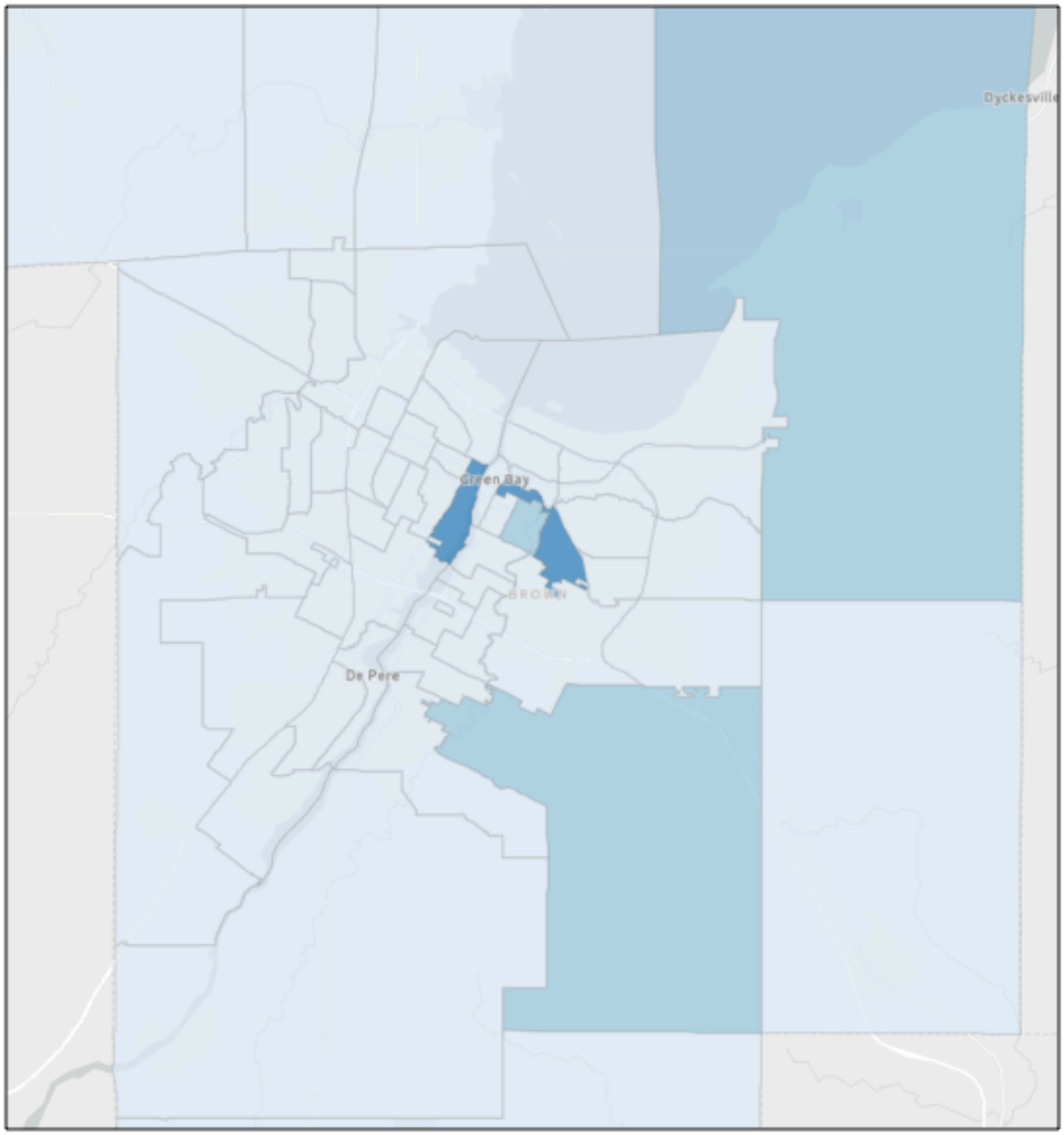
A special thank you to all the residents who shared their time and lived experiences with us for this project. Thank you!

SEPTEMBER 2025

RESIDENT PERSPECTIVES ON EAST RIVER FLOODING IN BROWN COUNTY, WI

Appendix B

Number of Interviewees by Census Tract of Current Residence



9/25/2025

Number of participants per census tract

0

1

2

1:289,460

0 1.75 3.5 7 mi

0 2.75 5.5 11 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community

Report to the
Sustainability Commission of the City of Green Bay

MEETING DATE

February 3, 2026

AGENDA ITEM # S.2

Informational: Waste Reduction Work Group Update.

BACKGROUND

Group members started coordinating times to connect outside of Committee meetings to discuss actions outlined in 2026 Work Plan. Planning to connect with local community members/business owners who have experience with managing/utilizing food/organic waste to propose joining the Work Group. Those currently being considered are Selena Darrow, Founder and President of Rooted In (https://rootedininc.org/about/), and Sarah Valentine, Co-Owner of Valentine Gardens (https://www.valentinegardens.org/about).

Group members are researching the following organizations and technologies as considerations for community composting programs in Green Bay:p

- Recycling Connections offers annual bulk purchases of backyard compost bins (the Home Composter™) to municipalities, schools, and organizations. Also offers bulk purchases of their stainless steel, 1-gallon kitchen collection pails. Additional information regarding their offerings are included as attachments and at this link: https://www.recyclingconnections.org/group-purchase-program
- UW-Green Bay has a Green Mountain Technologies containerized compost system (also referred to as an in-vessel composting unit) on their campus that processes food waste and organic waste. Their system has been in operation since 2020 and according to John Arendt, Director of EMBI, can process ~28,000 lbs. of organic materials per month. This system is a great consideration for a drop-off collection program or an organization that generates a significant amount of food waste monthly. Additional information regarding the Green Mountain Technologies unit are included as an attachment and at this link: https://compostingtechnology.com/in-vessel-systems/comptainer/

RECOMMENDATION

To receive and place on file the Waste Reduction Work Group Update.

FISCAL IMPACT

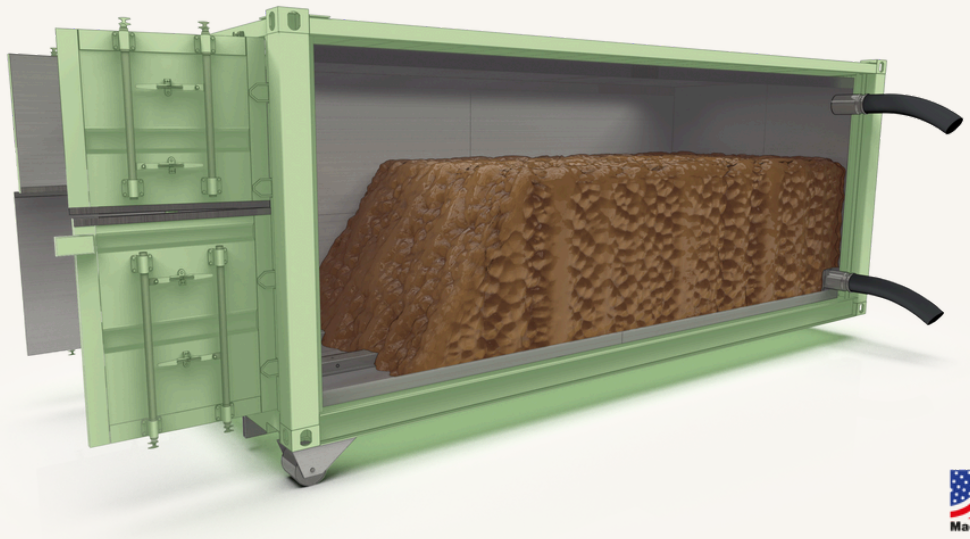
ATTACHMENTS

1. Green Mountain Technologies Containerized Compost System Sept 2024
2. Recycling Connections 2026 Group Compost Bin Purchase Program Guide
3. The Home Composter Sell Sheet

Containerized Compost System (CCS)

GREEN MOUNTAIN TECHNOLOGIES

Cut Sheet



Made in USA

Odor Control

90% to 99% less odor and emissions than windrow facility

Flexible

Each CompTainer is roll-off compatible, simplifying transport

Modular

Ability to expand and contract operations as needed

(206)-319-7102
sales@compostingtechnology.com

Containerized Compost System (CCS)

GREEN MOUNTAIN TECHNOLOGIES

Specifications

For over 30 years the containerized compost system (CCS) has proven a reliable way to process odorous materials and biosolids. At the heart of the system is the CompTainer, a stainless steel rolloff container that aerates feedstocks in both positive and negative. All process air from the system is entrapped and treated in a biofilter, offering excellent odor and emissions control.

FEATURES	
Emissions compared to windrow	90% to 99% less
Leachate generation	Zero discharge
Suggested capacity	500 to 10,000 T/year
Aeration direction	Reversing
Working surface	Concrete or asphalt
Emissions control technology	Biofilter and or scrubber
Loading mechanism	Bucket loader or conveyor
Compost per CompoTainer	40 to 75 yd^3
CompoTainer length x width x depth	20-40′ x 8′ x 8.5′
Electricity	Single or three phase
Electricity per CompoTainer	5 to 10 kwh per day
Probes per CompoTainer	2 probes
Aeration controls	✓
Warranty	1 year

SCAN ME

(206)-319-7102
sales@compostingtechnology.com

RECYCLING CONNECTIONS

Registration Now Open

2026 GROUP COMPOST BIN PURCHASE PROGRAM GUIDE

Guide Overview

Program Overview.....Page 2
The Home Composter.....Page 3
Benefits/Logistics/Pricing.....Page 4
Sales Options.....Page 5
Kitchen Pails.....Page 6

Program Overview

With this program, our goal is to **promote backyard composting** as a means to help your community **meet waste reduction, climate, or other sustainability goals.**

Recycling Connections is a non-profit organization that has been hosting community compost bin sales for over 20 years as well as our own sales. Every year we compare compost bins on the market and every year we continue to come back to the Home Composter as the #1 backyard bin. When you join our program, you're joining a group of non-commercial entities in providing the Home Composter™ to residents in your area.

We get the best group price for all partners and handle the logistics with the manufacturer so you can focus on the promotion of your own program. RC uses their knowledge and experience to assist you with the development of the most succesfful program for the needs of your specific community. We provide educational and promotional templates to make marketing as easy as possible.

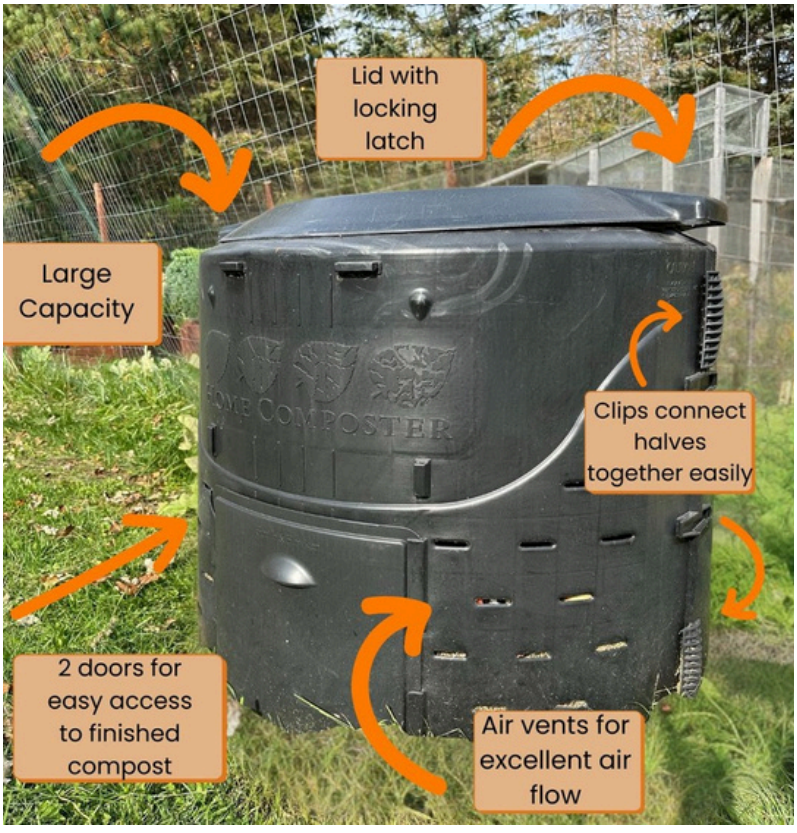
About the Home Composer ™

The Home Composter™ is manufactured in the United States and is well-sized, easy to use and made of sturdy, yet lightweight recycled plastic.

It is made up of 4 components: 2 sides, 4 clips, 2 doors, and a locking lid.

The two piece construction of sides allows for easy transportation and fits in most trucks or backseats.

Features of the Home Composter ™



- **Large Capacity** - 17 cu. ft. / 125 gallons with wide opening to turning & accessing materials
- **Lid Closure** - Locking lid latch
- **Air Flow** - Air vents for excellent air flow
- **Easy Access to Finished Compost** - 2 doors on each bottom side for compost removal

Benefits, Logistics & Pricing

Benefits

- Increases capacity for meeting your community's organic diversion goals, climate or sustainability goals, and promoting waste reduction.
- Residents increase their local self-reliance by managing their own compost in their backyards.
- Only available to municipalities or other not-for-profit organizations. There are no commercial sales or retail competition for this bin.
- Personal program support: receive templates to aid in promotional materials, including webinars and workshops.
- Group orders get the best purchase price point and you set your sale price yourself to meet your community/organizations needs.

How it Works

- Program is now available nation-wide.
- Orders due no later than January 15th, 2026.
- Minimum order 3 pallets per delivery site.
- Bins typically arrive just before Earth Day (April 22nd) in time for spring sales. Actual delivery date is determined by the needs of participating communities.
- Billing takes place AFTER delivery with separate invoices for each site. Sell your bins at your own price; you keep the profits.

Contact Recycling Connections regarding intent to participate.

- **Phone: 715-343-0722**
- **Email: compost@recyclingconnections.org**
- **Online Form: www.recyclingconnections.org/bin-purchase-program**

Pricing

- Per bin pricing is determined by the aount of bins purchased by the group. The more bins purchased collectively, the lower the per bin purchase price.
- Transportation and delivery is included in the purchase price; no additional fees apply. Direct invoicing after delivery for easy transaction and no up-front costs.

Sales Options

Group Purchase

You purchase the bins through our group purchase program to get the best price and organize your own sale however works best for your community.

Things to Consider:

- Final orders by January 15th, 2026.
- Minimum order of 3 pallets/54 bins for delivery to your location.
- Price determined by number of bins purchased by group. (Expected price $55-$60 per bin.)
- Loading dock or pallet jack required & must have space to unload and store bins.

Benefits:

- Great for communities who have a place to store bins & want to sell them year-round.
- Bins delivered directly to your location.
- Invoiced directly & you set the purchase price to residents.
- No up-front or additional costs; program can pay for itself.

How it Works

You fill out our online form and place your order no later than January 15th, 2026.
Bins are delivered by pre-determined date (starting mid-April)
You establish sales that work for your community and RC provides promotional material and general program support.

Online Pre-Sale Option

You promote a pre-order sale through a online store set up by Recycling Connections that is unique to your community. Bins are delivered directly to you and you establish a pick-up event.

Things to Consider:

- Final orders by early March. You set delivery date based on pick-up event.
- Promote online to your audience by easily sharing online store link.
- Must have place to unload bins & hold event.
- Minimum order of 6 pallets/108 bins.
- Bin purchase price is set at $68 for customers.

Benefits:

- Great for communities who want to hold a one day event & don't have the ability to store bins throughout the year.
- All money transactions are handled through an online store, provided by Recycling Connections.
- No up-front or additional costs; program can pay for itself.

How it Works

After you commit to the program, Recycling Connectios (RC) will establish your unique online store. You begin promoting your sale as early as Feruary 1st.
Your online store will stay open until all the bins have been estimated for sale have been pre-sold.
RC provides assistane with customer pick-up schedule.
You organize on-site logistics (with support & tips from RC) for your pick-up event.

Kitchen Pails

Looking for a great kitchen pail you can offer with your compost bin sales?

Recycling Connections offers bulk sales of our stainless steel, 1-gallon, pail. We LOVE this pail! We've been selling it for over 15 years and continue to be proud to offer it.

Other features we love:

- Holds 1 gallon
- Decorative design - looks great on a counter, but could also fit in a cupboard or under the sink.
- Durable & dishwasher safe
- Sturdy handle for easy movement
- Lid holds odors in & keeps fruit flies to a minimum

Learn More - Scan for our Kitchen Katcher Pail website page

Contact Us Today!

Registration now open for the 2026 program.

Learn more online at:
www.recyclingconnections.org/bin-purchase-program
Call us at: 715.343.0722
Email: compost@recyclingconnections.org

Why the Home Composter™ is the Best Compost Bin Available

We offer the best backyard compost bin for your residents. With its huge capacity, households will maximize their composting potential at home keeping more organic materials out of the landfill. If your community has organic diversion goals, then selling the Home Composter™ bin provides the highest capacity for diverting waste through home composting then competitors.

Key features:

- Made of 100% recycled plastic
- Made in U.S.A
- Large capacity: 17 cu. ft. / holds 125 gallons
- Two-piece construction for sides allows for easy transporting and turning of materials
- Wide opening to view and manage materials easily
- Resists animals with a lockable lid
- Sliding doors on each side to remove finished compost easily

COMPARISON CHART

Bin Name	Home Composter	Earth Machine	Rain Reserve	Free Garden Earth
Photo				
Capacity	**17 cu. ft. / 125 gal.**	10.5 cu. ft. / 80 gal.	8.6 cu. Ft. / 65 gal.	11 cu. ft. / 82 gal.
Lid Closure	locking latch	twist locking lid	snap on lid	twist locking lid
# of doors	2	1	4	1
Recycled Content	Made of 100% recycled material	Made of a minimum 50% recycled material	Made of 85% recycled material	Made of 100% recycled material
Manageability	Comes apart in two halves for easy turning and moving; Wide top opening for accessing and managing materials	Conical shape & narrow top makes managing material difficult; difficult to move when full	Square shape- material gets stuck in corners, not convenient to lift and move	One solid shape which is difficult to move when full
Air Flow	Excellent	Limited	Excellent	Limited

Report to the
Sustainability Commission of the City of Green Bay

MEETING DATE

February 3, 2026

AGENDA ITEM # S.3

Informational: Clean Energy Work Group Update.

