



AGENDA OF THE ON BROADWAY BUSINESS IMPROVEMENT DISTRICT BOARD

**TUESDAY, FEBRUARY 10, 2026, 8:00 AM
Virtual Meeting.**

A. Zoom Meeting Information.

1. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/85709156621?pwd=JBAf9pQgAhQiejmMlH8lfWQDIPESAw.l>

Or call in by phone: +1 312 626 6799

Meeting ID: 857 0915 6621

Passcode: 586909

More detailed [Zoom Instructions](#) can be found online.

B. Roll Call.

1. Members: Linda Bova, Sandra Ranck, Chad Van Handel, Jim DuBois, Adam Funk, Grant Keebler, Brendt Peeters, Brent Weycker

C. Approval of the Agenda.

1. Approval of the agenda for the Tuesday, February 10, 2026, meeting of the On Broadway Business Improvement District Board.

D. Approval of Minutes.

1. Approval of the minutes from the November 18, 2025 meeting.

E. Regular Business.

1. Consideration with possible action on the Broadway BID Treasurer's Report.
2. Consideration with possible action on the Annual Report of BID Activities.
3. Consideration with possible action on a Board vacancy.
4. Consideration with possible action on the 2026 Settlement Statement and Delinquencies.

5. Consideration with possible action on an authorization to release the 2026 BID Allocation.
6. Consideration with possible action on the annual audit.

F. Informational.

1. Green Bay Public Market budget and timeline.
2. 2026 Proposed Activities.
3. Next Meeting: Tuesday, June 16, 2026

G. Adjournment.

1. Adjournment of the Tuesday, February 10, 2026, meeting of the On Broadway Business Improvement District Board.

- 1) **ACCESSIBILITY:** Any person wishing to attend who, because of a disability, requires special accommodations should contact Peter Nugent at (920) 455-8881 at least 24 hours before the scheduled meeting time, so that arrangements can be made.
- 2) **QUORUM:** Please take notice that a majority or quorum of the Common Council will attend this On Broadway Business Improvement District Board meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 3) **REPRESENTATION:** The party requesting the communication, or their representative, should be present at this meeting.



Report to the
On Broadway Business Improvement District Board
of the City of Green Bay

MEETING DATE

February 10, 2026

PREPARED BY

AGENDA ITEM # D.1

Approval of the minutes from the November 18, 2025 meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Broadway BID Meeting Minutes 11.18.25

Minutes of the Broadway Business Improvement District

Board Meeting 11/18/2025

Call to Order

The meeting was called to order by Linda Bova at 8:03 a.m. via Zoom.

Roll Call

Present: Linda Bova, Brendt Peeters, Brent Weycker, Grant Keebler, Chad Van Handel, Sandra Ranck

On Broadway, Inc. Staff: Brian Johnson

City of Green Bay Staff: Rebecca Finco

Absent: Greg Mattek, Jim Dubois, Adam Funk

Approval of the Agenda

Motion by Weycker to approve the agenda. Second by Van Handel. Motion passed.

Approval of the Minutes

Motion by Weycker to approve the minutes. Second by Keebler. Motion passed.

Treasurer's Report

Treasurer's Report: There is a balance of \$27,500 in the account. This includes a daily minimum balance of \$2,500.00 and \$25,000 obligated to the Green Bay Public Market project.

Motion by Ranck to approve the Treasurer's Report. Second by Bova. Motion passed.

YTD Progress Report of 2025 Budget vs. Actual

Johnson and Bova provided an overview and led discussion on work that has been done to advance the 2025 activities.

No action taken.

Election of 2026 Officers & Board Terms

There was a question if the terms outlined in the BBID board listing from the Mayor's office aligned with the by-laws; Bova to reach out to Mayor's assistant.

Nominations were opened for President. Weycker nominated Bova. There were no other nominations.

Nominations were opened for Treasurer. Weycker nominated Van Handel. There were no other nominations.

Nominations were opened for Secretary. Bova nominated Ranck. There were no other nominations.

Motion to suspend the rules in the operating plan to permit the extension of officer terms by one year and appoint all nominees by Keebler. Second by Bova. Motion carried.

Board terms slated for renewal include Ranck and Mattek. Ranck has expressed interest in renewing, and the board will make a recommendation to the Mayor for reappointment. Mattek was not reached prior to the meeting, and he was unable to attend; Bova will confirm Mattek's interest and report back.

Proposed 2026 Meeting Schedule

The board was asked to provide input on meeting frequency and timing. Consensus was to support a similar schedule. Bova will work with staff to ID dates and send calendar invites.

2026 Budget Amendment

Staff was notified that the BID assessment adopted in the operating plan was overstated by \$4,310 on the tax roll provided by the assessor's office. Staff recommended reducing the allocation to the retail incubator to balance the budget recognizing that the actual assessment often differs from the operating plan as manufacturing assessments are estimated until the state submits their values. It was agreed we should adjust the budget now for the \$4,310 and consider another adjustment, if needed, to reconcile the plan to budget once the final settlement statement is received.

