



AGENDA OF THE ON BROADWAY BUSINESS IMPROVEMENT DISTRICT BOARD

**TUESDAY, JUNE 23, 2026, 8:00 AM
Virtual Meeting.**

A. Zoom Meeting Information.

1. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/85709156621?pwd=JBAf9pQgAhQiejmMlH8lfWQDIPESAw.1>

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, Jon Martens, Brendt Peeters, Brent Weycker

C. Approval of the Agenda.

1. Approval of the agenda for the Tuesday, June 23, 2026, meeting of the On Broadway Business Improvement District Board.

D. Approval of Minutes.

1. Approval of the minutes from the February 10, 2026 meeting.

E. Regular Business.

1. Consideration with possible action on the Broadway BID Treasurer's Report.
2. Consideration with possible action on the 2024 Audit.
3. Consideration with possible action on the 2026 BID Assessment and Delinquencies.
4. Consideration with possible action on the Authorization to Release the 2026 BID Allocation.

5. Consideration with possible action on the 2027 Estimated BID Assessment.
6. Consideration with possible action on the Report on the Progress of 2026 Proposed Activities.

F. Informational.

1. Next Meeting: September 15, 2026.

G. Adjournment.

1. Adjournment of the Tuesday, June 23, 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

June 23, 2026

PREPARED BY

AGENDA ITEM # D.I

Approval of the minutes from the February 10, 2026 meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 02.10.26 BID Minutes

Minutes of the Broadway Business Improvement District

Board Meeting 02/10/2026

Call to Order

The meeting was called to order by Linda Bova at 8:06 a.m. via Zoom.

Roll Call

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

On Broadway, Inc. Staff: Brian Johnson

City of Green Bay Staff: Rebecca Finco

Absent: Jim Dubois, Adam Funk, Sandra Ranck

Approval of the Agenda

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

Approval of the Minutes

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

Treasurer's Report

Treasurer's Report: As of Jan. 31, 2026, 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.

Approximately \$25,000 of prior assessments is in arrears. The 2026 assessment is expected to be deposited in Feb./March.

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

Annual Report of BBID Activities

An overview of budgeted vs. actual expenses was discussed prior to presenting to the Plan Commission. All allocations have been spent except for \$5,000 on bike racks and \$12,000 on the retail incubator.

Transaction detail was provided. Staff will contact DPW regarding the best way to move forward with donor recognition on the bike racks to accommodate a donor who wishes to match the BID allocation.

The retail incubator remains a concept and project but has not incurred direct expenses.

Motion by Bova to approve the annual report and carryover \$17,000 for the bike racks and retail incubator. Second by Van Handel. Motion passed.

Board Vacancy

Greg Mattek has served for two terms on the BID board and has elected to not renew. The board discussed possible replacements to recommend to the Mayor for appointment. BID board appointments are made by the Mayor and voted on by Common Council.

Motion by Bova to recommend the appointment of Jon Marten of Copper State Brewing. Second by Keebler. Motion passed.

2026 Settlement Statement & Delinquencies

The report was not yet available and will be presented at the next meeting.

No action taken.

Authorization to Release 2026 BID Allocation

No action taken.

Audit

The audit was not yet available and will be presented at the next meeting.

No action taken.

2026 Proposed Activities

Bova will meet with Johnson to discuss.

No action taken.

Adjournment

Motion to adjourn at 9:14 a.m. by Van Hanel. Second by Peeters. Motion passed.



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

MEETING DATE

June 23, 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
On Broadway Business Improvement District Board
of the City of Green Bay

MEETING DATE

June 23, 2026

PREPARED BY

AGENDA ITEM # E.2

Consideration with possible action on the 2024 Audit.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 2024 Signed Final Report and Financial Statements
2. 2024 Signed Governance Communication
3. 2024 Signed Internal Control Communication

ON BROADWAY, INC.
FINANCIAL STATEMENTS
YEARS ENDED DECEMBER 31, 2024 AND 2023



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**ON BROADWAY, INC.
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INDEPENDENT AUDITORS' REPORT

Board of Directors
On Broadway, Inc.
Green Bay, Wisconsin

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of On Broadway, Inc., which comprise the statement of financial position as of December 31, 2024, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of On Broadway, Inc. as of December 31, 2024, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of On Broadway, Inc. and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Adjustments to Prior Period Financial Statements

The financial statements of On Broadway, Inc. as of December 31, 2023, were audited by other auditors whose report dated December 19, 2024, expressed an unmodified opinion on those financial statements. As more fully described in Note 2 to the financial statements, the Organization has revised its 2023 financial statements to correct an error. The other auditors reported on the financial statements before restatement.

As part of our audit of the 2024 financial statements, we also audited the described in Note 2 that were applied to restate the 2023 financial statements. In our opinion, such adjustments are appropriate and have been properly applied. We were not engaged to audit, review, or apply any procedures to the 2023 financial statements of the Organization other than with respect to the adjustments, and, accordingly, we do not express an opinion or any other form of assurance on the 2023 financial statements as a whole.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about On Broadway, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of On Broadway, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about On Broadway, Inc.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.



CliftonLarsonAllen LLP

Green Bay, Wisconsin
May 27, 2026

ON BROADWAY, INC.
STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2024 AND 2023

ASSETS	<u>2024</u>	<u>2023</u> As Restated
Cash and Cash Equivalents	\$ 175,801	\$ 361,304
Cash Restricted for Building Project	1,322,784	-
Accounts Receivable	43,962	37,876
Promises to Give, Net	1,865,565	1,031,770
Grants Receivable	142,315	343,447
Prepaid Expenses	6,530	6,610
Property and Equipment, Net	8,085,828	2,497,922
Operating Right-of Use Asset	73,389	92,327
Other Assets	1,200	1,200
	<u>11,717,374</u>	<u>4,372,456</u>
Total Assets	<u>\$ 11,717,374</u>	<u>\$ 4,372,456</u>
LIABILITIES AND NET ASSETS		
LIABILITIES		
Accounts Payable	\$ 780,688	\$ 145,111
Retainage Payable	88,399	-
Agency Funds Payable	103,743	3,042
Accrued Expenses	104,801	135,096
Deferred Revenue	61,995	47,000
Refundable Advance	-	40,053
Operating Lease Liability	69,132	85,525
Lease Termination Payable	700,000	-
Notes Payable	5,981,987	2,292,210
Total Liabilities	<u>7,890,745</u>	<u>2,748,037</u>
NET ASSETS		
Without Donor Restrictions (Deficit), As Restated	(10,780)	491,549
With Donor Restrictions, As Restated	3,837,409	1,132,870
Total Net Assets	<u>3,826,629</u>	<u>1,624,419</u>
Total Liabilities and Net Assets	<u>\$ 11,717,374</u>	<u>\$ 4,372,456</u>

See accompanying Notes to Financial Statements.

**ON BROADWAY, INC.
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2024**

	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>
REVENUE, SUPPORT, AND GAINS			
Contributions:			
Contributions of Cash and Other Financial Assets	\$ 545,989	\$ 2,734,539	\$ 3,280,528
Contributions of Nonfinancial Assets	443,376	-	443,376
Program Events	605,519	-	605,519
Business Improvement District Assessments	107,566	-	107,566
Rental Income	51,483	-	51,483
Miscellaneous Income	9,920	-	9,920
Net Assets Released from Restrictions	30,000	(30,000)	-
Total Revenue, Support, and Gains	<u>1,793,853</u>	<u>2,704,539</u>	<u>4,498,392</u>
EXPENSES			
Program Services	1,739,773	-	1,739,773
Supporting Activities:			
Management and General	454,998	-	454,998
Fundraising	101,411	-	101,411
Total Expenses	<u>2,296,182</u>	<u>-</u>	<u>2,296,182</u>
CHANGE IN NET ASSETS	(502,329)	2,704,539	2,202,210
Net Assets - Beginning of Year, As Restated	<u>491,549</u>	<u>1,132,870</u>	<u>1,624,419</u>
NET ASSETS - END OF YEAR	<u>\$ (10,780)</u>	<u>\$ 3,837,409</u>	<u>\$ 3,826,629</u>

See accompanying Notes to Financial Statements.

ON BROADWAY, INC.
STATEMENT OF ACTIVITIES, AS RESTATED
YEAR ENDED DECEMBER 31, 2023

	Without Donor Restrictions	With Donor Restrictions	Total
REVENUE, SUPPORT, AND GAINS			
Contributions:			
Contributions of Cash and Other Financial Assets	\$ 429,954	\$ 1,132,870	\$ 1,562,824
Contributions of Nonfinancial Assets	298,610	-	298,610
Grants	571,124	-	571,124
Program Events	616,801	-	616,801
Business Improvement District Assessments	102,637	-	102,637
Rental Income	249,850	-	249,850
Miscellaneous Income	13,560	-	13,560
Net Assets Released from Restrictions	1,610	(1,610)	-
Total Revenue, Support, and Gains	<u>2,284,146</u>	<u>1,131,260</u>	<u>3,415,406</u>
EXPENSES			
Program Services	1,478,892	-	1,478,892
Supporting Activities:			
Management and General	504,991	-	504,991
Fundraising	109,649	-	109,649
Total Expenses	<u>2,093,532</u>	<u>-</u>	<u>2,093,532</u>
CHANGE IN NET ASSETS	190,614	1,131,260	1,321,874
Net Assets - Beginning of Year	<u>300,935</u>	<u>1,610</u>	<u>302,545</u>
NET ASSETS - END OF YEAR, AS RESTATED	<u>\$ 491,549</u>	<u>\$ 1,132,870</u>	<u>\$ 1,624,419</u>

See accompanying Notes to Financial Statements.

ON BROADWAY, INC.
STATEMENT OF FUNCTIONAL EXPENSES
YEAR ENDED DECEMBER 31, 2024

	<u>Program</u>	<u>Management and General</u>	<u>Fundraising</u>	<u>Total</u>
Salaries and Wages	\$ 526,164	\$ 96,225	\$ 60,055	\$ 682,444
Employee Benefits	44,639	8,164	5,095	57,898
Payroll Taxes	35,789	6,545	4,085	46,419
Broadway District Promotion	175,734	32,138	20,058	227,930
Program Events	846,412	-	-	846,412
Depreciation	27,100	58,795	3,093	88,988
Insurance	20,892	3,821	2,385	27,098
Public Market	1,054	-	-	1,054
Dues and Subscriptions	-	1,121	-	1,121
Interest	-	47,995	-	47,995
Office Expenses	10,165	1,859	1,160	13,184
Professional Fees	-	24,063	-	24,063
Rent	15,493	19,017	1,768	36,278
Repairs and Maintenance	14,567	23,449	1,663	39,679
Property Taxes	-	46,899	-	46,899
Meetings and Conventions	-	11,546	-	11,546
Travel and Lodging	-	5,163	-	5,163
Utilities	-	36,423	-	36,423
Technology	17,950	3,283	2,049	23,282
Licenses and Fees	-	13,121	-	13,121
Volunteer Recognition	-	2,597	-	2,597
Marketing	-	13,925	-	13,925
Miscellaneous	3,814	(1,151)	-	2,663
	<u>3,814</u>	<u>(1,151)</u>	<u>-</u>	<u>2,663</u>
Total Expenses by Function	<u>\$ 1,739,773</u>	<u>\$ 454,998</u>	<u>\$ 101,411</u>	<u>\$ 2,296,182</u>

See accompanying Notes to Financial Statements.