BACKGROUND

- The Green Bay Sustainable Business Accelerator, offered in collaboration with the Sustainable Business Council in support of the City's Clean Energy Plan, is planned for April – June 2026. Participation in the Green Bay Sustainable Business Accelerator cohort is available at no cost for up to 10 businesses in Green Bay. Eligible businesses must have <500 employees, be operating within the City of Green Bay, and have decision-making control over their facility and land use. This opportunity is available to all types of businesses, including non-profit organizations. More information and registration details can be found in the attached Info Sheet and on the program website: www.wisconsinsustainability.com/gbaccelerator. A virtual info session will be held on January 23 at noon – register here: https://wsbc.memberclicks.net/gba-info-2
- The Clean Energy Work Group is exploring internship opportunities for local college students to participate in and support the City's clean energy and carbon neutrality efforts.

RECOMMENDATION

To receive and place on file the Clean Energy Work Group Update.

FISCAL IMPACT

ATTACHMENTS

1. Green Bay Accelerator Cohort Info for Potential Participants

GREEN BAY SUSTAINABLE BUSINESS ACCELERATOR

BE ONE OF TEN BUSINESSES LEADING THE WAY TO A CLEANER, MORE RESILIENT GREEN BAY.

The Green Bay Sustainable Business Accelerator is a hands-on cohort designed to help local businesses start their sustainability journey and implement nature-based solutions to reduce costs, improve resilience, and strengthen community impact. Through coaching, peer collaboration, and access to expert guidance, your business can become a local leader in sustainable transformation. Available at no cost in 2026 for select businesses in Green Bay.

PROGRAM BENEFITS

Value: Lower costs, reduce risks, improve resilience, and strengthen your reputation.
Impact: Contribute to community resilience, flood protection, and healthier neighborhoods.
Visibility: Showcase your business as leading sustainable transformation in Green Bay.
Accessibility: Access proven processes, hands-on coaching, and peer learning

PARTICIPANT REQUIREMENTS

Businesses must:

- Have fewer than 500 employees.
- Be operating within the City of Green Bay.
- Have decision-making control over facility and land use.
- Demonstrate interest in engaging strategically in sustainability as a value driver for stakeholders.

READY TO LEAD CHANGE IN GREEN BAY?

Apply now to be part of a community-based cohort driving measurable impact—improving water quality, reducing emissions, and enhancing community resilience.

📍 **Eligibility:** Businesses with <500 employees operating in the City of Green Bay
🌿 **Cost:** FREE, thanks to our generous partners at the Daybreak Fund
🗓️ **Time Commitment:** 15-20 hours between April – June 2026

Learn more and apply at: www.wisconsinsustainability.com/gbaccelerator
Questions? Contact Christa@SustainableBusinessCouncil.org

Report to the
Sustainability Commission of the City of Green Bay

MEETING DATE

February 3, 2026

AGENDA ITEM # S.4

Informational: Staff Memo Re: 2025 Summary of GSI Improvements.

BACKGROUND

In 2022, the City audited and updated the municipal code to identify and remove barriers to GSI so that it could become an acceptable and preferred approach to managing stormwater. Subsequently, in 2023, the City finalized a City-Wide Green Stormwater Infrastructure Plan (GSI Plan) to identify priority areas for GSI strategies, estimate cost-effectiveness of GSI, and develop design and maintenance guidance for GSI projects.

Since then, GSI continues to be developed within the City of Green Bay for stormwater management. The choice to select GSI to manage stormwater is based on many factors including site constraints, construction and maintenance costs, and performance (water quality and quantity benefits). When designing a site, engineers will evaluate and select the most effective stormwater management option to meet the project goals. Wet ponds, dry ponds, underground storage, synthetic turf with underdrains, and catch basins are examples of other viable stormwater management options that are used, but not classified as GSI. To enhance the wet ponds and dry ponds, the City will often incorporate native vegetation within and around the pond in lieu of rip rap or non-native vegetation.

The attached memo provides a summary of the GSI activity within the City during the 2025 calendar year.

RECOMMENDATION

To receive and place on file the 2025 GSI staff memo.

FISCAL IMPACT

ATTACHMENTS

1. Memo to Sustainability Commission GSI Summary_2025 wrap up

Public Works Department
100 North Jefferson Street · Room 300
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Administration | Engineering | Traffic 920.448.3100
Operations 920.448.3535
Parking 920.448.3431
Fax 920.448.3102

TO: City of Green Bay Sustainability Commission

FROM: Ciara Urbanek, Utility Engineer

CC: Melissa Schmitz, Resiliency Coordinator

DATE: January 13, 2026

RE: 2025 Summary of Green Stormwater Infrastructure Improvements

Green stormwater infrastructure (GSI) is a stormwater management practice that mimics the natural environment by capturing, storing, treating and slowly releasing stormwater runoff thereby improving water quality and reducing the peak load on the stormwater drainage systems and receiving waters. Examples of GSI include bioswales, biofilters, green roofs, porous pavement, etc.

In 2022, the City audited and updated the municipal code to identify and remove barriers to GSI so that it could become an acceptable and preferred approach to managing stormwater. Subsequently in 2023, the City finalized a City-Wide Green Stormwater Infrastructure Plan (GSI Plan) to identify priority areas for GSI strategies, estimate cost effectiveness of GSI, and develop design and maintenance guidance for GSI projects.

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This memo provides a summary of the GSI activity within the City during the 2025 calendar year.

Private Stormwater Management Practices

Development and redevelopment projects that meet certain criteria are required to develop a stormwater management plan and construct stormwater management practices. In 2025, the City issued stormwater management permits for 28 properties undergoing development or redevelopment where stormwater management practices were required. Fourteen of these projects, or 50% of the permitted projects, incorporated GSI as shown in green in the table below.

2025 Permitted Post-Construction Stormwater Management Practices within the City

Site Name	Location	Stormwater Management Practice Type(s)
7-Brew Coffee	2425 W Mason St	Catch Basin
Warehouse Building Addition	1111 S Huron Rd	Biofilter & Catch Basin
Paradise North Event Center	101 Bay Beach Rd	Wet Pond & Permeable Pavers
GBMSD - Parking Lot Reconstruction	2231 N Quincy St	Permeable Pavement
Bay Beach West Train Ride	1313 Bay Beach Rd	Wet Pond & Biofilter
New Elementary School	1754 Ninth St	Biofilter, Infiltration Basin, & Underground Storage
McDonald Yard Development	1331 Bylsby Ave	Wet Pond & Swale
Nature's Way - Geothermal Project	825 Challenger Dr	Catch Basin
Aldo Leopold Parking Lot Reconstruction	1015 S Monroe Ave	Catch Basin
TNT Crust - Parking Lot Improvements	400 & 410 Elizabeth St	Biofilter
Kos Management - 30 Unit Apartment Building	1116 Hobart Dr	Biofilter
Brown County Jail - Pod N	3030 Curry Ln	Wet Pond
Aurora BayCare - Eastside Surgery Center Expansion	2845 Greenbrier Rd	Wet Pond
Russel Metals - South Parking Lot Reconstruction	825 Hinkle St	Catch Basin
Euro Pharma - Addition & Parking	955 Challenger Dr	(2) Dry Ponds
Veteran's 1st of NEW	2890 St. Anthony Dr	(4) Biofilters & Infiltration Trench
New Single-Family Home	280 S Northview Rd	Rain Garden & (2) Filter Strips
Hinkle Street Extension	Hinkle St	(3) Wet Ponds
Zieman Properties - Commercial Development	3315 & 3319 Finger Rd	(2) Biofilters
Hmong Service Center - Parking Lot Reconstruction	1621 Main St	Biofilter
Chappell Elementary - Additions & Renovations	205 N Fisk St	(3) Biofilters & (2) Filter Strips
Oneida Nation - Cattail Marsh Neighborhood	2745 W Mason St	(2) Wet Ponds
Nearby Storage	2735 University Ave	Wet Pond
Toonen Elevate Apartments - The Yard	2540 University Ave	Biofilter & Drainage Ditch
CR Meyer Office - Parking Lot Expansion	510 Lombardi Ave	Wet Pond
Nicolet Heights Subdivision	Nicolet Dr	Wet Pond
One Astor Park	100 E Mason St	Biofilter & Up-Flo Filter
Shipyard Multi-Family Development - Phase 1	239 Arndt St	Underground Detention

City of Green Bay – Stormwater Management Practices

The City of Green Bay's stormwater utility is responsible for maintaining regional stormwater management practices and stormwater management practices located within the right of way. In 2025, the City accepted ownership of two privately owned stormwater management ponds, Pine Acres Estates and Stone Garden Estates. In addition, a new regional wet pond was constructed at Seymour Park. New underground stormwater storage structures were constructed at Country Club Road and at the new Packerland Drive / Trojan Drive roundabout.

The City actively manages the vegetation at several City-owned stormwater facilities through its vegetative maintenance contractor(s). In 2025, the City added eight additional ponds to the contract for vegetation maintenance, which increased the number of ponds and swales under the contract to 25. Vegetation maintenance focuses on maintaining or improving native vegetation and/or controlling invasive vegetation.

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

MEMORANDUM

TO: Common Council

FROM: Stephanie Hummel, AICP, Planner II

RE: Semi-Annual Report of Landmarks Commission Activity, July - December 2025

DATE: February 3, 2026

Landmarks-Level COAs:

- The Landmarks Commission reviews major exterior work to all historic properties within the City.
- During this reporting period, the Landmarks Commission has reviewed eight (8) COAs:
  - Window Replacement, Approved
  - Roof-Mounted Solar, Withdrawn by Applicant
  - Porch Railing Replacement, Approved with Condition
  - Porch Step Replacement, Approved
  - Garage Demolition, Approved
  - Window Replacement, Approved
  - New Garage, Approved
  - New Garage & Driveway, Approved

Staff-Level COAs:

- Our staff can approve a variety of projects that are less complicated than applications reviewed by the Landmarks Commission.
- A Text Amendment was approved by Common Council on June 24, 2025, to allow for more projects to be approved at a Staff Level.
- During this reporting period, we have reviewed 19 staff-level COAs:
  - Roof, Approved
  - Signs, Approved with Condition
  - Roof, Approved
  - Porch, Approved with Conditions
  - Roof, Approved
  - Fence, Approved
  - Fence, Approved
  - Signs, Approved with Condition
  - Driveway, Approved
  - Walkway, Approved
  - Roof, Approved
  - Roof, Approved
  - Driveway, Approved
  - Sign, Approved
  - Fence, Approved
  - Roof-Mounted Solar Panels, Approved with Condition

- Fence, Approved
- Roof & Gutters, Approved
- Sign, Approved

2025 COA Approval Rate: 100%

COA Approval Rate since Creation of Landmarks Commission (August 2018): 97.6%

- 375 Total COAs
- 9 Denied
  - 5 of those redid their projects and received approval from the Landmarks Commission
  - 4 were appealed to Common Council
    - 2 were upheld
    - 2 were overturned

Historic Preservation Revolving Loan Funds:

- The goal is to administer two revolving loans per year to maintain the fund in a consistent manner that allows us to always have funds available.
- We have administered three $10,000 loans in 2025:
  - Plumbing/Sewer Stabilization Work
  - House & Garage Painting
  - Window Replacement

cc: Alder Jim Hutchison
Landmarks Commission

COMMON COUNCIL
OF THE
CITY OF GREEN BAY, WISCONSIN

February 3, 2026 **Resolution No. ___**

A Resolution Authorizing and Providing for the Issuance and Establishing Parameters for the Sale of Not to Exceed $7,255,000 Taxable General Obligation Promissory Notes, Series 2026A, and Certain Related Details

RECITALS

The Common Council (the "**Governing Body**") of the City of Green Bay, Wisconsin (the "**Issuer**") makes the following findings and determinations:

1. The Issuer needs funds to finance (i) infrastructure improvements within the Issuer's Tax Incremental District No. 26 and a grant to a developer relating to the development of three 3-story residential structures with 95 market rate rental units within the Issuer's Tax Incremental District No. 28 pursuant to the Issuer's Development Agreement 2025-07 Grand Boulevard Apartments, dated August 27, 2025 (collectively, the "**Project**"), and (ii) the current refunding of the outstanding principal amount of the Issuer's $2,000,000 State Trust Fund Loan, dated April 8, 2025 (the "**Refunding**").

2. The Governing Body deems it in the best interests of the Issuer to finance the Project and the Refunding by selling the City of Green Bay, Wisconsin Taxable General Obligation Promissory Notes, Series 2026A (the "**Obligations**") to a purchaser to be determined by competitive bid.

3. The Issuer has taken all actions required by law and has the power to sell and issue the Obligations.

4. The Governing Body is adopting this resolution to sell the Obligations and provide for their issuance upon the terms and conditions set forth in this resolution.

RESOLUTIONS

The Governing Body resolves as follows:

Section 1. Definitions.

In addition to the terms defined above, capitalized terms not otherwise defined herein shall have the meanings set forth below, unless the context clearly requires another meaning.

"**Authorized Officer**" means the Finance Director/Comptroller, or in such person's absence, the Assistant Finance Director/Treasurer of the Issuer, each having the authority to act alone on behalf of the Issuer for purposes of Sections 4 and 14 hereof.

"**Book-Entry System**" means a system in which no physical distribution of certificates representing ownership of the Obligations is made to the owners of the Obligations but instead all outstanding Obligations are registered in the name of a securities depository appointed by the Issuer, or in the name of such a depository's nominee, and the depository and its participants record beneficial ownership and effect transfers of the Obligations electronically.

"**Code**" means the Internal Revenue Code of 1986, as amended.

"**Continuing Disclosure Agreement**" means the Continuing Disclosure Agreement, dated as of the Original Issue Date, to be executed by the Issuer and delivered on the closing date of the Obligations.

"**Debt Service Fund**" means the fund created by the Issuer pursuant to Section 67.11 of the Wisconsin Statutes to provide for the payment of debt service on its general obligations.

"**Debt Service Fund Account**" has the meaning set forth in Section 16 hereof.

"**Depository**" means DTC or any successor appointed by the Issuer and acting as securities depository for the Obligations.

"**DTC**" means The Depository Trust Company.

"**Finance Director**" means the Issuer's Finance Director/Comptroller.

"**Fiscal Agent**" means Associated Trust Company, National Association, or any successor fiscal agent appointed by the Issuer to act as authentication agent, paying agent, and registrar for the Obligations pursuant to Section 67.10(2) of the Wisconsin Statutes.

"**Governing Body**" has the meaning set forth in the recitals to this resolution.

"**Issuer**" means the City of Green Bay, Wisconsin.

"**Loan**" means the Issuer's $2,000,000 State Trust Fund Loan, dated April 8, 2025

"**Municipal Officers**" means the Mayor and the Clerk of the Issuer. These are the officers required by law to execute general obligations on the Issuer's behalf.

"**Notice of Sale**" has the meaning set forth in Section 14 of this resolution.

"**Obligations**" means the not to exceed $7,255,000 City of Green Bay, Wisconsin Taxable General Obligation Promissory Notes, Series 2026A, which will be issued pursuant to this resolution.

"**Original Issue Date**" means March 12, 2026.

"**Project**" has the meaning set forth in the recitals to this resolution.

"**Purchase Agreement**" means the Purchaser's executed Bid Form as described in Section 14 of this resolution and an attachment setting forth the final terms of the Obligations, which evidences the purchase of the Obligations by the Purchaser.

"**Purchase Price**" has the meaning set forth in Section 4 of this resolution.

"**Purchaser**" means the qualified bidder whose bid results in the lowest true interest cost for the Obligations as determined by an Authorized Officer, consistent with the parameters set forth in Section 4 hereof and in the Notice of Sale.

"**Record Date**" means the 15th day (whether or not a business day) of the calendar month just before each regularly scheduled interest payment date for the Obligations.

"**Recording Officer**" means the Issuer's Clerk.

"**Redemption Date**" means March 13, 2026, or such other date set forth in the Purchase Agreement that is within 90 days after the Original Issue Date.

"**Refunding**" means the current refunding of the outstanding principal amount of the Loan.

"**Register**" means the register maintained by the Fiscal Agent at its designated office, in which the Fiscal Agent records:

(i) The name and address of the registered owner of each Obligation.

(ii) All transfers of each Obligation.

"**Treasurer**" means the Issuer's Treasurer.

Section 2. Exhibits.

The attached exhibits are also a part of this resolution as though they were fully written out in this resolution:

(i) *Exhibit A* — Form of Obligation.

(ii) *Exhibit B* — Notice to Electors of Sale.

Section 3. Purposes of Borrowing; Issuance of Obligations.

The Governing Body authorizes the Obligations and orders that they be prepared, executed, and issued. The Obligations will be fully registered, negotiable, taxable general obligation promissory notes of the Issuer in the principal amount of not to exceed $7,255,000. The Obligations will be issued pursuant to the provisions of Section 67.12(12) of the Wisconsin Statutes to pay the costs of the Project, the Refunding, capitalized interest, and issuing the Obligations (including, but not limited to, printing costs and fees for underwriting, financial

consultants, bond counsel, fiscal agent, rating agencies, bond insurance, and registration, as applicable).

Section 4. Terms of Obligations; Parameters.

The Obligations will be named "City of Green Bay, Wisconsin Taxable General Obligation Promissory Notes, Series 2026A." The Obligations will be dated the Original Issue Date, even if they are actually issued or executed on another date. Each Obligation will also be dated the date on which it is authenticated by the Fiscal Agent. That date is its registration date.

The face amount of each Obligation will be in the denomination of $5,000 or any multiple thereof up to the principal amount authorized for that maturity.

The Obligations will bear interest from the Original Issue Date at the rates set forth in the Purchase Agreement, pursuant to, and in compliance with, the terms set forth in the Notice of Sale and accepted by an Authorized Officer; *provided, however,* that (i) the purchase price agreed to be paid to the Issuer by the Purchaser for the purchase of the Obligations pursuant to Section 14 hereof, shall not be less than 98.75% nor more than 108% of the principal amount of the Obligations (the "**Purchase Price**"), (ii) the true interest cost of the Obligations shall not exceed 5.50% (computed taking the Purchaser's compensation into account), and (iii) actual debt service in any year does not exceed the amount levied for the same year in Section 15 hereof.

