



AGENDA OF THE TAX INCREMENTAL DISTRICTS JOINT REVIEW BOARD

TUESDAY, JULY 14, 2026, 10:00 AM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

1. Join Zoom Meeting Online:
<https://us02web.zoom.us/j/87686814598?pwd=Jq59QlF0hjjFaC5bWnRoHXeFAnUuUz.I>

Or call in by phone: +1 312 626 6799
Meeting ID: 876 8681 4598
Passcode: 552191

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

B. Roll Call.

1. Members: Brent Weycker, Diana Jacquet, Cale Pulczynski, Adam Pfost, Dan Teaters

C. Approval of the Agenda.

1. Approval of the agenda for the Tuesday, July 14, 2026, meeting of the Tax Incremental Districts Joint Review Board.

D. Approval of Minutes.

1. Approval of the minutes from the October 13, 2025 meeting.

E. Regular Business.

1. Consideration with possible action on the 2025 Annual Report on Tax Incremental Finance Districts in the City of Green Bay.
2. Consideration with possible action to review and discuss the draft Project Plan for Tax Incremental District No. 33 (TIF 33), Velp and Locust.

3. Consideration with possible action to review and discuss the draft Project Plan for Tax Incremental District No. 34 (TID 34), Brook Park.
4. Consideration with possible action to review and discuss the draft Project Plan for Tax Incremental District No. 35 (TID 35), 200 N Monroe.
5. Consideration with possible action to review and discuss a proposed Allocation Amendment and draft Amended Project Plan for Tax Incremental District No. 12 (TID 12), I-43 Industrial Park.

F. Informational.

1. TID 5, East and West Downtown, Affordable Housing Extension
2. Set meeting date to consider approval of the TID 12 Allocation Amendment Resolution and Amended Project Plan.
3. Set meeting date to consider approval of the Creation Resolutions and Project Plans for TIDs 33, 34, and 35.

G. Adjournment.

1. Adjournment of the Tuesday, July 14, 2026, meeting of the Tax Incremental Districts Joint Review Board.

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



Report to the
Tax Incremental Districts Joint Review Board
of the City of Green Bay

MEETING DATE

July 14, 2026

PREPARED BY

AGENDA ITEM # D.I

Approval of the minutes from the October 13, 2025 meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. TID JRB MINUTES 10.13.25



MINUTES OF THE TAX INCREMENTAL DISTRICTS JOINT REVIEW BOARD

MONDAY, OCTOBER 13, 2025, 10:00 AM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. ZOOM MEETING INFORMATION.

- I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/83043627118?pwd=9M4kK6OvrDF6wFAEL3n3QDoJJpQLnW.1>

Or call in by phone: +1 312 626 6799

Meeting ID: 830 4362 7118

Passcode: 528512

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

B. ROLL CALL.

- I. Members: Brent Weycker, Diana Ellenbecker, Cale Pulczinski, Adam Pfost, Dan Teaters

Present: Brent Weycker, Diana Ellenbecker, Cale Pulczinski, Dan Teaters

Excused: Adam Pfost

Absent:

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, October 13, 2025, meeting of the Tax Incremental Districts Joint Review Board.

Moved by Brent Weycker, seconded by Dan Teaters to approve the agenda for the October 13, 2025, meeting of the Tax Incremental Districts Joint Review Board.

Motion Passed.

Yes-Brent Weycker, Diana Ellenbecker, Cale Pulczynski, Dan Teaters, No-None, Abstain-None.

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the August 12, 2025, meeting.

Moved by Brent Weycker, seconded by Dan Teaters to approve the minutes from the August 12, 2025, meeting.

Motion Passed.

Yes-Brent Weycker, Diana Ellenbecker, Cale Pulczynski, Dan Teaters, No-None, Abstain-None.

E. REGULAR BUSINESS.

- I. Consideration with possible action to review the public record, planning documents, and resolutions passed by the Redevelopment Authority and Common Council and adopt a resolution approving the creation of Tax Incremental District Thirty-Two (TID 32): The Pines.

Moved by Cale Pulczynski, seconded by Brent Weycker to adopt a resolution approving the creation of Tax Incremental District Thirty-Two (TID 32): The Pines.

Motion Passed.

Yes-Brent Weycker, Diana Ellenbecker, Cale Pulczynski, Dan Teaters, No-None, Abstain-None.

F. ADJOURNMENT.

- I. Adjournment of the Monday, October 13, 2025, meeting of the Tax Incremental Districts Joint Review Board.

Moved by Brent Weycker, seconded by Cale Pulczynski to adjourn.

Motion Passed.

Yes-Brent Weycker, Diana Ellenbecker, Cale Pulczynski, Dan Teaters, No-None, Abstain-None.



Report to the
**Tax Incremental Districts Joint Review Board
of the City of Green Bay**

MEETING DATE

July 14, 2026

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # E.I

Consideration with possible action on the 2025 Annual Report on Tax Incremental Finance Districts in the City of Green Bay.

BACKGROUND

Staff will provide an overview of each District at the meeting.

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

No fiscal impact from the Annual Report.

ATTACHMENTS

1. 2025 TIF Worksheet PE-300 summarized
2. 0523 I-TID005-Annual Report-2025
3. 0523 I-TID010-Annual Report-2025
4. 0523 I-TID012-Annual Report-2025
5. 0523 I-TID013-Annual Report-2025
6. 0523 I-TID014-Annual Report-2025
7. 0523 I-TID016-Annual Report-2025
8. 0523 I-TID018-Annual Report-2025
9. 0523 I-TID019-Annual Report-2025
10. 0523 I-TID020-Annual Report-2025
11. 0523 I-TID021-Annual Report-2025
12. 0523 I-TID022-Annual Report-2025
13. 0523 I-TID023-Annual Report-2025
14. 0523 I-TID024-Annual Report-2025
15. 0523 I-TID025-Annual Report-2025
16. 0523 I-TID026-Annual Report-2025
17. 0523 I-TID027-Annual Report-2025
18. 0523 I-TID028-Annual Report-2025
19. 0523 I-TID029-Annual Report-2025

TID ANNUAL REPORT (PE-300) SUMMARIZED
YEAR ENDED DECEMBER 31, 2025

TIF Dist	TYPE	NAME	Creation date	Mandatory term date	Fund balance as of 1/1/25	Revenues					Expenditures				Fund balance as of 12/31/25	Future project costs	Future revenue	Surplus or deficit
						Tax Increment	Interest	Shared Revenue	Developers guarantees	Other/ Transfers	Capital & Land	Debt Service & Interest	Developers grants	Other/ Transfers				
5	Blight	Downtown	12/21/1999	12/21/2026	2,124,203	1,889,609	134,893	329,258	-	-	545,278	941,554	50,508	64,335	2,876,288	10,033,144	7,151,973	(4,883)
10	Blight	Main/Mason	8/17/2004	8/17/2031	1,127,801	311,121	53,436	43,389	-	-	2,493,449	-	-	16,031	(973,733)	1,461,507	2,420,469	(14,771)
12	Industrial	I43 Industrial Park	9/6/2005	9/6/2025	2,298,816	3,300,630	168,782	762,886	-	-	-	260,009	305,441	5,747,316	218,348	8,578,468	8,359,166	(954)
13	Reh/Cons	Downtown	9/6/2005	9/6/2032	7,030,318	1,853,891	333,710	711,604	34,639	250,000	367,698	1,434,372	466,552	106,524	7,839,016	34,200,253	26,362,300	1,063
14	Blight	N Broadway / Railyard	9/16/2006	9/16/2033	(3,254,519)	798,126	-	20,550	213,645	-	-	809,031	39,952	48,840	(3,120,021)	11,181,386	14,309,991	8,584
16	Blight	Military Avenue	5/6/2007	5/6/2034	605,117	815,159	45,222	176,938	-	-	-	538,016	22,995	28,508	1,052,917	12,244,834	11,239,718	47,801
18	Reh/Cons	University Avenue	10/6/2015	10/6/2043	377,984	939,918	51,404	39,809	-	-	-	-	190,669	25,732	1,192,714	29,026,519	28,051,893	218,088
19	Reh/Cons	East Town Mall	9/19/2017	9/19/2044	386,679	373,609	31,482	55,289	15,505	-	-	-	77,245	23,331	761,988	11,706,301	11,029,394	85,081
20	Reh/Cons	Whitney Park	9/25/2018	9/25/2045	(445,116)	194,156	178	2,574	-	-	-	12,878	116,553	32,419	(410,058)	4,206,888	4,646,821	29,875
21	Blight	Green Bay Packaging	9/25/2018	9/25/2045	3,053,266	1,444,308	174,874	498,335	-	-	606,457	-	1,130,115	253,998	3,180,213	35,129,192	31,970,749	21,770
22	Blight	The Shipyard	9/25/2018	9/25/2045	1,290,094	31,647	172,133	2,212	1,391,685	8,701,800	4,367,127	691,141	417,350	886,726	5,227,227	52,280,153	47,096,791	43,865
23	Blight	Legends District	9/17/2019	9/17/2046	(586,576)	411,538	-	9,281	100,190	-	-	7,376	314,400	28,809	(416,152)	12,772,489	13,215,440	26,799
24	Mixed use	Cherry St Development	8/30/2022	8/30/2042	(77,375)	11,210	-	4,738	-	-	-	2,585	-	10,359	(74,371)	9,403,837	9,494,007	15,799
25	Industrial	Grandview Industrial Park	8/30/2022	8/30/2042	(928,865)	370,253	-	-	-	571,000	427,051	22,761	-	32,725	(470,149)	23,982,577	24,536,983	84,257
26	Reh/Cons	Southwest Woods	8/27/2024	8/27/1951	-	-	52,714	-	-	2,000,000	2,113,875	-	-	46,123	(107,284)	14,802,638	14,967,076	57,154
27	Blight	New Land	8/27/2024	8/27/1951	-	-	69,395	-	-	9,756,831	-	354	8,500,000	47,423	1,278,449	35,167,506	33,944,636	55,579
28	Reh/Cons	JBS	8/27/2024	8/27/1951	-	-	118,830	-	-	9,032,612	4,646,769	8,614	-	48,964	4,447,095	29,625,131	25,209,551	31,515
29	Reh/Cons	Public Market	9/17/2024	9/17/1951	-	-	27,199	-	-	1,000,000	-	391	-	45,365	981,443	5,462,818	4,523,478	42,103
30	Reh/Cons	US Bank	8/12/2025	8/12/1952	-	-	-	-	-	-	-	-	-	-	-	-	-	-
31	Blight	One Astor	8/12/2025	8/12/1952	-	-	-	-	-	-	-	-	-	-	-	-	-	-
32	Reh/Cons	The Pines	10/13/2025	10/13/1952	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals					13,001,827	12,745,175	1,434,252	2,656,863	1,755,664	31,312,243	15,567,704	4,729,082	11,631,780	7,493,528	23,483,930	341,265,641	318,530,436	748,725

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2026	Report type ORIGINAL
TID number 005	TID type 2	TID name Downtown	Creation date 12/21/1999	Mandatory termination date 12/21/2026	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$2,124,203

Section 3 – Revenue	Amount
Tax increment	\$1,889,609
Investment income	\$134,893
Debt proceeds	\$0
Special assessments	
Shared revenue	\$329,258
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$2,353,760

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	\$545,278
Administration	\$51,821
Professional services	\$6,609
Interest and fiscal charges	\$83,928
DOR fees	\$1,150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$857,626
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name Bellin buidling parking PAYGO	\$19,802
Developer name TMJ Initiative One	\$10,000
Developer name Lorenzen Holdings	\$8,142
Developer name Historic Hibernia	\$12,564
Transfer to other funds	
Fund	
Other expenditures	
Name Utilities	\$4,755
Total Expenditures	\$1,601,675

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$2,876,288
Future costs	\$10,033,144
Future revenue	\$7,151,973
Surplus or deficit	\$-4,883

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
005	\$6,792,400	\$0	\$0	\$6,792,400
010	\$0	\$0	\$0	\$0
012	\$4,916,300	\$0	\$0	\$4,916,300
013	\$0	\$0	\$0	\$0
014	\$15,563,500	\$0	\$0	\$15,563,500
016	\$3,271,800	\$-140,400	\$0	\$3,131,400
018	\$21,181,600	\$-1,776,100	\$0	\$19,405,500
019	\$1,202,200	\$0	\$0	\$1,202,200
020	\$17,200	\$0	\$0	\$17,200
021	\$289,400	\$0	\$0	\$289,400
022	\$0	\$0	\$0	\$0
023	\$0	\$0	\$0	\$0
024	\$0	\$0	\$0	\$0
025	\$9,283,800	\$0	\$0	\$9,283,800
026	\$791,800	\$0	\$0	\$791,800
027	\$0	\$0	\$0	\$0
028	\$0	\$0	\$0	\$0
029	\$0	\$-1,320,200	\$0	\$-1,320,200
Total	\$63,310,000	\$-3,236,700	\$0	\$60,073,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
005	\$6,792,400	\$10,834,009,900	0.06	\$58,439,602	\$35,064
010	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
012	\$4,916,300	\$10,834,009,900	0.05	\$58,439,602	\$29,220
013	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
014	\$15,563,500	\$10,834,009,900	0.14	\$58,439,602	\$81,815
016	\$3,131,400	\$10,834,009,900	0.03	\$58,439,602	\$17,532
018	\$19,405,500	\$10,834,009,900	0.18	\$58,439,602	\$105,191
019	\$1,202,200	\$10,834,009,900	0.01	\$58,439,602	\$5,844
020	\$17,200	\$10,834,009,900	0.00	\$58,439,602	\$0
021	\$289,400	\$10,834,009,900	0.00	\$58,439,602	\$0
022	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0

Form PE-300	TID Annual Report				2025 WI Dept of Revenue
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023	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
024	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
025	\$9,283,800	\$10,834,009,900	0.09	\$58,439,602	\$52,596
026	\$791,800	\$10,834,009,900	0.01	\$58,439,602	\$5,844
027	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
028	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
029	\$-1,320,200	\$10,834,009,900	-0.01	\$58,439,602	\$-5,844
Total	\$60,073,300	\$10,834,009,900	0.56	\$58,439,602	\$327,262

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$35,064	\$0.35064

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2024	004	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	005	\$-564,100	\$9,863,427,300	-0.01	\$57,573,939	\$-5,757
2024	010	\$-200	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	012	\$21,351,300	\$9,863,427,300	0.22	\$57,573,939	\$126,663
2024	013	\$48,600	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	014	\$13,794,100	\$9,863,427,300	0.14	\$57,573,939	\$80,604
2024	016	\$3,115,700	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	018	\$5,546,300	\$9,863,427,300	0.06	\$57,573,939	\$34,544
2024	019	\$3,094,400	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	020	\$37,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	021	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	022	\$230,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	023	\$14,726,500	\$9,863,427,300	0.15	\$57,573,939	\$86,361
2024	024	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	025	\$12,274,100	\$9,863,427,300	0.12	\$57,573,939	\$69,089
2024	Total	\$73,654,300	\$9,863,427,300	0.74	\$57,573,939	\$426,047
2023	004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
2023	013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0