ON BROADWAY, INC.
STATEMENT OF FUNCTIONAL EXPENSES
YEAR ENDED DECEMBER 31, 2023

	<u>Program</u>	<u>Management and General</u>	<u>Fundraising</u>	<u>Total</u>
Salaries and Wages	\$ 403,985	\$ 73,755	\$ 45,974	\$ 523,714
Employee Benefits	22,486	4,104	2,559	29,149
Payroll Taxes	31,286	5,711	3,561	40,558
Broadway District Promotion	112,167	-	51,622	163,789
Program Events	822,211	-	-	822,211
Depreciation	10,554	55,765	1,201	67,520
Insurance	15,956	2,912	1,816	20,684
Dues and Subscriptions	-	1,884	-	1,884
Interest	-	64,716	-	64,716
Office Expenses	10,125	1,848	1,152	13,125
Professional Fees	-	20,571	-	20,571
Contracted Services	-	34,056	-	34,056
Grounds Keeping and Maintenance	19,041	-	-	19,041
Rent	15,502	17,876	1,764	35,142
Repairs and Maintenance	371	27,310	-	27,681
Property Taxes	-	45,459	-	45,459
Meetings and Conventions	-	24,724	-	24,724
Travel and Lodging	-	2,851	-	2,851
Utilities	-	92,898	-	92,898
Technology	11,210	15,164	-	26,374
Licenses and Fees	-	10,452	-	10,452
Volunteer Recognition	-	1,920	-	1,920
In-kind	3,998	1,015	-	5,013
	<u>3,998</u>	<u>1,015</u>	<u>-</u>	<u>5,013</u>
Total Expenses by Function	<u>\$ 1,478,892</u>	<u>\$ 504,991</u>	<u>\$ 109,649</u>	<u>\$ 2,093,532</u>

See accompanying Notes to Financial Statements.

ON BROADWAY, INC.
STATEMENTS OF CASH FLOWS
YEARS ENDED DECEMBER 31, 2024 AND 2023

	2024	2023
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in Net Assets	\$ 2,202,210	\$ 1,321,874
Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities:		
Depreciation	88,988	67,520
Change in Present Value Discount for Promises to Give	(18,630)	53,230
Contributions Restricted for Long-Term Purposes	(1,911,000)	(1,085,000)
Amortization of Operating Right-of-Use Asset	18,938	18,696
Changes in Operating Assets and Liabilities:		
Accounts Receivable	(6,086)	54,182
Grants Receivable	201,132	(311,155)
Prepaid Expenses	80	2,136
Accounts Payable	33,399	73,465
Agency Funds Payable	100,701	1,164
Accrued Expenses	(30,295)	10,123
Deferred Revenue	14,995	(17,036)
Refundable Advance	(40,053)	40,053
Operating Lease Liability	(16,393)	(15,551)
Net Cash Provided by Operating Activities	637,986	213,701
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of Property and Equipment	(4,286,317)	(221,420)
Net Cash Used by Investing Activities	(4,286,317)	(221,420)
CASH FLOWS FROM FINANCING ACTIVITIES		
Collections of Contributions Restricted for Long-Term Purposes	1,095,835	-
Proceeds from Notes Payable	3,738,000	-
Principal Payments on Notes Payable	(48,223)	(42,003)
Net Cash Provided (Used) by Financing Activities	4,785,612	(42,003)
NET CHANGE IN CASH, CASH EQUIVALENTS AND RESTRICTED CASH	1,137,281	(49,722)
Cash, Cash Equivalents and Restricted Cash - Beginning of Year	361,304	411,026
CASH, CASH EQUIVALENTS AND RESTRICTED CASH - END OF YEAR	\$ 1,498,585	\$ 361,304

See accompanying Notes to Financial Statements.

ON BROADWAY, INC.
STATEMENTS OF CASH FLOWS (CONTINUED)
YEARS ENDED DECEMBER 31, 2024 AND 2023

	2024	2023
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION		
Cash Paid During the Year for Interest	\$ 53,004	\$ 64,681
SUPPLEMENTAL DISCLOSURES OF NONCASH INVESTING ACTIVITIES		
Additions to Property and Equipment Included in Accounts Payable	\$ 602,178	\$ -
Additions to Property and Equipment Included in Retainage Payable	\$ 88,399	\$ -
Additions to Property and Equipment Included in Lease Termination Payable	\$ 700,000	\$ -
RECONCILIATION TO THE STATEMENTS OF FINANCIAL POSITION		
Cash and Cash Equivalents	\$ 175,801	\$ 361,304
Cash Restricted for Building Project	1,322,784	-
Total	\$ 1,498,585	\$ 361,304

See accompanying Notes to Financial Statements.

ON BROADWAY, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

NOTE 1 NATURE OF ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES

Nature of Activities

On Broadway, Inc. (Organization, we, us, our) is a not-for-profit corporation organized under the laws of the State of Wisconsin for the purpose of improving the Green Bay community through economic development, historic preservation and promotion of the city's downtown Broadway District. The Business Improvement District (BID) contributes funds to the Organization for the purpose of providing staff, support services, and assistance in developing and implementing the social and economic conditions within the district by bringing together appropriate partnerships of people, organizations, and funds to evaluate, facilitate, and implement Broadway development projects.

Basis of Accounting

Our financial statements have been prepared on the accrual basis of accounting, and accordingly, reflect all significant receivables, payables, and other liabilities.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America (U.S. GAAP) requires us to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates and those differences could be material.

Cash and Cash Equivalents

We consider all cash and highly liquid financial instruments with original maturities of three months or less, which are neither held for nor restricted by donors for long-term purposes, to be cash and cash equivalents.

Promises to Give

We record unconditional promises to give that are expected to be collected within one year at net realizable value. Unconditional promises to give expected to be collected in future years are initially recorded at fair value using present value techniques incorporating risk-adjusted discount rates designed to reflect the assumptions market participants would use in pricing the asset. In subsequent years, amortization of the discounts is included in contribution revenue in the statements of activities. We evaluate collectability of promises to give based on our assessment of the current status of individual promises to give and have determined an allowance for doubtful accounts is not necessary. Amounts deemed uncollectible in future years will be written off at that time.

ON BROADWAY, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

NOTE 1 NATURE OF ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Property and Equipment

We record property and equipment additions over \$2,000 at cost, or if donated, at fair value on the date of donation. Depreciation is computed using the straight-line method over the estimated useful lives of the assets ranging from 4 to 39 years, or in the case of capitalized leased assets or leasehold improvements, the lesser of the useful life of the asset or the lease term. When assets are sold or otherwise disposed of, the cost and related depreciation is removed from the accounts, and any resulting gain or loss is included in the statements of activities. Costs of maintenance and repairs that do not improve or extend the useful lives of the respective assets are expensed currently.

Impairment of Long-Lived Assets

We review long-lived assets for impairment whenever events or changes in circumstances indicate the carrying amount of an asset may not be recoverable. Recoverability of assets to be held and used is measured by a comparison of the carrying amount of an asset to future undiscounted net cash flows expected to be generated by the asset. If such assets are considered to be impaired, the impairment to be recognized is measured by the amount by which the carrying amount of the assets exceeds the fair value of the assets. Assets to be disposed of are reported at the lower of carrying amount or the fair value less costs to sell.

Leases

We determine if an arrangement is a lease at inception. Operating leases are included in operating right-of-use assets and operating lease liability, and finance leases are included in finance right-of-use assets and finance lease liability in the statements of financial position.

Right-of-use assets represent our right to use an underlying asset for the lease term and lease liabilities represent our obligation to make lease payments arising from the lease. Right-of-use assets and liabilities are recognized at the lease commencement date based on the present value of lease payments over the lease term. Lease terms may include options to extend or terminate the lease when it is reasonably certain that we will exercise that option. Lease expense for operating lease payments is recognized on a straight-line basis over the lease term. We have elected to recognize payments for short-term leases with a lease term of 12 months or less as expenses as incurred and these leases are not included as lease liabilities or right-of-use assets on the statements of financial position.

When the individual lease contracts do not provide information about the discount rate implicit in the lease, we have elected to use a risk-free discount rate determined using a period comparable with that of the lease term for computing the present value of lease liabilities. If the lease contract provides information to determine the implicit rate, we use that information to compute the present value of lease liabilities.

We have elected not to separate nonlease components from lease components and instead account for each separate lease component and the nonlease component as a single lease component.

ON BROADWAY, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

NOTE 1 NATURE OF ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Agency Funds Payable

We administer the Electronic Benefits Transfer (EBT) program at our Farmers Market on Broadway events. EBT is an electronic system that allows a Food Share recipient to authorize the transfer of their government benefits from a Federal account to a retailer to pay for food. This program started with funds from the Greater Green Bay Community Foundation Basic Needs Partnership and United Healthcare Community Plan along with strong collaboration between Wello, Inc., farmers' markets, UW-Extension, WIC and many more. The receipts and disbursements associated with EBT are not included in our statements of activities.

Retainage Payable

We have entered into various contracts with contractors and vendors related to our ongoing construction activities for the development of a public market facility. Under the terms of these agreements, the Organization is required to withhold a specified percentage of each contractor's progress billings as retainage.

Retainage represents amounts earned by contractors for work performed but withheld by the Organization until the completion of the project or satisfaction of certain contractual conditions, such as final inspection and acceptance of the work.

As of December 31, 2024 and 2023, retainage payable totaled \$88,399 and \$-0-, respectively and is included in retainage payable within liabilities on the accompanying statement of financial position.

Net Assets

Net assets, revenues, gains, and losses are classified based on the existence or absence of donor- or grantor- imposed restrictions. Accordingly, net assets and changes therein are classified and reported as follows:

Net Assets Without Donor Restrictions – Net assets available for use in general operations and not subject to donor (or certain grantor) restrictions.

Net Assets With Donor Restrictions – Net assets subject to donor- (or certain grantor-) imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. Gifts of long-lived assets and gifts of cash restricted for the acquisition of long-lived assets are recognized as revenue when the assets are placed in service. Donor-imposed restrictions are released when a restriction expires, that is, when the stipulated time has elapsed, when the stipulated purpose for which the resource was restricted has been fulfilled, or both.

ON BROADWAY, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

NOTE 1 NATURE OF ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Net Assets (Continued)

We report contributions restricted by donors as increases in net assets without donor restrictions if the restrictions expire (that is, when a stipulated time restriction ends or purpose restriction is accomplished) in the reporting period in which the revenue is recognized. All other donor-restricted contributions are reported as increases in net assets with donor restrictions. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statements of activities as net assets released from restrictions.

Revenue and Revenue Recognition

Contributions – Contributions are recognized when cash, securities or other assets, an unconditional promise to give, or notification of a beneficial interest is received. Conditional promises to give are not recognized until the conditions on which they depend have been substantially met. Donated goods and services are recognized as contributions if the goods or services (a) create or enhance nonfinancial assets or (b) require specialized skills, are performed by people with those skills, and would otherwise be purchased by us.

Program Events Revenue – Income received for program events is evaluated for treatment as an exchange transaction or a contribution. Revenues from exchange transactions are recognized at a point in time when the event is held. Revenues received in advance of the event are deferred until the event occurs. Revenues from the contribution portion are recorded at a point in time and are reported as increases in net assets with donor restrictions when received and released from restrictions when the event occurs.

Advertising Costs

Advertising costs are expensed as incurred and approximated \$263,605 and \$238,369 during the years ended December 31, 2024 and 2023, respectively.

Functional Allocation of Expenses

The costs of providing program and supporting services activities have been summarized on a functional basis in the statements of activities. The statements of functional expenses present the natural classification detail of expenses by function. Accordingly, certain costs have been allocated among the program and supporting services benefited.