Interest will be due and payable on each April 1 and October 1, beginning on October 1, 2026, until the principal of the Obligations has been paid. Interest on each Obligation will be (i) computed on the basis of a 360-day year of twelve 30-day months and (ii) payable to the person in whose name the Obligation is registered on the Register at the end of the day on the applicable Record Date. The Issuer and the Fiscal Agent may treat the entity or person in whose name any Obligation is registered on the Register as the absolute owner of the Obligations for all purposes whatsoever under this resolution. The Obligations will be numbered consecutively as may be required to comply with any applicable rules or customs or as determined by the Municipal Officers executing the Obligations.

The following table shows when the Obligations will mature. The principal amounts coming due each year below, whether by maturity or by mandatory sinking fund redemption of term notes, may be increased or decreased by up to $150,000 in each year as described in the Notice of Sale; *provided, however*, that no increase or decrease shall be made to the 2028 maturity. The aggregate principal amount of the Obligations shall not exceed $7,255,000 and the table below assumes the Obligations are issued in that amount. The actual maturity schedule and interest rates per annum, within the parameters set forth this Section and in accordance with the Notice of Sale, will be set forth in the Purchase Agreement and accepted by the Authorized Officer.

Principal Maturity Date (April 1)	Principal Amount
2028	$ 50,000
2029	165,000
2030	240,000
2031	280,000
2032	295,000
2033	315,000
2034	330,000
2035	345,000
2036	405,000
2037	430,000
2038	455,000
2039	475,000
2040	505,000
2041	530,000
2042	560,000
2043	590,000
2044	625,000
2045	660,000

The principal of, and interest on, the Obligations will be payable in lawful money of the United States of America.

Section 5. Fiscal Agent.

The Issuer appoints the Fiscal Agent to act as authentication agent, paying agent, and registrar for the Obligations. The appropriate officers of the Issuer are directed to enter into a fiscal agency agreement with the Fiscal Agent on behalf of the Issuer. The fiscal agency agreement may provide for the Issuer to pay the reasonable and customary fees of the Fiscal Agent for those services. The fiscal agency agreement shall require the Fiscal Agent to comply with all applicable federal and state regulations. Among other things, the Fiscal Agent shall maintain the Register.

Section 6. Appointment of Depository.

The Issuer appoints DTC to act as securities depository for the Obligations. An authorized representative of the Issuer has previously executed a blanket issuer letter of representations with DTC on the Issuer's behalf, and the Issuer ratifies and approves that document.

Section 7. Book-Entry System.

On the date of their initial delivery, the Obligations will be registered in the name of DTC or its nominee and maintained in a Book-Entry System. If the Issuer's relationship with DTC is terminated, then the Issuer may appoint another securities depository to maintain the Book-Entry System.

If on any date the Obligations are *not* being maintained in a Book-Entry System, then the Issuer will do the following:

(i) At its expense, the Issuer will prepare, authenticate, and deliver to the beneficial owners of the Obligations fully-registered, certificated Obligations in the denomination of $5,000 or any multiple thereof in the aggregate principal amount then outstanding. The beneficial owners will be those shown on the records of the Depository and its direct and indirect participants.

(ii) The Issuer will appoint a fiscal agent to act as authentication agent, paying agent, and registrar for the Obligations under Section 67.10(2) of the Wisconsin Statutes (the Fiscal Agent may be reappointed in this capacity).

Section 8. Redemption.

The Obligations maturing on and after April 1, 2035 are subject to redemption before their stated maturity dates, at the Issuer's option, in whole or in part, in the order of maturity selected by the Issuer, on April 1, 2034 and on any date thereafter. The redemption price will be 100% of the principal amount redeemed, plus accrued interest to the redemption date, and no premium will be paid. If payment of an Obligation called for redemption has been made or provided for, then interest on the Obligation stops accruing on the stated redemption date. If less than all outstanding Obligations of a specific maturity are redeemed, then such Obligations will be redeemed in multiples of $5,000 in accordance with Sections 9 and 10 hereof, and if a portion, but not all, of a maturity that is subject to mandatory partial redemptions by operation of a sinking fund (as described below) is being redeemed, then the Issuer will select the amounts to be redeemed on future Sinking Fund Redemption Dates (as defined below) that are reduced as a result of the partial redemption.

If the Purchase Agreement specifies that certain maturities of the Obligations are term notes and subject to partial mandatory sinking fund redemption, then the Obligations maturing on such dates shall be subject to partial mandatory sinking fund redemption at a redemption price of 100% of the principal amount redeemed, plus accrued interest to the redemption date, on April 1 of the years (each a "**Sinking Fund Redemption Date**"), and in the respective principal amounts (subject to reduction as provided in the immediately preceding paragraph), as set forth in the Purchase Agreement and consistent with Section 4.

Section 9. Manner of Payment/Transfers/Redemption/Under Book-Entry System.

So long as the Obligations are being maintained in a Book-Entry System, the following provisions apply:

Payment. The Fiscal Agent is directed to pay the principal of, and interest on, the Obligations by wire or other electronic money transfer to the Depository or its nominee in accordance with the Depository's rules that are then in effect.

Transfers. The Obligations are transferable, only upon the Register and only if the Depository ceases to act as securities depository for the Obligations and the Issuer appoints a successor securities depository. If that happens, then upon the surrender of the Obligations to the Fiscal Agent, the Issuer will issue new fully registered Obligations in the same aggregate principal amount to the successor securities depository, and the Obligations will be recorded as transferred to the successor securities depository in the Register.

The Fiscal Agent will not be required to make any transfer of the Obligations (i) during the 15 calendar days before the date of the sending of notice of any proposed redemption of the Obligations, or (ii) with respect to any particular Obligation, after such Obligation has been called for redemption.

Partial Redemption. If less than all the Obligations of a particular maturity are to be redeemed, then the Depository and its direct and indirect participants will select the beneficial owners of the Obligations to be redeemed. If less than all the principal amount of a specific maturity is redeemed, then on the redemption date, upon surrender to the Fiscal Agent of the Obligation, the Issuer will issue one or more new Obligations in the principal amount outstanding after the redemption.

Notice of Redemption. Notice of the redemption of any of the Obligations will be sent to the Depository, in the manner required by the Depository, not less than 30, and not more than 60, days prior to the proposed redemption date. A notice of optional redemption may be revoked by sending notice to the Depository, in the manner required by the Depository, not less than 15 days prior to the proposed optional redemption date.

Section 10. Manner of Payment/Transfers/Redemption/*Not* Under Book-Entry System.

If on any date the Obligations are *not* being maintained in a Book-Entry System, then the following provisions apply:

Payment. The Fiscal Agent will pay the principal of each Obligation upon its presentation and surrender on or after its maturity or earlier redemption date at the designated office of the Fiscal Agent, and the Fiscal Agent will pay, on each interest payment date, the interest on each Obligation by wire or other electronic money transfer, or by check of the Fiscal Agent sent by first class mail, to the person or entity in whose name the Obligation is registered on the Register at the end of the day on the applicable Record Date.

Transfers. Each Obligation is transferable, only upon the Register, for a like aggregate principal amount of the same maturity and interest rate in denominations of $5,000 or any multiple thereof. A transfer may be requested by the registered owner in person or by a person with a written power of attorney. The Obligation shall be surrendered to the Fiscal Agent, together with a written instrument of transfer satisfactory to the Fiscal Agent signed by the registered owner or by the person with the written power of attorney. The Issuer will issue one or more new fully registered Obligations in the same aggregate principal amount to the transferee or transferees, as applicable, in exchange for the surrendered Obligations and upon the payment of a charge sufficient to reimburse the Issuer or the Fiscal Agent for any tax, fee, or other governmental charge required to be paid with respect to such registration.

The Fiscal Agent will not be required to make any transfer of the Obligations (i) during the 15 calendar days before the date of the sending of notice of any proposed redemption of the Obligations, or (ii) with respect to any particular Obligation, after the Obligation has been called for redemption.

Partial Redemptions. If less than all the Obligations of a particular maturity are to be redeemed, then the Issuer or the Fiscal Agent will randomly select the Obligations to be redeemed. If less than the entire principal amount thereof is redeemed, then on or after the redemption date, upon surrender of the Obligation to the Fiscal Agent, the Issuer will issue a new Obligation in the principal amount outstanding after the redemption.

Notice of Redemption. Notice of the redemption of any of the Obligations shall be sent by first class mail, not less than 30, and not more than 60, days before the redemption date, to the registered owners of the Obligations to be redeemed, at the respective addresses set forth in the Register. A notice of optional redemption may be revoked by sending a notice by first class mail, not less than 15 days prior to the proposed optional redemption date, to the registered owners of the Obligations which have been called for optional redemption.

Section 11. Form of Obligations.

The Obligations shall be issued in substantially the form shown in Exhibit A, with such revisions as are necessary or appropriate to reflect the redemption provisions applicable to the Obligations as provided in Section 8 hereof. Omissions, insertions, or other variations are permitted if they are deemed necessary or desirable and are consistent with this resolution or any supplemental resolution. The Issuer may cause the approving opinion of bond counsel to be printed or reproduced on the Obligations.

Section 12. Execution of Obligations.

The Obligations shall be signed by the persons who are the Municipal Officers on the date on which the Obligations are signed. The Obligations shall be sealed with the Issuer's corporate seal (or a facsimile), if the Issuer has one, and they shall also be authenticated by the manual signature of an authorized representative of the Fiscal Agent.

The Obligations will be valid and binding even if before they are delivered any person whose signature appears on the Obligations is no longer living or is no longer the person

authorized to sign the Obligations. In that event, the Obligations will have the same effect as if the person were living or were still the person authorized to sign the Obligations.

A facsimile or electronic signature may be used as long as at least one signature of a Municipal Officer is a manual signature or the Fiscal Agent's certificate of authentication has a manual signature. If a facsimile or electronic signature is used, then it will be treated as the officer's own signature.

Section 13. Continuing Disclosure.

The appropriate officers of the Issuer are directed to sign the Continuing Disclosure Agreement, and the Issuer agrees to comply with all of its terms.

Section 14. Sale of Obligations.

The Obligations are hereby authorized and ordered to be sold to a purchaser to be determined by competitive bid.

The Municipal Officers, the Finance Director, and the Treasurer (in consultation with the Issuer's Financial Advisor Ehlers and Associates, Inc.), are each hereby authorized to cause a preliminary offering document for the Obligations (the "**Preliminary Official Statement**") to be prepared and distributed to any banks, underwriters, investment houses, or the like deemed to be advisable, and to enclose therewith a "**Bid Form**" and the document to be used for offering the Obligations for sale by competitive bid which shall include the bidding terms for the Obligations and the parameters set forth in Section 4 of this resolution (the "**Notice of Sale**"). The Municipal Officers, the Finance Director, and the Treasurer are each hereby authorized, on behalf of the Issuer, to approve the form of Preliminary Official Statement and to deem it final as of its date for purposes of Securities and Exchange Commission Rule 15c2-12(b)(1), and to supply copies of the Preliminary Official Statement upon request.

The Clerk is hereby further authorized and directed to cause notice of the sale of the Obligations to be (i) provided to *The Bond Buyer* for inclusion in its complimentary section for the publication of such notices, and (ii) posted in the same locations that the Issuer routinely uses for posting notices of its official business.

Each Authorized Officer, acting alone on behalf of the Issuer, is hereby authorized to receive written bids for the sale of the Obligations on behalf of the Issuer on the date fixed in the Notice of Sale, on which date such bids shall be publicly opened and read. The Authorized Officer may, in such officer's discretion, (i) waive any informality in any bid, (ii) reject any or all bids without cause, or (iii) reject any bid which such officer determines to have failed to comply with the terms of the Notice of Sale or the parameters set forth in Section 4 hereof.

Subject to the terms of this resolution, each Authorized Officer, acting alone on behalf of the Issuer, is hereby authorized and directed to award the sale of the Obligations to the Purchaser at the Purchase Price, plus any accrued interest, such award to be evidenced by and effected by the Authorized Officer's execution of the Purchase Agreement. If the Purchase Agreement signed and presented by the Purchaser contains final terms for the Obligations that

comply with the parameters set forth in this resolution and the Notice of Sale, then an Authorized Officer is hereby authorized to approve and accept the Purchase Agreement, and an Authorized Officer, acting alone on behalf of the Issuer, is directed (i) to sign the Purchase Agreement in the Issuer's name and (ii) to take any additional actions needed to complete the sale of the Obligations, including arranging for a specific date, time, and location of closing of the sale.

The Finance Director is directed to comply with the terms of the Notice of Sale with respect to any good-faith deposit requirements.

The Municipal Officers are directed to sign the Obligations and to arrange for delivery of the Obligations to the Purchaser through the facilities of DTC in accordance with the Notice of Sale, the Purchase Agreement, and this resolution. The Obligations may be delivered to the Purchaser upon payment by the Purchaser of the Purchase Price, plus any accrued interest, as required by the Notice of Sale.

Unless waived by the Purchaser, the delivery of the Obligations is conditioned upon the Issuer furnishing the following items to the Purchaser:

(i) The Obligations, together with the written, unqualified approving opinion of the law firm of Foley & Lardner LLP, bond counsel, evidencing the legality of the Obligations.

(ii) A transcript of the proceedings relating to the issuance of the Obligations.

(iii) A certificate showing that no litigation has been threatened or is pending that would affect the legality of the Obligations or the right of the Issuer to issue them at the time of their delivery.

Section 15. General Obligation Pledge; Tax Levy.

For the prompt payment of the principal of, and interest on, the Obligations, the Issuer irrevocably pledges its full faith and credit. The Issuer hereby levies upon all taxable property in its territory a direct, annual, and irrepealable tax in an amount sufficient to pay, and for the express purpose of paying, the interest on the Obligations as it falls due and also to pay and discharge the principal of the Obligations at maturity.

This tax shall be carried from year to year into the Issuer's tax roll. It shall be collected in addition to all other taxes and in the same manner and at the same time as all other taxes. The amount of this tax that is carried into the Issuer's tax roll may be reduced in any year by (i) the amount of any surplus money in the Debt Service Fund Account available to pay debt service on the Obligations for such year and (ii) any amount by which the actual debt service coming due in such year is less than the applicable levy amount set forth below. The tax for each year the levy is made will be in the following amounts:

Levy Year	Debt Service Amount Due in Following Year	Levy Year	Debt Service Amount Due in Following Year
2026	$539,275.00	2036	$903,950.00
2027	587,900.00	2037	896,362.50
2028	842,862.50	2038	882,537.50
2029	898,475.00	2039	877,337.50
2030	915,925.00	2040	865,625.00
2031	906,862.50	2041	857,400.00
2032	901,837.50	2042	847,525.00
2033	890,850.00	2043	840,862.50
2034	879,037.50	2044	832,275.00
2035	910,162.50		

Taking into account any accrued interest received on the date of delivery of the Obligations and any premium paid to the Issuer by the Purchaser in excess of the stated principal amount of the Obligations that has been deposited into the Debt Service Fund Account as provided in Section 16 hereof, the Issuer hereby appropriates from its tax levy made in the year 2025 an amount sufficient to pay the remaining amount, if any, needed for the interest payment coming due on the Obligations on October 1, 2026. As a result of the foregoing, the Issuer does not need to levy a tax for the October 1, 2026 interest payment. The Issuer also appropriates an amount of proceeds of the Obligations necessary to pay interest on the Obligations allocable to components of the Project through October 1, 2027 and October 1,2028, respectively. The Issuer's tax roll may be reduced in any year as a result of such appropriation as described above.

Section 16. Debt Service Fund Account.

The Issuer shall create a separate account within the Debt Service Fund solely for the Obligations (the "**Debt Service Fund Account**"), which shall be maintained and administered as provided in Section 67.11 of the Wisconsin Statutes. The Treasurer is directed to keep the proceeds of the taxes levied under this resolution, when they are collected, in the Debt Service Fund Account. Any accrued interest received on the Original Issue Date and the premium, if any, paid to the Issuer by the Purchaser in excess of the stated principal amount of the Obligations shall be deposited into the Debt Service Fund Account and used to pay interest on the Obligations. If the money in the Debt Service Fund Account is insufficient to make a payment of principal of, or interest on, the Obligations on a date on which such a payment is due, then the Issuer will promptly provide the necessary funds to make the payment from other available sources.

Section 17. Borrowed Money Fund.

The sale proceeds of the Obligations (not including any accrued interest or premium received) shall be deposited in and kept by the Treasurer in a separate fund. The fund will be designated with both the name of the Obligations and the name Borrowed Money Fund (the "**Borrowed Money Fund**"). Money in the Borrowed Money Fund, including any earnings, shall be (i) used to pay the costs of the Project, the Refunding, issuing the Obligations, and to pay capitalized interest, or (ii) transferred to the Debt Service Fund Account as provided by law.

The portion of the proceeds of the Obligations that has been appropriated to pay capitalized interest on the Obligations will be held in the Borrowed Money Fund until needed to pay interest on the Obligations, at which time the necessary amount will be transferred to the Debt Service Fund Account and applied to the required interest payment.

Section 18. Refunding of Loan.

To provide for the redemption of the Loan on the Redemption Date, the Financial Officer is directed to transfer proceeds of the Obligations to the debt service fund account for the Loan. The transfer shall be made on or prior to the Redemption Date. The amount transferred shall be sufficient, together with all other funds then on deposit in the foregoing account, to pay the amounts due on the Loan on the Redemption Date.

Section 19. Redemption of Loan.

Subject to the delivery of the Obligations and the receipt of the Purchase Price for the Obligations from the Purchaser, the Issuer irrevocably directs that the outstanding principal amount of the Loan be redeemed and paid in full in advance of its stated maturity on the Redemption Date. The appropriate officers of the Issuer are directed to take all actions required to call the Loan for redemption on the Redemption Date, including giving notice in the manner required by the governing documents for the Loan; *provided, however,* that no such action may be taken to redeem the Loan until after the Obligations are delivered and paid for. Notwithstanding the foregoing, the Issuer ratifies and approves any action that has been taken in connection with the Refunding and the redemption of the Loan prior to the date of this resolution.

Section 20. Final Official Statement.

The Issuer authorizes and directs that a final offering document (the "**Final Official Statement**") be prepared and distributed prior to the issuance of the Obligations. The Final Official Statement shall be in substantially the form of the Preliminary Official Statement and shall include the final terms of the Obligations as set forth in the Purchase Agreement. The Municipal Officers are directed to deliver copies of the Final Official Statement to the Purchaser and, if the Purchaser requests, execute one or more copies on behalf of the Issuer. Execution and delivery of the Final Official Statement will conclusively evidence the approval of the Municipal Officers.

Section 21. Publication of Notice.