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2023	014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
2023	019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
2023	020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
2023	022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
2023	024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
2023	Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA JACQUET	Contact title FINANCE DIRECTOR
Contact email DIANA.JACQUET@GREENBAYWI.GOV	Contact phone (920) 448-3025

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2026	Report type ORIGINAL
TID number 010	TID type 2	TID name MAIN MASON	Creation date 08/17/2004	Mandatory termination date 08/17/2031	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$1,127,802

Section 3– Revenue	Amount
Tax increment	\$311,121
Investment income	\$53,436
Debt proceeds	
Special assessments	
Shared revenue	\$43,389
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$407,946

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	\$2,493,449
Administration	\$15,081
Professional services	\$800
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name GB Real Estate - 1901 M Street	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$2,509,480

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-973,732
Future costs	\$1,461,507
Future revenue	\$2,420,469
Surplus or deficit	\$-14,770

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
005	\$6,792,400	\$0	\$0	\$6,792,400
010	\$0	\$0	\$0	\$0
012	\$4,916,300	\$0	\$0	\$4,916,300
013	\$0	\$0	\$0	\$0
014	\$15,563,500	\$0	\$0	\$15,563,500
016	\$3,271,800	\$-140,400	\$0	\$3,131,400
018	\$21,181,600	\$-1,776,100	\$0	\$19,405,500
019	\$1,202,200	\$0	\$0	\$1,202,200
020	\$17,200	\$0	\$0	\$17,200
021	\$289,400	\$0	\$0	\$289,400
022	\$0	\$0	\$0	\$0
023	\$0	\$0	\$0	\$0
024	\$0	\$0	\$0	\$0
025	\$9,283,800	\$0	\$0	\$9,283,800
026	\$791,800	\$0	\$0	\$791,800
027	\$0	\$0	\$0	\$0
028	\$0	\$0	\$0	\$0
029	\$0	\$-1,320,200	\$0	\$-1,320,200
Total	\$63,310,000	\$-3,236,700	\$0	\$60,073,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
005	\$6,792,400	\$10,834,009,900	0.06	\$58,439,602	\$35,064
010	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
012	\$4,916,300	\$10,834,009,900	0.05	\$58,439,602	\$29,220
013	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
014	\$15,563,500	\$10,834,009,900	0.14	\$58,439,602	\$81,815
016	\$3,131,400	\$10,834,009,900	0.03	\$58,439,602	\$17,532
018	\$19,405,500	\$10,834,009,900	0.18	\$58,439,602	\$105,191
019	\$1,202,200	\$10,834,009,900	0.01	\$58,439,602	\$5,844
020	\$17,200	\$10,834,009,900	0.00	\$58,439,602	\$0
021	\$289,400	\$10,834,009,900	0.00	\$58,439,602	\$0
022	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0

Form PE-300	TID Annual Report				2025 WI Dept of Revenue
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023	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
024	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
025	\$9,283,800	\$10,834,009,900	0.09	\$58,439,602	\$52,596
026	\$791,800	\$10,834,009,900	0.01	\$58,439,602	\$5,844
027	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
028	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
029	\$-1,320,200	\$10,834,009,900	-0.01	\$58,439,602	\$-5,844
Total	\$60,073,300	\$10,834,009,900	0.56	\$58,439,602	\$327,262

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2024	004	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	005	\$-564,100	\$9,863,427,300	-0.01	\$57,573,939	\$-5,757
2024	010	\$-200	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	012	\$21,351,300	\$9,863,427,300	0.22	\$57,573,939	\$126,663
2024	013	\$48,600	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	014	\$13,794,100	\$9,863,427,300	0.14	\$57,573,939	\$80,604
2024	016	\$3,115,700	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	018	\$5,546,300	\$9,863,427,300	0.06	\$57,573,939	\$34,544
2024	019	\$3,094,400	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	020	\$37,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	021	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	022	\$230,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	023	\$14,726,500	\$9,863,427,300	0.15	\$57,573,939	\$86,361
2024	024	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	025	\$12,274,100	\$9,863,427,300	0.12	\$57,573,939	\$69,089
2024	Total	\$73,654,300	\$9,863,427,300	0.74	\$57,573,939	\$426,047
2023	004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
2023	013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0

Form PE-300		TID Annual Report				2025 WI Dept of Revenue
2023	014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
2023	019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
2023	020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
2023	022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
2023	024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
2023	Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA JACQUET	Contact title FINANCE DIRECTOR
Contact email DIANA.JACQUET@GREENBAYWI.GOV	Contact phone (920) 448-3025

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2026	Report type ORIGINAL
TID number 012	TID type 5	TID name I43 Industrial Park	Creation date 09/06/2005	Mandatory termination date 08/18/2026	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$2,298,816

Section 3– Revenue	Amount
Tax increment	\$3,300,630
Investment income	\$168,782
Debt proceeds	
Special assessments	
Shared revenue	\$762,886
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$4,232,298

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$45,671
Professional services	\$800
Interest and fiscal charges	\$30,825
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$229,184
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number 022	\$3,700,000
TID number 028	\$2,000,000
Developer grants	
Developer name Natures Way	\$305,441
Transfer to other funds	
Fund	
Other expenditures	
Name Utilities	\$695
Total Expenditures	\$6,312,766

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$218,348
Future costs	\$8,578,468
Future revenue	\$8,359,166
Surplus or deficit	\$-954

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
005	\$6,792,400	\$0	\$0	\$6,792,400
010	\$0	\$0	\$0	\$0
012	\$4,916,300	\$0	\$0	\$4,916,300
013	\$0	\$0	\$0	\$0
014	\$15,563,500	\$0	\$0	\$15,563,500
016	\$3,271,800	\$-140,400	\$0	\$3,131,400
018	\$21,181,600	\$-1,776,100	\$0	\$19,405,500
019	\$1,202,200	\$0	\$0	\$1,202,200
020	\$17,200	\$0	\$0	\$17,200
021	\$289,400	\$0	\$0	\$289,400
022	\$0	\$0	\$0	\$0
023	\$0	\$0	\$0	\$0
024	\$0	\$0	\$0	\$0
025	\$9,283,800	\$0	\$0	\$9,283,800
026	\$791,800	\$0	\$0	\$791,800
027	\$0	\$0	\$0	\$0
028	\$0	\$0	\$0	\$0
029	\$0	\$-1,320,200	\$0	\$-1,320,200
Total	\$63,310,000	\$-3,236,700	\$0	\$60,073,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
005	\$6,792,400	\$10,834,009,900	0.06	\$58,439,602	\$35,064
010	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
012	\$4,916,300	\$10,834,009,900	0.05	\$58,439,602	\$29,220
013	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
014	\$15,563,500	\$10,834,009,900	0.14	\$58,439,602	\$81,815
016	\$3,131,400	\$10,834,009,900	0.03	\$58,439,602	\$17,532
018	\$19,405,500	\$10,834,009,900	0.18	\$58,439,602	\$105,191
019	\$1,202,200	\$10,834,009,900	0.01	\$58,439,602	\$5,844
020	\$17,200	\$10,834,009,900	0.00	\$58,439,602	\$0
021	\$289,400	\$10,834,009,900	0.00	\$58,439,602	\$0
022	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0

Form PE-300	TID Annual Report				2025 WI Dept of Revenue
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023	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
024	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
025	\$9,283,800	\$10,834,009,900	0.09	\$58,439,602	\$52,596
026	\$791,800	\$10,834,009,900	0.01	\$58,439,602	\$5,844
027	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
028	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
029	\$-1,320,200	\$10,834,009,900	-0.01	\$58,439,602	\$-5,844
Total	\$60,073,300	\$10,834,009,900	0.56	\$58,439,602	\$327,262

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$29,220	\$0.29220

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2024	004	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	005	\$-564,100	\$9,863,427,300	-0.01	\$57,573,939	\$-5,757
2024	010	\$-200	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	012	\$21,351,300	\$9,863,427,300	0.22	\$57,573,939	\$126,663
2024	013	\$48,600	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	014	\$13,794,100	\$9,863,427,300	0.14	\$57,573,939	\$80,604
2024	016	\$3,115,700	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	018	\$5,546,300	\$9,863,427,300	0.06	\$57,573,939	\$34,544
2024	019	\$3,094,400	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	020	\$37,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	021	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	022	\$230,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	023	\$14,726,500	\$9,863,427,300	0.15	\$57,573,939	\$86,361
2024	024	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	025	\$12,274,100	\$9,863,427,300	0.12	\$57,573,939	\$69,089
2024	Total	\$73,654,300	\$9,863,427,300	0.74	\$57,573,939	\$426,047
2023	004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
2023	013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0

Form PE-300		TID Annual Report				2025 WI Dept of Revenue
2023	014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
2023	019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
2023	020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
2023	022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
2023	024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
2023	Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA JACQUET	Contact title FINANCE DIRECTOR
Contact email DIANA.JACQUET@GREENBAYWI.GOV	Contact phone (920) 448-3025

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2026	Report type ORIGINAL
TID number 013	TID type 3	TID name Downtown	Creation date 09/06/2005	Mandatory termination date 09/06/2032	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$7,030,318

Section 3– Revenue	Amount
Tax increment	\$1,853,891
Investment income	\$333,710
Debt proceeds	
Special assessments	
Shared revenue	\$711,604
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name Watermark	\$17,086
Developer name T Wall - City Deck	\$17,553
Transfer from other funds	
Source	
Grants	
Source WEDC grant	\$250,000
Other revenue	
Source	
Total Revenue (deposits)	\$3,183,844

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	\$367,698
Administration	\$58,761
Professional services	\$41,038
Interest and fiscal charges	\$308,014
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$1,126,358
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name Schreiber Foods	\$236,353
Developer name Associated Bank	\$169,932
Developer name Foxcom	\$60,267
Transfer to other funds	
Fund	
Other expenditures	
Name Utilities	\$6,575
Total Expenditures	\$2,375,146

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$7,839,016
Future costs	\$34,200,253
Future revenue	\$26,362,300
Surplus or deficit	\$1,063

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
005	\$6,792,400	\$0	\$0	\$6,792,400
010	\$0	\$0	\$0	\$0
012	\$4,916,300	\$0	\$0	\$4,916,300
013	\$0	\$0	\$0	\$0
014	\$15,563,500	\$0	\$0	\$15,563,500
016	\$3,271,800	\$-140,400	\$0	\$3,131,400
018	\$21,181,600	\$-1,776,100	\$0	\$19,405,500
019	\$1,202,200	\$0	\$0	\$1,202,200
020	\$17,200	\$0	\$0	\$17,200
021	\$289,400	\$0	\$0	\$289,400
022	\$0	\$0	\$0	\$0
023	\$0	\$0	\$0	\$0
024	\$0	\$0	\$0	\$0
025	\$9,283,800	\$0	\$0	\$9,283,800
026	\$791,800	\$0	\$0	\$791,800
027	\$0	\$0	\$0	\$0
028	\$0	\$0	\$0	\$0
029	\$0	\$-1,320,200	\$0	\$-1,320,200
Total	\$63,310,000	\$-3,236,700	\$0	\$60,073,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
005	\$6,792,400	\$10,834,009,900	0.06	\$58,439,602	\$35,064
010	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
012	\$4,916,300	\$10,834,009,900	0.05	\$58,439,602	\$29,220
013	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
014	\$15,563,500	\$10,834,009,900	0.14	\$58,439,602	\$81,815
016	\$3,131,400	\$10,834,009,900	0.03	\$58,439,602	\$17,532
018	\$19,405,500	\$10,834,009,900	0.18	\$58,439,602	\$105,191
019	\$1,202,200	\$10,834,009,900	0.01	\$58,439,602	\$5,844
020	\$17,200	\$10,834,009,900	0.00	\$58,439,602	\$0
021	\$289,400	\$10,834,009,900	0.00	\$58,439,602	\$0
022	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0

Form PE-300	TID Annual Report				2025 WI Dept of Revenue
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023	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
024	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
025	\$9,283,800	\$10,834,009,900	0.09	\$58,439,602	\$52,596
026	\$791,800	\$10,834,009,900	0.01	\$58,439,602	\$5,844
027	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
028	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
029	\$-1,320,200	\$10,834,009,900	-0.01	\$58,439,602	\$-5,844
Total	\$60,073,300	\$10,834,009,900	0.56	\$58,439,602	\$327,262

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2024	004	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	005	\$-564,100	\$9,863,427,300	-0.01	\$57,573,939	\$-5,757
2024	010	\$-200	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	012	\$21,351,300	\$9,863,427,300	0.22	\$57,573,939	\$126,663
2024	013	\$48,600	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	014	\$13,794,100	\$9,863,427,300	0.14	\$57,573,939	\$80,604
2024	016	\$3,115,700	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	018	\$5,546,300	\$9,863,427,300	0.06	\$57,573,939	\$34,544
2024	019	\$3,094,400	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	020	\$37,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	021	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	022	\$230,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	023	\$14,726,500	\$9,863,427,300	0.15	\$57,573,939	\$86,361
2024	024	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	025	\$12,274,100	\$9,863,427,300	0.12	\$57,573,939	\$69,089
2024	Total	\$73,654,300	\$9,863,427,300	0.74	\$57,573,939	\$426,047
2023	004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
2023	013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0

Form PE-300		TID Annual Report				2025 WI Dept of Revenue
2023	014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
2023	019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
2023	020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
2023	022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
2023	024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
2023	Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA JACQUET	Contact title FINANCE DIRECTOR
Contact email DIANA.JACQUET@GREENBAYWI.GOV	Contact phone (920) 448-3025

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2026	Report type ORIGINAL
TID number 014	TID type 2	TID name N Broadway Larsen Green	Creation date 09/16/2006	Mandatory termination date 09/16/2036	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-3,254,519

Section 3– Revenue	Amount
Tax increment	\$798,126
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$20,550
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name GB Broadway Development	\$213,645
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$1,032,321

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$47,890
Professional services	\$800
Interest and fiscal charges	\$209,031
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$600,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name DDL Project Grant	\$39,952
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$897,823

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-3,120,021
Future costs	\$11,181,386
Future revenue	\$14,309,991
Surplus or deficit	\$8,584