Income Tax Status

On Broadway, Inc. is organized as a Wisconsin nonprofit corporation and has been recognized by the Internal Revenue Service (IRS) as exempt from federal income taxes under Internal Revenue Code (IRC) Section 501(a) as an organization described in IRC Section 501(c)(3), qualifies for the charitable contribution deduction under IRC Section 170(b)(1)(A), and has been determined not to be a private foundation under IRC Section 509(a)(3). We are annually required to file a Return of Organization Exempt from Income Tax (Form 990) with the IRS. In addition, we are subject to income tax on net income that is derived from business activities that are unrelated to our exempt purposes. We file an Exempt Organization Business Income Tax Return (Form 990-T) to report our unrelated business taxable income.

ON BROADWAY, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

NOTE 1 NATURE OF ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial Instruments and Credit Risk

We manage deposit concentration risk by placing cash, money market accounts, and certificates of deposit with financial institutions believed by us to be creditworthy. At times, amounts on deposit may exceed insured limits or include uninsured investments in money market mutual funds. At December 31, 2024, we had uninsured cash balances totaling approximately \$1,326,000 held at financial institutions. To date, we have not experienced losses in any of these accounts.

Reclassifications

Certain reclassifications of amounts previously reported have been made to the accompanying financial statements to maintain consistency between periods presented. The reclassifications had no impact on previously reported net assets.

Subsequent Events

We have evaluated events and transactions for potential recognition or disclosure in the financial statements through May 27, 2026, the date on which the financial statements were available to be issued.

NOTE 2 CORRECTION OF AN ERROR

As a result of the current year review of net assets, we noted that a portion of donor-restricted contributions received related to the public market capital campaign in the prior year were released when they should have stayed in net assets with donor restrictions as the project had not yet been placed in service. Accordingly, the accompanying 203 financial statements have been restated to correct the error. Those changes are presented below.

Statement of financial position as of December 31, 2023:

	<u>As Previously Reported</u>	<u>As Restated</u>	<u>Change</u>
Net Assets Without Donor Restrictions	\$ 592,649	\$ 491,549	\$ (101,100)
Net Assets With Donor Restrictions	1,031,770	1,132,870	101,100

Statement of activities as of December 31, 2023:

	<u>As Previously Reported</u>	<u>As Restated</u>	<u>Change</u>
Without Donor Restrictions:			
Contributions	\$ 531,054	\$ 429,954	\$ (101,100)
Net Assets - End of Year	592,649	491,549	(101,100)
With Donor Restrictions:			
Contributions	1,031,770	1,132,870	101,100
Net Assets - End of Year	1,031,770	1,132,870	101,100

ON BROADWAY, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

NOTE 3 LIQUIDITY AND AVAILABILITY

Financial assets available for general expenditure, that is, without donor restrictions or board designations limiting their use, within one year of the statement of financial position date, are comprised of the following:

	<u>2024</u>	<u>2023</u>
Cash and Cash Equivalents	\$ 175,801	\$ 361,304
Accounts Receivable	43,962	37,876
Promises to Give	1,865,565	1,031,770
Grants Receivable	142,315	343,447
Total Financial Assets at Year-End	<u>2,227,643</u>	<u>1,774,397</u>
Less:		
Agency Funds Payable	103,743	3,042
Net Assets With Donor Restrictions*	1,109,379	1,132,870
Total	<u>1,213,122</u>	<u>1,135,912</u>
Financial Assets Available to Meet General Expenditures Within One Year	<u>\$ 1,014,521</u>	<u>\$ 638,485</u>

*Net assets with donor restrictions subtracted above does not include the amount of construction in progress not placed in service since that is not a financial asset.

We maintain a policy of structuring our financial assets to be available as our general expenditures, liabilities, and other obligations come due. To help manage unanticipated liquidity needs, we have established a line of credit in the amount of \$50,000, which we could draw upon.

NOTE 4 PROMISES TO GIVE

Unconditional promises to give are estimated to be collected as follows at December 31:

	<u>2024</u>	<u>2023</u>
Within One Year	\$ 1,718,832	\$ 480,000
In One to Five Years	181,333	605,000
Total	1,900,165	1,085,000
Less: Discount to Net Present Value at Rates Ranging from 4.01% to 4.38%	(34,600)	(53,230)
Total	<u>\$ 1,865,565</u>	<u>\$ 1,031,770</u>

ON BROADWAY, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

NOTE 5 PROPERTY AND EQUIPMENT, NET

Property and equipment consist of the following at December 31:

	2024	2023
Land	\$ 160,248	\$ 160,248
Building and Improvements	2,115,181	2,115,181
Equipment	198,829	198,829
Construction In Progress	5,843,246	166,351
Subtotal	8,317,504	2,640,609
Less: Accumulated Depreciation	(231,676)	(142,687)
Total Property and Equipment	\$ 8,085,828	\$ 2,497,922

Depreciation expense totaled \$88,988 and \$67,520 for the years ended December 31, 2024 and 2023, respectively.

NOTE 6 LEASE TERMINATION PAYABLE

During the year ended December 31, 2024, the Organization entered into agreements with tenants to terminate certain existing lease arrangements in connection with the redevelopment of its public market facility. These agreements required the Organization to make payments to the tenants in consideration for early termination of the leases and surrender of the leased premises.

The total remaining lease termination payments of \$700,000 have been recognized as a liability as of December 31, 2024, and are included in lease termination payable in the statements of financial position. Remaining payment are scheduled to be made in 2025 in accordance with the termination agreements.

Management has evaluated the nature of these costs and determined that:

- To the extent the lease termination payments are directly attributable to preparing the asset for its intended use, such costs have been capitalized as part of construction in progress (property and equipment).

The determination of whether such costs are capitalized or expensed is based on management's assessment of whether the costs:

- Enhance the future economic benefit of the underlying asset, or
- Represent costs of terminating existing obligations that do not provide future benefit.

Future minimum payments related to lease termination agreements are all due in year ended December 31, 2025.

ON BROADWAY, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

NOTE 7 LINE OF CREDIT

We have a \$50,000 revolving line of credit which was unused as of December 31, 2024 and 2023. The line of credit bears interest at the prime rate plus 0.25% with a floor of 6.25%, matures on May 20, 2026, and is secured by substantially all of our assets.

NOTE 8 NOTES PAYABLE

Notes payable consist of the following at December 31:

<u>Description</u>	<u>2024</u>	<u>2023</u>
5.35% promissory note, due in monthly installments of \$575, balance due August 20, 2024, unsecured.	\$ -	\$ 11,214
7.75% promissory note, interest-only payments due monthly until maturity in July 2026, secured by shares and deposits in all accounts borrower has with lender now and in the future.	3,738,000	-
U.S. Small Business Administration Economic Injury Disaster Loan, interest at 2.75%, note payable in monthly installments of \$2,244, including interest, balance due January 1, 2052, secured by business assets.	500,000	500,000
3.50% promissory note, due in monthly installments of \$8,315, balance due April 1, 2029, secured by property.	1,743,987	1,780,996
Total	<u>\$ 5,981,987</u>	<u>\$ 2,292,210</u>

The future scheduled maturities of notes payable are as follows:

<u>Year Ending December 31,</u>	<u>Amount</u>
2025	\$ 52,029
2026	3,791,783
2027	55,596
2028	57,471
2029	1,591,505
Thereafter	433,603
Total	<u>\$ 5,981,987</u>

ON BROADWAY, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

NOTE 9 LEASES

We lease office space under a long-term, noncancelable operating lease agreement. The lease expires September 30, 2028 and provides for two extensions of five years each. We did not include in the determination of right-of-use assets and lease liabilities the renewal options as the options are not reasonably certain to be exercised. The lease provides for increases in future minimum annual rental payments based on a defined schedule.

The following table provides quantitative information concerning our operating lease for the years ending December 31, 2024 and 2023:

	<u>2024</u>	<u>2023</u>
Lease Cost:		
Operating Lease Cost	\$ 20,095	\$ 20,095
Other Information:		
Operating Cash Flows Used by Operating Lease	\$ 17,550	\$ 16,950
Weighted-Average Remaining Lease Term	3.7 Years	4.75 Years
Weighted-Average Discount Rate	1.51%	1.51%

A maturity analysis of annual undiscounted cash flows for our lease liability as of December 31, 2024, is as follows:

<u>Year Ending December 31:</u>	<u>Amount</u>
2025	\$ 18,150
2026	18,750
2027	19,350
2028	14,850
Undiscounted Cash Flows	<u>71,100</u>
Less Imputed Interest	<u>(1,968)</u>
Total Present Value	<u><u>\$ 69,132</u></u>

NOTE 10 FUNCTIONALIZED EXPENSES

The financial statements report certain categories of expenses that are attributed to more than a single program or supporting function. Therefore, expenses require allocation on a reasonable basis that is consistently applied. The expenses that are allocated include salaries and wages, employee benefits, payroll taxes, depreciation, insurance, office expenses, rent, repairs and maintenance, technology and miscellaneous expenses, which are allocated on the basis of estimates of time and effort.

ON BROADWAY, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

NOTE 11 NET ASSETS WITH DONOR RESTRICTIONS

Net assets with donor restrictions are restricted for the following purposes or periods as of December 31:

	<u>2024</u>	<u>2023</u>
Subject to Expenditure for Specified Purpose:		
Retail Incubator	\$ 20,000	\$ -
Public Market	1,924,842	101,100
Leicht Park	27,002	-
Subject to Passage of Time:		
Promises to Give - Concert Series	30,000	57,731
Promises to Give - Public Market	1,510,567	733,979
Promises to Give - Leicht Park	324,998	240,060
Total Net Assets with Donor Restrictions	<u>\$ 3,837,409</u>	<u>\$ 1,132,870</u>

Net assets were released from donor restrictions by incurring expenses satisfying the restricted purpose or by occurrence of the passage of time or other events specified by the donors as follows for the years ended December 31:

	<u>2024</u>	<u>2023</u>
Satisfaction of Purpose Restrictions:		
Dog Park	\$ -	\$ 1,610
Concert Series	30,000	-
Total Net Assets Released from Donor Restrictions	<u>\$ 30,000</u>	<u>\$ 1,610</u>

NOTE 12 CONTRIBUTED NONFINANCIAL ASSETS

For the years ended December 31, 2024 and 2023, contributed nonfinancial assets recognized within the statements of activities included the following:

	<u>2024</u>	<u>2023</u>
Advertising	\$ -	\$ 4,072
Broadway District Promotion	53,629	-
Holiday Décor	-	5,000
Dog Park	-	4,562
Program Events	380,700	283,506
Professional Fees	5,063	-
Travel and Lodging	988	-
Miscellaneous	2,996	1,470
Total	<u>\$ 443,376</u>	<u>\$ 298,610</u>

Contributed advertising, Broadway district promotion, holiday décor, dog park expenses, program event expenses, travel and lodging, and miscellaneous expenses received by us are valued at the fair market value based on current market rates for similar services and items. These items are all utilized by our program and supporting services.

ON BROADWAY, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

NOTE 12 CONTRIBUTED NONFINANCIAL ASSETS (CONTINUED)

Contributed legal services are included in professional fees and are provided by attorneys who advise us on various administrative legal matters. Contributed legal services are used for management and general activities and are recognized at fair value based on current rates for similar legal services.

There were no donor-imposed restrictions associated with any of the contributed nonfinancial assets received during the years ended December 31, 2024 and 2023.

NOTE 13 DEFINED CONTRIBUTION BENEFIT PLAN

We sponsor a defined contribution plan covering all eligible employees. We make matching contributions to the plan each year not to exceed 3% of the plan participants' compensation. Employer contributions totaled \$35,406 and \$15,659 for the years ended December 31, 2024 and 2023 respectively.