The Recording Officer is directed to publish notice that the Issuer has agreed to sell the Obligations. The notice shall be published promptly after the execution of the Purchase Agreement in the Issuer's official newspaper, as a class 1 notice under Chapter 985 of the Wisconsin Statutes. The notice shall be in substantially the form shown in Exhibit B. The Recording Officer shall obtain proof, in affidavit form, of the publication, and shall compare the notice as published with the attached form to make sure that no mistake was made in publication.

Section 22. Authorization of Officers.

The appropriate officers of the Issuer are directed to prepare and furnish the following items to the Purchaser and the attorneys approving the legality of the Obligations:

(i) Certified copies of proceedings and records of the Issuer relating to the Obligations and to the financial condition and affairs of the Issuer.

(ii) Other affidavits, certificates, and information that may be required to show the facts about the legality of the Obligations, as such facts appear on the books and records under the officer's custody or control or as are otherwise known to the officer.

All certified copies, affidavits, certificates, and information furnished for such purpose will be representations of the Issuer as to the facts they present.

Section 23. Municipal Bond Insurance.

If the Purchaser purchases municipal bond insurance with respect to the Obligations as permitted in the Notice of Sale, then the appropriate officers of the Issuer are hereby authorized and directed to take all actions necessary to assist the Purchaser in obtaining such municipal bond insurance. Further, the Authorized Officer is hereby authorized to agree to such additional provisions as the insurer may reasonably request and which are acceptable to the Authorized Officer, including provisions regarding restrictions on investment of proceeds of the Obligations, the payment procedure under the municipal bond insurance policy, the rights of the insurer in the event of default and payment of the Obligations by the insurer, and notices to be given to the insurer. In addition, appropriate reference to the municipal bond insurance policy shall be added to the form of Obligations if required by the insurer. Notwithstanding the foregoing, in the event the insurer requires specific insurer provisions to be applicable to the Obligations, the Municipal Officers and the Authorized Officer are hereby authorized and directed to review and negotiate, as applicable, such provisions and to include language reflecting such provisions in a separate certificate to be signed by the Municipal Officers and the Authorized Officer.

Section 24. Further Authorization.

The Issuer authorizes its officers, attorneys, and other agents or employees to do all acts required of them to carry out the purposes of this resolution.

Section 25. Conflict with Prior Acts.

In case any part of a prior action of the Governing Body conflicts with this resolution, that part of the prior action is hereby rescinded.

Section 26. Severability of Invalid Provisions.

If a court holds any provision of this resolution to be illegal or invalid, then the illegality or invalidity shall not affect any other provision of this resolution.

Section 27. Effective Date.

This resolution takes effect upon its adoption and approval in the manner provided by law.

* * * * * * * * * *

Adopted: February 3, 2026

Approved: February___, 2026

_____
Mayor

_____
Clerk

EXHIBIT A

FORM OF OBLIGATION

Unless this certificate is presented by an authorized representative of The Depository Trust Company, a New York corporation ("**DTC**"), to the issuer or its agent for registration of transfer, exchange, or payment, and any certificate issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.

STATE OF WISCONSIN
CITY OF GREEN BAY

Registered

No. R-___ $_____

TAXABLE GENERAL OBLIGATION PROMISSORY NOTE, SERIES 2026A

Interest Rate	Maturity Date	Original Issue Date	CUSIP
_____%	April 1, 20__	March 12, 2026	392642 ___

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: _____ DOLLARS

THE CITY OF GREEN BAY, WISCONSIN (herein called the "**Issuer**"), hereby acknowledges itself to owe, and for value received promises to pay the Principal Amount to the Registered Owner on the Maturity Date, and interest on the Principal Amount from the Original Issue Date at the annual rate of the Interest Rate. Interest is due and payable on each April 1 and October 1, beginning on October 1, 2026, until the Principal Amount has been paid. Interest is computed on the basis of a 360-day year of twelve 30-day months.

This Obligation is one of a duly authorized issue of notes (the "**Obligations**") of the Issuer of an aggregate principal amount of $_____, all of which are of like tenor, except as to denomination, interest rate, maturity date, and redemption provisions, issued by the Issuer pursuant to the provisions of Section 67.12(12) of the Wisconsin Statutes, and is authorized by the resolution duly adopted by the governing body of the Issuer on February 3, 2026, entitled: "A Resolution Authorizing and Providing for the Issuance and Establishing Parameters for the Sale of Not to Exceed $7,255,000 Taxable General Obligation Promissory Notes, Series 2026A, and Certain Related Details" (the "**Resolution**"). The Obligations are issuable only in the form of fully registered notes.

On the date of their initial delivery, the Obligations will be maintained in a system in which no physical distribution of certificates representing ownership of the Obligations is made to the owners of the Obligations but instead all outstanding Obligations are registered in the name of a securities depository appointed by the Issuer (a "**Depository**"), or in the name of the Depository's nominee, and the Depository and its participants record beneficial ownership and effect transfers of the Obligations electronically (a "**Book-Entry System**"). So long as the Obligations are maintained in a Book-Entry System, then the principal of, and interest on, this Obligation will be paid by wire or other electronic money transfer to the Depository or its nominee in accordance with the Depository's rules that are then in effect by ASSOCIATED TRUST COMPANY, NATIONAL ASSOCIATION, or any successor fiscal agent appointed by the Issuer under Section 67.10 (2) of the Wisconsin Statutes (the "**Fiscal Agent**"), which will act as authentication agent, paying agent, and registrar for the Obligations.

If on any date the Obligations are *not* being maintained in a Book-Entry System, then (i) the principal of this Obligation will be paid by the Fiscal Agent upon its presentation and surrender on or after its maturity date or earlier redemption date at the designated office of the Fiscal Agent, and (ii) the interest on this Obligation will be paid by the Fiscal Agent on each interest payment date by wire or other electronic money transfer, or by check of the Fiscal Agent sent by first class mail, to the person or entity in whose name this Obligation is registered on the register (the "**Register**") maintained by the Fiscal Agent at the end of the day on the 15th day (whether or not a business day) of the calendar month just before each regularly scheduled interest payment date (the "**Record Date**"). The Issuer and the Fiscal Agent may treat the entity or person in whose name this Obligation is registered on the Register as the absolute owner of this Obligation for all purposes.

The principal of, and interest on, this Obligation is payable in lawful money of the United States of America. For the prompt payment of the principal of, and interest on, this Obligation, the Issuer has irrevocably pledged its full faith and credit. The Issuer has levied upon all taxable property in its territory a direct, annual, and irrepealable tax sufficient in amount to pay, and for the express purpose of paying, the interest on this Obligation as it falls due and the principal of this Obligation on the Maturity Date.

The Obligations maturing on and after April 1, 2035 are subject to redemption before their stated maturity dates, at the Issuer's option, in whole or in part, in the order of maturity selected by the Issuer, on April 1, 2034 and on any date thereafter. The redemption price will be 100% of the principal amount redeemed, plus accrued interest to the redemption date, and no premium will be paid. If payment of an Obligation called for redemption has been made or provided for, then interest on the Obligation stops accruing on the stated redemption date. If less than all outstanding Obligations of a specific maturity are redeemed, then such Obligations will be redeemed in multiples of $5,000 as set forth below[, and if a portion, but not all, of a maturity that is subject to mandatory partial redemptions by operation of a sinking fund (as described below) is being redeemed, then the Issuer will select the amounts to be redeemed on future Sinking Fund Redemption Dates (as defined below) that are reduced as a result of the partial redemption].

[The Obligations maturing on April 1 in the years 20__ and 20__ (the "**Term Notes**") are also subject to mandatory partial redemptions prior to their stated maturity dates, by

operation of a sinking fund. On the following redemption dates other than stated maturity dates (each a "**Sinking Fund Redemption Date**") the Issuer will redeem the following principal amounts (subject to reduction as provided in the immediately preceding paragraph) of the Term Notes:

Term Notes Maturing April 1, 20___

Sinking Fund Redemption Date (April 1)	Principal Amount To be Redeemed
20__	$,000
20__	,000
20__ (Stated Maturity)	,000

Term Notes Maturing April 1, 20___

Sinking Fund Redemption Date (April 1)	Principal Amount To be Redeemed
20__	$,000
20__	,000
20__ (Stated Maturity)	,000]

[The redemption price will be 100% of the principal amount redeemed, plus accrued interest to the Sinking Fund Redemption Date, and no premium will be paid. The particular Term Notes to be redeemed will be selected in the manner set forth below, and the Issuer will give notice of the redemption in the manner described below.]

So long as the Obligations are being maintained in a Book-Entry System, the following provisions apply:

Transfers. The Obligations are transferable, only upon the Register and only if the Depository ceases to act as securities depository for the Obligations and the Issuer appoints a successor securities depository. If that happens, then upon the surrender of the Obligations to the Fiscal Agent, the Issuer will issue new fully registered Obligations in the same aggregate principal amount to the successor securities depository and the Obligations will be recorded as transferred to the successor securities depository in the Register.

The Fiscal Agent will not be required to make any transfer of the Obligations (i) during the 15 calendar days before the date of the sending of notice of any proposed redemption of the Obligations, or (ii) with respect to any particular Obligation, after such Obligation has been called for redemption.

Partial Redemption. If less than all the Obligations of a particular maturity are to be redeemed, then the Depository and its direct and indirect participants will

select the beneficial owners of the Obligations to be redeemed. If less than all the principal amount of a specific maturity is redeemed, then on the redemption date and upon surrender to the Fiscal Agent of the Obligation, the Issuer will issue one or more new Obligations in the principal amount outstanding after the redemption.

Notice of Redemption. Notice of the redemption of any of the Obligations will be sent to the Depository, in the manner required by the Depository, not less than 30, and not more than 60, days prior to the proposed redemption date. A notice of optional redemption may be revoked by sending notice to the Depository, in the manner required by the Depository, not less than 15 days prior to the proposed optional redemption date.

If on any date the Obligations are *not* being maintained in a Book-Entry System, then the following provisions apply:

Transfers. Each Obligation is transferable, only upon the Register, for a like aggregate principal amount of the same maturity and interest rate in denominations of $5,000 or any multiple thereof. A transfer may be requested by the registered owner in person or by a person with a written power of attorney. The Obligation shall be surrendered to the Fiscal Agent, together with a written instrument of transfer satisfactory to the Fiscal Agent signed by the registered owner or by the person with the written power of attorney. The Issuer will issue one or more new fully registered Obligations, in the same aggregate principal amount to the transferee or transferees, as applicable, in exchange for the surrendered Obligations and upon the payment of a charge sufficient to reimburse the Issuer or the Fiscal Agent for any tax, fee, or other governmental charge required to be paid with respect to such registration.

The Fiscal Agent will not be required to make any transfer of the Obligations (i) during the 15 calendar days before the date of the sending of notice of any proposed redemption of the Obligations, or (ii) with respect to any particular Obligation, after such Obligation has been called for redemption.

Partial Redemption. If less than all the Obligations of a particular maturity are to be redeemed, then the Issuer or the Fiscal Agent will randomly select the Obligations to be redeemed. If less than the entire principal amount thereof is redeemed, then on or after the redemption date, upon surrender of the Obligation to the Fiscal Agent, the Issuer will issue a new Obligation in the principal amount outstanding after the redemption.

Notice of Redemption. Notice of the redemption of any of the Obligations shall be sent by first class mail, not less than 30, and not more than 60, days before the redemption date, to the registered owners of any Obligations to be redeemed, at the respective addresses set forth in the Register. A notice of optional redemption may be revoked by sending a notice by first class mail, not less than 15 days prior

to the proposed optional redemption date, to the registered owners of the Obligations which have been called for optional redemption.

The Issuer certifies, recites, and declares that all acts, conditions, and procedures required by law to exist, to have happened, and to be performed, leading up to and in the issuing of this Obligation and of the issue of which it is a part, do exist, have happened, and have been performed in regular and due form, time, and manner as required by law; that the indebtedness of the Issuer, including this Obligation and the issue of which it is a part, does not exceed any limitation, general or special, imposed by law; and that a valid, direct, annual and irrepealable tax has been levied by the Issuer sufficient to pay the interest on this Obligation when it falls due and also to pay and discharge the principal of this Obligation at maturity.

IN WITNESS WHEREOF, the Issuer, by its governing body, has caused this Obligation to be executed in its name and on its behalf by the manual or facsimile signatures of its Mayor and Clerk and to be sealed with its corporate seal (or a facsimile thereof), if any, all as of the Original Issue Date.

CITY OF GREEN BAY, WISCONSIN

By:_____
Mayor

[SEAL]

And:_____
Clerk

CERTIFICATE OF AUTHENTICATION

Dated: March ___, 2026

This Obligation is one of the Obligations described in the Resolution.

ASSOCIATED TRUST COMPANY, NATIONAL ASSOCIATION,
as Fiscal Agent

By: _____
Authorized Signatory

ASSIGNMENT

For value received, the undersigned hereby sells, assigns, and transfers unto

PLEASE INSERT SOCIAL SECURITY OR
OTHER IDENTIFYING NUMBER OF ASSIGNEE

_____

_____

(Please Print or Type Name and Address of Assignee)

the within-mentioned Obligation and all rights thereunder and does hereby irrevocably constitute and appoint _____ attorney-in-fact, to transfer the same on the books of the registry in the office of the Fiscal Agent, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed

_____

NOTICE: Signatures must be guaranteed by an "eligible guarantor institution" meeting the requirements of the Fiscal Agent. Those requirements include membership or participation in the Securities Transfer Association Medallion Program ("**STAMP**") or such other "signature guarantee program" as may be determined by the Fiscal Agent in addition to, or in substitution for, STAMP, all in accordance with the Securities Exchange Act of 1934, as amended.

Note: The signature to this assignment must correspond with the name as written on the face of the within Obligation in every particular, without any alteration or change. When assignment is made by a guardian, trustee, executor or administrator, an officer of a corporation, or anyone in a representative capacity, proof of the person's authority to act must accompany this Obligation.

EXHIBIT B

NOTICE TO THE ELECTORS OF THE
CITY OF GREEN BAY, WISCONSIN
RELATING TO TAXABLE NOTE SALE

On February 3, 2026, pursuant to Section 67.12 (12) of the Wisconsin Statutes, a resolution was offered, read, approved, and adopted whereby the City of Green Bay, Wisconsin (the "City") authorized the borrowing of money through the issuance of taxable notes and authorized certain City officials to enter into a purchase agreement relating to said borrowing. On _____, 2026 the City entered into a purchase agreement with an underwriter to whom the City agreed to sell its taxable general obligation promissory notes in the principal amount of $_____. It is anticipated that the note closing will be held on or about March 12, 2026. A copy of all proceedings had to date with respect to the authorization and sale of said notes is on file and may be examined in the office of the City Clerk, at 100 North Jefferson Street, Green Bay, Wisconsin 54301 between the hours of 9:00 a.m. and 4:30 p.m. on weekdays.

This notice is given pursuant to Section 893.77 of the Wisconsin Statutes, which provides that (i) an action or proceeding to contest the validity of such financing, for other than constitutional reasons, shall be commenced within 30 days after the date of publication of this notice, and (ii) the notice may not be published until after the issuer has entered into a contract for sale of the bond or other financing.

Publication Date: _____, 2026

/s/ Celestine Jeffreys
City Clerk

CERTIFICATIONS BY CLERK

I, Celestine Jeffreys, certify that I am the duly qualified and acting Clerk of the City of Green Bay, Wisconsin (the "**Municipality**"), and as such I have in my possession, or have access to, the complete corporate records of the Municipality and of its Common Council (the "**Governing Body**"), and that attached to this certificate is a true, correct, and complete copy of the resolution (the "**Resolution**") entitled:

A Resolution Authorizing and Providing for the Issuance and Establishing Parameters for the Sale of Not to Exceed $7,255,000 Taxable General Obligation Promissory Notes, Series 2026A, and Certain Related Details

I further certify as follows:

1. **Meeting Date**. On February 3, 2026, a meeting of the Governing Body was held beginning at _____ p.m.

2. **Posting**. On January ___, 2026 (and not less than 24 hours prior to the meeting), I posted, or caused to be posted, at the Municipality's offices in Green Bay, Wisconsin a notice setting forth the date, time, location, and subject matter of said meeting. The notice specifically referred to the Resolution.

3. **Notification of Media**. On January ___, 2026 (and not less than 24 hours prior to the meeting), I communicated or caused to be communicated, the date, time, location, and subject matter of said meeting to those news media that have filed a written request for such notice and to the official newspaper of the Municipality, if any. The communication specifically referred to the Resolution.

4. **Open Meeting Law Compliance**. The meeting was a regular meeting of the Governing Body that was held in open session in compliance with Subchapter V of Chapter 19 of the Wisconsin Statutes and any other applicable local rules and state statutes.

5. **Members Present**. The meeting was duly called to order by the Mayor (the "**Presiding Officer**"), who chaired the meeting. Upon roll call, I noted and recorded that there were ___ members of the Governing Body present at the meeting, such number being a quorum of the Governing Body.

6. **Consideration of and Roll Call Vote on Resolution**. Various matters and business were taken up during the course of the meeting without intervention of any closed session. One of the matters taken up was the Resolution. A proper quorum of the Governing Body was present for the consideration of the Resolution, and each member of the Governing Body had received a copy of the Resolution. All rules of the Governing Body that interfered with the consideration of the Resolution, if any, were suspended by a two-thirds vote of the Governing Body. The Resolution was then introduced, moved, and seconded, and after due consideration, upon roll call, ___ of the Governing Body members voted Aye, ___ voted Nay, and ___ Abstained.

7. **Adoption of Resolution**. The Resolution was supported by the affirmative vote of a majority of a quorum of the members of the Governing Body in attendance. The Presiding Officer then declared that the Resolution was adopted, and I recorded the adoption of the Resolution.

8. **Approval of Presiding Officer**. The Resolution was approved by the Presiding Officer on February ___, 2026, and I have recorded the approval. The approval is evidenced by the signature of the Presiding Officer on the copy of the Resolution to which this certificate is attached.

9. **Publication of Notice**. I will cause the Notice to Electors, in the form of Exhibit B to the Resolution, to be published as specified in the Resolution.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of the Municipality, if any, on this certificate as of February___, 2026.