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
005	\$6,792,400	\$0	\$0	\$6,792,400
010	\$0	\$0	\$0	\$0
012	\$4,916,300	\$0	\$0	\$4,916,300
013	\$0	\$0	\$0	\$0
014	\$15,563,500	\$0	\$0	\$15,563,500
016	\$3,271,800	\$-140,400	\$0	\$3,131,400
018	\$21,181,600	\$-1,776,100	\$0	\$19,405,500
019	\$1,202,200	\$0	\$0	\$1,202,200
020	\$17,200	\$0	\$0	\$17,200
021	\$289,400	\$0	\$0	\$289,400
022	\$0	\$0	\$0	\$0
023	\$0	\$0	\$0	\$0
024	\$0	\$0	\$0	\$0
025	\$9,283,800	\$0	\$0	\$9,283,800
026	\$791,800	\$0	\$0	\$791,800
027	\$0	\$0	\$0	\$0
028	\$0	\$0	\$0	\$0
029	\$0	\$-1,320,200	\$0	\$-1,320,200
Total	\$63,310,000	\$-3,236,700	\$0	\$60,073,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
005	\$6,792,400	\$10,834,009,900	0.06	\$58,439,602	\$35,064
010	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
012	\$4,916,300	\$10,834,009,900	0.05	\$58,439,602	\$29,220
013	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
014	\$15,563,500	\$10,834,009,900	0.14	\$58,439,602	\$81,815
016	\$3,131,400	\$10,834,009,900	0.03	\$58,439,602	\$17,532
018	\$19,405,500	\$10,834,009,900	0.18	\$58,439,602	\$105,191
019	\$1,202,200	\$10,834,009,900	0.01	\$58,439,602	\$5,844
020	\$17,200	\$10,834,009,900	0.00	\$58,439,602	\$0
021	\$289,400	\$10,834,009,900	0.00	\$58,439,602	\$0
022	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0

Form PE-300	TID Annual Report				2025 WI Dept of Revenue
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023	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
024	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
025	\$9,283,800	\$10,834,009,900	0.09	\$58,439,602	\$52,596
026	\$791,800	\$10,834,009,900	0.01	\$58,439,602	\$5,844
027	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
028	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
029	\$-1,320,200	\$10,834,009,900	-0.01	\$58,439,602	\$-5,844
Total	\$60,073,300	\$10,834,009,900	0.56	\$58,439,602	\$327,262

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$81,815	\$0.81815

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2024	004	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	005	\$-564,100	\$9,863,427,300	-0.01	\$57,573,939	\$-5,757
2024	010	\$-200	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	012	\$21,351,300	\$9,863,427,300	0.22	\$57,573,939	\$126,663
2024	013	\$48,600	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	014	\$13,794,100	\$9,863,427,300	0.14	\$57,573,939	\$80,604
2024	016	\$3,115,700	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	018	\$5,546,300	\$9,863,427,300	0.06	\$57,573,939	\$34,544
2024	019	\$3,094,400	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	020	\$37,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	021	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	022	\$230,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	023	\$14,726,500	\$9,863,427,300	0.15	\$57,573,939	\$86,361
2024	024	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	025	\$12,274,100	\$9,863,427,300	0.12	\$57,573,939	\$69,089
2024	Total	\$73,654,300	\$9,863,427,300	0.74	\$57,573,939	\$426,047
2023	004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
2023	013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0

Form PE-300		TID Annual Report				2025 WI Dept of Revenue
2023	014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
2023	019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
2023	020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
2023	022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
2023	024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
2023	Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA JACQUET	Contact title FINANCE DIRECTOR
Contact email DIANA.JACQUET@GREENBAYWI.GOV	Contact phone (920) 448-3025

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2026	Report type ORIGINAL
TID number 016	TID type 2	TID name Military Avenue	Creation date 05/06/2007	Mandatory termination date 05/06/2034	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$605,118

Section 3– Revenue	Amount
Tax increment	\$815,159
Investment income	\$45,222
Debt proceeds	
Special assessments	
Shared revenue	\$176,938
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$1,037,319

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$27,558
Professional services	\$800
Interest and fiscal charges	\$63,016
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$475,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name Burlington and Broadway Automotive	\$22,995
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$589,519

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$1,052,918
Future costs	\$12,244,834
Future revenue	\$11,239,718
Surplus or deficit	\$47,802

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
005	\$6,792,400	\$0	\$0	\$6,792,400
010	\$0	\$0	\$0	\$0
012	\$4,916,300	\$0	\$0	\$4,916,300
013	\$0	\$0	\$0	\$0
014	\$15,563,500	\$0	\$0	\$15,563,500
016	\$3,271,800	\$-140,400	\$0	\$3,131,400
018	\$21,181,600	\$-1,776,100	\$0	\$19,405,500
019	\$1,202,200	\$0	\$0	\$1,202,200
020	\$17,200	\$0	\$0	\$17,200
021	\$289,400	\$0	\$0	\$289,400
022	\$0	\$0	\$0	\$0
023	\$0	\$0	\$0	\$0
024	\$0	\$0	\$0	\$0
025	\$9,283,800	\$0	\$0	\$9,283,800
026	\$791,800	\$0	\$0	\$791,800
027	\$0	\$0	\$0	\$0
028	\$0	\$0	\$0	\$0
029	\$0	\$-1,320,200	\$0	\$-1,320,200
Total	\$63,310,000	\$-3,236,700	\$0	\$60,073,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
005	\$6,792,400	\$10,834,009,900	0.06	\$58,439,602	\$35,064
010	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
012	\$4,916,300	\$10,834,009,900	0.05	\$58,439,602	\$29,220
013	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
014	\$15,563,500	\$10,834,009,900	0.14	\$58,439,602	\$81,815
016	\$3,131,400	\$10,834,009,900	0.03	\$58,439,602	\$17,532
018	\$19,405,500	\$10,834,009,900	0.18	\$58,439,602	\$105,191
019	\$1,202,200	\$10,834,009,900	0.01	\$58,439,602	\$5,844
020	\$17,200	\$10,834,009,900	0.00	\$58,439,602	\$0
021	\$289,400	\$10,834,009,900	0.00	\$58,439,602	\$0
022	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0

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023	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
024	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
025	\$9,283,800	\$10,834,009,900	0.09	\$58,439,602	\$52,596
026	\$791,800	\$10,834,009,900	0.01	\$58,439,602	\$5,844
027	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
028	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
029	\$-1,320,200	\$10,834,009,900	-0.01	\$58,439,602	\$-5,844
Total	\$60,073,300	\$10,834,009,900	0.56	\$58,439,602	\$327,262

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$17,532	\$0.17532

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2024	004	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	005	\$-564,100	\$9,863,427,300	-0.01	\$57,573,939	\$-5,757
2024	010	\$-200	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	012	\$21,351,300	\$9,863,427,300	0.22	\$57,573,939	\$126,663
2024	013	\$48,600	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	014	\$13,794,100	\$9,863,427,300	0.14	\$57,573,939	\$80,604
2024	016	\$3,115,700	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	018	\$5,546,300	\$9,863,427,300	0.06	\$57,573,939	\$34,544
2024	019	\$3,094,400	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	020	\$37,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	021	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	022	\$230,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	023	\$14,726,500	\$9,863,427,300	0.15	\$57,573,939	\$86,361
2024	024	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	025	\$12,274,100	\$9,863,427,300	0.12	\$57,573,939	\$69,089
2024	Total	\$73,654,300	\$9,863,427,300	0.74	\$57,573,939	\$426,047
2023	004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
2023	013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0

Form PE-300		TID Annual Report				2025 WI Dept of Revenue
2023	014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
2023	019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
2023	020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
2023	022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
2023	024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
2023	Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA JACQUET	Contact title FINANCE DIRECTOR
Contact email DIANA.JACQUET@GREENBAYWI.GOV	Contact phone (920) 448-3025

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Section 1 – Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2026	Report type ORIGINAL
TID number 018	TID type 3	TID name University Avenue	Creation date 10/06/2015	Mandatory termination date 10/06/2043	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$377,984

Section 3– Revenue	Amount
Tax increment	\$939,918
Investment income	\$51,404
Debt proceeds	
Special assessments	
Shared revenue	\$39,809
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$1,031,131

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Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$24,782
Professional services	\$800
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name JBS project grant	\$0
Developer name Festival Foods paygo	\$190,669
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$216,401

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$1,192,714
Future costs	\$29,026,519
Future revenue	\$28,051,893
Surplus or deficit	\$218,088

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
005	\$6,792,400	\$0	\$0	\$6,792,400
010	\$0	\$0	\$0	\$0
012	\$4,916,300	\$0	\$0	\$4,916,300
013	\$0	\$0	\$0	\$0
014	\$15,563,500	\$0	\$0	\$15,563,500
016	\$3,271,800	\$-140,400	\$0	\$3,131,400
018	\$21,181,600	\$-1,776,100	\$0	\$19,405,500
019	\$1,202,200	\$0	\$0	\$1,202,200
020	\$17,200	\$0	\$0	\$17,200
021	\$289,400	\$0	\$0	\$289,400
022	\$0	\$0	\$0	\$0
023	\$0	\$0	\$0	\$0
024	\$0	\$0	\$0	\$0
025	\$9,283,800	\$0	\$0	\$9,283,800
026	\$791,800	\$0	\$0	\$791,800
027	\$0	\$0	\$0	\$0
028	\$0	\$0	\$0	\$0
029	\$0	\$-1,320,200	\$0	\$-1,320,200
Total	\$63,310,000	\$-3,236,700	\$0	\$60,073,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
005	\$6,792,400	\$10,834,009,900	0.06	\$58,439,602	\$35,064
010	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
012	\$4,916,300	\$10,834,009,900	0.05	\$58,439,602	\$29,220
013	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
014	\$15,563,500	\$10,834,009,900	0.14	\$58,439,602	\$81,815
016	\$3,131,400	\$10,834,009,900	0.03	\$58,439,602	\$17,532
018	\$19,405,500	\$10,834,009,900	0.18	\$58,439,602	\$105,191
019	\$1,202,200	\$10,834,009,900	0.01	\$58,439,602	\$5,844
020	\$17,200	\$10,834,009,900	0.00	\$58,439,602	\$0
021	\$289,400	\$10,834,009,900	0.00	\$58,439,602	\$0
022	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0

Form PE-300	TID Annual Report				2025 WI Dept of Revenue
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023	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
024	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
025	\$9,283,800	\$10,834,009,900	0.09	\$58,439,602	\$52,596
026	\$791,800	\$10,834,009,900	0.01	\$58,439,602	\$5,844
027	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
028	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
029	\$-1,320,200	\$10,834,009,900	-0.01	\$58,439,602	\$-5,844
Total	\$60,073,300	\$10,834,009,900	0.56	\$58,439,602	\$327,262

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$105,191	\$1.05191

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2024	004	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	005	\$-564,100	\$9,863,427,300	-0.01	\$57,573,939	\$-5,757
2024	010	\$-200	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	012	\$21,351,300	\$9,863,427,300	0.22	\$57,573,939	\$126,663
2024	013	\$48,600	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	014	\$13,794,100	\$9,863,427,300	0.14	\$57,573,939	\$80,604
2024	016	\$3,115,700	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	018	\$5,546,300	\$9,863,427,300	0.06	\$57,573,939	\$34,544
2024	019	\$3,094,400	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	020	\$37,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	021	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	022	\$230,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	023	\$14,726,500	\$9,863,427,300	0.15	\$57,573,939	\$86,361
2024	024	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	025	\$12,274,100	\$9,863,427,300	0.12	\$57,573,939	\$69,089
2024	Total	\$73,654,300	\$9,863,427,300	0.74	\$57,573,939	\$426,047
2023	004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
2023	013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0

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2023	014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
2023	019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
2023	020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
2023	022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
2023	024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
2023	Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 7 – Preparer/Contact Information

Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA JACQUET	Contact title FINANCE DIRECTOR
Contact email DIANA.JACQUET@GREENBAYWI.GOV	Contact phone (920) 448-3025

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2026	Report type ORIGINAL
TID number 019	TID type 3	TID name East Town Mall	Creation date 09/19/2017	Mandatory termination date 09/19/2044	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$386,679

Section 3– Revenue	Amount
Tax increment	\$373,609
Investment income	\$31,482
Debt proceeds	
Special assessments	
Shared revenue	\$55,289
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name GB East LLC	\$15,505
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$475,885

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$22,381
Professional services	\$800
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name Green Bay East LLC	\$77,245
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$100,576

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$761,988
Future costs	\$11,706,301
Future revenue	\$11,029,394
Surplus or deficit	\$85,081

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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
005	\$6,792,400	\$0	\$0	\$6,792,400
010	\$0	\$0	\$0	\$0
012	\$4,916,300	\$0	\$0	\$4,916,300
013	\$0	\$0	\$0	\$0
014	\$15,563,500	\$0	\$0	\$15,563,500
016	\$3,271,800	\$-140,400	\$0	\$3,131,400
018	\$21,181,600	\$-1,776,100	\$0	\$19,405,500
019	\$1,202,200	\$0	\$0	\$1,202,200
020	\$17,200	\$0	\$0	\$17,200
021	\$289,400	\$0	\$0	\$289,400
022	\$0	\$0	\$0	\$0
023	\$0	\$0	\$0	\$0
024	\$0	\$0	\$0	\$0
025	\$9,283,800	\$0	\$0	\$9,283,800
026	\$791,800	\$0	\$0	\$791,800
027	\$0	\$0	\$0	\$0
028	\$0	\$0	\$0	\$0
029	\$0	\$-1,320,200	\$0	\$-1,320,200
Total	\$63,310,000	\$-3,236,700	\$0	\$60,073,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
005	\$6,792,400	\$10,834,009,900	0.06	\$58,439,602	\$35,064
010	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
012	\$4,916,300	\$10,834,009,900	0.05	\$58,439,602	\$29,220
013	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
014	\$15,563,500	\$10,834,009,900	0.14	\$58,439,602	\$81,815
016	\$3,131,400	\$10,834,009,900	0.03	\$58,439,602	\$17,532
018	\$19,405,500	\$10,834,009,900	0.18	\$58,439,602	\$105,191
019	\$1,202,200	\$10,834,009,900	0.01	\$58,439,602	\$5,844
020	\$17,200	\$10,834,009,900	0.00	\$58,439,602	\$0
021	\$289,400	\$10,834,009,900	0.00	\$58,439,602	\$0
022	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0

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023	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
024	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
025	\$9,283,800	\$10,834,009,900	0.09	\$58,439,602	\$52,596
026	\$791,800	\$10,834,009,900	0.01	\$58,439,602	\$5,844
027	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
028	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
029	\$-1,320,200	\$10,834,009,900	-0.01	\$58,439,602	\$-5,844
Total	\$60,073,300	\$10,834,009,900	0.56	\$58,439,602	\$327,262