NOTE 14 CONSTRUCTION IN PROGRESS AND COMMITMENTS

The Organization has ongoing construction projects related to the development of the public market which are in various stages of completion as of December 31, 2024. Costs incurred to date for these projects are capitalized as construction in progress and included within property and equipment on the statement of financial position.

As of December 31, 2024, the Organization has entered into various contracts and agreements with contractors and vendors related to these construction activities. While the Organization expects to incur additional expenditures to complete the projects, the total future commitment amount cannot be reasonably estimated at this time due to the following factors:

- The projects remain in early or intermediate stages of development;
- Certain contracts are structured on a cost-plus or variable pricing basis;
- Final scope, change orders, and related pricing have not been finalized.

Accordingly, no liability has been recorded for these future commitments in the accompanying financial statements.

Management continues to monitor project progress and associated contractual commitments. Total remaining costs and commitments will be recognized and disclosed as they become estimable and when the underlying obligations are executed or determinable.



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Board of Directors
On Broadway, Inc.
Green Bay, Wisconsin

We have audited the financial statements of On Broadway, Inc. as of and for the year ended December 31, 2024, and have issued our report thereon dated May 27, 2026. We have previously communicated to you information about our responsibilities under auditing standards generally accepted in the United States of America, as well as certain information related to the planned scope and timing of our audit in our engagement agreement dated September 15, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Significant audit findings or issues

Qualitative aspects of accounting practices

Accounting policies

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by On Broadway, Inc. are described in Note 1 to the financial statements.

No new accounting policies were adopted and the application of existing policies was not changed during 2024.

We noted no transactions entered into by the entity during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting policies

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. There were no accounting estimates affecting the financial statements which were particularly sensitive or required substantial judgments by management.

Financial statement disclosures

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosure affecting the financial statements was:

Correction of an error

Note 2 to the financial statements discloses the correction of the amount reported in donor restricted net assets during year ended December 31, 2023.

The financial statement disclosures are neutral, consistent, and clear.

Significant unusual transactions

We identified no significant unusual transactions.

Difficulties encountered in performing the audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Uncorrected misstatements

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The attached schedule summarizes uncorrected misstatements of the financial statements. Management has determined that their effects are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Uncorrected misstatements or the matters underlying uncorrected misstatements could potentially cause future-period financial statements to be materially misstated, even if management has concluded that the uncorrected misstatements are immaterial to the financial statements under audit.

Corrected misstatements

The attached schedule summarizes all misstatements (material and immaterial) detected as a result of audit procedures that were corrected by management.

Disagreements with management

For purposes of this communication, a disagreement with management is a disagreement on a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. No such disagreements arose during our audit.

Management representations

We have requested certain representations from management that are included in the attached management representation letter dated May 27, 2026.

Management consultations with other independent accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the entity's financial statements or a determination of the type of auditors' opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Significant issues discussed with management prior to engagement

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to engagement as the entity's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our engagement.

Other audit findings or issues

We have provided a separate communication to you dated May 27, 2026, communicating internal control related matters identified during the audit.

Additionally, management identified an error in the Organization's previously issued 2023 financial statements related to reporting of donor restricted net assets. The donor restricted net assets were incorrectly reported related to amounts received and used for a construction project not placed in service in the prior year. Accordingly, the financial statements were restated to correct the error.

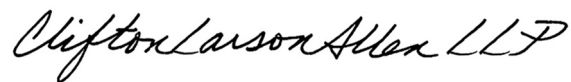
As previously communicated to you, we included an emphasis-of-matter paragraph in our auditors' report which states:

Correction of Error

As discussed in Note 2 to the financial statements, the 2023 financial statements have been restated to correct a misstatement. Our opinion is not modified with respect to this matter.

* * *

This communication is intended solely for the information and use of the board of directors and management of On Broadway, Inc. and is not intended to be, and should not be, used by anyone other than these specified parties.



CliftonLarsonAllen LLP

Green Bay, Wisconsin
May 27, 2026

SUMMARY OF UNCORRECTED MISSTATEMENTS - AUDIT

On Broadway, Inc.

Year Ended December 31, 2024

Description	Assets	Liabilities	Equity	Net Income
EIDL BOY Accrued Interest		\$ (14,277)	\$ 14,277	\$ (14,277)
Subtotals	-	(14,277)	14,277	(14,277)
Income tax effect (if applicable)				
Net current year misstatements (Iron Curtain Method)	-	(14,277)	14,277	(14,277)
Effect of prior year uncorrected misstatements on the current year net income				
Combined current and prior year misstatements (Rollover Method)	\$ -	\$ (14,277)	\$ 14,277	\$ (14,277)
Financial statement totals	<u>11,717,373</u>	<u>(7,890,743)</u>	<u>(1,624,419)</u>	<u>(2,202,211)</u>
Current year misstatement as a % of financial statement totals (Iron Curtain Method)		0%	-1%	1%
Current and prior year misstatement as a % of financial statement totals (Rollover Method)		0%	-1%	1%

OMISSION OF A DISCLOSURE, INCLUDING INADEQUATE OR INCOMPLETE DISCLOSURES, OR UNCORRECTED MISSTATEMENTS OF DISCLOSURES

[Guidance](#)

Description	Amount (If Applicable)
None	

Client: **B144647 - On Broadway, Inc.**
Engagement: **AUD 2024 - On Broadway, Inc.**
Period Ending: **12/31/2024**
Trial Balance: **0900.00 - Trial Balance**
Workpaper: **0920.10 - Adjusting Journal Entries Report**

Account	Description	W/P Ref	Debit	Credit
Adjusting Journal Entries				
Adjusting Journal Entries JE # 1		1700.03		
To reclass 211 N Broadway Building Improvements to CIP.				
12060	Construction Work in Process 211 N Broadway		4,647,038.89	
12058	Improvements 211 N Broadway			4,647,038.89
Total			4,647,038.89	4,647,038.89
Adjusting Journal Entries JE # 2		PBC/2100 tab		
PBC - To reverse entry to book expenses as of year end as they do not apply to 2024.				
20000	Accounts Payable		278,140.00	
62100	Business/Developer Recruitment			229,040.00
65500	District Branding			49,100.00
Total			278,140.00	278,140.00
Adjusting Journal Entries JE # 3		1300.05		
To adjust DBA Grant receivable to actual based on 2024 expenses claimed.				
11000 DBA	Grant Receivable DBA		142,314.75	
20700	Refundable Advance		40,053.00	
40140	Org Grant		315,241.38	
11000	Grants Receivable			497,609.13
Total			497,609.13	497,609.13
Adjusting Journal Entries JE # 4		1800.03		
To adjust ROU asset and liability to actual.				
60400	Rent		2,545.11	
CLA_4	Operating Long Term Lease Liability		17,247.14	
19000	Operating Lease ROU Asset			18,938.07
29000	Operating Short Term Lease Liability			854.18
Total			19,792.25	19,792.25
Adjusting Journal Entries JE # 6		0630.00		
To record legal services provided by board member.				
CLA_5	Legal Fees		5,062.50	
70000	IK - Revenue			5,062.50
Total			5,062.50	5,062.50
Adjusting Journal Entries JE # 7		2200.03		
To adjust EIDL loan balance to actual				
62050-02	211 N Broadway Interest Expense		28,189.51	
22100.1	EIDL Interest Accrual			28,189.51
Total			28,189.51	28,189.51
Adjusting Journal Entries JE # 8		2300.04		
To record accrued vacation.				
60100	Salaries and Wages		9,143.20	
CLA_1	Accrued Vacation			9,143.20
Total			9,143.20	9,143.20

Adjusting Journal Entries JE # 9	2300.02		
To true up accrued wages and bonuses.			
60100	Salaries and Wages	19,472.25	
20750	Accrued Payroll		19,472.25
Total		19,472.25	19,472.25
Adjusting Journal Entries JE # 10	2200.03		
To record accrued interest			
62050-02	211 N Broadway Interest Expense	13,949.00	
20690	Accrued Interest		13,949.00
Total		13,949.00	13,949.00
Adjusting Journal Entries JE # 11	1300.03		
To adjust present value discount to actual			
11080	Pledge Discount	18,630.00	
40180	Pledge Discount - Revenue		18,630.00
Total		18,630.00	18,630.00
Adjusting Journal Entries JE # 12	1700.03		
To reclassify fees to Camera Corner for IT service to expense account			
60310	IT Purchase/Rental	8,300.00	
12100	Furniture and Equipment		8,300.00
Total		8,300.00	8,300.00
Adjusting Journal Entries JE # 13	0925.00		
PBC - To record In-Kind activity for 2024			
60300	Office Supplies	4.01	
61310	Travel & Lodging	987.58	
64100	Event Marketing	613.67	
80200	IK - Organization	875.00	
80300	IK - ER	8,525.00	
80400	IK - Events	302,898.00	
80500	IK - Design	6,800.00	
20050	A/P - Other		613.67
40150	Org Donations		987.58
61320	Meals and Entertainment		4.01
70000	IK - Revenue		319,098.00
Total		320,703.26	320,703.26
Adjusting Journal Entries JE # 14	2100.031		
To record Graef Construction invoice for services through 12/31/2024			
12060	Construction Work in Process 211 N Broadway	137,000.00	
20000	Accounts Payable		137,000.00
Total		137,000.00	137,000.00
Adjusting Journal Entries JE # 15	2100.04		
To reclassify interest payment on tenant payout for On-Site Studios to CIP and record accounts payable for remaining amount due on payout			
12060	Construction Work in Process 211 N Broadway	53,000.00	
12060	Construction Work in Process 211 N Broadway	700,000.00	
59001	Interest Expense		53,000.00
CLA 20010	Lease Termination Payable		700,000.00
Total		753,000.00	753,000.00
Adjusting Journal Entries JE # 16	0610.01		
To record public market pledge from BID			
11060	Pledges Rec - Public Market	100,000.00	
40280	Public Market		100,000.00
Total		100,000.00	100,000.00

Adjusting Journal Entries JE # 17		2100.06		
To record retainage payable on construction work done by Boldt as of 12/31/2024.				
12060	Construction Work in Process 211 N Broadway		88,399.18	
CLA_6	Retainage Payable			88,399.18
Total			<u>88,399.18</u>	<u>88,399.18</u>
 Adjusting Journal Entries JE # 18		 2200.05		
To capitalize EIDL Interest from 5/1/24 through 12/31/24				
12060	Construction Work in Process 211 N Broadway		9,752.72	
62050-02	211 N Broadway Interest Expense			9,752.72
Total			<u>9,752.72</u>	<u>9,752.72</u>
 Adjusting Journal Entries JE # 19		 2200.03		
To capitalize Capital Credit Union Interest from 5/1/24 through 12/31/24				
12060	Construction Work in Process 211 N Broadway		41,703.54	
62050-02	211 N Broadway Interest Expense			41,703.54
Total			<u>41,703.54</u>	<u>41,703.54</u>
	Total Adjusting Journal Entries		<u>6,995,885.43</u>	<u>6,995,885.43</u>
	Total All Journal Entries		<u>6,995,885.43</u>	<u>6,995,885.43</u>



May 27, 2026

CliftonLarsonAllen LLP
1175 Lombardi Avenue, Suite 200
Green Bay, WI 54304

This representation letter is provided in connection with your audit of the financial statements of On Broadway, Inc., which comprise the statement of financial position as of December 31, 2024, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements, for the purpose of expressing an opinion on whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to misstatements that are material. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

We confirm, to the best of our knowledge and belief, as of May 27, 2026, the following representations made to you during your audit of the financial statements as of and for the year ended December 31, 2024, and the following representations as they apply to the financial statements as of and for the year ended December 31, 2023, which were audited by other auditors.