_____
Clerk

[SEAL]

COMMON COUNCIL
OF THE
CITY OF GREEN BAY, WISCONSIN

February 3, 2026 **Resolution No. ___**

A Resolution Authorizing and Providing for the Issuance and Establishing Parameters for the Sale of Not to Exceed $28,190,000 General Obligation Promissory Notes, Series 2026B, and Certain Related Details

RECITALS

The Common Council (the "**Governing Body**") of the City of Green Bay, Wisconsin (the "**Issuer**") makes the following findings and determinations:

1. The Issuer needs funds to finance (i) construction of and improvements to municipal buildings, (ii) construction and improvements to and/or replacement of specific equipment and building components including, but not limited to, municipal warning sirens, HVAC, windows, siding, pool gutters and basin plaster, and storm water infrastructure, (iii) the purchase and/or repair of municipal boats, vehicles, equipment, and furnishings for the fire, police, parks, public works, and administration departments, (iv) construction of and improvements to streets, sidewalks, parking lots, parking ramps, and related paving projects, and (v) storm water facility improvements within the Issuer Tax Incremental District No. 25 (collectively, the "**Project**").

2. The Governing Body deems it in the best interests of the Issuer to finance the Project by selling the City of Green Bay, Wisconsin General Obligation Promissory Notes, Series 2026B (the "**Obligations**") to a purchaser to be determined by competitive bid.

3. The Issuer has taken all actions required by law and has the power to sell and issue the Obligations.

4. The Governing Body is adopting this resolution to sell the Obligations and provide for their issuance upon the terms and conditions set forth in this resolution.

RESOLUTIONS

The Governing Body resolves as follows:

Section 1. Definitions.

In addition to the terms defined above, capitalized terms not otherwise defined herein shall have the meanings set forth below, unless the context clearly requires another meaning.

"**Authorized Officer**" means the Finance Director/Comptroller, or in such person's absence, the Assistant Finance Director/Treasurer of the Issuer, each having the authority to act alone on behalf of the Issuer for purposes of Sections 4 and 14 hereof.

"**Book-Entry System**" means a system in which no physical distribution of certificates representing ownership of the Obligations is made to the owners of the Obligations but instead all outstanding Obligations are registered in the name of a securities depository appointed by the Issuer, or in the name of such a depository's nominee, and the depository and its participants record beneficial ownership and effect transfers of the Obligations electronically.

"**Code**" means the Internal Revenue Code of 1986, as amended.

"**Continuing Disclosure Agreement**" means the Continuing Disclosure Agreement, dated as of the Original Issue Date, to be executed by the Issuer and delivered on the closing date of the Obligations.

"**Debt Service Fund**" means the fund created by the Issuer pursuant to Section 67.11 of the Wisconsin Statutes to provide for the payment of debt service on its general obligations.

"**Debt Service Fund Account**" has the meaning set forth in Section 16 hereof.

"**Depository**" means DTC or any successor appointed by the Issuer and acting as securities depository for the Obligations.

"**DTC**" means The Depository Trust Company.

"**Finance Director**" means the Issuer's Finance Director/Comptroller.

"**Fiscal Agent**" means Associated Trust Company, National Association, or any successor fiscal agent appointed by the Issuer to act as authentication agent, paying agent, and registrar for the Obligations pursuant to Section 67.10(2) of the Wisconsin Statutes.

"**Governing Body**" has the meaning set forth in the recitals to this resolution.

"**Issuer**" means the City of Green Bay, Wisconsin.

"**Municipal Officers**" means the Mayor and the Clerk of the Issuer. These are the officers required by law to execute general obligations on the Issuer's behalf.

"**Notice of Sale**" has the meaning set forth in Section 14 of this resolution.

"**Obligations**" means the not to exceed $28,190,000 City of Green Bay, Wisconsin General Obligation Promissory Notes, Series 2026B, which will be issued pursuant to this resolution.

"**Original Issue Date**" means April 2, 2026.

"**Project**" has the meaning set forth in the recitals to this resolution.

"**Purchase Agreement**" means the Purchaser's executed Bid Form as described in Section 14 of this resolution and an attachment setting forth the final terms of the Obligations, which evidences the purchase of the Obligations by the Purchaser.

"**Purchase Price**" has the meaning set forth in Section 4 of this resolution.

"**Purchaser**" means the qualified bidder whose bid results in the lowest true interest cost for the Obligations as determined by an Authorized Officer, consistent with the parameters set forth in Section 4 hereof and in the Notice of Sale.

"**Record Date**" means the 15th day (whether or not a business day) of the calendar month just before each regularly scheduled interest payment date for the Obligations.

"**Recording Officer**" means the Issuer's Clerk.

"**Register**" means the register maintained by the Fiscal Agent at its designated office, in which the Fiscal Agent records:

(i) The name and address of the registered owner of each Obligation.

(ii) All transfers of each Obligation.

"**Treasurer**" means the Issuer's Treasurer.

Section 2. Exhibits.

The attached exhibits are also a part of this resolution as though they were fully written out in this resolution:

(i) *Exhibit A* — Form of Obligation.

(ii) *Exhibit B* — Notice to Electors of Sale.

Section 3. Purposes of Borrowing; Issuance of Obligations.

The Governing Body authorizes the Obligations and orders that they be prepared, executed, and issued. The Obligations will be fully registered, negotiable, general obligation promissory notes of the Issuer in the principal amount of not to exceed $28,190,000. The Obligations will be issued pursuant to the provisions of Section 67.12(12) of the Wisconsin Statutes to pay the costs of the Project and issuing the Obligations (including, but not limited to, printing costs and fees for underwriting, financial consultants, bond counsel, fiscal agent, rating agencies, bond insurance, and registration, as applicable).

Section 4. Terms of Obligations; Parameters.

The Obligations will be named "City of Green Bay, Wisconsin General Obligation Promissory Notes, Series 2026B." The Obligations will be dated the Original Issue Date, even if they are actually issued or executed on another date. Each Obligation will also be dated the date on which it is authenticated by the Fiscal Agent. That date is its registration date.

The face amount of each Obligation will be in the denomination of $5,000 or any multiple thereof up to the principal amount authorized for that maturity.

The Obligations will bear interest from the Original Issue Date at the rates set forth in the Purchase Agreement, pursuant to, and in compliance with, the terms set forth in the Notice of Sale and accepted by an Authorized Officer; *provided, however,* that (i) the purchase price agreed to be paid to the Issuer by the Purchaser for the purchase of the Obligations pursuant to Section 14 hereof, shall not be less than 98.75% nor more than 108% of the principal amount of the Obligations (the "**Purchase Price**"), (ii) the true interest cost of the Obligations shall not exceed 4.25% (computed taking the Purchaser's compensation into account), and (iii) actual debt service in any year does not exceed the amount levied for the same year in Section 15 hereof.

Interest will be due and payable on each April 1 and October 1, beginning on April 1, 2027, until the principal of the Obligations has been paid. Interest on each Obligation will be (i) computed on the basis of a 360-day year of twelve 30-day months and (ii) payable to the person in whose name the Obligation is registered on the Register at the end of the day on the applicable Record Date. The Issuer and the Fiscal Agent may treat the entity or person in whose name any Obligation is registered on the Register as the absolute owner of the Obligations for all purposes whatsoever under this resolution. The Obligations will be numbered consecutively as may be required to comply with any applicable rules or customs or as determined by the Municipal Officers executing the Obligations.

The following table shows when the Obligations will mature. The principal amounts coming due each year below, whether by maturity or by mandatory sinking fund redemption of term notes, may be increased or decreased by up to $450,000 in each year as described in the Notice of Sale. The aggregate principal amount of the Obligations shall not exceed $28,190,000 and the table below assumes the Obligations are issued in that amount. The actual maturity schedule and interest rates per annum, within the parameters set forth this Section and in accordance with the Notice of Sale, will be set forth in the Purchase Agreement and accepted by the Authorized Officer.

Principal Maturity Date (April 1)	Principal Amount
2027	$ 495,000
2028	1,865,000
2029	1,925,000
2030	1,510,000
2031	1,550,000
2032	1,600,000
2033	1,645,000
2034	1,685,000
2035	1,610,000
2036	1,660,000
2037	1,050,000
2038	1,090,000
2039	1,130,000
2040	1,180,000
2041	1,230,000
2042	1,280,000
2043	1,335,000
2044	1,395,000
2045	1,445,000
2046	1,510,000

The principal of, and interest on, the Obligations will be payable in lawful money of the United States of America.

Section 5. Fiscal Agent.

The Issuer appoints the Fiscal Agent to act as authentication agent, paying agent, and registrar for the Obligations. The appropriate officers of the Issuer are directed to enter into a fiscal agency agreement with the Fiscal Agent on behalf of the Issuer. The fiscal agency agreement may provide for the Issuer to pay the reasonable and customary fees of the Fiscal Agent for those services. The fiscal agency agreement shall require the Fiscal Agent to comply with all applicable federal and state regulations. Among other things, the Fiscal Agent shall maintain the Register.

Section 6. Appointment of Depository.

The Issuer appoints DTC to act as securities depository for the Obligations. An authorized representative of the Issuer has previously executed a blanket issuer letter of representations with DTC on the Issuer's behalf, and the Issuer ratifies and approves that document.

Section 7. Book-Entry System.

On the date of their initial delivery, the Obligations will be registered in the name of DTC or its nominee and maintained in a Book-Entry System. If the Issuer's relationship with DTC is terminated, then the Issuer may appoint another securities depository to maintain the Book-Entry System.

If on any date the Obligations are *not* being maintained in a Book-Entry System, then the Issuer will do the following:

(i) At its expense, the Issuer will prepare, authenticate, and deliver to the beneficial owners of the Obligations fully-registered, certificated Obligations in the denomination of $5,000 or any multiple thereof in the aggregate principal amount then outstanding. The beneficial owners will be those shown on the records of the Depository and its direct and indirect participants.

(ii) The Issuer will appoint a fiscal agent to act as authentication agent, paying agent, and registrar for the Obligations under Section 67.10(2) of the Wisconsin Statutes (the Fiscal Agent may be reappointed in this capacity).

Section 8. Redemption.

The Obligations maturing on and after April 1, 2035 are subject to redemption before their stated maturity dates, at the Issuer's option, in whole or in part, in the order of maturity selected by the Issuer, on April 1, 2034 and on any date thereafter. The redemption price will be 100% of the principal amount redeemed, plus accrued interest to the redemption date, and no premium will be paid. If payment of an Obligation called for redemption has been made or provided for, then interest on the Obligation stops accruing on the stated redemption date. If less than all outstanding Obligations of a specific maturity are redeemed, then such Obligations will be redeemed in multiples of $5,000 in accordance with Sections 9 and 10 hereof, and if a portion, but not all, of a maturity that is subject to mandatory partial redemptions by operation of a sinking fund (as described below) is being redeemed, then the Issuer will select the amounts to be redeemed on future Sinking Fund Redemption Dates (as defined below) that are reduced as a result of the partial redemption.

If the Purchase Agreement specifies that certain maturities of the Obligations are term notes and subject to partial mandatory sinking fund redemption, then the Obligations maturing on such dates shall be subject to partial mandatory sinking fund redemption at a redemption price of 100% of the principal amount redeemed, plus accrued interest to the redemption date, on April 1 of the years (each a "**Sinking Fund Redemption Date**"), and in the respective principal amounts (subject to reduction as provided in the immediately preceding paragraph), as set forth in the Purchase Agreement and consistent with Section 4.

Section 9. Manner of Payment/Transfers/Redemption/Under Book-Entry System.

So long as the Obligations are being maintained in a Book-Entry System, the following provisions apply:

Payment. The Fiscal Agent is directed to pay the principal of, and interest on, the Obligations by wire or other electronic money transfer to the Depository or its nominee in accordance with the Depository's rules that are then in effect.

Transfers. The Obligations are transferable, only upon the Register and only if the Depository ceases to act as securities depository for the Obligations and the Issuer appoints a successor securities depository. If that happens, then upon the surrender of the Obligations to the Fiscal Agent, the Issuer will issue new fully registered Obligations in the same aggregate principal amount to the successor securities depository, and the Obligations will be recorded as transferred to the successor securities depository in the Register.

The Fiscal Agent will not be required to make any transfer of the Obligations (i) during the 15 calendar days before the date of the sending of notice of any proposed redemption of the Obligations, or (ii) with respect to any particular Obligation, after such Obligation has been called for redemption.

Partial Redemption. If less than all the Obligations of a particular maturity are to be redeemed, then the Depository and its direct and indirect participants will select the beneficial owners of the Obligations to be redeemed. If less than all the principal amount of a specific maturity is redeemed, then on the redemption date, upon surrender to the Fiscal Agent of the Obligation, the Issuer will issue one or more new Obligations in the principal amount outstanding after the redemption.

Notice of Redemption. Notice of the redemption of any of the Obligations will be sent to the Depository, in the manner required by the Depository, not less than 30, and not more than 60, days prior to the proposed redemption date. A notice of optional redemption may be revoked by sending notice to the Depository, in the manner required by the Depository, not less than 15 days prior to the proposed optional redemption date.

Section 10. Manner of Payment/Transfers/Redemption/*Not* Under Book-Entry System.

If on any date the Obligations are *not* being maintained in a Book-Entry System, then the following provisions apply:

Payment. The Fiscal Agent will pay the principal of each Obligation upon its presentation and surrender on or after its maturity or earlier redemption date at the designated office of the Fiscal Agent, and the Fiscal Agent will pay, on each interest payment date, the interest on each Obligation by wire or other electronic money transfer, or by check of the Fiscal Agent sent by first class mail, to the person or entity in whose name the Obligation is registered on the Register at the end of the day on the applicable Record Date.

Transfers. Each Obligation is transferable, only upon the Register, for a like aggregate principal amount of the same maturity and interest rate in denominations of $5,000 or any multiple thereof. A transfer may be requested by the registered owner in person or by a person with a written power of attorney. The Obligation shall be surrendered to the Fiscal Agent, together with a written instrument of transfer satisfactory to the Fiscal Agent signed by the registered owner or by the person with the written power of attorney. The Issuer will issue one or more new fully registered Obligations in the same aggregate principal amount to the transferee or transferees, as applicable, in exchange for the surrendered Obligations and upon the payment of a charge sufficient to reimburse the Issuer or the Fiscal Agent for any tax, fee, or other governmental charge required to be paid with respect to such registration.

The Fiscal Agent will not be required to make any transfer of the Obligations (i) during the 15 calendar days before the date of the sending of notice of any proposed redemption of the Obligations, or (ii) with respect to any particular Obligation, after the Obligation has been called for redemption.

Partial Redemptions. If less than all the Obligations of a particular maturity are to be redeemed, then the Issuer or the Fiscal Agent will randomly select the Obligations to be redeemed. If less than the entire principal amount thereof is redeemed, then on or after the redemption date, upon surrender of the Obligation to the Fiscal Agent, the Issuer will issue a new Obligation in the principal amount outstanding after the redemption.

Notice of Redemption. Notice of the redemption of any of the Obligations shall be sent by first class mail, not less than 30, and not more than 60, days before the redemption date, to the registered owners of the Obligations to be redeemed, at the respective addresses set forth in the Register. A notice of optional redemption may be revoked by sending a notice by first class mail, not less than 15 days prior to the proposed optional redemption date, to the registered owners of the Obligations which have been called for optional redemption.

Section 11. Form of Obligations.

The Obligations shall be issued in substantially the form shown in Exhibit A, with such revisions as are necessary or appropriate to reflect the redemption provisions applicable to the Obligations as provided in Section 8 hereof. Omissions, insertions, or other variations are permitted if they are deemed necessary or desirable and are consistent with this resolution or any supplemental resolution. The Issuer may cause the approving opinion of bond counsel to be printed or reproduced on the Obligations.

Section 12. Execution of Obligations.

The Obligations shall be signed by the persons who are the Municipal Officers on the date on which the Obligations are signed. The Obligations shall be sealed with the Issuer's corporate seal (or a facsimile), if the Issuer has one, and they shall also be authenticated by the manual signature of an authorized representative of the Fiscal Agent.

The Obligations will be valid and binding even if before they are delivered any person whose signature appears on the Obligations is no longer living or is no longer the person

authorized to sign the Obligations. In that event, the Obligations will have the same effect as if the person were living or were still the person authorized to sign the Obligations.

A facsimile or electronic signature may be used as long as at least one signature of a Municipal Officer is a manual signature or the Fiscal Agent's certificate of authentication has a manual signature. If a facsimile or electronic signature is used, then it will be treated as the officer's own signature.

Section 13. Continuing Disclosure.

The appropriate officers of the Issuer are directed to sign the Continuing Disclosure Agreement, and the Issuer agrees to comply with all of its terms.

Section 14. Sale of Obligations.

The Obligations are hereby authorized and ordered to be sold to a purchaser to be determined by competitive bid.

The Municipal Officers, the Finance Director, and the Treasurer (in consultation with the Issuer's Financial Advisor Ehlers and Associates, Inc.), are each hereby authorized to cause a preliminary offering document for the Obligations (the "**Preliminary Official Statement**") to be prepared and distributed to any banks, underwriters, investment houses, or the like deemed to be advisable, and to enclose therewith a "**Bid Form**" and the document to be used for offering the Obligations for sale by competitive bid which shall include the bidding terms for the Obligations and the parameters set forth in Section 4 of this resolution (the "**Notice of Sale**"). The Municipal Officers, the Finance Director, and the Treasurer are each hereby authorized, on behalf of the Issuer, to approve the form of Preliminary Official Statement and to deem it final as of its date for purposes of Securities and Exchange Commission Rule 15c2-12(b)(1), and to supply copies of the Preliminary Official Statement upon request.

The Clerk is hereby further authorized and directed to cause notice of the sale of the Obligations to be (i) provided to *The Bond Buyer* for inclusion in its complimentary section for the publication of such notices, and (ii) posted in the same locations that the Issuer routinely uses for posting notices of its official business.

Each Authorized Officer, acting alone on behalf of the Issuer, is hereby authorized to receive written bids for the sale of the Obligations on behalf of the Issuer on the date fixed in the Notice of Sale, on which date such bids shall be publicly opened and read. The Authorized Officer may, in such officer's discretion, (i) waive any informality in any bid, (ii) reject any or all bids without cause, or (iii) reject any bid which such officer determines to have failed to comply with the terms of the Notice of Sale or the parameters set forth in Section 4 hereof.

Subject to the terms of this resolution, each Authorized Officer, acting alone on behalf of the Issuer, is hereby authorized and directed to award the sale of the Obligations to the Purchaser at the Purchase Price, plus any accrued interest, such award to be evidenced by and effected by the Authorized Officer's execution of the Purchase Agreement. If the Purchase Agreement signed and presented by the Purchaser contains final terms for the Obligations that

comply with the parameters set forth in this resolution and the Notice of Sale, then an Authorized Officer is hereby authorized to approve and accept the Purchase Agreement, and an Authorized Officer, acting alone on behalf of the Issuer, is directed (i) to sign the Purchase Agreement in the Issuer's name and (ii) to take any additional actions needed to complete the sale of the Obligations, including arranging for a specific date, time, and location of closing of the sale.