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$5,844	\$0.05844

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2024	004	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	005	\$-564,100	\$9,863,427,300	-0.01	\$57,573,939	\$-5,757
2024	010	\$-200	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	012	\$21,351,300	\$9,863,427,300	0.22	\$57,573,939	\$126,663
2024	013	\$48,600	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	014	\$13,794,100	\$9,863,427,300	0.14	\$57,573,939	\$80,604
2024	016	\$3,115,700	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	018	\$5,546,300	\$9,863,427,300	0.06	\$57,573,939	\$34,544
2024	019	\$3,094,400	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	020	\$37,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	021	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	022	\$230,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	023	\$14,726,500	\$9,863,427,300	0.15	\$57,573,939	\$86,361
2024	024	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	025	\$12,274,100	\$9,863,427,300	0.12	\$57,573,939	\$69,089
2024	Total	\$73,654,300	\$9,863,427,300	0.74	\$57,573,939	\$426,047
2023	004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
2023	013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0

Form PE-300		TID Annual Report				2025 WI Dept of Revenue
2023	014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
2023	019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
2023	020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
2023	022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
2023	024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
2023	Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA JACQUET	Contact title FINANCE DIRECTOR
Contact email DIANA.JACQUET@GREENBAYWI.GOV	Contact phone (920) 448-3025

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2026	Report type ORIGINAL
TID number 020	TID type 3	TID name WHITNEY PARK	Creation date 09/25/2018	Mandatory termination date 09/25/2045	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-445,115

Section 3– Revenue	Amount
Tax increment	\$194,156
Investment income	\$178
Debt proceeds	
Special assessments	
Shared revenue	\$2,574
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$196,908

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Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$13,469
Professional services	\$18,800
Interest and fiscal charges	\$12,878
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name Whitney School Development LLC	\$116,553
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$161,850

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-410,057
Future costs	\$4,206,888
Future revenue	\$4,646,821
Surplus or deficit	\$29,876

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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
005	\$6,792,400	\$0	\$0	\$6,792,400
010	\$0	\$0	\$0	\$0
012	\$4,916,300	\$0	\$0	\$4,916,300
013	\$0	\$0	\$0	\$0
014	\$15,563,500	\$0	\$0	\$15,563,500
016	\$3,271,800	\$-140,400	\$0	\$3,131,400
018	\$21,181,600	\$-1,776,100	\$0	\$19,405,500
019	\$1,202,200	\$0	\$0	\$1,202,200
020	\$17,200	\$0	\$0	\$17,200
021	\$289,400	\$0	\$0	\$289,400
022	\$0	\$0	\$0	\$0
023	\$0	\$0	\$0	\$0
024	\$0	\$0	\$0	\$0
025	\$9,283,800	\$0	\$0	\$9,283,800
026	\$791,800	\$0	\$0	\$791,800
027	\$0	\$0	\$0	\$0
028	\$0	\$0	\$0	\$0
029	\$0	\$-1,320,200	\$0	\$-1,320,200
Total	\$63,310,000	\$-3,236,700	\$0	\$60,073,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
005	\$6,792,400	\$10,834,009,900	0.06	\$58,439,602	\$35,064
010	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
012	\$4,916,300	\$10,834,009,900	0.05	\$58,439,602	\$29,220
013	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
014	\$15,563,500	\$10,834,009,900	0.14	\$58,439,602	\$81,815
016	\$3,131,400	\$10,834,009,900	0.03	\$58,439,602	\$17,532
018	\$19,405,500	\$10,834,009,900	0.18	\$58,439,602	\$105,191
019	\$1,202,200	\$10,834,009,900	0.01	\$58,439,602	\$5,844
020	\$17,200	\$10,834,009,900	0.00	\$58,439,602	\$0
021	\$289,400	\$10,834,009,900	0.00	\$58,439,602	\$0
022	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0

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023	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
024	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
025	\$9,283,800	\$10,834,009,900	0.09	\$58,439,602	\$52,596
026	\$791,800	\$10,834,009,900	0.01	\$58,439,602	\$5,844
027	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
028	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
029	\$-1,320,200	\$10,834,009,900	-0.01	\$58,439,602	\$-5,844
Total	\$60,073,300	\$10,834,009,900	0.56	\$58,439,602	\$327,262

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2024	004	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	005	\$-564,100	\$9,863,427,300	-0.01	\$57,573,939	\$-5,757
2024	010	\$-200	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	012	\$21,351,300	\$9,863,427,300	0.22	\$57,573,939	\$126,663
2024	013	\$48,600	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	014	\$13,794,100	\$9,863,427,300	0.14	\$57,573,939	\$80,604
2024	016	\$3,115,700	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	018	\$5,546,300	\$9,863,427,300	0.06	\$57,573,939	\$34,544
2024	019	\$3,094,400	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	020	\$37,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	021	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	022	\$230,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	023	\$14,726,500	\$9,863,427,300	0.15	\$57,573,939	\$86,361
2024	024	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	025	\$12,274,100	\$9,863,427,300	0.12	\$57,573,939	\$69,089
2024	Total	\$73,654,300	\$9,863,427,300	0.74	\$57,573,939	\$426,047
2023	004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
2023	013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0

Form PE-300		TID Annual Report				2025 WI Dept of Revenue
2023	014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
2023	019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
2023	020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
2023	022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
2023	024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
2023	Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA JACQUET	Contact title FINANCE DIRECTOR
Contact email DIANA.JACQUET@GREENBAYWI.GOV	Contact phone (920) 448-3025

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2026	Report type ORIGINAL
TID number 021	TID type 2	TID name GREEN BAY PACKAGING	Creation date 09/25/2018	Mandatory termination date 09/25/2045	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$3,053,266

Section 3– Revenue	Amount
Tax increment	\$1,444,308
Investment income	\$174,874
Debt proceeds	
Special assessments	
Shared revenue	\$498,335
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$2,117,517

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	\$606,457
Administration	\$41,723
Professional services	\$800
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	\$211,325
Allocation to another TID	
TID number	
Developer grants	
Developer name Green Bay Packaging	\$1,130,115
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$1,990,570

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$3,180,213
Future costs	\$35,129,192
Future revenue	\$31,970,749
Surplus or deficit	\$21,770

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
005	\$6,792,400	\$0	\$0	\$6,792,400
010	\$0	\$0	\$0	\$0
012	\$4,916,300	\$0	\$0	\$4,916,300
013	\$0	\$0	\$0	\$0
014	\$15,563,500	\$0	\$0	\$15,563,500
016	\$3,271,800	\$-140,400	\$0	\$3,131,400
018	\$21,181,600	\$-1,776,100	\$0	\$19,405,500
019	\$1,202,200	\$0	\$0	\$1,202,200
020	\$17,200	\$0	\$0	\$17,200
021	\$289,400	\$0	\$0	\$289,400
022	\$0	\$0	\$0	\$0
023	\$0	\$0	\$0	\$0
024	\$0	\$0	\$0	\$0
025	\$9,283,800	\$0	\$0	\$9,283,800
026	\$791,800	\$0	\$0	\$791,800
027	\$0	\$0	\$0	\$0
028	\$0	\$0	\$0	\$0
029	\$0	\$-1,320,200	\$0	\$-1,320,200
Total	\$63,310,000	\$-3,236,700	\$0	\$60,073,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
005	\$6,792,400	\$10,834,009,900	0.06	\$58,439,602	\$35,064
010	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
012	\$4,916,300	\$10,834,009,900	0.05	\$58,439,602	\$29,220
013	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
014	\$15,563,500	\$10,834,009,900	0.14	\$58,439,602	\$81,815
016	\$3,131,400	\$10,834,009,900	0.03	\$58,439,602	\$17,532
018	\$19,405,500	\$10,834,009,900	0.18	\$58,439,602	\$105,191
019	\$1,202,200	\$10,834,009,900	0.01	\$58,439,602	\$5,844
020	\$17,200	\$10,834,009,900	0.00	\$58,439,602	\$0
021	\$289,400	\$10,834,009,900	0.00	\$58,439,602	\$0
022	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0

Form PE-300	TID Annual Report				2025 WI Dept of Revenue
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023	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
024	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
025	\$9,283,800	\$10,834,009,900	0.09	\$58,439,602	\$52,596
026	\$791,800	\$10,834,009,900	0.01	\$58,439,602	\$5,844
027	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
028	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
029	\$-1,320,200	\$10,834,009,900	-0.01	\$58,439,602	\$-5,844
Total	\$60,073,300	\$10,834,009,900	0.56	\$58,439,602	\$327,262

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2024	004	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	005	\$-564,100	\$9,863,427,300	-0.01	\$57,573,939	\$-5,757
2024	010	\$-200	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	012	\$21,351,300	\$9,863,427,300	0.22	\$57,573,939	\$126,663
2024	013	\$48,600	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	014	\$13,794,100	\$9,863,427,300	0.14	\$57,573,939	\$80,604
2024	016	\$3,115,700	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	018	\$5,546,300	\$9,863,427,300	0.06	\$57,573,939	\$34,544
2024	019	\$3,094,400	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	020	\$37,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	021	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	022	\$230,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	023	\$14,726,500	\$9,863,427,300	0.15	\$57,573,939	\$86,361
2024	024	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	025	\$12,274,100	\$9,863,427,300	0.12	\$57,573,939	\$69,089
2024	Total	\$73,654,300	\$9,863,427,300	0.74	\$57,573,939	\$426,047
2023	004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
2023	013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0

Form PE-300		TID Annual Report				2025 WI Dept of Revenue
2023	014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
2023	019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
2023	020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
2023	022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
2023	024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
2023	Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA JACQUET	Contact title FINANCE DIRECTOR
Contact email DIANA.JACQUET@GREENBAYWI.GOV	Contact phone (920) 448-3025

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2026	Report type ORIGINAL
TID number 022	TID type 2	TID name SHIPYARD	Creation date 09/17/2019	Mandatory termination date 09/17/2046	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$1,290,094

Section 3– Revenue	Amount
Tax increment	\$31,647
Investment income	\$172,133
Debt proceeds	\$5,000,000
Special assessments	
Shared revenue	\$2,212
Sale of property	
Allocation from another TID	
TID number 012	\$3,700,000
Developer guarantees	
Developer name Federal ERP grant	\$974,335
Developer name Brown County Grant	\$417,350
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source Property rental income	\$1,800
Total Revenue (deposits)	\$10,299,477

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	\$4,367,127
Administration	\$836,010
Professional services	\$29,979
Interest and fiscal charges	\$271,141
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$420,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name Merge	\$417,350
Transfer to other funds	
Fund	
Other expenditures	
Name Utilities	\$20,587
Total Expenditures	\$6,362,344

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$5,227,227
Future costs	\$52,280,153
Future revenue	\$47,096,791
Surplus or deficit	\$43,865

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
005	\$6,792,400	\$0	\$0	\$6,792,400
010	\$0	\$0	\$0	\$0
012	\$4,916,300	\$0	\$0	\$4,916,300
013	\$0	\$0	\$0	\$0
014	\$15,563,500	\$0	\$0	\$15,563,500
016	\$3,271,800	\$-140,400	\$0	\$3,131,400
018	\$21,181,600	\$-1,776,100	\$0	\$19,405,500
019	\$1,202,200	\$0	\$0	\$1,202,200
020	\$17,200	\$0	\$0	\$17,200
021	\$289,400	\$0	\$0	\$289,400
022	\$0	\$0	\$0	\$0
023	\$0	\$0	\$0	\$0
024	\$0	\$0	\$0	\$0
025	\$9,283,800	\$0	\$0	\$9,283,800
026	\$791,800	\$0	\$0	\$791,800
027	\$0	\$0	\$0	\$0
028	\$0	\$0	\$0	\$0
029	\$0	\$-1,320,200	\$0	\$-1,320,200
Total	\$63,310,000	\$-3,236,700	\$0	\$60,073,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
005	\$6,792,400	\$10,834,009,900	0.06	\$58,439,602	\$35,064
010	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
012	\$4,916,300	\$10,834,009,900	0.05	\$58,439,602	\$29,220
013	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
014	\$15,563,500	\$10,834,009,900	0.14	\$58,439,602	\$81,815
016	\$3,131,400	\$10,834,009,900	0.03	\$58,439,602	\$17,532
018	\$19,405,500	\$10,834,009,900	0.18	\$58,439,602	\$105,191
019	\$1,202,200	\$10,834,009,900	0.01	\$58,439,602	\$5,844
020	\$17,200	\$10,834,009,900	0.00	\$58,439,602	\$0
021	\$289,400	\$10,834,009,900	0.00	\$58,439,602	\$0
022	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0

Form PE-300	TID Annual Report				2025 WI Dept of Revenue
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023	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
024	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
025	\$9,283,800	\$10,834,009,900	0.09	\$58,439,602	\$52,596
026	\$791,800	\$10,834,009,900	0.01	\$58,439,602	\$5,844
027	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
028	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
029	\$-1,320,200	\$10,834,009,900	-0.01	\$58,439,602	\$-5,844
Total	\$60,073,300	\$10,834,009,900	0.56	\$58,439,602	\$327,262

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2024	004	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	005	\$-564,100	\$9,863,427,300	-0.01	\$57,573,939	\$-5,757
2024	010	\$-200	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	012	\$21,351,300	\$9,863,427,300	0.22	\$57,573,939	\$126,663
2024	013	\$48,600	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	014	\$13,794,100	\$9,863,427,300	0.14	\$57,573,939	\$80,604
2024	016	\$3,115,700	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	018	\$5,546,300	\$9,863,427,300	0.06	\$57,573,939	\$34,544
2024	019	\$3,094,400	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	020	\$37,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	021	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	022	\$230,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	023	\$14,726,500	\$9,863,427,300	0.15	\$57,573,939	\$86,361
2024	024	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	025	\$12,274,100	\$9,863,427,300	0.12	\$57,573,939	\$69,089
2024	Total	\$73,654,300	\$9,863,427,300	0.74	\$57,573,939	\$426,047
2023	004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
2023	013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0

Form PE-300		TID Annual Report				2025 WI Dept of Revenue
2023	014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
2023	019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
2023	020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
2023	022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
2023	024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
2023	Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA JACQUET	Contact title FINANCE DIRECTOR
Contact email DIANA.JACQUET@GREENBAYWI.GOV	Contact phone (920) 448-3025

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2026	Report type ORIGINAL
TID number 023	TID type 2	TID name LEGENDS DISTRICT	Creation date 09/17/2019	Mandatory termination date 09/17/2046	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-586,576

Section 3– Revenue	Amount
Tax increment	\$411,538
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$9,281
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name Legacy GB	\$100,190
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$521,009