Financial Statements

1. We have fulfilled our responsibilities, as set out in the terms of the audit engagement agreement dated September 15, 2025, for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP.
2. We acknowledge and have fulfilled our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
3. We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
4. We acknowledge our responsibility for the design, implementation, and maintenance of internal control over the receipt and recording of contributions.



5. Methods, data, and significant assumptions used by us in making accounting estimates and their related disclosures, including those measured at fair value, are appropriate to achieve recognition, measurement, or disclosure that is reasonable in accordance with U.S. GAAP.
6. Related party relationships and transactions, including, but not limited to, accounts receivable or payable, sales, purchases, loans, transfers, leasing arrangements, and guarantees, have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.
7. No events have occurred subsequent to the financial statement date and through the date of this letter that would require adjustment to, or disclosure in, the financial statements.
8. The effects of uncorrected misstatements are immaterial, both individually and in the aggregate, to the financial statements as a whole. A list of the uncorrected misstatements is attached to the representation letter. In addition, you have proposed adjusting journal entries that have been posted to the entity's accounts. We have reviewed and approved those adjusting journal entries and understand the nature of the changes and their impact on the financial statements. We are in agreement with those adjustments and accept responsibility for them.
9. We are not aware of any pending or threatened litigation, claims, or assessments or unasserted claims or assessments that are required to be accrued or disclosed in the financial statements in accordance with U.S. GAAP, and we have not consulted a lawyer concerning litigation, claims, or assessments.
10. Material concentrations have been properly disclosed in accordance with U.S. GAAP. Concentrations refer to individual or group concentrations of contributors, grantors, clients, customers, suppliers, lenders, products, services, fund-raising events, sources of labor or materials, licenses or other rights, or operating areas or markets for which events could occur that would significantly disrupt normal finances within the next year.
11. Guarantees, whether written or oral, under which the entity is contingently liable, have been properly recorded or disclosed in accordance with U.S. GAAP.
12. Receivables recorded in the financial statements represent valid claims against debtors for sales or other charges arising on or before the financial statement date, and the carrying amounts of those receivables and related allowances are determined in accordance with U.S. GAAP.
13. Arrangements with financial institutions involving compensating balances or other arrangements involving restrictions on cash balances, lines of credit, or similar arrangements have been properly disclosed.
14. We have analyzed all lease contracts and have considered and recorded material embedded leases contained within other contracts in accordance with U.S. GAAP.
15. We have no plans or intentions that may materially affect the carrying value or classification of assets, liabilities, or net asset balances.

16. We have reviewed long-lived assets to be held and used for impairment whenever events or changes in circumstances have indicated that the carrying amount of assets might not be recoverable and, when necessary, have appropriately recorded the adjustment.
17. Designations of net assets, or reclassifications of net assets, have been properly authorized, approved, and reflected in the financial statements.
18. The cost allocation methods used to allocate the entity's expenses to the appropriate functional classification as program services, management and general, and fundraising are properly supported by the entity's books and records. The cost allocation methods used are rational, systematic, and consistently applied. The bases used for allocation of functional expenses are reasonable.

Information Provided

1. We have provided you with:
 - a. Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements such as records (including information obtained from within and outside of the general and subsidiary ledgers), documentation, and other matters.
 - b. Additional information that you have requested from us for the purpose of the audit.
 - c. Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
 - d. Complete minutes of the meetings of the governing board and related committees, or summaries of actions of recent meetings for which minutes have not yet been prepared.
2. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
3. All material transactions have been recorded in the accounting records and are reflected in the financial statements.
4. We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
5. We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
 - a. Management;
 - b. Employees who have significant roles in internal control; or
 - c. Others when the fraud could have a material effect on the financial statements.

6. We have no knowledge of any allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, grantors, regulators, or others.
7. We have no knowledge of any instances of noncompliance or suspected noncompliance with laws and regulations and provisions of contracts and grant agreements, or waste or abuse whose effects should be considered when preparing financial statements.
8. We are not aware of any pending or threatened litigation, claims, or assessments, or unasserted claims or assessments, that are required to be accrued or disclosed in the financial statements in accordance with U.S. GAAP, and we have not consulted a lawyer concerning litigation, claims, or assessments.
9. There are no other material liabilities or gain or loss contingencies that are required to be accrued or disclosed in accordance with U.S. GAAP.
10. We have disclosed to you the identity of all the entity's related parties and all the related-party relationships and transactions of which we are aware, including any side agreements.
11. The entity has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets, nor has any asset been pledged as collateral, except as made known to you and disclosed in the financial statements.
12. We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to On Broadway, Inc.; and we have identified and disclosed to you all laws, regulations, and provisions of contracts and grant agreements that we believe have a direct and material effect on the determination of financial statement amounts or other financial data significant to the audit objectives.
13. We have complied with all restrictions on resources (including donor restrictions) and all aspects of contractual and grant agreements that would have a material effect on the financial statements in the event of noncompliance. This includes complying with donor requirements to maintain a specific asset composition necessary to satisfy their restrictions.
14. We have fully disclosed to you all terms of contracts with customers that affect the amount and timing of revenue recognized in the financial statements, including delivery terms, rights of return or price adjustments, side agreements, implicit provisions, unstated customary business practices, and all warranty provisions.
15. On Broadway, Inc. is an exempt organization under Section 501(c)(3) of the Internal Revenue Code. Any activities of which we are aware that would jeopardize the entity's tax-exempt status, and all activities subject to tax on unrelated business income or excise or other tax, have been disclosed to you. All required filings with tax authorities are up-to-date.

16. We are responsible for determining whether we have received, expended, or otherwise been the beneficiary of any federal awards during the period of this audit. No federal award, received directly from federal agencies or indirectly as a subrecipient, was expended in an amount that cumulatively totals from all sources \$750,000 or more. For this representation, "award" means financial assistance and federal cost-reimbursement contracts that non-federal entities receive directly from federal awarding agencies or indirectly from pass-through entities. It does not include procurement contracts, user grants, or contracts used to buy goods or services from vendors.
17. In regards to the preparation of the financial statements and related notes, adjusting journal entry assistance, depreciation schedule maintenance and information return preparation services performed by you, we have:
- a. Made all management judgments and decisions and assumed all management responsibilities.
 - b. Designated an individual who possesses suitable skill, knowledge, and/or experience to understand and oversee the services.
 - c. Evaluated the adequacy and results of the services performed.
 - d. Accepted responsibility for the results of the services.
 - e. Ensured that the entity's data and records are complete and received sufficient information to oversee the services.

Signed by: Brian Johnson Title: President & CEO
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DocuSigned by: Linda Bova Title: President OBI Board of Directors
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Board of Directors and Management
On Broadway, Inc.
Green Bay, Wisconsin

In planning and performing our audit of the financial statements of On Broadway, Inc. as of and for the year ended December 31, 2024, in accordance with auditing standards generally accepted in the United States of America, we considered the entity's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we do not express an opinion on the effectiveness of the entity's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified. In addition, because of inherent limitations in internal control, including the possibility of management override of controls, misstatements due to fraud or error may occur and not be detected by such controls. However, as discussed below, we identified certain deficiencies in internal control that we consider to be material weaknesses and significant deficiencies.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis.

Material weaknesses

We consider the following deficiencies in the entity's internal control to be material weaknesses.

- Correction of an error – Management identified a material weakness in controls related to the review of donor restricted net assets. Specifically, management did not have effective controls to sufficiently review the completeness of the donor restricted contributions received and released during the year and did not identify a material misstatement in the amounts reported on the previously issued financial statements as of and for year ended December 31, 2023. As noted in Note 2 of the financial statements, the Organization corrected these misstatements.
- Material audit adjustment - During the course of our audit, we proposed a material audit adjustment to reclassify an interest payment on a tenant payout to construction work in progress and to record the remaining balance on the tenant payout as accounts payable.

Significant deficiencies

A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the following deficiencies in the entity's internal control to be significant deficiencies:

- Preparation of financial statements - The board of directors and management share the ultimate responsibility for the entity's internal control system. While it is acceptable to outsource various accounting functions, the responsibility for internal control cannot be outsourced. The entity engages CliftonLarsonAllen LLP (CLA) to assist in preparing its financial statements and accompanying disclosures. However, as independent auditors, CLA cannot be considered part of the entity's internal control system. As part of its internal control over the preparation of its financial statements, including disclosures, the entity has implemented a comprehensive review procedure to ensure that the financial statements, including disclosures, are complete and accurate.

Such review procedures should be performed by an individual possessing a thorough understanding of accounting principles generally accepted in the United States of America and knowledge of the entity's activities and operations. The entity's personnel have not monitored recent accounting developments to the extent necessary to enable them to prepare the entity's financial statements and related disclosures, to provide a high level of assurance that potential omissions or other errors that are material would be identified and corrected on a timely basis. Involving the audit firm to assist in preparing its financial statements and accompanying disclosures is not uncommon for organizations of your size. The additional costs of having an internal individual perform these functions and remain fully informed about new accounting developments so as not to rely on the audit firm is often not considered to be cost effective. The board of directors and management should periodically assess this matter and determine if they are in agreement that this is appropriate for the entity.

- Review and approval of journal entries - Currently there is no formal review process of journal entries prior to or after they are posted. We recommend that a responsible individual review and sign off on all journal entries as part of the monthly financial statement review process. Such review procedures should be performed by an individual possessing a thorough understanding and knowledge of the entity's activities and operations and be documented.
- Review and approval of bank reconciliations - During our walkthrough procedures over procedures and policies surrounding cash we noted that there was no indication that the bank reconciliations were reviewed and approved by anyone. We recommend that a responsible individual review and sign off on all bank reconciliations as part of the monthly financial statement review process. Such review procedures should be performed by an individual possessing a thorough understanding and knowledge of the entity's activities and operations.
- Lack of proper supporting documentation for in-kind contributions - It was noted during testing of contributions that in some cases proper support for in-kind contributions was not retained to determine the valuation of the contribution. We recommend that the Organization obtain proper support for the valuation of all in-kind contributions from the donor.

None of the identified significant deficiencies are considered to be material weaknesses.

Other deficiencies in internal control and other matters


During our audit, we became aware of other deficiencies in internal control and other matters that are opportunities to strengthen your internal control and improve the efficiency of your operations. While the nature and magnitude of the other deficiencies in internal control were not considered important enough to merit the attention of the board of directors, they are considered of sufficient importance to merit management's attention and are included herein to provide a single, comprehensive communication for both those charged with governance and management.

- Lack of formal backup policies and procedures - We reviewed the Organizations' information technology procedures in place and noted that the Organization does not have a formal backup policy or procedures in place to ensure that regular backups are completed. This oversight could lead to significant data loss in the event of a system failure or other disaster. We recommend that a formal policy be adopted regarding backup procedures to ensure that regular backups are being performed.

We will review the status of these comments during our next audit engagement. We have already discussed many of these comments and suggestions with various entity personnel, and we will be pleased to discuss them in further detail at your convenience, to perform any additional study of these matters, or to assist you in implementing the recommendations.

* * *

This communication is intended solely for the information and use of management, board of directors, and others within the entity, and is not intended to be, and should not be, used by anyone other than these specified parties.