The Finance Director is directed to comply with the terms of the Notice of Sale with respect to any good-faith deposit requirements.

The Municipal Officers are directed to sign the Obligations and to arrange for delivery of the Obligations to the Purchaser through the facilities of DTC in accordance with the Notice of Sale, the Purchase Agreement, and this resolution. The Obligations may be delivered to the Purchaser upon payment by the Purchaser of the Purchase Price, plus any accrued interest, as required by the Notice of Sale.

Unless waived by the Purchaser, the delivery of the Obligations is conditioned upon the Issuer furnishing the following items to the Purchaser:

(i) The Obligations, together with the written, unqualified approving opinion of the law firm of Foley & Lardner LLP, bond counsel, evidencing the legality of the Obligations and that interest on the Obligations will be excluded from gross income for federal income tax purposes.

(ii) A transcript of the proceedings relating to the issuance of the Obligations.

(iii) A certificate showing that no litigation has been threatened or is pending that would affect the legality of the Obligations or the right of the Issuer to issue them at the time of their delivery.

Section 15. General Obligation Pledge; Tax Levy.

For the prompt payment of the principal of, and interest on, the Obligations, the Issuer irrevocably pledges its full faith and credit. The Issuer hereby levies upon all taxable property in its territory a direct, annual, and irrepealable tax in an amount sufficient to pay, and for the express purpose of paying, the interest on the Obligations as it falls due and also to pay and discharge the principal of the Obligations at maturity.

This tax shall be carried from year to year into the Issuer's tax roll. It shall be collected in addition to all other taxes and in the same manner and at the same time as all other taxes. The amount of this tax that is carried into the Issuer's tax roll may be reduced in any year by (i) the amount of any surplus money in the Debt Service Fund Account available to pay debt service on the Obligations for such year and (ii) any amount by which the actual debt service coming due in such year is less than the applicable levy amount set forth below. The tax for each year the levy is made will be in the following amounts:

Levy Year	Debt Service Amount Due in Following Year	Levy Year	Debt Service Amount Due in Following Year
2026	$3,291,390.76	2036	$2,196,787.50
2027	3,806,218.75	2037	2,172,187.50
2028	3,766,556.25	2038	2,145,887.50
2029	3,259,437.50	2039	2,127,675.00
2030	3,215,287.50	2040	2,107,337.50
2031	3,179,225.00	2041	2,084,875.00
2032	3,136,143.75	2042	2,065,181.25
2033	3,086,256.25	2043	2,048,043.75
2034	2,922,112.50	2044	2,018,568.75
2035	2,883,500.00	2045	2,001,650.00

Section 16. Debt Service Fund Account.

The Issuer shall create a separate account within the Debt Service Fund solely for the Obligations (the "**Debt Service Fund Account**"), which shall be maintained and administered as provided in Section 67.11 of the Wisconsin Statutes. The Treasurer is directed to keep the proceeds of the taxes levied under this resolution, when they are collected, in the Debt Service Fund Account. Any accrued interest received on the Original Issue Date and the premium, if any, paid to the Issuer by the Purchaser in excess of the stated principal amount of the Obligations shall be deposited into the Debt Service Fund Account and used to pay interest on the Obligations. If the money in the Debt Service Fund Account is insufficient to make a payment of principal of, or interest on, the Obligations on a date on which such a payment is due, then the Issuer will promptly provide the necessary funds to make the payment from other available sources.

Section 17. Borrowed Money Fund.

The sale proceeds of the Obligations (not including any accrued interest or premium received) shall be deposited in and kept by the Treasurer in a separate fund. The fund will be designated with both the name of the Obligations and the name Borrowed Money Fund (the "**Borrowed Money Fund**"). Money in the Borrowed Money Fund, including any earnings, shall be (i) used to pay the costs of the Project, the Refunding, and issuing the Obligations, or (ii) transferred to the Debt Service Fund Account as provided by law.

Section 18. Final Official Statement.

The Issuer authorizes and directs that a final offering document (the "**Final Official Statement**") be prepared and distributed prior to the issuance of the Obligations. The Final Official Statement shall be in substantially the form of the Preliminary Official Statement and shall include the final terms of the Obligations as set forth in the Purchase Agreement. The Municipal Officers are directed to deliver copies of the Final Official Statement to the Purchaser and, if the Purchaser requests, execute one or more copies on behalf of the Issuer. Execution and delivery of the Final Official Statement will conclusively evidence the approval of the Municipal Officers.

Section 19. Publication of Notice.

The Recording Officer is directed to publish notice that the Issuer has agreed to sell the Obligations. The notice shall be published promptly after the execution of the Purchase Agreement in the Issuer's official newspaper, as a class 1 notice under Chapter 985 of the Wisconsin Statutes. The notice shall be in substantially the form shown in Exhibit B. The Recording Officer shall obtain proof, in affidavit form, of the publication, and shall compare the notice as published with the attached form to make sure that no mistake was made in publication.

Section 20. Authorization of Officers.

The appropriate officers of the Issuer are directed to prepare and furnish the following items to the Purchaser and the attorneys approving the legality of the Obligations:

(i) Certified copies of proceedings and records of the Issuer relating to the Obligations and to the financial condition and affairs of the Issuer.

(ii) Other affidavits, certificates, and information that may be required to show the facts about the legality of the Obligations, as such facts appear on the books and records under the officer's custody or control or as are otherwise known to the officer.

All certified copies, affidavits, certificates, and information furnished for such purpose will be representations of the Issuer as to the facts they present.

Section 21. Tax Law Covenants.

The Issuer covenants that it will comply with all requirements of the Code and the Treasury Regulations promulgated thereunder, that must be satisfied so that interest on the Obligations will be excluded from gross income for federal income tax purposes.

Section 22. Municipal Bond Insurance.

If the Purchaser purchases municipal bond insurance with respect to the Obligations as permitted in the Notice of Sale, then the appropriate officers of the Issuer are hereby authorized and directed to take all actions necessary to assist the Purchaser in obtaining such municipal bond insurance. Further, the Authorized Officer is hereby authorized to agree to such additional provisions as the insurer may reasonably request and which are acceptable to the Authorized Officer, including provisions regarding restrictions on investment of proceeds of the Obligations, the payment procedure under the municipal bond insurance policy, the rights of the insurer in the event of default and payment of the Obligations by the insurer, and notices to be given to the insurer. In addition, appropriate reference to the municipal bond insurance policy shall be added to the form of Obligations if required by the insurer. Notwithstanding the foregoing, in the event the insurer requires specific insurer provisions to be applicable to the Obligations, the Municipal Officers and the Authorized Officer are hereby authorized and directed to review and negotiate, as applicable, such provisions and to include language reflecting such provisions in a separate certificate to be signed by the Municipal Officers and the Authorized Officer.

Section 23. Further Authorization.

The Issuer authorizes its officers, attorneys, and other agents or employees to do all acts required of them to carry out the purposes of this resolution.

Section 24. Conflict with Prior Acts.

In case any part of a prior action of the Governing Body conflicts with this resolution, that part of the prior action is hereby rescinded.

Section 25. Severability of Invalid Provisions.

If a court holds any provision of this resolution to be illegal or invalid, then the illegality or invalidity shall not affect any other provision of this resolution.

Section 26. Effective Date.

This resolution takes effect upon its adoption and approval in the manner provided by law.

* * * * * * * * * *

Adopted: February 3, 2026

Approved: February___, 2026

_____
Mayor

_____
Clerk

EXHIBIT A

FORM OF OBLIGATION

Unless this certificate is presented by an authorized representative of The Depository Trust Company, a New York corporation ("**DTC**"), to the issuer or its agent for registration of transfer, exchange, or payment, and any certificate issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.

STATE OF WISCONSIN
CITY OF GREEN BAY

Registered

No. R-___ $_____

GENERAL OBLIGATION PROMISSORY NOTE, SERIES 2026B

Interest Rate	Maturity Date	Original Issue Date	CUSIP
_____%	April 1, 20__	April 2, 2026	392642 ___

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: _____ DOLLARS

THE CITY OF GREEN BAY, WISCONSIN (herein called the "**Issuer**"), hereby acknowledges itself to owe, and for value received promises to pay the Principal Amount to the Registered Owner on the Maturity Date, and interest on the Principal Amount from the Original Issue Date at the annual rate of the Interest Rate. Interest is due and payable on each April 1 and October 1, beginning on April 1, 2027, until the Principal Amount has been paid. Interest is computed on the basis of a 360-day year of twelve 30-day months.

This Obligation is one of a duly authorized issue of notes (the "**Obligations**") of the Issuer of an aggregate principal amount of $_____, all of which are of like tenor, except as to denomination, interest rate, maturity date, and redemption provisions, issued by the Issuer pursuant to the provisions of Section 67.12(12) of the Wisconsin Statutes, and is authorized by the resolution duly adopted by the governing body of the Issuer on February 3, 2026, entitled: "A Resolution Authorizing and Providing for the Issuance and Establishing Parameters for the Sale of Not to Exceed $28,190,000 General Obligation Promissory Notes, Series 2026B, and Certain Related Details" (the "**Resolution**"). The Obligations are issuable only in the form of fully registered notes.

On the date of their initial delivery, the Obligations will be maintained in a system in which no physical distribution of certificates representing ownership of the Obligations is made to the owners of the Obligations but instead all outstanding Obligations are registered in the name of a securities depository appointed by the Issuer (a "**Depository**"), or in the name of the Depository's nominee, and the Depository and its participants record beneficial ownership and effect transfers of the Obligations electronically (a "**Book-Entry System**"). So long as the Obligations are maintained in a Book-Entry System, then the principal of, and interest on, this Obligation will be paid by wire or other electronic money transfer to the Depository or its nominee in accordance with the Depository's rules that are then in effect by ASSOCIATED TRUST COMPANY, NATIONAL ASSOCIATION, or any successor fiscal agent appointed by the Issuer under Section 67.10 (2) of the Wisconsin Statutes (the "**Fiscal Agent**"), which will act as authentication agent, paying agent, and registrar for the Obligations.

If on any date the Obligations are *not* being maintained in a Book-Entry System, then (i) the principal of this Obligation will be paid by the Fiscal Agent upon its presentation and surrender on or after its maturity date or earlier redemption date at the designated office of the Fiscal Agent, and (ii) the interest on this Obligation will be paid by the Fiscal Agent on each interest payment date by wire or other electronic money transfer, or by check of the Fiscal Agent sent by first class mail, to the person or entity in whose name this Obligation is registered on the register (the "**Register**") maintained by the Fiscal Agent at the end of the day on the 15th day (whether or not a business day) of the calendar month just before each regularly scheduled interest payment date (the "**Record Date**"). The Issuer and the Fiscal Agent may treat the entity or person in whose name this Obligation is registered on the Register as the absolute owner of this Obligation for all purposes.

The principal of, and interest on, this Obligation is payable in lawful money of the United States of America. For the prompt payment of the principal of, and interest on, this Obligation, the Issuer has irrevocably pledged its full faith and credit. The Issuer has levied upon all taxable property in its territory a direct, annual, and irrepealable tax sufficient in amount to pay, and for the express purpose of paying, the interest on this Obligation as it falls due and the principal of this Obligation on the Maturity Date.

The Obligations maturing on and after April 1, 2035 are subject to redemption before their stated maturity dates, at the Issuer's option, in whole or in part, in the order of maturity selected by the Issuer, on April 1, 2034 and on any date thereafter. The redemption price will be 100% of the principal amount redeemed, plus accrued interest to the redemption date, and no premium will be paid. If payment of an Obligation called for redemption has been made or provided for, then interest on the Obligation stops accruing on the stated redemption date. If less than all outstanding Obligations of a specific maturity are redeemed, then such Obligations will be redeemed in multiples of $5,000 as set forth below[, and if a portion, but not all, of a maturity that is subject to mandatory partial redemptions by operation of a sinking fund (as described below) is being redeemed, then the Issuer will select the amounts to be redeemed on future Sinking Fund Redemption Dates (as defined below) that are reduced as a result of the partial redemption].

[The Obligations maturing on April 1 in the years 20__ and 20__ (the "**Term Notes**") are also subject to mandatory partial redemptions prior to their stated maturity dates, by

operation of a sinking fund. On the following redemption dates other than stated maturity dates (each a "**Sinking Fund Redemption Date**") the Issuer will redeem the following principal amounts (subject to reduction as provided in the immediately preceding paragraph) of the Term Notes:

Term Notes Maturing April 1, 20___

Sinking Fund Redemption Date (April 1)	Principal Amount To be Redeemed
20__	$,000
20__	,000
20__ (Stated Maturity)	,000

Term Notes Maturing April 1, 20___

Sinking Fund Redemption Date (April 1)	Principal Amount To be Redeemed
20__	$,000
20__	,000
20__ (Stated Maturity)	,000]

[The redemption price will be 100% of the principal amount redeemed, plus accrued interest to the Sinking Fund Redemption Date, and no premium will be paid. The particular Term Notes to be redeemed will be selected in the manner set forth below, and the Issuer will give notice of the redemption in the manner described below.]

So long as the Obligations are being maintained in a Book-Entry System, the following provisions apply:

Transfers. The Obligations are transferable, only upon the Register and only if the Depository ceases to act as securities depository for the Obligations and the Issuer appoints a successor securities depository. If that happens, then upon the surrender of the Obligations to the Fiscal Agent, the Issuer will issue new fully registered Obligations in the same aggregate principal amount to the successor securities depository and the Obligations will be recorded as transferred to the successor securities depository in the Register.

The Fiscal Agent will not be required to make any transfer of the Obligations (i) during the 15 calendar days before the date of the sending of notice of any proposed redemption of the Obligations, or (ii) with respect to any particular Obligation, after such Obligation has been called for redemption.

Partial Redemption. If less than all the Obligations of a particular maturity are to be redeemed, then the Depository and its direct and indirect participants will

select the beneficial owners of the Obligations to be redeemed. If less than all the principal amount of a specific maturity is redeemed, then on the redemption date and upon surrender to the Fiscal Agent of the Obligation, the Issuer will issue one or more new Obligations in the principal amount outstanding after the redemption.

Notice of Redemption. Notice of the redemption of any of the Obligations will be sent to the Depository, in the manner required by the Depository, not less than 30, and not more than 60, days prior to the proposed redemption date. A notice of optional redemption may be revoked by sending notice to the Depository, in the manner required by the Depository, not less than 15 days prior to the proposed optional redemption date.

If on any date the Obligations are *not* being maintained in a Book-Entry System, then the following provisions apply:

Transfers. Each Obligation is transferable, only upon the Register, for a like aggregate principal amount of the same maturity and interest rate in denominations of $5,000 or any multiple thereof. A transfer may be requested by the registered owner in person or by a person with a written power of attorney. The Obligation shall be surrendered to the Fiscal Agent, together with a written instrument of transfer satisfactory to the Fiscal Agent signed by the registered owner or by the person with the written power of attorney. The Issuer will issue one or more new fully registered Obligations, in the same aggregate principal amount to the transferee or transferees, as applicable, in exchange for the surrendered Obligations and upon the payment of a charge sufficient to reimburse the Issuer or the Fiscal Agent for any tax, fee, or other governmental charge required to be paid with respect to such registration.

The Fiscal Agent will not be required to make any transfer of the Obligations (i) during the 15 calendar days before the date of the sending of notice of any proposed redemption of the Obligations, or (ii) with respect to any particular Obligation, after such Obligation has been called for redemption.

Partial Redemption. If less than all the Obligations of a particular maturity are to be redeemed, then the Issuer or the Fiscal Agent will randomly select the Obligations to be redeemed. If less than the entire principal amount thereof is redeemed, then on or after the redemption date, upon surrender of the Obligation to the Fiscal Agent, the Issuer will issue a new Obligation in the principal amount outstanding after the redemption.

Notice of Redemption. Notice of the redemption of any of the Obligations shall be sent by first class mail, not less than 30, and not more than 60, days before the redemption date, to the registered owners of any Obligations to be redeemed, at the respective addresses set forth in the Register. A notice of optional redemption may be revoked by sending a notice by first class mail, not less than 15 days prior

to the proposed optional redemption date, to the registered owners of the Obligations which have been called for optional redemption.

The Issuer certifies, recites, and declares that all acts, conditions, and procedures required by law to exist, to have happened, and to be performed, leading up to and in the issuing of this Obligation and of the issue of which it is a part, do exist, have happened, and have been performed in regular and due form, time, and manner as required by law; that the indebtedness of the Issuer, including this Obligation and the issue of which it is a part, does not exceed any limitation, general or special, imposed by law; and that a valid, direct, annual and irrepealable tax has been levied by the Issuer sufficient to pay the interest on this Obligation when it falls due and also to pay and discharge the principal of this Obligation at maturity.

IN WITNESS WHEREOF, the Issuer, by its governing body, has caused this Obligation to be executed in its name and on its behalf by the manual or facsimile signatures of its Mayor and Clerk and to be sealed with its corporate seal (or a facsimile thereof), if any, all as of the Original Issue Date.

CITY OF GREEN BAY, WISCONSIN

By:_____
Mayor

[SEAL]

And:_____
Clerk

CERTIFICATE OF AUTHENTICATION

Dated: April ___, 2026

This Obligation is one of the Obligations described in the Resolution.

ASSOCIATED TRUST COMPANY, NATIONAL ASSOCIATION,
as Fiscal Agent

By: _____
Authorized Signatory

ASSIGNMENT

For value received, the undersigned hereby sells, assigns, and transfers unto

PLEASE INSERT SOCIAL SECURITY OR
OTHER IDENTIFYING NUMBER OF ASSIGNEE

_____

_____

(Please Print or Type Name and Address of Assignee)

the within-mentioned Obligation and all rights thereunder and does hereby irrevocably constitute and appoint _____ attorney-in-fact, to transfer the same on the books of the registry in the office of the Fiscal Agent, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed

_____

NOTICE: Signatures must be guaranteed by an "eligible guarantor institution" meeting the requirements of the Fiscal Agent. Those requirements include membership or participation in the Securities Transfer Association Medallion Program ("**STAMP**") or such other "signature guarantee program" as may be determined by the Fiscal Agent in addition to, or in substitution for, STAMP, all in accordance with the Securities Exchange Act of 1934, as amended.