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$27,859
Professional services	\$800
Interest and fiscal charges	\$7,376
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name Legacy Green Bay	\$314,400
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$350,585

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-416,152
Future costs	\$12,772,489
Future revenue	\$13,215,440
Surplus or deficit	\$26,799

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
005	\$6,792,400	\$0	\$0	\$6,792,400
010	\$0	\$0	\$0	\$0
012	\$4,916,300	\$0	\$0	\$4,916,300
013	\$0	\$0	\$0	\$0
014	\$15,563,500	\$0	\$0	\$15,563,500
016	\$3,271,800	\$-140,400	\$0	\$3,131,400
018	\$21,181,600	\$-1,776,100	\$0	\$19,405,500
019	\$1,202,200	\$0	\$0	\$1,202,200
020	\$17,200	\$0	\$0	\$17,200
021	\$289,400	\$0	\$0	\$289,400
022	\$0	\$0	\$0	\$0
023	\$0	\$0	\$0	\$0
024	\$0	\$0	\$0	\$0
025	\$9,283,800	\$0	\$0	\$9,283,800
026	\$791,800	\$0	\$0	\$791,800
027	\$0	\$0	\$0	\$0
028	\$0	\$0	\$0	\$0
029	\$0	\$-1,320,200	\$0	\$-1,320,200
Total	\$63,310,000	\$-3,236,700	\$0	\$60,073,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
005	\$6,792,400	\$10,834,009,900	0.06	\$58,439,602	\$35,064
010	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
012	\$4,916,300	\$10,834,009,900	0.05	\$58,439,602	\$29,220
013	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
014	\$15,563,500	\$10,834,009,900	0.14	\$58,439,602	\$81,815
016	\$3,131,400	\$10,834,009,900	0.03	\$58,439,602	\$17,532
018	\$19,405,500	\$10,834,009,900	0.18	\$58,439,602	\$105,191
019	\$1,202,200	\$10,834,009,900	0.01	\$58,439,602	\$5,844
020	\$17,200	\$10,834,009,900	0.00	\$58,439,602	\$0
021	\$289,400	\$10,834,009,900	0.00	\$58,439,602	\$0
022	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0

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023	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
024	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
025	\$9,283,800	\$10,834,009,900	0.09	\$58,439,602	\$52,596
026	\$791,800	\$10,834,009,900	0.01	\$58,439,602	\$5,844
027	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
028	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
029	\$-1,320,200	\$10,834,009,900	-0.01	\$58,439,602	\$-5,844
Total	\$60,073,300	\$10,834,009,900	0.56	\$58,439,602	\$327,262

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2024	004	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	005	\$-564,100	\$9,863,427,300	-0.01	\$57,573,939	\$-5,757
2024	010	\$-200	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	012	\$21,351,300	\$9,863,427,300	0.22	\$57,573,939	\$126,663
2024	013	\$48,600	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	014	\$13,794,100	\$9,863,427,300	0.14	\$57,573,939	\$80,604
2024	016	\$3,115,700	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	018	\$5,546,300	\$9,863,427,300	0.06	\$57,573,939	\$34,544
2024	019	\$3,094,400	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	020	\$37,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	021	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	022	\$230,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	023	\$14,726,500	\$9,863,427,300	0.15	\$57,573,939	\$86,361
2024	024	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	025	\$12,274,100	\$9,863,427,300	0.12	\$57,573,939	\$69,089
2024	Total	\$73,654,300	\$9,863,427,300	0.74	\$57,573,939	\$426,047
2023	004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
2023	013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0

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2023	014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
2023	019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
2023	020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
2023	022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
2023	024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
2023	Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA JACQUET	Contact title FINANCE DIRECTOR
Contact email DIANA.JACQUET@GREENBAYWI.GOV	Contact phone (920) 448-3025

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2026	Report type ORIGINAL
TID number 024	TID type 6	TID name Cherry St Development	Creation date 08/30/2022	Mandatory termination date 08/30/2042	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-77,375

Section 3– Revenue	Amount
Tax increment	\$11,210
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$4,738
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$15,948

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$9,409
Professional services	\$800
Interest and fiscal charges	\$2,585
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$12,944

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-74,371
Future costs	\$9,403,837
Future revenue	\$9,494,007
Surplus or deficit	\$15,799

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
005	\$6,792,400	\$0	\$0	\$6,792,400
010	\$0	\$0	\$0	\$0
012	\$4,916,300	\$0	\$0	\$4,916,300
013	\$0	\$0	\$0	\$0
014	\$15,563,500	\$0	\$0	\$15,563,500
016	\$3,271,800	\$-140,400	\$0	\$3,131,400
018	\$21,181,600	\$-1,776,100	\$0	\$19,405,500
019	\$1,202,200	\$0	\$0	\$1,202,200
020	\$17,200	\$0	\$0	\$17,200
021	\$289,400	\$0	\$0	\$289,400
022	\$0	\$0	\$0	\$0
023	\$0	\$0	\$0	\$0
024	\$0	\$0	\$0	\$0
025	\$9,283,800	\$0	\$0	\$9,283,800
026	\$791,800	\$0	\$0	\$791,800
027	\$0	\$0	\$0	\$0
028	\$0	\$0	\$0	\$0
029	\$0	\$-1,320,200	\$0	\$-1,320,200
Total	\$63,310,000	\$-3,236,700	\$0	\$60,073,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
005	\$6,792,400	\$10,834,009,900	0.06	\$58,439,602	\$35,064
010	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
012	\$4,916,300	\$10,834,009,900	0.05	\$58,439,602	\$29,220
013	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
014	\$15,563,500	\$10,834,009,900	0.14	\$58,439,602	\$81,815
016	\$3,131,400	\$10,834,009,900	0.03	\$58,439,602	\$17,532
018	\$19,405,500	\$10,834,009,900	0.18	\$58,439,602	\$105,191
019	\$1,202,200	\$10,834,009,900	0.01	\$58,439,602	\$5,844
020	\$17,200	\$10,834,009,900	0.00	\$58,439,602	\$0
021	\$289,400	\$10,834,009,900	0.00	\$58,439,602	\$0
022	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0

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023	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
024	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
025	\$9,283,800	\$10,834,009,900	0.09	\$58,439,602	\$52,596
026	\$791,800	\$10,834,009,900	0.01	\$58,439,602	\$5,844
027	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
028	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
029	\$-1,320,200	\$10,834,009,900	-0.01	\$58,439,602	\$-5,844
Total	\$60,073,300	\$10,834,009,900	0.56	\$58,439,602	\$327,262

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2024	004	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	005	\$-564,100	\$9,863,427,300	-0.01	\$57,573,939	\$-5,757
2024	010	\$-200	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	012	\$21,351,300	\$9,863,427,300	0.22	\$57,573,939	\$126,663
2024	013	\$48,600	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	014	\$13,794,100	\$9,863,427,300	0.14	\$57,573,939	\$80,604
2024	016	\$3,115,700	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	018	\$5,546,300	\$9,863,427,300	0.06	\$57,573,939	\$34,544
2024	019	\$3,094,400	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	020	\$37,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	021	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	022	\$230,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	023	\$14,726,500	\$9,863,427,300	0.15	\$57,573,939	\$86,361
2024	024	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	025	\$12,274,100	\$9,863,427,300	0.12	\$57,573,939	\$69,089
2024	Total	\$73,654,300	\$9,863,427,300	0.74	\$57,573,939	\$426,047
2023	004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
2023	013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0

Form PE-300		TID Annual Report				2025 WI Dept of Revenue
2023	014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
2023	019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
2023	020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
2023	022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
2023	024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
2023	Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA JACQUET	Contact title FINANCE DIRECTOR
Contact email DIANA.JACQUET@GREENBAYWI.GOV	Contact phone (920) 448-3025

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Section 1 – Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2026	Report type ORIGINAL
TID number 025	TID type 5	TID name Grand View Industrial Park	Creation date 08/30/2022	Mandatory termination date 08/30/2042	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-928,865

Section 3– Revenue	Amount
Tax increment	\$370,253
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	\$571,000
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$941,253

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Section 4 – Expenditures	Amount
Capital expenditures	\$427,051
Administration	\$28,415
Professional services	\$3,723
Interest and fiscal charges	\$22,761
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name Marketing & taxes	\$437
Total Expenditures	\$482,537

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-470,149
Future costs	\$23,982,577
Future revenue	\$24,536,983
Surplus or deficit	\$84,257

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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
005	\$6,792,400	\$0	\$0	\$6,792,400
010	\$0	\$0	\$0	\$0
012	\$4,916,300	\$0	\$0	\$4,916,300
013	\$0	\$0	\$0	\$0
014	\$15,563,500	\$0	\$0	\$15,563,500
016	\$3,271,800	\$-140,400	\$0	\$3,131,400
018	\$21,181,600	\$-1,776,100	\$0	\$19,405,500
019	\$1,202,200	\$0	\$0	\$1,202,200
020	\$17,200	\$0	\$0	\$17,200
021	\$289,400	\$0	\$0	\$289,400
022	\$0	\$0	\$0	\$0
023	\$0	\$0	\$0	\$0
024	\$0	\$0	\$0	\$0
025	\$9,283,800	\$0	\$0	\$9,283,800
026	\$791,800	\$0	\$0	\$791,800
027	\$0	\$0	\$0	\$0
028	\$0	\$0	\$0	\$0
029	\$0	\$-1,320,200	\$0	\$-1,320,200
Total	\$63,310,000	\$-3,236,700	\$0	\$60,073,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
005	\$6,792,400	\$10,834,009,900	0.06	\$58,439,602	\$35,064
010	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
012	\$4,916,300	\$10,834,009,900	0.05	\$58,439,602	\$29,220
013	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
014	\$15,563,500	\$10,834,009,900	0.14	\$58,439,602	\$81,815
016	\$3,131,400	\$10,834,009,900	0.03	\$58,439,602	\$17,532
018	\$19,405,500	\$10,834,009,900	0.18	\$58,439,602	\$105,191
019	\$1,202,200	\$10,834,009,900	0.01	\$58,439,602	\$5,844
020	\$17,200	\$10,834,009,900	0.00	\$58,439,602	\$0
021	\$289,400	\$10,834,009,900	0.00	\$58,439,602	\$0
022	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0

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023	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
024	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
025	\$9,283,800	\$10,834,009,900	0.09	\$58,439,602	\$52,596
026	\$791,800	\$10,834,009,900	0.01	\$58,439,602	\$5,844
027	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
028	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
029	\$-1,320,200	\$10,834,009,900	-0.01	\$58,439,602	\$-5,844
Total	\$60,073,300	\$10,834,009,900	0.56	\$58,439,602	\$327,262

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$52,596	\$0.52596

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2024	004	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	005	\$-564,100	\$9,863,427,300	-0.01	\$57,573,939	\$-5,757
2024	010	\$-200	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	012	\$21,351,300	\$9,863,427,300	0.22	\$57,573,939	\$126,663
2024	013	\$48,600	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	014	\$13,794,100	\$9,863,427,300	0.14	\$57,573,939	\$80,604
2024	016	\$3,115,700	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	018	\$5,546,300	\$9,863,427,300	0.06	\$57,573,939	\$34,544
2024	019	\$3,094,400	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	020	\$37,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	021	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	022	\$230,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	023	\$14,726,500	\$9,863,427,300	0.15	\$57,573,939	\$86,361
2024	024	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	025	\$12,274,100	\$9,863,427,300	0.12	\$57,573,939	\$69,089
2024	Total	\$73,654,300	\$9,863,427,300	0.74	\$57,573,939	\$426,047
2023	004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
2023	013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0

Form PE-300		TID Annual Report				2025 WI Dept of Revenue
2023	014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
2023	019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
2023	020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
2023	022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
2023	024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
2023	Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

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Section 7 – Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA JACQUET	Contact title FINANCE DIRECTOR
Contact email DIANA.JACQUET@GREENBAYWI.GOV	Contact phone (920) 448-3025

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code	Municipality		County	Due date	Report type
05231	GREEN BAY		BROWN	07/01/2026	ORIGINAL
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
026	3	Southwest Woods	08/27/2024	08/27/2051	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$0

Section 3– Revenue	Amount
Tax increment	\$0
Investment income	\$52,714
Debt proceeds	\$2,000,000
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$2,052,714

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Section 4 – Expenditures	Amount
Capital expenditures	\$2,113,875
Administration	\$38,397
Professional services	\$5,884
Interest and fiscal charges	\$692
DOR fees	\$1,150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$2,159,998

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-107,284
Future costs	\$14,802,638
Future revenue	\$14,967,076
Surplus or deficit	\$57,154

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
005	\$6,792,400	\$0	\$0	\$6,792,400
010	\$0	\$0	\$0	\$0
012	\$4,916,300	\$0	\$0	\$4,916,300
013	\$0	\$0	\$0	\$0
014	\$15,563,500	\$0	\$0	\$15,563,500
016	\$3,271,800	\$-140,400	\$0	\$3,131,400
018	\$21,181,600	\$-1,776,100	\$0	\$19,405,500
019	\$1,202,200	\$0	\$0	\$1,202,200
020	\$17,200	\$0	\$0	\$17,200
021	\$289,400	\$0	\$0	\$289,400
022	\$0	\$0	\$0	\$0
023	\$0	\$0	\$0	\$0
024	\$0	\$0	\$0	\$0
025	\$9,283,800	\$0	\$0	\$9,283,800
026	\$791,800	\$0	\$0	\$791,800
027	\$0	\$0	\$0	\$0
028	\$0	\$0	\$0	\$0
029	\$0	\$-1,320,200	\$0	\$-1,320,200
Total	\$63,310,000	\$-3,236,700	\$0	\$60,073,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
005	\$6,792,400	\$10,834,009,900	0.06	\$58,439,602	\$35,064
010	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
012	\$4,916,300	\$10,834,009,900	0.05	\$58,439,602	\$29,220
013	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
014	\$15,563,500	\$10,834,009,900	0.14	\$58,439,602	\$81,815
016	\$3,131,400	\$10,834,009,900	0.03	\$58,439,602	\$17,532
018	\$19,405,500	\$10,834,009,900	0.18	\$58,439,602	\$105,191
019	\$1,202,200	\$10,834,009,900	0.01	\$58,439,602	\$5,844
020	\$17,200	\$10,834,009,900	0.00	\$58,439,602	\$0
021	\$289,400	\$10,834,009,900	0.00	\$58,439,602	\$0
022	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0