CliftonLarsonAllen LLP

Green Bay, Wisconsin
May 27, 2026



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

MEETING DATE

June 23, 2026

PREPARED BY

AGENDA ITEM # E.3

Consideration with possible action on the 2026 BID Assessment and Delinquencies.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 2025 BID Values - On Broadway

GISLink	PropertyAddress	OwnerName	SecondaryOwnerName	OwnerAddress1	rAd	OwnerCityState	OwnerZip	TotalAssessedValueLand	TotalAssessedValueImprovements	TotalAssessedValue	District	Notes	Bid Rate	Calculated Amount
2-72	519 S Broadway	Joseph L. Aerts		519 S Broadway		Green Bay, WI	54303-1521	\$73,900.00	\$143,100.00	\$217,000.00	BID 13		1.55	\$ 336.00
2-76	525 S Broadway	Redevelopment Authority of the City of Green Bay		100 N Jefferson St		Green Bay, WI	54301	\$0.00	\$0.00	\$0.00	BID 13		1.55	\$ -
2-77	531 S Broadway	Redevelopment Authority of the City of Green Bay		100 N Jefferson St		Green Bay, WI	54301	\$0.00	\$0.00	\$0.00	BID 13		1.55	\$ -
2-947	419 S Maple Ave	Redevelopment Authority of the City of Green Bay		100 N Jefferson St		Green Bay, WI	54301	\$0.00	\$0.00	\$0.00	BID 13		1.55	\$ -
3-100	117 S Chestnut Ave	Badgerland Management, LLC		412 Howard St		Green Bay, WI	54303	\$16,500.00	\$67,100.00	\$83,600.00	BID 13	Manufacturing	1.55	\$ 129.00
3-101	125 S Chestnut Ave	Badgerland Management, LLC		412 Howard St		Green Bay, WI	54303	\$58,800.00	\$58,100.00	\$116,900.00	BID 13		1.55	\$ 181.00
3-104-A	116 S Broadway	Thavone Ly	Maisee Vue	106 So Broadway #3		Green Bay, WI	54303	\$81,700.00	\$4,100.00	\$85,800.00	BID 13		1.55	\$ 132.00
3-105	112 S Broadway	Bosley Properties, LLC		3323 Largo Ridge Rd		Green Bay, WI	54311	\$34,700.00	\$378,100.00	\$412,800.00	BID 13		1.55	\$ 639.00
3-106	110 S Broadway	Thavone Ly	Maisee Vue	106 So Broadway #3		Green Bay, WI	54303	\$33,100.00	\$316,200.00	\$349,300.00	BID 13		1.55	\$ 541.00
3-107	405 W Walnut St	Historic West, LLC		424 Harvard St		Green Bay, WI	54303	\$63,000.00	\$275,100.00	\$338,100.00	BID 13		1.55	\$ 524.00
3-110	317 W Walnut St	Zeise Marital Trust		3427 Bay Settlement Rd		Green Bay, WI	54311	\$112,000.00	\$290,500.00	\$402,500.00	BID 13		1.55	\$ 623.00
3-113	123 S Broadway	Dubois Real Estate Holdings, LLC		127 S Broadway		Green Bay, WI	54303-1513	\$71,400.00	\$552,800.00	\$624,200.00	BID 13		1.55	\$ 967.00
3-114	120 S Pearl St	Sma Construction Services, LLC		5829 Geano Beach Rd		Abrams, WI	54101	\$54,700.00	\$141,700.00	\$196,400.00	BID 13		1.55	\$ 304.00
3-116	100 S Pearl St Unit BLK	Abby Holdings, LLC		5829 Geano Beach Rd		Abrams, WI	54101	\$66,600.00	\$9,800.00	\$76,400.00	BID 13		1.55	\$ 118.00
3-1300	126 S Broadway	Urban Concepts, LLC		953 Shawano Ave		Green Bay, WI	54303	\$9,400.00	\$161,100.00	\$170,500.00	BID 13		1.55	\$ 264.00
3-1301	126 S Broadway	Barbara Johnson	Darren R. Johnson	1101 Pisces Pl		De Pere, WI	54115	\$9,400.00	\$163,200.00	\$172,600.00	BID 13		1.55	\$ 267.00
3-306	111 W Walnut St	Green Bay Acquisition Co 4, Inc		PO Box 395		Menominee, MI	49858-0395	\$2,385,000.00	\$2,813,600.00	\$5,198,600.00	BID 13		1.55	\$ 8,057.00
3-306-1	201 W Walnut St	Abby Holdings, LLC		5829 Geano Beach Rd		Abrams, WI	54101	\$276,600.00	\$267,700.00	\$544,300.00	BID 13		1.55	\$ 843.00
3-310	307 Howard St	201 Building, LLC		3404 Bay Highlands Dr		Green Bay, WI	54311	\$13,100.00	\$0.00	\$13,100.00	BID 13		1.55	\$ 20.00
3-311	100 S Pearl St Unit BLK	Abby Holdings, LLC		5829 Geano Beach Rd		Abrams, WI	54101	\$79,000.00	\$11,700.00	\$90,700.00	BID 13		1.55	\$ 140.00
3-312	127 S Broadway	Dubois Real Estate Holdings, LLC		127 S Broadway		Green Bay, WI	54303-1513	\$34,400.00	\$80,500.00	\$114,900.00	BID 13		1.55	\$ 178.00
3-313	131 S Broadway	Dubois Real Estate Holdings, LLC		131 S Broadway		Green Bay, WI	54303	\$37,600.00	\$36,400.00	\$74,000.00	BID 13		1.55	\$ 114.00
3-314	201 S Broadway	201 Building, LLC		3404 Bay Highlands Dr		Green Bay, WI	54311	\$26,300.00	\$122,000.00	\$148,300.00	BID 13		1.55	\$ 229.00
3-315	205 S Broadway	201 Building, LLC		3404 Bay Highlands Dr		Green Bay, WI	54311	\$26,300.00	\$0.00	\$26,300.00	BID 13		1.55	\$ 40.00
3-316	211 S Broadway	Outside the Box Properties, LLC		3896 Shore Crest Tr		Green Bay, WI	54311	\$26,300.00	\$22,100.00	\$48,400.00	BID 13		1.55	\$ 75.00
3-317	200 S Broadway	Green Bay Area Public School District, Inc		200 S Broadway		Green Bay, WI	54303-1516	\$0.00	\$0.00	\$0.00	BID 13		1.55	\$ -
3-320	128 S Broadway	Slcre, LLC		1902 Mid Valley Dr Apt 9		De Pere, WI	54115	\$57,700.00	\$193,900.00	\$251,600.00	BID 13		1.55	\$ 389.00
3-322	124 S Broadway	Thavone Ly	Maisee Vue	106 So Broadway #3		Green Bay, WI	54303	\$18,800.00	\$114,000.00	\$132,800.00	BID 13		1.55	\$ 205.00
3-325	412 Howard St	Badgerland Management, LLC		412 Howard St		Green Bay, WI	54303	\$7,900.00	\$0.00	\$7,900.00	BID 13		1.55	\$ 12.00
3-362	301 S Pearl St	Green Bay Acquisition Co 4, Inc		PO Box 395		Menominee, MI	49858	\$111,200.00	\$35,700.00	\$146,900.00	BID 13		1.55	\$ 227.00
3-363	S Broadway	Vaj Holdings, LLC		1331 Mccormick St		Green Bay, WI	54301	\$41,500.00	\$4,900.00	\$46,400.00	BID 13		1.55	\$ 71.00
3-364	223 S Broadway	Nicker Bobs Craft Mall, LLC		721 Red Clover Wy		Denmark, WI	54208	\$31,100.00	\$3,900.00	\$35,000.00	BID 13		1.55	\$ 54.00
3-369-A	226 S Broadway	Serrano Enterprises, LLC		504 S Maple Ave		Green Bay, WI	54303	\$15,500.00	\$73,000.00	\$88,500.00	BID 13		1.55	\$ 137.00
3-562	325 S Broadway	Rbj Holdings, LLC		301 Bridge St		Green Bay, WI	54303	\$11,100.00	\$1,500.00	\$12,600.00	BID 13	Manufacturing	1.55	\$ 19.00
3-563	327 S Broadway	Rbj Holdings, LLC		301 Bridge St		Green Bay, WI	54303	\$33,600.00	\$111,400.00	\$145,000.00	BID 13	Manufacturing	1.55	\$ 224.00
3-563-1	339 S Broadway	Guppo, LLC		339 S Broadway		Green Bay, WI	54303	\$33,000.00	\$189,700.00	\$222,700.00	BID 13		1.55	\$ 345.00
3-569	420 S Broadway	Redevelopment Authority of the City of Green Bay		100 N Jefferson St		Green Bay, WI	54301	\$0.00	\$0.00	\$0.00	BID 13		1.55	\$ -
3-572	402 S Broadway	Redevelopment Authority of the City of Green Bay		100 N Jefferson St		Green Bay, WI	54301	\$0.00	\$0.00	\$0.00	BID 13		1.55	\$ -
3-588	316 S Broadway	Chao T. Moua		345 Westplain Dr		Green Bay, WI	54303	\$41,500.00	\$76,700.00	\$118,200.00	BID 13		1.55	\$ 183.00
3-589	312 S Broadway	Dawn M. Mccoy		300 S Broadway		Green Bay, WI	54303	\$10,300.00	\$0.00	\$10,300.00	BID 13		1.55	\$ 15.00
3-590	304 S Broadway	Dawn M. Mccoy		300 S Broadway		Green Bay, WI	54303	\$11,000.00	\$0.00	\$11,000.00	BID 13		1.55	\$ 17.00
3-591	300 S Broadway	Sanctuary Spas, LLC		300 S Broadway		Green Bay, WI	54303	\$49,300.00	\$150,100.00	\$199,400.00	BID 13		1.55	\$ 309.00
3-642	301 S Broadway	Vaj Holdings, LLC		1331 Mccormick St		Green Bay, WI	54301	\$38,900.00	\$179,500.00	\$218,400.00	BID 13		1.55	\$ 338.00
3-643	307 S Broadway	Nicker Bobs Craft Mall, LLC		721 Red Clover Wy		Denmark, WI	54208	\$29,200.00	\$111,300.00	\$140,500.00	BID 13		1.55	\$ 217.00
3-644	309 S Broadway	Rbj Holdings, LLC		301 Bridge St		Green Bay, WI	54303	\$29,200.00	\$3,900.00	\$33,100.00	BID 13		1.55	\$ 51.00
3-85	515 W Walnut St	Kwik Trip, Inc		1626 Oak St		La Rosse, WI	54603	\$94,700.00	\$350,900.00	\$445,600.00	BID 13		1.55	\$ 690.00
3-92	118 S Chestnut Ave	Democratic Party of Brown County		PO Box 11291		Green Bay, WI	54307	\$67,500.00	\$174,100.00	\$241,600.00	BID 13		1.55	\$ 374.00
3-96	509 W Walnut St	Newcmg Properties, LLC		509 W Walnut St		Green Bay, WI	54301	\$138,300.00	\$394,000.00	\$532,300.00	BID 13		1.55	\$ 825.00
3-98	409 W Walnut St	Historic West, LLC		424 Harvard St		Green Bay, WI	54303	\$47,700.00	\$0.00	\$47,700.00	BID 13		1.55	\$ 73.00
3-99	100 S Chestnut Ave Unit BLK	Historic West, LLC		424 Harvard St		Green Bay, WI	54303	\$43,200.00	\$12,700.00	\$55,900.00	BID 13		1.55	\$ 86.00
4-104	517 Dousman St	Bo Enterprises, LLC		2271 Hutson Rd Ste A		Green Bay, WI	54303	\$90,100.00	\$401,700.00	\$491,800.00	BID 13		1.55	\$ 762.00
4-154	142 N Broadway	Lorenzen Holdings, LLC		1087 W Mason St		Green Bay, WI	54304	\$149,700.00	\$1,037,000.00	\$1,186,700.00	BID 13		1.55	\$ 1,839.00
4-156	151 N Broadway	Noc Harn, LLC		W3169 Rock Rd		Freedom, WI	54913	\$80,100.00	\$254,200.00	\$334,300.00	BID 13		1.55	\$ 518.00
4-157	147 N Broadway	Groovy Real Estate, LLC		2651 Seneca Ct		Green Bay, WI	54313	\$25,300.00	\$71,800.00	\$97,100.00	BID 13		1.55	\$ 150.00
4-158	143 N Broadway	Sand and Sun, LLC		1125 N Military Ave		Green Bay, WI	54303-4413	\$53,100.00	\$310,500.00	\$363,600.00	BID 13		1.55	\$ 563.00
4-159	144 N Chestnut Ave	Sand and Sun, LLC		1125 N Military Ave		Green Bay, WI	54303-4413	\$23,000.00	\$30,800.00	\$53,800.00	BID 13		1.55	\$ 83.00
4-187	133 N Pearl St	Petes Annex, LLC		1087 W Mason St		Green Bay, WI	54303	\$103,800.00	\$9,400.00	\$113,200.00	BID 13		1.55	\$ 175.00
4-188	119 N Pearl St	Petes Annex, LLC		1087 W Mason St		Green Bay, WI	54303	\$61,800.00	\$4,900.00	\$66,700.00	BID 13		1.55	\$ 103.00
4-189	127 N Pearl St	Petes Annex, LLC		1087 W Mason St		Green Bay, WI	54303	\$59,800.00	\$4,900.00	\$64,700.00	BID 13		1.55	\$ 100.00
4-190	115 N Pearl St	Petes Annex, LLC		1087 W Mason St		Green Bay, WI	54303	\$39,200.00	\$3,500.00	\$42,700.00	BID 13		1.55	\$ 66.00
4-191	111 N Pearl St	Petes Annex, LLC		1087 W Mason St		Green Bay, WI	54303	\$19,500.00	\$1,600.00	\$21,100.00	BID 13		1.55	\$ 32.00
4-192	105 N Pearl St	Petes Annex, LLC		1087 W Mason St		Green Bay, WI	54303	\$11,600.00	\$1,000.00	\$12,600.00	BID 13		1.55	\$ 19.00
4-193	100 N Pearl St Unit BLK	Petes Annex, LLC		1087 W Mason St		Green Bay, WI	54303	\$25,000.00	\$2,000.00	\$27,000.00	BID 13		1.55	\$ 41.00
4-194	310 W Walnut St	Petes Annex, LLC		1087 W Mason St		Green Bay, WI	54303	\$274,200.00	\$1,706,900.00	\$1,981,100.00	BID 13		1.55	\$ 3,070.00
4-201	133 N Broadway	Gnly, LLC		3850 Glenmore Rd		Green Bay, WI	54311	\$49,200.00	\$295,100.00	\$344,300.00	BID 13		1.55	\$ 533.00
4-201-1	127 N Broadway	Widmer Properties, LLC		408 Dousman St		Green Bay, WI	54303	\$53,900.00	\$397,300.00	\$451,200.00	BID 13		1.55	\$ 699.00
4-204	123 N Broadway	Game Holdings, LLC		2904 Big Timber Ci		Suamico, WI	54173	\$25,800.00	\$197,600.00	\$223,400.00	BID 13		1.55	\$ 346.00
4-205	121 N Broadway	Xa Lee	Vanoudom Lee	3850 Glenmore Rd		Green Bay, WI	54311	\$83,300.00	\$212,800.00	\$296,100.00	BID 13		1.55	\$ 458.00