Note: The signature to this assignment must correspond with the name as written on the face of the within Obligation in every particular, without any alteration or change. When assignment is made by a guardian, trustee, executor or administrator, an officer of a corporation, or anyone in a representative capacity, proof of the person's authority to act must accompany this Obligation.

EXHIBIT B

NOTICE TO THE ELECTORS OF THE
CITY OF GREEN BAY, WISCONSIN
RELATING TO NOTE SALE

On February 3, 2026, pursuant to Section 67.12 (12) of the Wisconsin Statutes, a resolution was offered, read, approved, and adopted whereby the City of Green Bay, Wisconsin (the "City") authorized the borrowing of money through the issuance of taxable notes and authorized certain City officials to enter into a purchase agreement relating to said borrowing. On _____, 2026 the City entered into a purchase agreement with an underwriter to whom the City agreed to sell its general obligation promissory notes in the principal amount of $_____. It is anticipated that the note closing will be held on or about April 2, 2026. A copy of all proceedings had to date with respect to the authorization and sale of said notes is on file and may be examined in the office of the City Clerk, at 100 North Jefferson Street, Green Bay, Wisconsin 54301 between the hours of 9:00 a.m. and 4:30 p.m. on weekdays.

This notice is given pursuant to Section 893.77 of the Wisconsin Statutes, which provides that (i) an action or proceeding to contest the validity of such financing, for other than constitutional reasons, shall be commenced within 30 days after the date of publication of this notice, and (ii) the notice may not be published until after the issuer has entered into a contract for sale of the bond or other financing.

Publication Date: _____, 2026

/s/ Celestine Jeffreys
City Clerk

CERTIFICATIONS BY CLERK

I, Celestine Jeffreys, certify that I am the duly qualified and acting Clerk of the City of Green Bay, Wisconsin (the "**Municipality**"), and as such I have in my possession, or have access to, the complete corporate records of the Municipality and of its Common Council (the "**Governing Body**"), and that attached to this certificate is a true, correct, and complete copy of the resolution (the "**Resolution**") entitled:

A Resolution Authorizing and Providing for the Issuance and Establishing Parameters for the Sale of Not to Exceed $28,190,000 General Obligation Promissory Notes, Series 2026B, and Certain Related Details

I further certify as follows:

1. **Meeting Date**. On February 3, 2026, a meeting of the Governing Body was held beginning at _____ p.m.

2. **Posting**. On January ___, 2026 (and not less than 24 hours prior to the meeting), I posted, or caused to be posted, at the Municipality's offices in Green Bay, Wisconsin a notice setting forth the date, time, location, and subject matter of said meeting. The notice specifically referred to the Resolution.

3. **Notification of Media**. On January ___, 2026 (and not less than 24 hours prior to the meeting), I communicated or caused to be communicated, the date, time, location, and subject matter of said meeting to those news media that have filed a written request for such notice and to the official newspaper of the Municipality, if any. The communication specifically referred to the Resolution.

4. **Open Meeting Law Compliance**. The meeting was a regular meeting of the Governing Body that was held in open session in compliance with Subchapter V of Chapter 19 of the Wisconsin Statutes and any other applicable local rules and state statutes.

5. **Members Present**. The meeting was duly called to order by the Mayor (the "**Presiding Officer**"), who chaired the meeting. Upon roll call, I noted and recorded that there were ___ members of the Governing Body present at the meeting, such number being a quorum of the Governing Body.

6. **Consideration of and Roll Call Vote on Resolution**. Various matters and business were taken up during the course of the meeting without intervention of any closed session. One of the matters taken up was the Resolution. A proper quorum of the Governing Body was present for the consideration of the Resolution, and each member of the Governing Body had received a copy of the Resolution. All rules of the Governing Body that interfered with the consideration of the Resolution, if any, were suspended by a two-thirds vote of the Governing Body. The Resolution was then introduced, moved, and seconded, and after due consideration, upon roll call, ___ of the Governing Body members voted Aye, ___ voted Nay, and ___ Abstained.

7. **Adoption of Resolution**. The Resolution was supported by the affirmative vote of a majority of a quorum of the members of the Governing Body in attendance. The Presiding Officer then declared that the Resolution was adopted, and I recorded the adoption of the Resolution.

8. **Approval of Presiding Officer**. The Resolution was approved by the Presiding Officer on February ___, 2026, and I have recorded the approval. The approval is evidenced by the signature of the Presiding Officer on the copy of the Resolution to which this certificate is attached.

9. **Publication of Notice**. I will cause the Notice to Electors, in the form of Exhibit B to the Resolution, to be published as specified in the Resolution.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of the Municipality, if any, on this certificate as of February___, 2026.

_____
Clerk

[SEAL]

RESOLUTION AUTHORIZING CANCELLATION OF 2025 REAL ESTATE PROPERTY TAXES

February 2, 2026

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

That, pursuant to the recommendation of the Finance Committee at its meeting of January 27, 2026, the real estate property taxes for 2025 for the following parcel is hereby rescinded.

Parcel	Amount
6H-1732-1 USA in Trust for the Oneida Nation 501 Packerland Dr	$40,058.63

Adopted _____

Approved _____

_____
Mayor

_____
Clerk

RESOLUTION AUTHORIZING CANCELLATION OF 2025 REAL ESTATE PROPERTY TAXES

February 2, 2026

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

That, pursuant to the recommendation of the Finance Committee at its meeting of January 27, 2026, the real estate property taxes for 2025 for the following parcel is hereby rescinded.

Parcel	Amount
6H-2737 USA in Trust for the Oneida Nation 501 Packerland/Larsen Road	$3,853.51

Adopted _____

Approved _____

_____
Mayor

_____
Clerk

RESOLUTION AUTHORIZING CANCELLATION OF 2025 REAL ESTATE PROPERTY TAXES

February 2, 2026

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

That, pursuant to the recommendation of the Finance Committee at its meeting of January 27, 2026, the real estate property taxes for 2025 for the following parcel is hereby refunded.

Parcel	Amount
1-757 WS Property Investment LLC 1140 S. Broadway	$1,425.53

Adopted _____

Approved _____

_____
Mayor

_____
Clerk

RESOLUTION AUTHORIZING CANCELLATION OF 2025 REAL ESTATE PROPERTY TAXES

February 2, 2026

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

That, pursuant to the recommendation of the Finance Committee at its meeting of January 27, 2026, the real estate property taxes for 2025 for the following parcel is hereby rescinded.

Parcel	Amount
21-40-6-2	$789.88
21-40-6-3	$529.36
City of Green Bay Erie Road	

Adopted _____

Approved _____

_____
Mayor

_____
Clerk

FINAL PAYMENTS RESOLUTION
February 3, 2026

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

That the City Clerk be and is hereby instructed to draw FINAL ORDERS in favor of the following contractors for their projects in the amounts listed as follows:

1. **JBS SUBDIVISION AND PARK – PHASE 2 INFRASTRUCTURE PACKAGE**
CALNIN & GOSS, LLC

TOTAL AMOUNT EARNED:	$	4,248,368.13
LESS AMOUNT RETAINED:	$	0.00
	$	4,248,368.13
LESS AMOUNT PREVIOUSLY PAID:	$	4,040,881.23
AMOUNT DUE THIS PAYMENT:	**$**	**207,486.90**

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
PO #2400168

2. **SEWERS 1-24 CITY WIDE SEWER REPAIRS**
VINTON CONSTRUCTION COMPANY

TOTAL AMOUNT EARNED:	$	1,407,009.34
LESS AMOUNT RETAINED:	$	0.00
	$	1,407,009.34
LESS AMOUNT PREVIOUSLY PAID:	$	1,278,064.33
AMOUNT DUE THIS PAYMENT:	**$**	**128,945.01**

ACCOUNT NUMBERS
403500-55355-68024: $122,492.51
412500E-55355-68024: $6,452.50
PO #2400120

3. **PARKS 6-23 (SEYMOUR PARK-EAST STORMWATER FACILITY)**
PETERS CONCRETE COMPANY

TOTAL AMOUNT EARNED:	$	219,152.00
LESS AMOUNT RETAINED:	$	0.00
	$	219,152.00
LESS AMOUNT PREVIOUSLY PAID:	$	211,374.66
AMOUNT DUE THIS PAYMENT:	**$**	**7,777.34**

ACCOUNT NUMBER
218525E-55359-83098: $7,777.34
PO #2300094

Adopted _____, 2026

Approved _____, 2026

_____
Mayor

ATTEST:

_____
City Clerk

BMJ

PRELIMINARY RESOLUTION DECLARING INTENT
TO EXERCISE SPECIAL ASSESSMENT POWERS
UNDER SECTION 66.0703, WISCONSIN STATUTES
February 3, 2026

ASPHALT PAVEMENT

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

1. The Common Council hereby declares its intention to exercise its police powers under Section 66.0703, Wisconsin Statutes, and levy special assessments upon property fronting or abutting the streets hereinafter enumerated for the installation of ASPHALT PAVEMENT on said streets:

   N. MAPLE AVENUE – WALNUT STREET TO MATHER STREET

2. Said public improvement shall include the grading of these streets to the grade established therefore by City ordinance as recorded in the Office of the City Clerk, installation of gravel base and ASPHALT pavement with curb and gutter on both sides of the street in accordance with the City of Green Bay Standard Specifications and Construction Standards for Public Works Construction.

3. The total amount assessed against all parcels in the project shall not exceed the total cost of the improvement.

4. The assessments against any parcel may be paid in cash within thirty (30) days of the date of billing, or in five (5) annual installments with interest thereon at five and eight tenths percent (5.80%) per annum.

5. The improvements contemplated in this resolution shall constitute an exercise of the police powers of the Common Council under Section 66.0703(5)(d), Wisconsin Statutes.

6. The Director of Public Works is directed to prepare a report in accordance with Section 66.0703(5), Wisconsin Statutes.

7. Upon receiving the report, the City Clerk shall give to the property owners notice of a public hearing on such report as specified in Section 66.0703(7)(a), Wisconsin Statutes, to be held before the Improvement & Service Committee in the City Hall at such times as set by the City Clerk.

Adopted_____, 2026

Approved_____, 2026

_____
Mayor

ATTEST:

_____
City Clerk

PRELIMINARY RESOLUTION DECLARING INTENT TO EXERCISE SPECIAL ASSESSMENT POWERS UNDER SECTION 66.0703, WISCONSIN STATUTES
February 3, 2026

ASPHALT RESURFACING

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

1. The Common Council hereby declares its intention to exercise its police powers under Section 66.0703, Wisconsin Statutes, and levy special assessments upon property fronting or abutting the streets hereinafter enumerated for the installation of ASPHALT RESURFACING on said streets:

   ALVINA STREET – SHAWANO AVENUE TO MINOR COURT
   MINOR COURT – SHAWANO AVENUE TO ALVINA STREET
   14TH AVENUE – HICKORY HILL DRIVE TO WEST MASON STREET
   WESTERN AVENUE – S. TAYLOR STREET TO RUTGERS STREET

2. Said public improvement shall include placing of a hot mix ASPHALT surface over the existing street in accordance with the City of Green Bay Standard Specifications and Construction Standards for Public Works Construction.

3. The total amount assessed against all parcels in the project shall not exceed the total cost of the improvement.

4. The assessments against any parcel may be paid in cash within thirty (30) days of the date of billing, or in five (5) annual installments with interest thereon at five and eight tenths percent (5.80%) per annum.

5. The improvements contemplated in this resolution shall constitute an exercise of the police powers of the Common Council under Section 66.0703(5)(d), Wisconsin Statutes.

6. The Director of Public Works is directed to prepare a report in accordance with Section 66.0703(5), Wisconsin Statutes.

7. Upon receiving the report, the City Clerk shall give to the property owners notice of a public hearing on such report as specified in Section 66.0703(7)(a), Wisconsin Statutes, to be held before the Improvement & Services Committee in the City Hall at such times as set by the City Clerk.

Adopted _____, 2026

Approved _____, 2026

_____
Mayor

ATTEST:

_____
City Clerk

MISCELLANEOUS ORDINANCE NO. 01-26

AN ORDINANCE ADOPTING AN AMENDMENT TO THE GO BIG GREEN BAY 2050 COMPREHENSIVE PLAN OF THE CITY OF GREEN BAY RELATED TO THE PROPERTY LOCATED AT 801 AND 821 LIME KILN ROAD FROM NEIGHBORHOOD COMMERCIAL TO REGIONAL COMMERCIAL (CPA 26-01)

WHEREAS, pursuant to Wis. Stats. §§ 62.23(2) and (3), the City of Green Bay is authorized to prepare, adopt, and amend a comprehensive plan, as defined in Wis. Stats. § 66.1001(4)(a); and

WHEREAS the Common Council has adopted the Go Big Green Bay 2050 Comprehensive Plan for the purpose of guiding future land-use decision making, but recognizes that from time-to-time amendments may be necessary to reflect changes in the land use and planning needs of the community; and

WHEREAS the Common Council of the City of Green Bay has adopted written procedures (known as the Public Participation Plan for Periodic Comprehensive Plan Amendments) designed to foster public participation in every stage of the preparation of periodic comprehensive plan amendments required by Wis. Stats. § 66.1001(4)(a); and

WHEREAS the City of Green Bay has held at least one public hearing on this ordinance in compliance with the requirements of Wis. Stats. § 66.1001(4)(d), and it is the Common Council's belief that this comprehensive plan amendment is necessary and consistent with the overall goals, policies, and other related elements of the plan;

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

SECTION 1. Comprehensive Plan Amendment CPA 26-01 is hereby adopted pursuant to Wis. Stats. § 66.1001(4)(c) on the following described property. A copy of the comprehensive plan amendment is attached to this ordinance.

Parcel 21-1355-5

PART OF LOT 24, PLAT OF PRIVATE CLAIM NO'S 3, 4, 5, 6 AND 7, EAST SIDE OF EAST RIVER (ASTOR'S SUBDIVISION), CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 24; THENCE SOUTH 26°03'39" WEST ALONG THE EASTERLY LINE OF SAID LOT 24, A DISTANCE OF 452.18 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AUGUST STREET, SAID

POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 26°03'39" WEST ALONG SAID EASTERLY LINE 134.27 FEET; THENCE NORTH 64°02'21" WEST 167.37 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LIME KILN ROAD; THENCE NORTH 11°06'44" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE 132.69 FEET; THENCE NORTH 62°28'47" EAST ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE 9.87 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AUGUST STREET; THENCE SOUTH 63'28'36" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 195.74 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LOT TWENTY-FOUR (24), ACCORDING TO THE RECORDED PLAT OF PRIVATE CLAIMS NO'S 3, 4, 5, 6 AND 7, EAST SIDE OF EAST RIVER (ASTOR'S SUBDIVISION), IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SAID LOT 24 AND RUNNING THENCE NORTH 26° EAST ALONG THE EAST LINE OF SAID LOT 24, 299.55 FEET TO A STARTING POINT; THENCE CONTINUING NORTH 26° EAST 33.02 FEET; THENCE NORTH 64°06' WEST 167.46 FEET TO THE EASTERLY LINE OF THE GREEN BAY AND MANITOWOC ROAD; THENCE SOUTH 11°03' WEST ALONG SAID ROAD 72.3 FEET; THENCE SOUTH 78°57'16" EAST 153.11 FEET TO THE STARTING POINT.

AND

THAT PART OF THE WEST ONE-HALF (W 1/2) OF LOT TWENTY-FIVE (25), ACCORDING TO THE RECORDED PLAT OF PRIVATE CLAIMS 3, 4, 5, 6 AND 7, EAST SIDE OF EAST RIVER (ASTOR'S SUBDIVISION), IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING WHERE THE WEST LINE OF SAID LOT 25 INTERSECTS THE SOUTH LINE OF EAST MASON STREET, FORMERLY KNOWN AS CASS STREET, THENCE SOUTH 25°55' WEST 550.00 FEET ALONG THE WEST LINE OF LOT 25 TO THE POINT OF BEGINNING; THENCE SOUTH 63'51' EAST 259.22 FEET PARALLEL WITH THE SOUTH LINE OF SAID EAST MASON STREET; THENCE SOUTH 25°58' WEST 65.00 FEET ALONG THE EAST LINE OF THE WEST ONE-HALF 01V 1/2) OF SAID LOT 25; THENCE NORTH 63°51' WEST 259.16 FEET; THENCE NORTH 25°55' EAST 65.00 FEET ALONG THE WEST LINE OF SAID LOT 25 TO THE POINT OF BEGINNING.

AND

PART OF LOT 24, PLAT OF PRIVATE CLAIMS NO'S. 3, 4, 5, 6 AND 7, EAST SIDE OF EAST RIVER (ASTOR'S SUBDIVISION), IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN DESCRIBED BY:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 24; THENCE SOUTH 26'03'39" WEST ALONG THE EASTERLY LINE OF THE SAID LOT 24 A DISTANCE OF 619.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 26'03'39" WEST 1.83 FEET; THENCE NORTH 80°28'43" WEST

152.85 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LIME KILN ROAD; THENCE NORTH 1·1°06'44" EAST ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE 6.00 FEET TO THE NORTHERLY LINE OF THE PROPERTY DESCRIBED IN JACKET 24165 IMAGE 09 BROWN COUNTY RECORDS; THENCE SOUTH 78°53'37" EAST ALONG THE SAID NORTHERLY LINE 153.27 FEET TO THE POINT OF BEGINNING.

AND

PART OF LOT TWENTY-FIVE (25) ACCORDING TO THE RECORDED PLAT OF PRIVATE CLAIMS NO'S 3, 4, 5, 6 AND 7, EAST SIDE OF EAST RIVER, (ASTOR'S SUBDIVISION), IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 25; THENCE SOUTH 26'03'39" WEST ALONG THE WESTERLY LINE OF SAID LOT 25 A DISTANCE OF 617.98 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 63'48'21" EAST 258.98 FEET; THENCE SOUTH 26'09'00" WEST 194.23 FEET; THENCE NORTH 63°48'23"
WEST 258.68 FEET TO THE WESTERLY LINE OF SAID LOT 25, PLAT OF PRIVATE CLAIM NO'S 3, 4, 5, 6 AND 7, EAST SIDE OF EAST RIVER; THENCE NORTH 26°03'39" EAST ALONG THE SAID WESTERLY LINE 194.23 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED IN JACKET 27734 RECORDS, IMAGE 5, AS DOCUMENT NO. 1523230.