Form PE-300	TID Annual Report				2025 WI Dept of Revenue
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023	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
024	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
025	\$9,283,800	\$10,834,009,900	0.09	\$58,439,602	\$52,596
026	\$791,800	\$10,834,009,900	0.01	\$58,439,602	\$5,844
027	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
028	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
029	\$-1,320,200	\$10,834,009,900	-0.01	\$58,439,602	\$-5,844
Total	\$60,073,300	\$10,834,009,900	0.56	\$58,439,602	\$327,262

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$5,844	\$0.05844

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2024	004	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	005	\$-564,100	\$9,863,427,300	-0.01	\$57,573,939	\$-5,757
2024	010	\$-200	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	012	\$21,351,300	\$9,863,427,300	0.22	\$57,573,939	\$126,663
2024	013	\$48,600	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	014	\$13,794,100	\$9,863,427,300	0.14	\$57,573,939	\$80,604
2024	016	\$3,115,700	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	018	\$5,546,300	\$9,863,427,300	0.06	\$57,573,939	\$34,544
2024	019	\$3,094,400	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	020	\$37,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	021	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	022	\$230,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	023	\$14,726,500	\$9,863,427,300	0.15	\$57,573,939	\$86,361
2024	024	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	025	\$12,274,100	\$9,863,427,300	0.12	\$57,573,939	\$69,089
2024	Total	\$73,654,300	\$9,863,427,300	0.74	\$57,573,939	\$426,047
2023	004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
2023	013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0

Form PE-300		TID Annual Report				2025 WI Dept of Revenue
2023	014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
2023	019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
2023	020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
2023	022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
2023	024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
2023	Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA JACQUET	Contact title FINANCE DIRECTOR
Contact email DIANA.JACQUET@GREENBAYWI.GOV	Contact phone (920) 448-3025

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2026	Report type ORIGINAL
TID number 027	TID type 2	TID name NEW LAND	Creation date 08/27/2024	Mandatory termination date 08/27/2051	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$0

Section 3– Revenue	Amount
Tax increment	\$0
Investment income	\$69,395
Debt proceeds	\$9,756,831
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$9,826,226

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$42,639
Professional services	\$3,634
Interest and fiscal charges	\$354
DOR fees	\$1,150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name New Land	\$8,500,000
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$8,547,777

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$1,278,449
Future costs	\$35,167,506
Future revenue	\$33,944,636
Surplus or deficit	\$55,579

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
005	\$6,792,400	\$0	\$0	\$6,792,400
010	\$0	\$0	\$0	\$0
012	\$4,916,300	\$0	\$0	\$4,916,300
013	\$0	\$0	\$0	\$0
014	\$15,563,500	\$0	\$0	\$15,563,500
016	\$3,271,800	\$-140,400	\$0	\$3,131,400
018	\$21,181,600	\$-1,776,100	\$0	\$19,405,500
019	\$1,202,200	\$0	\$0	\$1,202,200
020	\$17,200	\$0	\$0	\$17,200
021	\$289,400	\$0	\$0	\$289,400
022	\$0	\$0	\$0	\$0
023	\$0	\$0	\$0	\$0
024	\$0	\$0	\$0	\$0
025	\$9,283,800	\$0	\$0	\$9,283,800
026	\$791,800	\$0	\$0	\$791,800
027	\$0	\$0	\$0	\$0
028	\$0	\$0	\$0	\$0
029	\$0	\$-1,320,200	\$0	\$-1,320,200
Total	\$63,310,000	\$-3,236,700	\$0	\$60,073,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
005	\$6,792,400	\$10,834,009,900	0.06	\$58,439,602	\$35,064
010	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
012	\$4,916,300	\$10,834,009,900	0.05	\$58,439,602	\$29,220
013	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
014	\$15,563,500	\$10,834,009,900	0.14	\$58,439,602	\$81,815
016	\$3,131,400	\$10,834,009,900	0.03	\$58,439,602	\$17,532
018	\$19,405,500	\$10,834,009,900	0.18	\$58,439,602	\$105,191
019	\$1,202,200	\$10,834,009,900	0.01	\$58,439,602	\$5,844
020	\$17,200	\$10,834,009,900	0.00	\$58,439,602	\$0
021	\$289,400	\$10,834,009,900	0.00	\$58,439,602	\$0
022	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0

Form PE-300	TID Annual Report				2025 WI Dept of Revenue
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023	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
024	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
025	\$9,283,800	\$10,834,009,900	0.09	\$58,439,602	\$52,596
026	\$791,800	\$10,834,009,900	0.01	\$58,439,602	\$5,844
027	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
028	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
029	\$-1,320,200	\$10,834,009,900	-0.01	\$58,439,602	\$-5,844
Total	\$60,073,300	\$10,834,009,900	0.56	\$58,439,602	\$327,262

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2024	004	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	005	\$-564,100	\$9,863,427,300	-0.01	\$57,573,939	\$-5,757
2024	010	\$-200	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	012	\$21,351,300	\$9,863,427,300	0.22	\$57,573,939	\$126,663
2024	013	\$48,600	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	014	\$13,794,100	\$9,863,427,300	0.14	\$57,573,939	\$80,604
2024	016	\$3,115,700	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	018	\$5,546,300	\$9,863,427,300	0.06	\$57,573,939	\$34,544
2024	019	\$3,094,400	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	020	\$37,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	021	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	022	\$230,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	023	\$14,726,500	\$9,863,427,300	0.15	\$57,573,939	\$86,361
2024	024	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	025	\$12,274,100	\$9,863,427,300	0.12	\$57,573,939	\$69,089
2024	Total	\$73,654,300	\$9,863,427,300	0.74	\$57,573,939	\$426,047
2023	004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
2023	013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0

Form PE-300		TID Annual Report				2025 WI Dept of Revenue
2023	014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
2023	019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
2023	020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
2023	022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
2023	024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
2023	Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA JACQUET	Contact title FINANCE DIRECTOR
Contact email DIANA.JACQUET@GREENBAYWI.GOV	Contact phone (920) 448-3025

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2026	Report type ORIGINAL
TID number 028	TID type 3	TID name JBS	Creation date 08/27/2024	Mandatory termination date 08/27/2051	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$0

Section 3– Revenue	Amount
Tax increment	\$0
Investment income	\$118,830
Debt proceeds	\$5,500,000
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
TID number 012	\$2,000,000
Developer guarantees	
Developer name	
Transfer from other funds	
Source Special Revenue Fund	\$68,200
Grants	
Source NIF	\$1,464,412
Other revenue	
Source	
Total Revenue (deposits)	\$9,151,442

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	\$4,646,769
Administration	\$44,180
Professional services	\$3,634
Interest and fiscal charges	\$8,614
DOR fees	\$1,150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$4,704,347

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$4,447,095
Future costs	\$29,625,131
Future revenue	\$25,209,551
Surplus or deficit	\$31,515

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
005	\$6,792,400	\$0	\$0	\$6,792,400
010	\$0	\$0	\$0	\$0
012	\$4,916,300	\$0	\$0	\$4,916,300
013	\$0	\$0	\$0	\$0
014	\$15,563,500	\$0	\$0	\$15,563,500
016	\$3,271,800	\$-140,400	\$0	\$3,131,400
018	\$21,181,600	\$-1,776,100	\$0	\$19,405,500
019	\$1,202,200	\$0	\$0	\$1,202,200
020	\$17,200	\$0	\$0	\$17,200
021	\$289,400	\$0	\$0	\$289,400
022	\$0	\$0	\$0	\$0
023	\$0	\$0	\$0	\$0
024	\$0	\$0	\$0	\$0
025	\$9,283,800	\$0	\$0	\$9,283,800
026	\$791,800	\$0	\$0	\$791,800
027	\$0	\$0	\$0	\$0
028	\$0	\$0	\$0	\$0
029	\$0	\$-1,320,200	\$0	\$-1,320,200
Total	\$63,310,000	\$-3,236,700	\$0	\$60,073,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
005	\$6,792,400	\$10,834,009,900	0.06	\$58,439,602	\$35,064
010	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
012	\$4,916,300	\$10,834,009,900	0.05	\$58,439,602	\$29,220
013	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
014	\$15,563,500	\$10,834,009,900	0.14	\$58,439,602	\$81,815
016	\$3,131,400	\$10,834,009,900	0.03	\$58,439,602	\$17,532
018	\$19,405,500	\$10,834,009,900	0.18	\$58,439,602	\$105,191
019	\$1,202,200	\$10,834,009,900	0.01	\$58,439,602	\$5,844
020	\$17,200	\$10,834,009,900	0.00	\$58,439,602	\$0
021	\$289,400	\$10,834,009,900	0.00	\$58,439,602	\$0
022	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0

Form PE-300	TID Annual Report				2025 WI Dept of Revenue
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023	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
024	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
025	\$9,283,800	\$10,834,009,900	0.09	\$58,439,602	\$52,596
026	\$791,800	\$10,834,009,900	0.01	\$58,439,602	\$5,844
027	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
028	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
029	\$-1,320,200	\$10,834,009,900	-0.01	\$58,439,602	\$-5,844
Total	\$60,073,300	\$10,834,009,900	0.56	\$58,439,602	\$327,262

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2024	004	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	005	\$-564,100	\$9,863,427,300	-0.01	\$57,573,939	\$-5,757
2024	010	\$-200	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	012	\$21,351,300	\$9,863,427,300	0.22	\$57,573,939	\$126,663
2024	013	\$48,600	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	014	\$13,794,100	\$9,863,427,300	0.14	\$57,573,939	\$80,604
2024	016	\$3,115,700	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	018	\$5,546,300	\$9,863,427,300	0.06	\$57,573,939	\$34,544
2024	019	\$3,094,400	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	020	\$37,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	021	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	022	\$230,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	023	\$14,726,500	\$9,863,427,300	0.15	\$57,573,939	\$86,361
2024	024	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	025	\$12,274,100	\$9,863,427,300	0.12	\$57,573,939	\$69,089
2024	Total	\$73,654,300	\$9,863,427,300	0.74	\$57,573,939	\$426,047
2023	004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
2023	013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0

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2023	014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
2023	019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
2023	020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
2023	022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
2023	024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
2023	Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 7 – Preparer/Contact Information

Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA JACQUET	Contact title FINANCE DIRECTOR
Contact email DIANA.JACQUET@GREENBAYWI.GOV	Contact phone (920) 448-3025

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Section 1 – Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2026	Report type ORIGINAL
TID number 029	TID type 3	TID name Public Market	Creation date 09/17/2024	Mandatory termination date 09/17/2051	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$0

Section 3– Revenue	Amount
Tax increment	\$0
Investment income	\$27,199
Debt proceeds	\$1,000,000
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$1,027,199

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$24,201
Professional services	\$20,014
Interest and fiscal charges	\$391
DOR fees	\$1,150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$45,756

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$981,443
Future costs	\$5,462,818
Future revenue	\$4,523,478
Surplus or deficit	\$42,103

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
005	\$6,792,400	\$0	\$0	\$6,792,400
010	\$0	\$0	\$0	\$0
012	\$4,916,300	\$0	\$0	\$4,916,300
013	\$0	\$0	\$0	\$0
014	\$15,563,500	\$0	\$0	\$15,563,500
016	\$3,271,800	\$-140,400	\$0	\$3,131,400
018	\$21,181,600	\$-1,776,100	\$0	\$19,405,500
019	\$1,202,200	\$0	\$0	\$1,202,200
020	\$17,200	\$0	\$0	\$17,200
021	\$289,400	\$0	\$0	\$289,400
022	\$0	\$0	\$0	\$0
023	\$0	\$0	\$0	\$0
024	\$0	\$0	\$0	\$0
025	\$9,283,800	\$0	\$0	\$9,283,800
026	\$791,800	\$0	\$0	\$791,800
027	\$0	\$0	\$0	\$0
028	\$0	\$0	\$0	\$0
029	\$0	\$-1,320,200	\$0	\$-1,320,200
Total	\$63,310,000	\$-3,236,700	\$0	\$60,073,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
005	\$6,792,400	\$10,834,009,900	0.06	\$58,439,602	\$35,064
010	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
012	\$4,916,300	\$10,834,009,900	0.05	\$58,439,602	\$29,220
013	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
014	\$15,563,500	\$10,834,009,900	0.14	\$58,439,602	\$81,815
016	\$3,131,400	\$10,834,009,900	0.03	\$58,439,602	\$17,532
018	\$19,405,500	\$10,834,009,900	0.18	\$58,439,602	\$105,191
019	\$1,202,200	\$10,834,009,900	0.01	\$58,439,602	\$5,844
020	\$17,200	\$10,834,009,900	0.00	\$58,439,602	\$0
021	\$289,400	\$10,834,009,900	0.00	\$58,439,602	\$0
022	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0

Form PE-300	TID Annual Report				2025 WI Dept of Revenue
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023	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
024	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
025	\$9,283,800	\$10,834,009,900	0.09	\$58,439,602	\$52,596
026	\$791,800	\$10,834,009,900	0.01	\$58,439,602	\$5,844
027	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
028	\$0	\$10,834,009,900	0.00	\$58,439,602	\$0
029	\$-1,320,200	\$10,834,009,900	-0.01	\$58,439,602	\$-5,844
Total	\$60,073,300	\$10,834,009,900	0.56	\$58,439,602	\$327,262

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2024	004	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	005	\$-564,100	\$9,863,427,300	-0.01	\$57,573,939	\$-5,757
2024	010	\$-200	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	012	\$21,351,300	\$9,863,427,300	0.22	\$57,573,939	\$126,663
2024	013	\$48,600	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	014	\$13,794,100	\$9,863,427,300	0.14	\$57,573,939	\$80,604
2024	016	\$3,115,700	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	018	\$5,546,300	\$9,863,427,300	0.06	\$57,573,939	\$34,544
2024	019	\$3,094,400	\$9,863,427,300	0.03	\$57,573,939	\$17,272
2024	020	\$37,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	021	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	022	\$230,300	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	023	\$14,726,500	\$9,863,427,300	0.15	\$57,573,939	\$86,361
2024	024	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
2024	025	\$12,274,100	\$9,863,427,300	0.12	\$57,573,939	\$69,089
2024	Total	\$73,654,300	\$9,863,427,300	0.74	\$57,573,939	\$426,047
2023	004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
2023	013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0

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2023	016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
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2023	Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA JACQUET	Contact title FINANCE DIRECTOR
Contact email DIANA.JACQUET@GREENBAYWI.GOV	Contact phone (920) 448-3025



Report to the
**Tax Incremental Districts Joint Review Board
of the City of Green Bay**

MEETING DATE

July 14, 2026

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # E.2

Consideration with possible action to review and discuss the draft Project Plan for Tax Incremental District No. 33 (TIF 33), Velp and Locust.