4-206	119 N Broadway	Eric J. Woller	Jennifer M. Woller	3900 Norway Ct	Pulaski, WI	54162	\$25,800.00	\$297,600.00	\$323,400.00	BID 13	1.55	\$	501.00
4-210	107 N Broadway	Czachor & Polack Development, LLC		PO Box 2401	Green Bay, WI	54306-2401	\$53,400.00	\$426,700.00	\$480,100.00	BID 13	1.55	\$	744.00
4-215-A	122 N Chestnut Ave	Green Bay Community Theatre, Inc		PO Box 2333	Green Bay, WI	54306-2333	\$34,200.00	\$178,400.00	\$212,600.00	BID 13	1.55	\$	329.00
4-216	138 N Chestnut Ave	Bett, LLC		PO Box 2266	Green Bay, WI	54306-2266	\$39,200.00	\$55,500.00	\$94,700.00	BID 13	1.55	\$	146.00
4-221	500 W Walnut St	Walnut Auto Investments, LLC		107 N Broadway Ste 1	Green Bay, WI	54303	\$88,800.00	\$59,200.00	\$148,000.00	BID 13	1.55	\$	229.00
4-223	514 W Walnut St	Sorensen Development, Inc		PO Box 1017	Charlotte, NC	28201-1017	\$174,900.00	\$486,800.00	\$661,700.00	BID 13	1.55	\$	1,025.00
4-253-A	N Pearl St	Petes Annex, LLC		1087 W Mason St	Green Bay, WI	54303	\$31,200.00	\$3,100.00	\$34,300.00	BID 13	1.55	\$	53.00
4-254	139 N Broadway	KobeCash, LLC		410 Cass St	Green Bay, WI	54301	\$69,000.00	\$403,400.00	\$472,400.00	BID 13	1.55	\$	732.00
4-263	111 N Broadway	Taj Enterprises, LLC		PO Box 814	Green Bay, WI	54305	\$19,100.00	\$193,400.00	\$212,500.00	BID 13	1.55	\$	329.00
4-264	111 N Broadway Unit B	VantagePoint Holdings, LLC		2552 Johnny Ln	Green Bay, WI	54301	\$19,100.00	\$193,400.00	\$212,500.00	BID 13	1.55	\$	329.00
4-265	111 N Broadway	Whetter Daniel D & Carrie L Joint Revoc Trust		4803 Point Comfort Rd	Green Bay, WI	54311-9742	\$19,100.00	\$197,000.00	\$216,100.00	BID 13	1.55	\$	334.00
4-266	111 N Broadway	Eventful Concepts, LLC		4450 Indian Trl	Green Bay, WI	54313	\$19,100.00	\$193,400.00	\$212,500.00	BID 13	1.55	\$	329.00
4-59	N Broadway	Parking Lot U, LLC		313 Dousman St	Green Bay, WI	54303	\$458,400.00	\$51,000.00	\$509,400.00	BID 13	1.55	\$	789.00
4-60	164 N Broadway	Blh Holdings, LLC		1450 Velp Ave	Green Bay, WI	54303	\$234,000.00	\$1,771,700.00	\$2,005,700.00	BID 13	1.55	\$	3,108.00
4-61-1	154 N Broadway	154 N Broadway, LLC		154 N Broadway	Green Bay, WI	54303-2728	\$55,600.00	\$845,100.00	\$900,700.00	BID 13	1.55	\$	1,396.00
4-62	200 N Broadway	Theresa M. Beerntsen		1660 Hoffman Rd Apt 153	Green Bay, WI	54311	\$378,500.00	\$422,200.00	\$800,700.00	BID 13	1.55	\$	1,241.00
4-65	240 N Broadway	Bfam, LLC		300 N Van Buren St	Green Bay, WI	54301	\$66,200.00	\$969,500.00	\$1,035,700.00	BID 13	1.55	\$	1,605.00
4-66	313 Dousman St	High Brau, LLC		313 Dousman St	Green Bay, WI	54303	\$51,600.00	\$534,700.00	\$586,300.00	BID 13	1.55	\$	908.00
4-67	235 N Broadway	Platten Place, LLC		420 S Washington St	Green Bay, WI	54301	\$124,300.00	\$1,974,800.00	\$2,099,100.00	BID 13	1.55	\$	3,253.00
4-68	231 N Broadway	Washington, LLC		319 N Broadway	Green Bay, WI	54303-2701	\$62,100.00	\$212,200.00	\$274,300.00	BID 13	1.55	\$	425.00
4-71	211 N Broadway	On Broadway, Inc		340 N Broadway St Ste 165	Green Bay, WI	54303	\$258,800.00	\$968,400.00	\$1,227,200.00	BID 13	1.55	\$	1,902.00
4-72	201 N Broadway	201 Broadway, LLC		3851 Indian Lake Rd	Rhineland, WI	54501	\$36,300.00	\$511,300.00	\$547,600.00	BID 13	1.55	\$	848.00
4-74	163 N Broadway	Ildeman R. Nielson	Daniel R. Nielson	3116 Nicolet Dr	Green Bay, WI	54311	\$29,300.00	\$355,400.00	\$384,700.00	BID 13	1.55	\$	596.00
4-75	159 N Broadway	David Bartikofsky	Lisa Bartikofsky	900 Cedar St	Green Bay, WI	54301-4804	\$46,600.00	\$436,500.00	\$483,100.00	BID 13	1.55	\$	748.00
4-76	157 N Broadway	Noc Harn, LLC		W3169 Rock Rd	Freedom, WI	54913	\$40,600.00	\$98,800.00	\$139,400.00	BID 13	1.55	\$	216.00
4-84	413 Dousman St	Kaliz Ltd Partnership		5402 Hwy Z	West Bend, WI	53095-9228	\$75,900.00	\$500,500.00	\$576,400.00	BID 13	1.55	\$	893.00
4-85	505 Dousman St	Frank Land Holding, LLC		505 Dousman St	Green Bay, WI	54303-2717	\$272,400.00	\$1,031,500.00	\$1,303,900.00	BID 13	1.55	\$	2,021.00
5-1525	Dousman St Unit RR	Graymont Western Lime, Inc		PO Box 57	West Bend, WI	53095-0057	\$1,636,300.00	\$519,500.00	\$2,155,800.00	BID 13	1.55	\$	3,341.00
5-1525-A	700 Mc Donald St	Graymont Western Lime, Inc		PO Box 57	West Bend, WI	53095-0057	\$922,700.00	\$764,400.00	\$1,687,100.00	BID 13	1.55	\$	2,615.00
5-1525-B	201 Mather St	Arthur W. Zingler III		3374 Wiggins Way	Green Bay, WI	54311	\$12,500.00	\$0.00	\$12,500.00	BID 13	1.55	\$	19.00
5-1737	300 N Broadway Unit 100	Green Bay Broadway Development, LLC		340 N Broadway St Ste 460	Green Bay, WI	54303	\$37,000.00	\$1,410,600.00	\$1,447,600.00	BID 13	1.55	\$	2,243.00
5-1738	300 N Broadway Unit 200	Green Bay Broadway Development, LLC		340 N Broadway St Ste 460	Green Bay, WI	54303	\$37,000.00	\$1,214,100.00	\$1,251,100.00	BID 13	1.55	\$	1,939.00
5-1739	300 N Broadway Unit 300	Green Bay Area Chamber of Commerce		300 N Broadway	Green Bay, WI	54303	\$37,000.00	\$1,244,200.00	\$1,281,200.00	BID 13	1.55	\$	1,985.00
5-1757	520 N Broadway	Ddl Holdings, LLC		340 N Broadway Ste 460	Green Bay, WI	54303	\$167,000.00	\$2,890,300.00	\$3,057,300.00	BID 13	1.55	\$	4,738.00
5-1757-1	520 N Broadway	Ddl Holdings, LLC		340 N Broadway Ste 460	Green Bay, WI	54303	\$162,800.00	\$4,057,500.00	\$4,220,300.00	BID 13	1.55	\$	6,541.00
5-1758	305 Donald Driver Way	DDL Holdings, LLC		340 N Broadway	Green Bay, WI	54303	\$300.00	\$0.00	\$300.00	BID 13	1.55	\$	-
5-1759	320 N Broadway	Ddl Holdings, LLC		340 N Broadway Ste 460	Green Bay, WI	54303	\$73,600.00	\$3,517,400.00	\$3,591,000.00	BID 13	1.55	\$	5,566.00
5-1760	340 N Broadway Unit 110	Ddl Holdings, LLC		340 N Broadway Ste 460	Green Bay, WI	54303	\$73,600.00	\$843,000.00	\$916,600.00	BID 13	1.55	\$	1,420.00
5-1761	340 N Broadway Unit 200	Ddl Holdings, LLC		340 N Broadway Ste 460	Green Bay, WI	54303	\$73,600.00	\$817,100.00	\$890,700.00	BID 13	1.55	\$	1,380.00
5-1762	340 N Broadway Unit 355	Ddl Holdings, LLC		340 N Broadway Ste 460	Green Bay, WI	54303	\$73,600.00	\$816,400.00	\$890,000.00	BID 13	1.55	\$	1,379.00
5-1763	340 N Broadway Unit 400	Ddl Holdings, LLC		340 N Broadway Ste 460	Green Bay, WI	54303	\$73,600.00	\$974,300.00	\$1,047,900.00	BID 13	1.55	\$	1,624.00
5-1764	313 Donald Driver Way Unit 6	Ddl Holdings, LLC		340 N Broadway Ste 460	Green Bay, WI	54303	\$73,600.00	\$176,100.00	\$249,700.00	BID 13	1.55	\$	387.00
5-1765	333 Donald Driver Way	DDL Holdings, LLC		340 N Broadway	Green Bay, WI	54303	\$111,700.00	\$71,700.00	\$183,400.00	BID 13	1.55	\$	284.00
5-1766	200 Dousman St	Base Companies, LLC		340 N Broadway Ste 460	Green Bay, WI	54303	\$300,300.00	\$863,300.00	\$1,163,600.00	BID 13	1.55	\$	1,803.00
5-1768	430 Donald Driver Way	Ddl Holdings, LLC		340 N Broadway Ste 460	Green Bay, WI	54303	\$160,200.00	\$0.00	\$160,200.00	BID 13	1.55	\$	248.00
5-1769	520 Donald Driver Way	Ddl Holdings, LLC		340 N Broadway Ste 460	Green Bay, WI	54303	\$75,600.00	\$0.00	\$75,600.00	BID 13	1.55	\$	117.00
5-1770	200 Bond St	Broadway Lofts,,,, LP		1301 E Washington St Ste 100	Indianapolis, IN	46202	\$628,500.00	\$7,215,800.00	\$7,844,300.00	BID 13	1.55	\$	12,158.00
5-1771	519 Donald Driver Way	Ddl Holdings, LLC		340 N Broadway Ste 460	Green Bay, WI	54303	\$328,700.00	\$169,200.00	\$497,900.00	BID 13	1.55	\$	771.00
5-1772	419 Donald Driver Way	The Fort,,,, LP		1301 E Washington St Ste 100	Indianapolis, IN	46202	\$534,500.00	\$21,723,200.00	\$22,257,700.00	BID 13	1.55	\$	34,499.00
5-1773	435 Donald Driver Way	Ddl Holdings, LLC		340 N Broadway Ste 460	Green Bay, WI	54303	\$62,200.00	\$0.00	\$62,200.00	BID 13	1.55	\$	96.00
5-1774	500 Donald Driver Way	Ddl Holdings, LLC		340 N Broadway Ste 460	Green Bay, WI	54303	\$12,600.00	\$0.00	\$12,600.00	BID 13	1.55	\$	19.00
5-1779	400 Donald Driver Way Unit 1	Rail Yard Innovation District Townhomes, LLC		340 N Broadway Ste 460	Green Bay, WI	54303	\$12,300.00	\$193,600.00	\$205,900.00	BID 13	1.55	\$	319.00
5-1780	400 Donald Driver Way Unit 2	Rail Yard Innovation District Townhomes, LLC		340 N Broadway Ste 460	Green Bay, WI	54303	\$12,300.00	\$178,200.00	\$190,500.00	BID 13	1.55	\$	295.00
5-1781	400 Donald Driver Way Unit 3	Rail Yard Innovation District Townhomes, LLC		340 N Broadway Ste 460	Green Bay, WI	54303	\$12,300.00	\$250,500.00	\$262,800.00	BID 13	1.55	\$	407.00
5-1782	400 Donald Driver Way Unit 4	Rail Yard Innovation District Townhomes, LLC		340 N Broadway Ste 460	Green Bay, WI	54303	\$12,300.00	\$276,300.00	\$288,600.00	BID 13	1.55	\$	447.00
5-1783	400 Donald Driver Way Unit 5	Rail Yard Innovation District Townhomes, LLC		340 N Broadway Ste 460	Green Bay, WI	54303	\$12,300.00	\$241,500.00	\$253,800.00	BID 13	1.55	\$	393.00
5-1784	400 Donald Driver Way Unit 6	Brigid Riordan		400 Donald Driver Way Unit 6	Green Bay, WI	54303	\$12,300.00	\$416,500.00	\$428,800.00	BID 13	1.55	\$	664.00
5-1785	400 Donald Driver Way Unit 7	Riordan-Vangemert Trust of 2023		400 Donald Driver Way Unit 7	Green Bay, WI	54303	\$12,300.00	\$673,100.00	\$685,400.00	BID 13	1.55	\$	1,062.00
5-1786	400 Donald Driver Way Unit 8	Rail Yard Innovation District Townhomes, LLC		340 N Broadway Ste 460	Green Bay, WI	54303	\$12,300.00	\$154,300.00	\$166,600.00	BID 13	1.55	\$	258.00
5-54	200 Mather St	Arthur W. Zingler III		3374 Wiggins Way	Green Bay, WI	54311	\$44,800.00	\$231,000.00	\$275,800.00	BID 13	1.55	\$	427.00
5-58	704 Alma St	Nancy Rogers	Ida Mae Rogers	704 Alma St	Green Bay, WI	54303-3416	\$9,000.00	\$77,600.00	\$86,600.00	BID 13	1.55	\$	134.00
5-584-2	308 Dousman St	DDL Holdings, LLC		340 N Broadway	Green Bay, WI	54303	\$49,700.00	\$7,500.00	\$57,200.00	BID 13	1.55	\$	88.00
5-584-3	300 Dousman St	Luga Properties, LLC		PO Box 5675	De Pere, WI	54115	\$41,200.00	\$434,900.00	\$476,100.00	BID 13	1.55	\$	737.00
5-588	319 N Broadway	Caesars Palace of Green Bay, LLC		3428 Lake Michigan Dr	Sturgeon Bay, WI	54235	\$18,700.00	\$225,700.00	\$244,400.00	BID 13	1.55	\$	378.00
5-589	317 N Broadway	Fort Howard New Town Redevelopment, LLC		319 N Broadway St	Green Bay, WI	54303	\$40,400.00	\$5,600.00	\$46,000.00	BID 13	1.55	\$	71.00
5-590	313 N Broadway	Fort Howard New Town Redevelopment, LLC		319 N Broadway St	Green Bay, WI	54303	\$32,700.00	\$322,800.00	\$355,500.00	BID 13	1.55	\$	551.00
5-591	Dousman St	Brittany J. Paulsen		408 Dousman St	Green Bay, WI	54303	\$6,100.00	\$7,400.00	\$13,500.00	BID 13	1.55	\$	20.00
5-592	400 Dousman St	Cathy T. Lesandrini		1132 Division St	Green Bay, WI	54303	\$11,900.00	\$291,000.00	\$302,900.00	BID 13	1.55	\$	469.00
5-593	402 Dousman St	Sams Investments, LLC		319 N Broadway	Green Bay, WI	54303	\$23,800.00	\$106,700.00	\$130,500.00	BID 13	1.55	\$	202.00