Motion to reduce the allocation to the retail incubator by \$4,310 by Van Handel. Second by Bova. Motion carried.

2026 Proposed Activities

No new discussion.

Adjournment

Motion by Van Hanel to adjourn. Second by Ranck. Motion passed.



Report to the
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MEETING DATE

February 10, 2026

PREPARED BY

AGENDA ITEM # E.1

Consideration with possible action on the Broadway BID Treasurer's Report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
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MEETING DATE

February 10, 2026

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AGENDA ITEM # E.2

Consideration with possible action on the Annual Report of BID Activities.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
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AGENDA ITEM # E.3

Consideration with possible action on a Board vacancy.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
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AGENDA ITEM # E.4

Consideration with possible action on the 2026 Settlement Statement and Delinquencies.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
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AGENDA ITEM # E.5

Consideration with possible action on an authorization to release the 2026 BID Allocation.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
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AGENDA ITEM # E.6

Consideration with possible action on the annual audit.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
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MEETING DATE

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PREPARED BY

AGENDA ITEM # F.1

Green Bay Public Market budget and timeline.

BACKGROUND

RECOMMENDATION

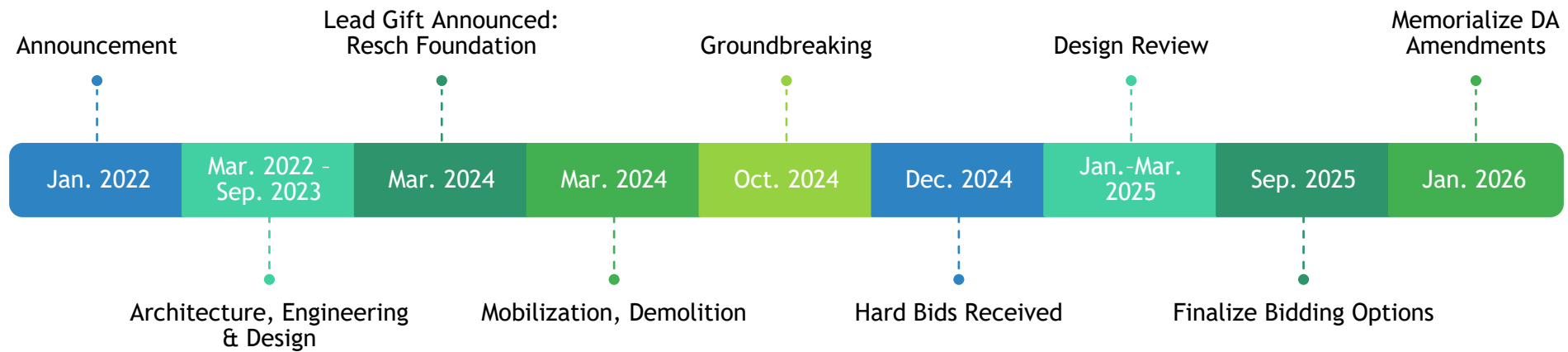
FISCAL IMPACT

ATTACHMENTS

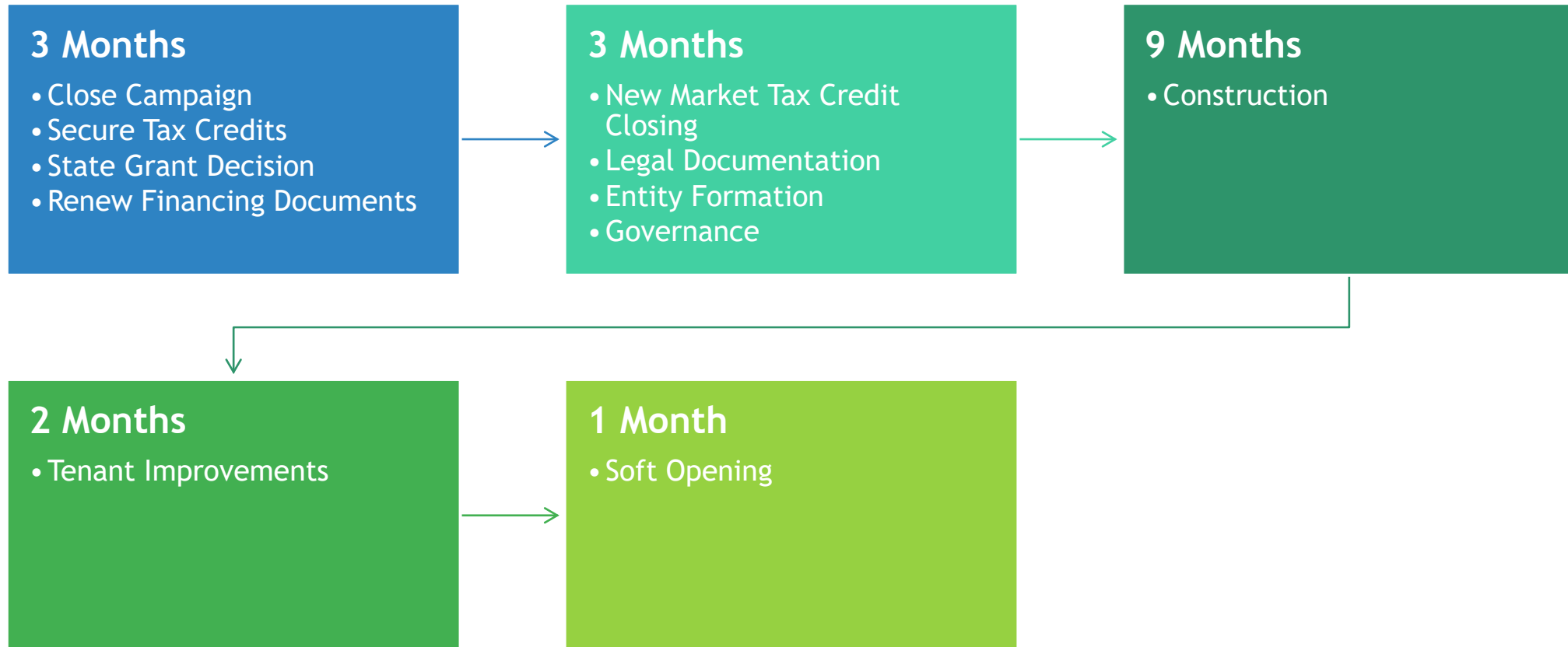
- I. RDA Presentation



Notable Dates



Anticipated Timeline



Sources

	Budget	Pledged	Received
Equity			
Capital Campaign	\$ 8,500,000	\$ 7,306,017	\$ 1,618,281
OBI	\$ 1,000,000	\$ 869,824	\$ 699,824
Focus on Energy	\$ 12,500	\$ 12,500	\$ -