AND

PART OF LOT TWENTY-FIVE (25) ACCORDING TO THE RECORDED PLAT OF PRIVATE CLAIMS NO'S 3, 4, 5, 6 AND 7, EAST SIDE OF EAST RIVER (ASTOR'S SUBDIVISION), IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 25; THENCE SOUTH 26° 3' 39" WEST ALONG THE WESTERLY LINE OF SAID LOT 25 A DISTANCE OF 621.30 FEET; THENCE SOUTH 62° 46' 3" EAST 36.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 62° 46' 3" EAST 91.64 FEET ; THENCE NORTH 26° 42' 22" EAST 70.65 FEET TO THE NORTHERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL II, JACKET 16505 RECORDS, IMAGE 57; THENCE SOUTH 63° 48' 21" EAST ALONG THE SAID NORTHERLY LINE 130.55 FEET TO THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL II, JACKET 16505 RECORDS, IMAGE 57; THENCE SOUTH 26° 09' 00" WEST ALONG THE SAID EASTERLY LINE AND ALONG THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN JACKET 17993 RECORDS, IMAGE 18, 259.23 FEET TO THE SOUTHERLY LINE OF THE PROPERTY DESCRIBED IN JACKET 17993 RECORDS, IMAGE 18; THENCE NORTH 63° 48' 23" WEST ALONG THE SAID SOUTHERLY LINE 173.23 FEET; THENCE NORTH 11° 32' 00" EAST 196.65 FEET TO THE POINT OF BEGINNING.

<u>Parcel 21-1350</u>

PART OF LOT TWENTY-FOUR (24), ACCORDING TO THE RECORDED PLAT OF PRIVATE CLAIMS NO'S 3, 4, 5, 6, AND 7, EAST SIDE OF EAST RIVER, (ASTOR'S SUBDIVISION), IN THE CITY OF GREEN BAY, BROWN COUNTY WISCONSIN, DESCRIBED BY:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 24; THENCE SOUTH 26° 03' 39" WEST ALONG THE EASTERLY LINE OF SAID LOT 24 A DISTANCE OF 621.30 FEET TO

THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAID EASTERLY LINE SOUTH 26°03' 39" WEST 190.91 FEET TO THE SOUTHERLY LINE OF THE PROPERTY DESCRIBED IN JACKET 24165, IMAGE 09 BROWN COUNTY RECORDS; THENCE NORTH 78° 53' 37" WEST ALONG THE SAID SOUTHERLY LINE 103.55 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LIME KILN ROAD; THENCE NORTH 11°05' 44" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE 180.21 FEET; THENCE SOUTH 80° 28' 43" EAST 152.85 FEET TO THE POINT OF BEGINNING.

AND

PART OF LOT TWENTY-FIVE (25), ACCORDING TO THE RECORDED PLAT OF PRIVATE CLAIMS NO'S 3, 4, 5, 6, AND 7, EAST SIDE OF EAST RIVER, (ASTOR'S SUBDIVISION), IN THE CITY OF GREEN BAY, BROWN COUNTY WISCONSIN, DESCRIBED BY:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 25; THENCE SOUTH 26° 03' 39" WEST ALONG THE WESTERLY LINE OF SAID LOT 25 A DISTANCE OF 621.30 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 62° 46' 03" EAST 127.76 FEET; THENCE NORTH 26°42'22" EAST 70.65 FEET TO THE NORTHERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL II JACKET 16505, IMAGE 57 BROWN COUNTY RECORDS; THENCE SOUTH 63° 48' 21" EAST ALONG THE SAID NORTHERLY LINE 130.55 FEET TO THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL II JACKET 16505, IMAGE 57 BROWN COUNTY RECORDS; THENCE SOUTH 26° 09' 00" WEST ALONG THE SAID EASTERLY LINE AND ALONG THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN JACKET 17993, IMAGE 18 BROWN COUNTY RECORDS 259.23 FEET TO THE SOUTHERLY LINE OF THE PROPERTY DESCRIBED IN JACKET 17993, IMAGE 18 BROWN COUNTY RECORDS; THENCE NORTH 63° 48' 23" WEST ALONG THE SAID SOUTHERLY LINE 258.68 FEET TO THE WESTERLY LINE OF SAID LOT 25; THENCE NORTH 26° 03' 39" EAST ALONG THE SAID WESTERLY LINE 190.91 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF CONVEYED IN DOCUMENT NO. 1716841.

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

SECTION 3. This ordinance shall take effect upon its passage and publication.

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

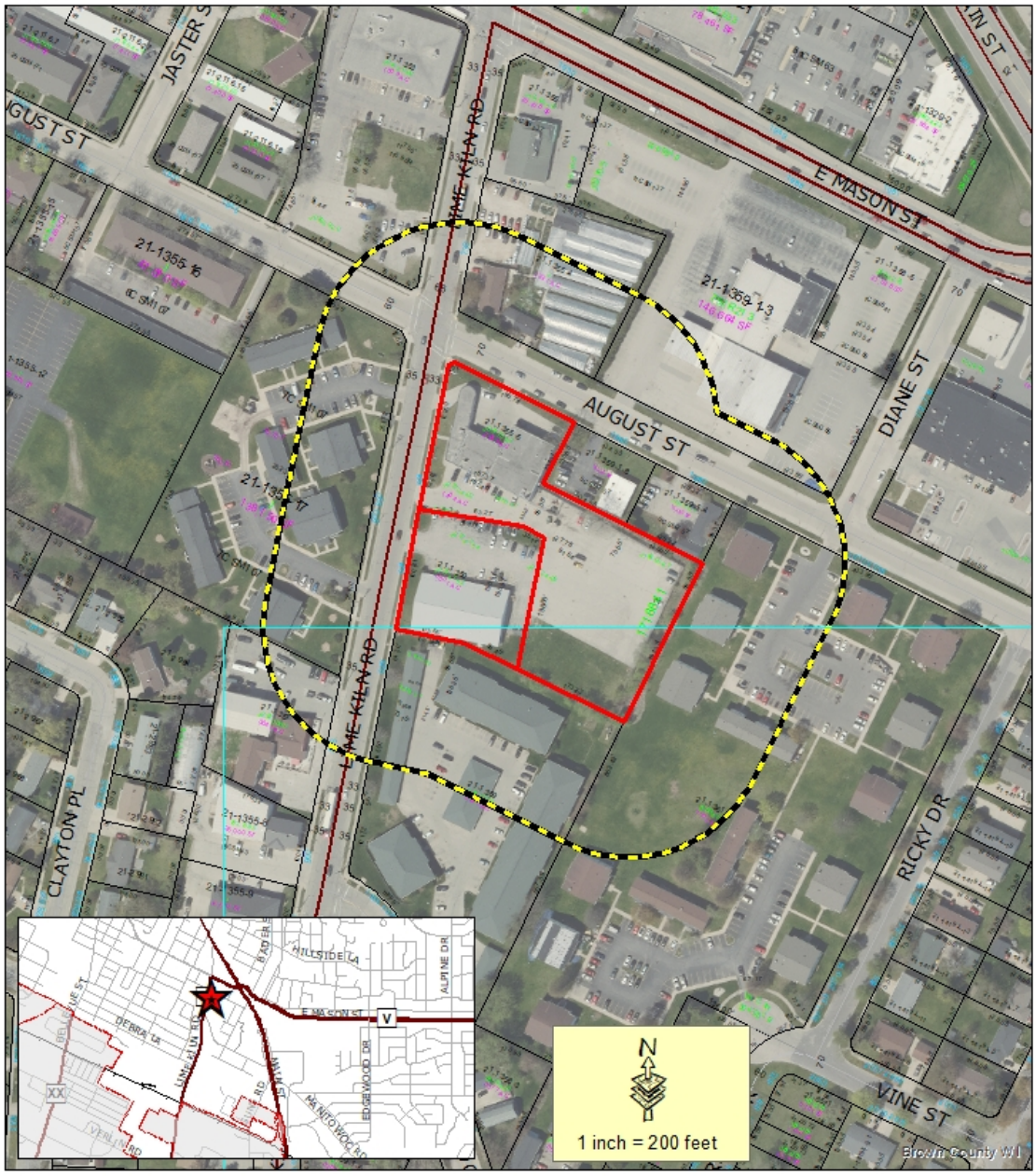
APPROVED:

_____
Eric Genrich, Mayor

DM:

Attachments – Location Map

MISCELLANEOUS ORDINANCE NO. 01-26



Subject Area

200' Property Owner Notice

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. Map prepared by DM.

(CPA 26-01) Comprehensive Plan Amendment at 801 and 821 Lime Kiln Road from Neighborhood Commercial to Regional Commercial

GREEN BAY
Titletown, USA

ZONING ORDINANCE NO. 01-26

AN ORDINANCE REZONING THE PROPERTY LOCATED AT 801 AND 821 LIME KILN ROAD FROM GENERAL COMMERCIAL (C1) TO HIGHWAY COMMERCIAL (C2) (ZP 26-01)

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

SECTION 1. Section 44-30, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by rezoning the following described property from General Commercial (C1) zoning to Highway Commercial (C2) zoning:

LEGAL DESCRIPTION: Parcel 21-1355-5

PART OF LOT 24, PLAT OF PRIVATE CLAIM NO'S 3, 4, 5, 6 AND 7, EAST SIDE OF EAST RIVER (ASTOR'S SUBDIVISION), CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 24; THENCE SOUTH 26°03'39" WEST ALONG THE EASTERLY LINE OF SAID LOT 24, A DISTANCE OF 452.18 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AUGUST STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 26°03'39" WEST ALONG SAID EASTERLY LINE 134.27 FEET; THENCE NORTH 64°02'21" WEST 167.37 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LIME KILN ROAD; THENCE NORTH 11°06'44" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE 132.69 FEET; THENCE NORTH 62°28'47" EAST ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE 9.87 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AUGUST STREET; THENCE SOUTH 63'28'36" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 195.74 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LOT TWENTY-FOUR (24), ACCORDING TO THE RECORDED PLAT OF PRIVATE CLAIMS NO'S 3, 4, 5, 6 AND 7, EAST SIDE OF EAST RIVER (ASTOR'S SUBDIVISION), IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SAID LOT 24 AND RUNNING THENCE NORTH 26° EAST ALONG THE EAST LINE OF SAID LOT 24, 299.55 FEET TO A STARTING POINT; THENCE CONTINUING NORTH 26° EAST 33.02 FEET; THENCE NORTH 64°06' WEST 167.46 FEET TO THE EASTERLY LINE OF THE GREEN BAY AND MANITOWOC ROAD; THENCE SOUTH 11°03' WEST ALONG SAID ROAD 72.3 FEET; THENCE SOUTH 78°57'16" EAST 153.11 FEET TO THE STARTING POINT.

AND

THAT PART OF THE WEST ONE-HALF (W 1/2) OF LOT TWENTY-FIVE (25), ACCORDING TO THE RECORDED PLAT OF PRIVATE CLAIMS 3, 4, 5, 6 AND 7, EAST SIDE OF EAST RIVER (ASTOR'S SUBDIVISION), IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING WHERE THE WEST LINE OF SAID LOT 25 INTERSECTS THE SOUTH LINE OF EAST MASON STREET, FORMERLY KNOWN AS CASS STREET, THENCE SOUTH 25°55' WEST 550.00 FEET ALONG THE WEST LINE OF LOT 25 TO THE POINT OF BEGINNING; THENCE SOUTH 63'51' EAST 259.22 FEET PARALLEL WITH THE SOUTH LINE OF SAID EAST MASON STREET; THENCE SOUTH 25°58' WEST 65.00 FEET ALONG THE EAST LINE OF THE WEST ONE-HALF 01V 1/2) OF SAID LOT 25; THENCE NORTH 63°51' WEST 259.16 FEET; THENCE NORTH 25°55' EAST 65.00 FEET ALONG THE WEST LINE OF SAID LOT 25 TO THE POINT OF BEGINNING.

AND

PART OF LOT 24, PLAT OF PRIVATE CLAIMS NO'S. 3, 4, 5, 6 AND 7, EAST SIDE OF EAST RIVER (ASTOR'S SUBDIVISION), IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN DESCRIBED BY:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 24; THENCE SOUTH 26'03'39" WEST ALONG THE EASTERLY LINE OF THE SAID LOT 24 A DISTANCE OF 619.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 26'03'39" WEST 1.83 FEET; THENCE NORTH 80°28'43" WEST 152.85 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LIME KILN ROAD; THENCE NORTH 1·1°06'44" EAST ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE 6.00 FEET TO THE NORTHERLY LINE OF THE PROPERTY DESCRIBED IN JACKET 24165 IMAGE 09 BROWN COUNTY RECORDS; THENCE SOUTH 78°53'37" EAST ALONG THE SAID NORTHERLY LINE 153.27 FEET TO THE POINT OF BEGINNING.

AND

PART OF LOT TWENTY-FIVE (25) ACCORDING TO THE RECORDED PLAT OF PRIVATE CLAIMS NO'S 3, 4, 5, 6 AND 7, EAST SIDE OF EAST RIVER, (ASTOR'S SUBDIVISION), IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 25; THENCE SOUTH 26'03'39" WEST ALONG THE WESTERLY LINE OF SAID LOT 25 A DISTANCE OF 617.98 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 63'48'21" EAST 258.98 FEET; THENCE SOUTH 26'09'00" WEST 194.23 FEET; THENCE NORTH 63°48'23"
WEST 258.68 FEET TO THE WESTERLY LINE OF SAID LOT 25, PLAT OF PRIVATE CLAIM NO'S 3, 4, 5, 6 AND 7, EAST SIDE OF EAST RIVER; THENCE NORTH 26°03'39" EAST ALONG THE SAID WESTERLY LINE 194.23 FEET TO THE POINT OF BEGINNING, EXCEPTING

THEREFROM THAT PART THEREOF DESCRIBED IN JACKET 27734 RECORDS, IMAGE 5, AS DOCUMENT NO. 1523230.

AND

PART OF LOT TWENTY-FIVE (25) ACCORDING TO THE RECORDED PLAT OF PRIVATE CLAIMS NO'S 3, 4, 5, 6 AND 7, EAST SIDE OF EAST RIVER (ASTOR'S SUBDIVISION), IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 25; THENCE SOUTH 26° 3' 39" WEST ALONG THE WESTERLY LINE OF SAID LOT 25 A DISTANCE OF 621.30 FEET; THENCE SOUTH 62° 46' 3" EAST 36.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 62° 46' 3" EAST 91.64 FEET ; THENCE NORTH 26° 42' 22" EAST 70.65 FEET TO THE NORTHERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL II, JACKET 16505 RECORDS, IMAGE 57; THENCE SOUTH 63° 48' 21" EAST ALONG THE SAID NORTHERLY LINE 130.55 FEET TO THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL II, JACKET 16505 RECORDS, IMAGE 57; THENCE SOUTH 26° 09' 00" WEST ALONG THE SAID EASTERLY LINE AND ALONG THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN JACKET 17993 RECORDS, IMAGE 18, 259.23 FEET TO THE SOUTHERLY LINE OF THE PROPERTY DESCRIBED IN JACKET 17993 RECORDS, IMAGE 18; THENCE NORTH 63° 48' 23" WEST ALONG THE SAID SOUTHERLY LINE 173.23 FEET; THENCE NORTH 11° 32' 00" EAST 196.65 FEET TO THE POINT OF BEGINNING.

Parcel 21-1350

PART OF LOT TWENTY-FOUR (24), ACCORDING TO THE RECORDED PLAT OF PRIVATE CLAIMS NO'S 3, 4, 5, 6, AND 7, EAST SIDE OF EAST RIVER, (ASTOR'S SUBDIVISION), IN THE CITY OF GREEN BAY, BROWN COUNTY WISCONSIN, DESCRIBED BY:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 24; THENCE SOUTH 26° 03' 39" WEST ALONG THE EASTERLY LINE OF SAID LOT 24 A DISTANCE OF 621.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAID EASTERLY LINE SOUTH 26°03' 39" WEST 190.91 FEET TO THE SOUTHERLY LINE OF THE PROPERTY DESCRIBED IN JACKET 24165, IMAGE 09 BROWN COUNTY RECORDS; THENCE NORTH 78° 53' 37" WEST ALONG THE SAID SOUTHERLY LINE 103.55 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LIME KILN ROAD; THENCE NORTH 11°05' 44" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE 180.21 FEET; THENCE SOUTH 80° 28' 43" EAST 152.85 FEET TO THE POINT OF BEGINNING.

AND

PART OF LOT TWENTY-FIVE (25), ACCORDING TO THE RECORDED PLAT OF PRIVATE CLAIMS NO'S 3, 4, 5, 6, AND 7, EAST SIDE OF EAST RIVER, (ASTOR'S SUBDIVISION), IN THE CITY OF GREEN BAY, BROWN COUNTY WISCONSIN, DESCRIBED BY:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 25; THENCE SOUTH 26° 03' 39" WEST ALONG THE WESTERLY LINE OF SAID LOT 25 A DISTANCE OF 621.30 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 62° 46' 03" EAST 127.76 FEET;

THENCE NORTH 26°42'22" EAST 70.65 FEET TO THE NORTHERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL II JACKET 16505, IMAGE 57 BROWN COUNTY RECORDS; THENCE SOUTH 63° 48' 21" EAST ALONG THE SAID NORTHERLY LINE 130.55 FEET TO THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL II JACKET 16505, IMAGE 57 BROWN COUNTY RECORDS; THENCE SOUTH 26° 09' 00" WEST ALONG THE SAID EASTERLY LINE AND ALONG THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN JACKET 17993, IMAGE 18 BROWN COUNTY RECORDS 259.23 FEET TO THE SOUTHERLY LINE OF THE PROPERTY DESCRIBED IN JACKET 17993, IMAGE 18 BROWN COUNTY RECORDS; THENCE NORTH 63° 48' 23" WEST ALONG THE SAID SOUTHERLY LINE 258.68 FEET TO THE WESTERLY LINE OF SAID LOT 25; THENCE NORTH 26° 03' 39" EAST ALONG THE SAID WESTERLY LINE 190.91 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF CONVEYED IN DOCUMENT NO. 1716841.

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

SECTION 3. This ordinance shall not take effect until a public hearing is held hereon as provided by Section 44-82, Green Bay Municipal Code, and the adoption and publication of this ordinance.

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

APPROVED:

_____
Eric Genrich, Mayor

dm
Attachment – Location Map

ZONING ORDINANCE NO. 01-26