5-594	408 Dousman St	Brittany J. Paulsen		408 Dousman St	Green Bay, WI	54303	\$31,300.00	\$447,200.00	\$478,500.00	BID 13		1.55	\$	741.00
5-595	309 N Broadway	Dhuey Property, LLC		309 N Broadway	Green Bay, WI	54303-2701	\$11,300.00	\$125,500.00	\$136,800.00	BID 13		1.55	\$	212.00
5-596	412 Dousman St	Widmer Properties, LLC		408 Dousman St	Green Bay, WI	54303	\$16,200.00	\$146,900.00	\$163,100.00	BID 13		1.55	\$	252.00
5-597	414 Dousman St	GNC Development, LLC		2916 Atwood Ave	Madison, WI	53713	\$61,800.00	\$347,300.00	\$409,100.00	BID 13		1.55	\$	634.00
5-599	314 N Chestnut Ave	Green Bay Redevelopment Authority		100 N Jefferson St	Green Bay, WI	54301-5006	\$0.00	\$0.00	\$0.00	BID 13		1.55	\$	-
5-600	N Chestnut Ave	Fort Howard New Town Redevelopment, LLC		319 N Broadway St	Green Bay, WI	54303	\$19,600.00	\$5,900.00	\$25,500.00	BID 13		1.55	\$	39.00
5-602	324 N Chestnut Ave	Ddl Holdings, LLC		340 N Broadway Ste 460	Green Bay, WI	54303	\$30,100.00	\$19,700.00	\$49,800.00	BID 13		1.55	\$	77.00
5-607	301 N Maple Ave	Express Property, LLC		4052 Cattail Ct	Grand Chute, WI	54913	\$97,800.00	\$212,700.00	\$310,500.00	BID 13		1.55	\$	481.00
5-874	329 N Broadway	Cst, LLC		335 N Broadway	Green Bay, WI	54303	\$37,300.00	\$6,000.00	\$43,300.00	BID 13		1.55	\$	67.00
5-875	331 N Broadway	Cst, LLC		335 N Broadway	Green Bay, WI	54303	\$19,200.00	\$170,700.00	\$189,900.00	BID 13		1.55	\$	294.00
5-876	333 N Broadway	Cst, LLC		335 N Broadway	Green Bay, WI	54303	\$18,200.00	\$148,800.00	\$167,000.00	BID 13		1.55	\$	258.00
5-877	335 N Broadway	Cst, LLC		335 N Broadway	Green Bay, WI	54303	\$18,200.00	\$159,200.00	\$177,400.00	BID 13		1.55	\$	274.00
5-878	N Broadway	Cst, LLC		335 N Broadway	Green Bay, WI	54303	\$22,700.00	\$3,600.00	\$26,300.00	BID 13		1.55	\$	40.00
5-879	341 N Broadway	Benzplekan Real Estate, LLC		1309 S 21st	Manitowoc, WI	54220-5501	\$39,200.00	\$48,600.00	\$87,800.00	BID 13		1.55	\$	136.00
5-882	401 N Broadway	Hoffman House 34, LLC		PO Box 17	Green Lake, WI	54941	\$127,300.00	\$1,375,600.00	\$1,502,900.00	BID 13		1.55	\$	2,329.00
5-885	419 N Broadway	419, LLC		PO Box 1745	Green Bay, WI	54301	\$108,500.00	\$279,400.00	\$387,900.00	BID 13		1.55	\$	601.00
5-890	431 N Broadway	Martin R. Leonhard		431 N Broadway	Green Bay, WI	54303-2703	\$78,600.00	\$146,400.00	\$225,000.00	BID 13		1.55	\$	348.00
							\$15,346,400.00	\$83,436,400.00	\$98,782,800.00					\$153,045.00



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

MEETING DATE

June 23, 2026

PREPARED BY

AGENDA ITEM # E.4

Consideration with possible action on the Authorization to Release the 2026 BID Allocation.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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

MEETING DATE

June 23, 2026

PREPARED BY

AGENDA ITEM # E.5

Consideration with possible action on the 2027 Estimated BID Assessment.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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

MEETING DATE

June 23, 2026

PREPARED BY

AGENDA ITEM # E.6

Consideration with possible action on the Report on the Progress of 2026 Proposed Activities.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None