BACKGROUND

The proposed Project Plan for Tax Incremental District (TID) No. 33 is presented to the Joint Review Board for its initial review pursuant to Wis. Stat. § 66.1105. The proposed district is a blighted area district comprising approximately 34.3 acres generally located along the Velp Avenue corridor. The district is proposed to facilitate the redevelopment of the area through the construction of approximately 90 multifamily residential units and associated public improvements.

The Project Plan identifies the proposed district boundary, estimated project costs, anticipated development, financing plan, and the statutory findings supporting creation of the district. The City anticipates approximately \$2.46 million in eligible project costs, including a PAYGo developer incentive, which is expected to leverage approximately \$12.19 million in new taxable value. Other eligible project costs include land acquisition, site preparation activities, environmental assessment and remediation, utility and infrastructure improvements, street and streetscape improvements, professional services, and administrative costs. The District projected to recover project costs well within its statutory life.

At this meeting, the Joint Review Board is asked to receive the proposed Project Plan and begin its review. The Board's statutory consideration of the Project Plan and approval of the district will occur at a subsequent meeting following RDA and Common Council action on the proposed TID.

RECOMMENDATION

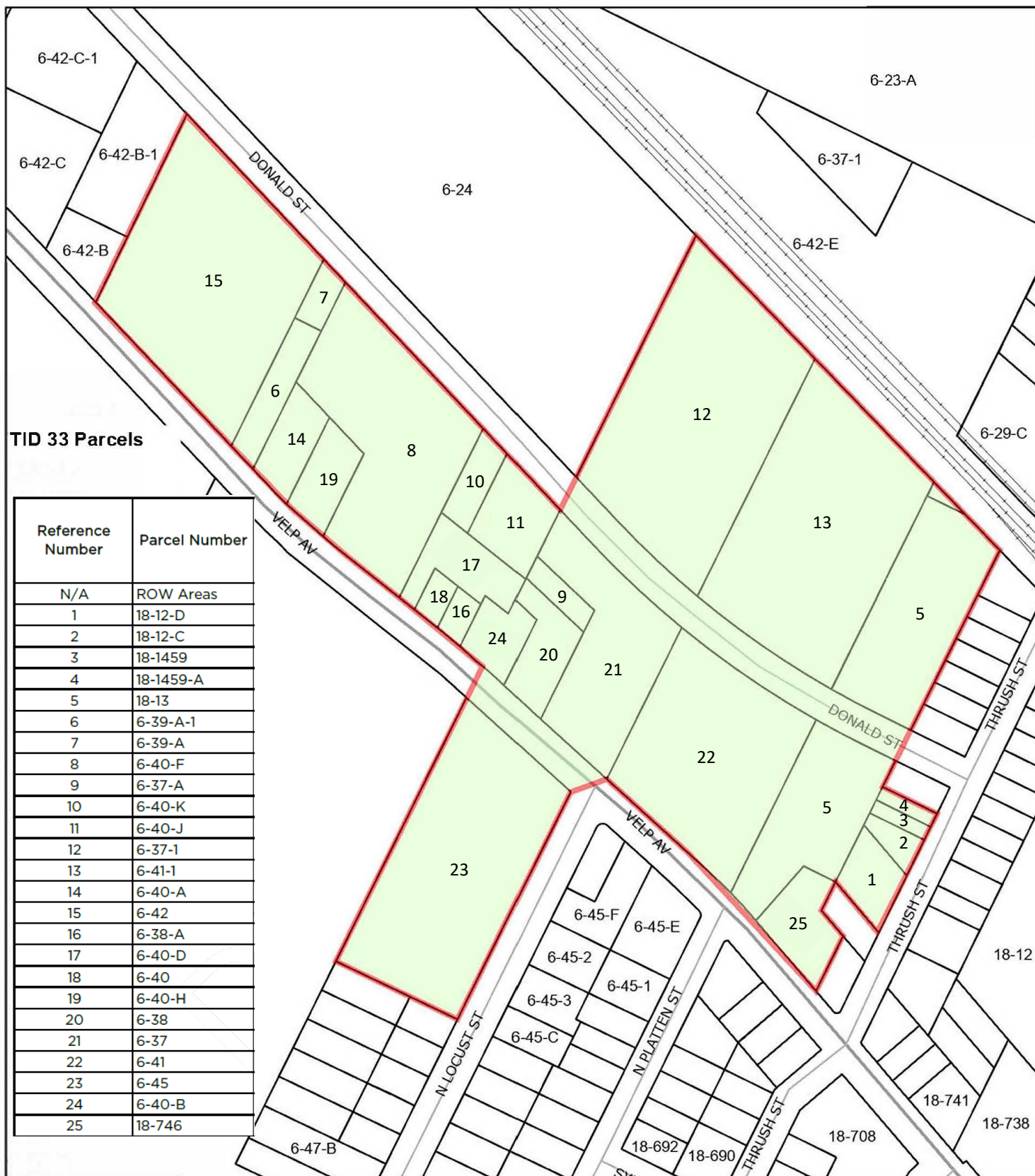
Receive and place on file.

FISCAL IMPACT

A fiscal impact analysis has been included as part of the draft Project Plan and will be discussed at the meeting.

ATTACHMENTS

1. TID 33 Boundary Map 7.14.26
2. DRAFT Green Bay TID 33 Project Plan 7.14.26



TID 33

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0 125 250 500 Feet



TID Boundary

TID Parcel

July 14, 2026

PROJECT PLAN

City of Green Bay, Wisconsin

Tax Incremental District No. 33

Velp and Locust



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	July 14 th , 2026
Public Hearing Held:	July 14 th , 2026
Consideration by RDA:	July 14 th , 2026
Consideration by Common Council:	August 18 th , 2026
Consideration by the Joint Review Board:	Scheduled for TBD

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SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 33 (“District”) is a proposed Blighted Area District comprising approximately 34.3 acres located in the northwestern part of the City along Velp Avenue. The District will be created to pay the costs of development incentives needed to support the infill development of 90 multifamily residential units (“Project”) by Velp Locust Investments, LLC (“Developer”). In addition to the incremental property value that will be created, the City expects the Project will result in short-term construction related job creation related to housing development, ongoing employment for jobs in maintenance, landscaping, etc., increased retail and service demand, provision of new housing units to address a shortage in the City, additional school district revenue, and the expansion of City and utility infrastructure.

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$2.46 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$2.00 million in Pay As You Go (“PAYGO”) developer incentives and \$464 thousand in ongoing planning and administrative costs.

The City also expects future project costs to be incurred to improve the parcels north of Velp Avenue. However, specific projects and cost estimates are not available at the time of District creation.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$12.19 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 12 of its allowable 27 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. The Developer will incur costs to redevelop the property within the District that are not expected to be fully recovered through sale or rent while also generating market-appropriate investor returns. The City has evaluated a request from the Developer for Tax Incremental Financing (“TIF”) assistance and confirmed that the public investment is necessary, and that “but for” that investment, the related redevelopment will not occur.

The development incentives included in this Plan are based on Development Agreement 26-03 (the “Agreement”) which prescribed the incentive would be provided on a PAYGO basis to assist with the costs associated with the Qualified Expenditures as defined in the Agreement.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered that the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1.
5. Based on the foregoing finding, the District is designated as a blighted area district.

6. The Project Costs relate directly to the elimination of blight in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

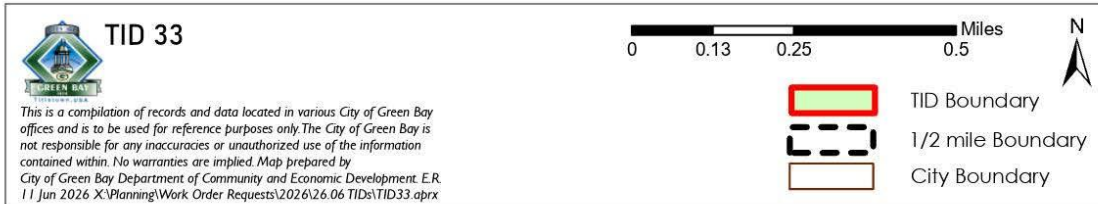
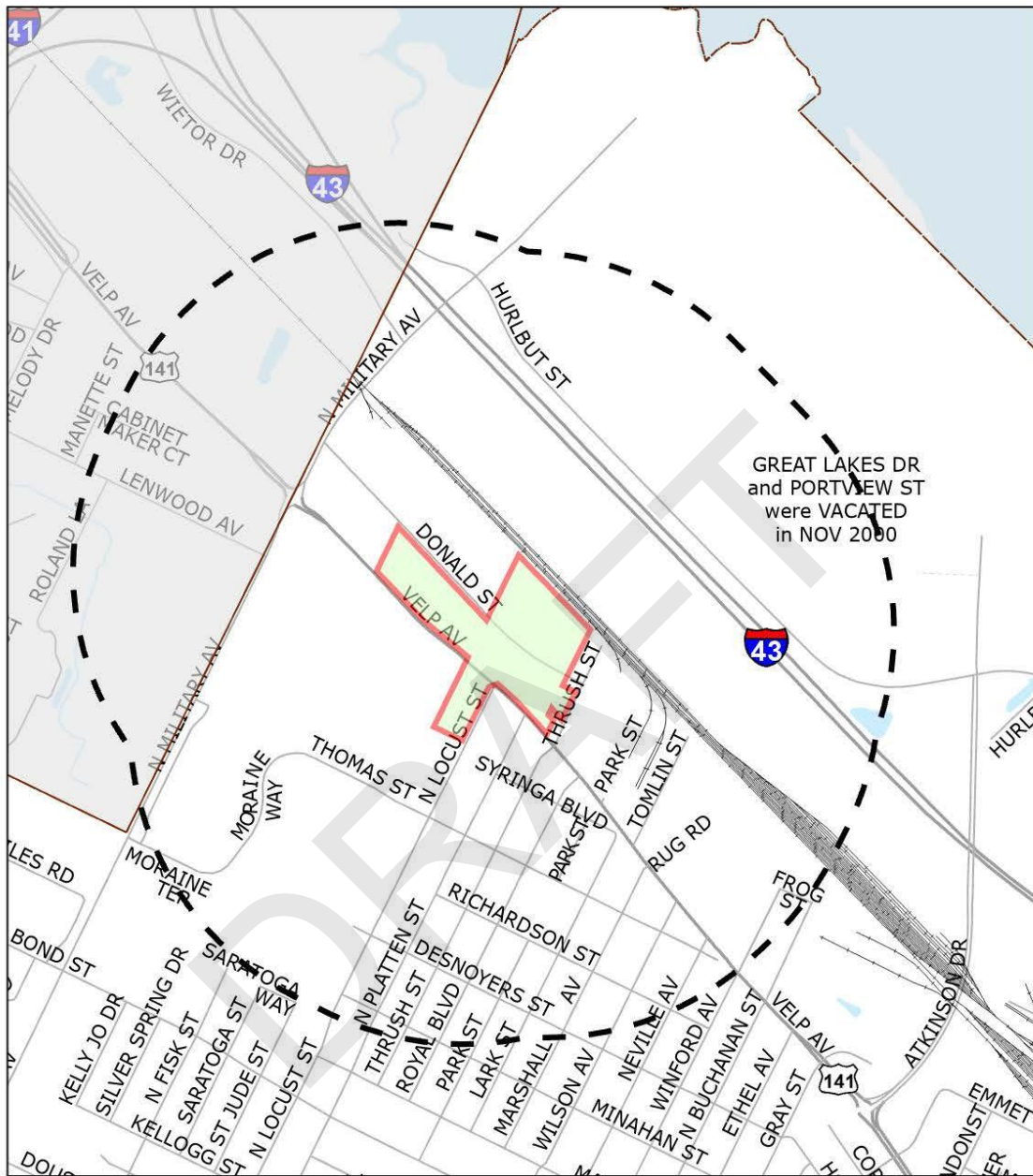
SECTION 2:

Preliminary Map of Proposed District Boundary

Map Found on Following Page.

DRAFT





SECTION 3:

Map Showing Existing Uses and Conditions

Map Found on Following Page.

DRAFT



TID 33

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 11 Jun 2026 X:\Planning\Work Order Requests\2026\26.06 TIDs\TID33.aprx

1. Industrial
2. Undeveloped Open Space



TID Boundary

Blighted Area

0 125 250 500 Feet



SECTION 4:

Preliminary Parcel List and Analysis

The District will consist of the parcels identified in the below tables:

Parcel Data

Reference Number	Parcel Number	Address	Acres	Acres	Blighted Condition
				Blighted	
N/A	ROW Areas		1.92		
1	18-12-D	1343 THRUSH ST	0.38	0.38	Condition 1
2	18-12-C	1353 THRUSH ST	0.16	0.16	Condition 1
3	18-1459	1355 THRUSH ST	0.09	0.09	Condition 1
4	18-1459-A	1357 THRUSH ST	0.09	0.09	Condition 1
5	18-13	1354 VELP AVE	3.29	3.29	Condition 1
6	6-39-A-1	1464 VELP AVE	0.43	0.43	Condition 1
7	6-39-A	1465 DONALD ST	0.17	0.17	Condition 1
8	6-40-F	1440 VELP AVE	2.81	2.81	Condition 1
9	6-37-A	0 DONALD ST	0.18	0.18	Condition 1
10	6-40-K	0 DONALD ST	0.29		
11	6-40-J	1415 DONALD ST	0.58		
12	6-37-1	0 DONALD ST	5.05	5.05	Condition 1
13	6-41-1	0 DONALD ST	3.92	3.92	Condition 1
14	6-40-A	1462 VELP AVE	0.43		
15	6-42	1470 VELP AVE	3.76	3.76	Condition 1
16	6-38-A	1422 VELP AVE	0.13		
17	6-40-D	1428 VELP AVE	0.55		
18	6-40	1428 VELP AVE	0.13		
19	6-40-H	1454 VELP AVE	0.43	0.43	Condition 1
20	6-38	1406 VELP AVE	0.51	0.51	Condition 1
21	6-37	1396 VELP AVE	1.76	1.76	Condition 1
22	6-41	1360 VELP AVE	2.79		
23	6-45	1409 VELP AVE	3.58	3.58	Condition 1
24	6-40-B	1416 VELP AVE	0.36		
25	18-746	1346 VELP AVE	0.55	0.55	Condition 1
TOTALS			34.30	27.14	

Percentage of TID Area Designated as Blighted (at least 50%) 79%

Percentage of TID Area Not Designated as Blighted 21%

Total Area 100%

Condition 1:

The identified parcels are designated as blighted due to the existence of conditions which endanger life or property and factors that are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and are deemed detrimental to public health, safety, morals or welfare. Further, the City has identified the parcels as potential brownfields in the Velp Avenue Areawide Plan completed in June 2017.