Total Equity	\$ 9,512,500	\$ 8,188,341	\$ 2,318,105
Government			
City: Façade Grant	\$ 500,000	\$ 500,000	\$ 500,000
TIF Net Present Value with 8.54% WACC Discount Rate	\$ 921,134	\$ 921,134	\$ -
County: Tourism Grant	\$ 250,000	\$ 250,000	\$ -
State: Non-State Owned Facilities Grant Round 1	\$ 500,000	\$ 500,000	\$ -
State: Non-State Owned Facilities Grant Round 2	\$ 2,000,000	\$ -	\$ -
State: WEDC CDIG	\$ 250,000	\$ -	\$ -
Total Government	\$ 4,421,134	\$ 2,171,134	\$ 500,000
NMTC - Cash Equivalent			
CDE 1: \$8 million tax credit	\$ 1,600,000	\$ 1,600,000	\$ -
CDE 2: \$10 million tax credit	\$ 2,000,000	\$ -	\$ -
Total NMTC - Cash Equivalent	\$ 3,600,000	\$ 1,600,000	\$ -
Financing			
Impact Investing	\$ 1,000,000	\$ 1,000,000	\$ -
Wisconsin Trust Fund	\$ 1,000,000	\$ 1,000,000	\$ -
Bridge - \$6 million	\$ -	\$ -	\$ -
Gap	\$ 7,750,000	\$ 7,750,000	\$ -
Total Financing	\$ 9,750,000	\$ 9,750,000	\$ -
Total Sources	\$ 27,283,634	\$ 21,709,475	\$ 2,818,105

Uses

Capital Budget	Budget	Paid
Building Acquisition	\$ 2,259,964	\$ 2,259,964
Construction	\$ 14,439,500	\$ 1,923,702
Soft Costs		
Lease Terminations	\$ 2,800,000	\$ 2,400,000
Architecture, Engineering & Design	\$ 997,903	\$ 753,903
Percent for the Art	\$ 65,000	\$ 3,100
Holding & Closing Costs	\$ 424,467	\$ 146,124
Construction Period Interest	\$ 1,709,766	\$ 602,564
Contingency	\$ 1,000,000	\$ 1,875
Primary Mortgage FV	\$ -	\$ (1,686,397)
Construction Line of Credit	\$ -	\$ (3,738,000)
Total Capital Budget	\$ 23,696,600	\$ 2,666,835
Operating Budget		
Furniture, Fixtures & Equipment	\$ 1,000,000	\$ 12,850
EIDL/OBI	\$ 500,000	\$ -
Startup Expenses	\$ 1,837,034	\$ 138,420
Contingency	\$ 250,000	\$ -
Total Operating Budget	\$ 3,587,034	\$ 151,270
Total Uses	\$ 27,283,634	\$ 2,818,105
Surplus (Deficit)	\$ -	





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AGENDA ITEM # F.2

2026 Proposed Activities.

BACKGROUND

- a. District Maintenance
- b. BBID Awareness
- c. Retail Mini-Grant Program
- d. OBI Operations
- e. BBID Boundaries
- f. By-Law Updates
- g. Public Market Support
- h. Streetscape Activation
- i. Website
- j. Retail Incubator

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None