Calculation of Estimated Base Value¹

Parcel	Assessed Value			Equalized Value ²		
	Land	Improvement	Total	Land	Improvement	Total
18-12-D	41,000	79,700	120,700	55,900	108,700	164,600
18-12-C	16,100	0	16,100	22,000	0	22,000
18-1459	9,400	0	9,400	12,800	0	12,800
18-1459-A	9,400	0	9,400	12,800	0	12,800
18-13	392,600	173,600	566,200	535,600	236,800	772,400
6-39-A-1	74,400	53,700	128,100	101,500	73,300	174,800
6-39-A	18,700	42,000	60,700	25,500	57,300	82,800
6-40-F	247,900	1,395,100	1,643,000	338,200	1,903,300	2,241,500
6-37-A	10,900	0	10,900	14,900	0	14,900
6-40-K	26,300	24,700	51,000	35,900	33,700	69,600
6-40-J	53,200	511,700	564,900	72,600	698,100	770,700
6-37-1	265,700	0	265,700	362,500	0	362,500
6-41-1	244,100	0	244,100	333,000	0	333,000
6-40-A	93,700	88,800	182,500	127,800	121,200	249,000
6-42	473,700	0	473,700	646,300	0	646,300
6-38-A	28,100	23,700	51,800	38,300	32,300	70,600
6-40-D	110,200	18,800	129,000	150,300	25,600	175,900
6-40	28,000	75,200	103,200	38,200	102,600	140,800
6-40-H	93,700	121,200	214,900	127,800	165,400	293,200
6-38	111,000	37,400	148,400	151,400	51,000	202,400
6-37	255,500	222,400	477,900	348,600	303,400	652,000
6-41	384,800	280,000	664,800	525,000	382,000	907,000
6-45	457,400	107,200	564,600	624,000	146,300	770,300
6-40-B	78,000	0	78,000	106,400	0	106,400
18-746	116,900	293,900	410,800	159,500	401,000	560,500
TOTALS	3,640,700	3,549,100	7,189,800	4,966,800	4,842,000	9,808,800

1) Estimated based on values as of January 1, 2025. Actual base value will be as of January 1, 2026.

2) Calculation based on aggregate assessment ratio of 73.30%.

SECTION 5: Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

Calculation of City Equalized Value Limit

City TID IN Equalized Value (Jan. 1, 2025)	\$ 11,886,581,700
TID Valuation Limit @ 12% of Above Value	\$ 1,426,389,804

Calculation of Value Subject to Limit

Estimated Base Value of Territory to be Included in District	\$ 9,808,800
Incremental Value of Existing Districts (Jan. 1, 2025)	<u>\$ 884,537,600</u>
Total Value Subject to 12% Valuation Limit	\$ 894,346,400
Total Percentage of TID IN Equalized Value	7.52%
Residual Value Capacity of TID IN Equalized Value	\$ 532,043,404

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$894,346,400. This value is less than the maximum of \$1,426,389,804 in equalized value that is permitted for the City.

SECTION 6:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the

implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Contribution to Redevelopment Authority (RDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property

acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the CDA RDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the City, through its RDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Rail Spur

To allow for development, the City may incur costs for installation of a rail spur or other railway improvements to serve development sites located within the District.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

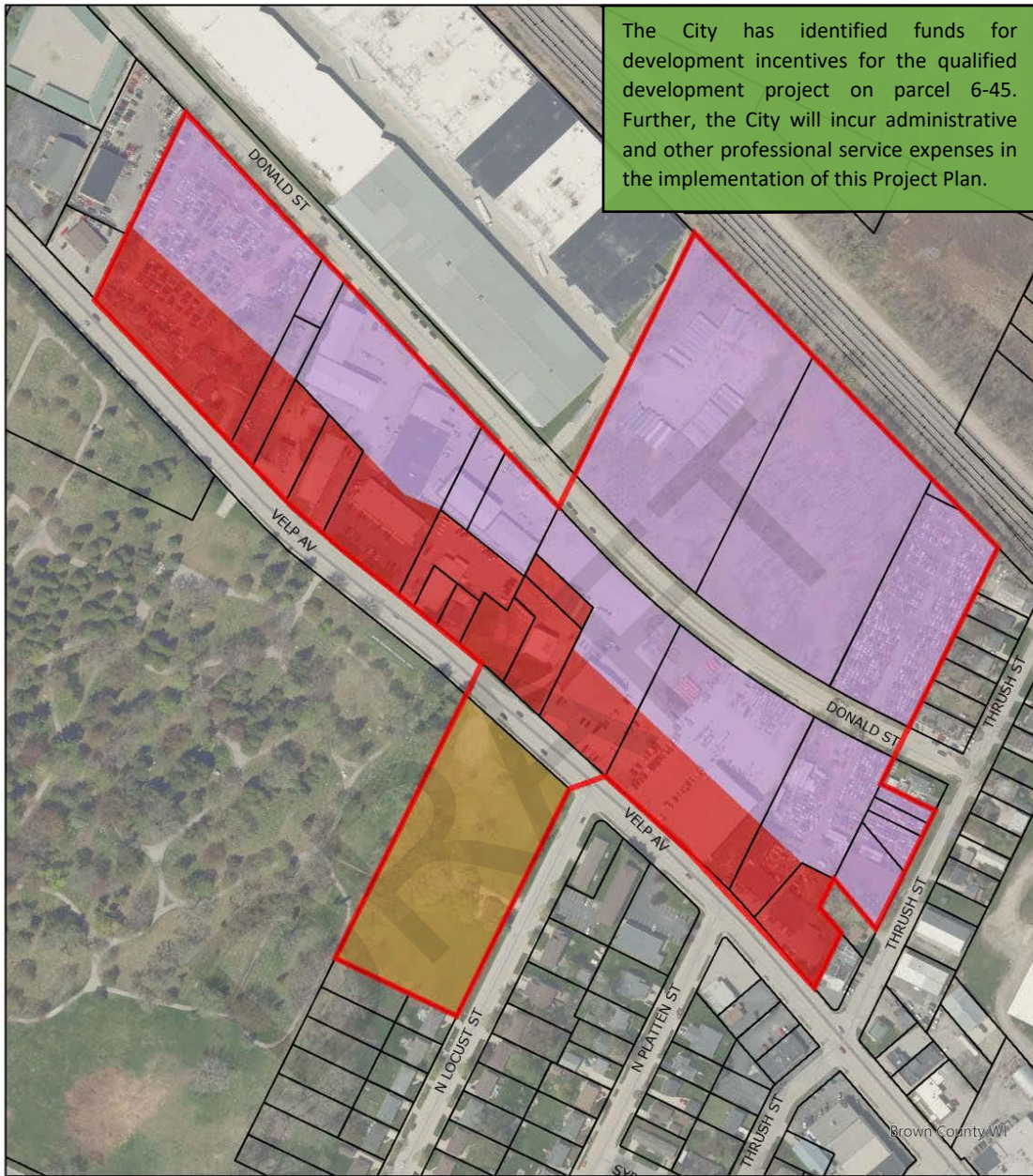
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SECTION 7:

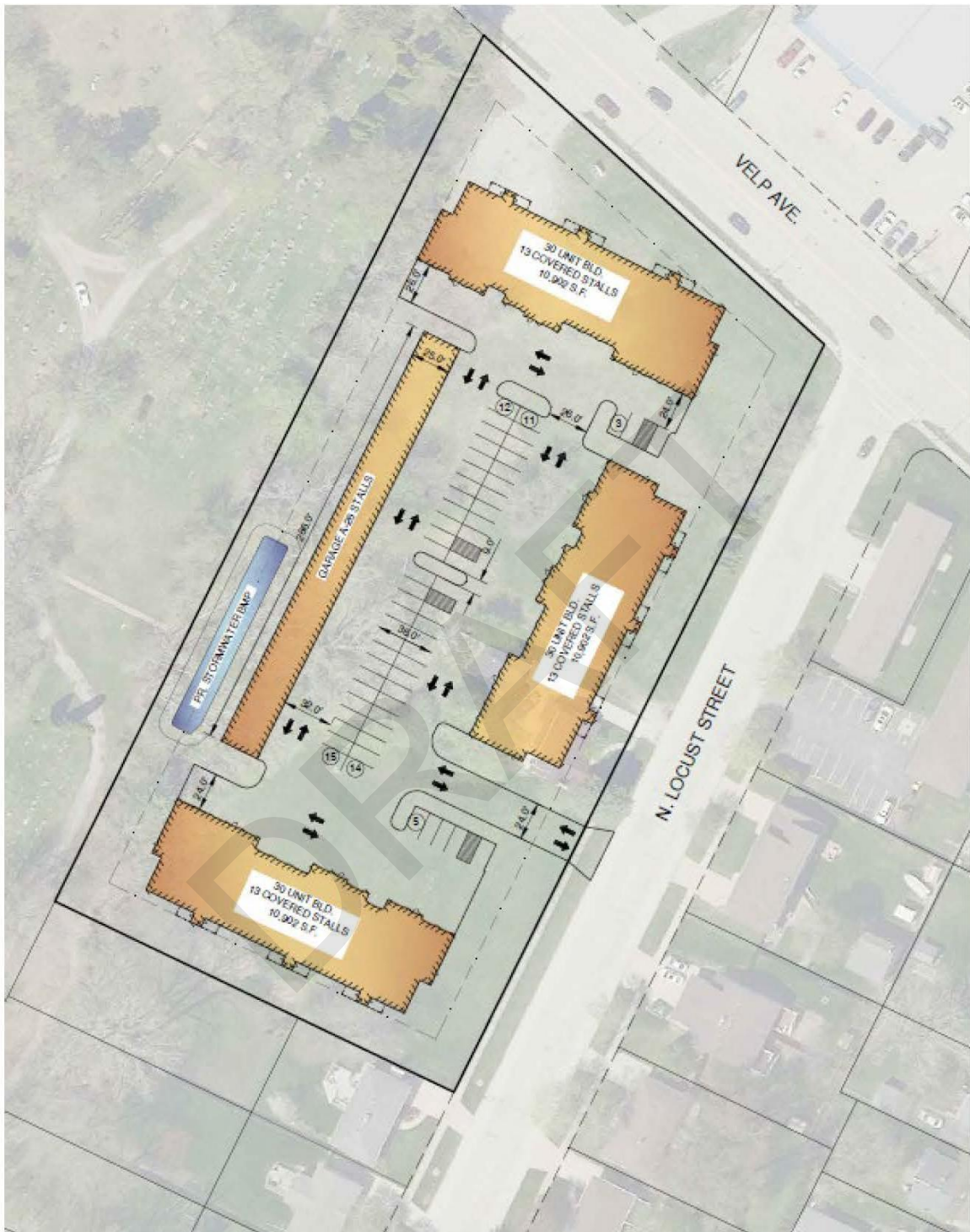
Map Showing Proposed Improvements and Uses

Map Found on Following Page.

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Preliminary Concept Plan



SECTION 8:

Detailed List of Estimated Project Costs

The list on the following page identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

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Project ID	Project Name/Type	Est. Cost		Totals	Est. Timing
		Phase I	Ongoing		
1	Pay As You Go ("PAYGO") Development Incentives ¹	2,000,000		2,000,000	2029-2044
2	Ongoing Planning & Administrative Costs		464,309	464,309	2026-2054
Total Projects		<u>2,000,000</u>	<u>464,309</u>	<u>2,464,309</u>	

Notes:

1) Per Development Agreement 26-03 the PAYGO MRO will be capped at \$2.00M or the actual Qualified Expenditures.

Note: The City expects to incur additional project costs for the properties north of Velp Avenue in the coming years. Specific projects and cost estimates are not currently available at the time of District creation.

SECTION 9:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$12.19 million in incremental value by January 1, 2028. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$16.65 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$5.28 million in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

Table 1 – Development Assumptions

Construction Year		Multifamily 1409 Velp Ave ¹		Less: Base Value of Parcel 6-45	Annual Total	Construction Year
		Units	Total Value	Total Value		
Estimated Value per		\$144,012				
1	2026				0	2026 1
2	2027	90	12,961,100	(770,200)	12,190,900	2027 2
3	2028				0	2028 3
4	2029				0	2029 4
5	2030				0	2030 5
6	2031				0	2031 6
7	2032				0	2032 7
8	2033				0	2033 8
9	2034				0	2034 9
10	2035				0	2035 10
11	2036				0	2036 11
12	2037				0	2037 12
13	2038				0	2038 13
14	2039				0	2039 14
15	2040				0	2040 15
16	2041				0	2041 16
17	2042				0	2042 17
18	2043				0	2043 18
19	2044				0	2044 19
20	2045				0	2045 20
21	2046				0	2046 21
22	2047				0	2047 22
23	2048				0	2048 23
24	2049				0	2049 24
25	2050				0	2050 25
26	2051				0	2051 26
27	2052				0	2052 27
Totals		90	12,961,100	(770,200)	12,190,900	

Notes:
1) Total assessed value of \$9.50M based on Development Agreement 26-03 converted to equalized using the 2025 aggregate ratio of 73.30%. The City Assessor's Office has estimated the final assessed value will be between \$9.00M-\$10.00M.

Table 2 – Tax Increment Projection Worksheet

Type of District	Blighted Area	Base Value	9,808,800
District Creation Date	January 1, 2026	Economic Change Factor	0.00%
Valuation Date	Jan 1, 2026	Apply to Base Value	
Max Life (Years)	27	Base Tax Rate	\$16.65
End of Expenditure Period	22 1/1/2048	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	27 2054		
Extension Eligibility/Years	Yes 3		
Eligible Recipient District	Yes		

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment
1	2026	0	2027	0	0	2028	\$16.65	0
2	2027	12,190,900	2028	0	12,190,900	2029	\$16.65	202,960
3	2028	0	2029	0	12,190,900	2030	\$16.65	202,960
4	2029	0	2030	0	12,190,900	2031	\$16.65	202,960
5	2030	0	2031	0	12,190,900	2032	\$16.65	202,960
6	2031	0	2032	0	12,190,900	2033	\$16.65	202,960
7	2032	0	2033	0	12,190,900	2034	\$16.65	202,960
8	2033	0	2034	0	12,190,900	2035	\$16.65	202,960
9	2034	0	2035	0	12,190,900	2036	\$16.65	202,960
10	2035	0	2036	0	12,190,900	2037	\$16.65	202,960
11	2036	0	2037	0	12,190,900	2038	\$16.65	202,960
12	2037	0	2038	0	12,190,900	2039	\$16.65	202,960
13	2038	0	2039	0	12,190,900	2040	\$16.65	202,960
14	2039	0	2040	0	12,190,900	2041	\$16.65	202,960
15	2040	0	2041	0	12,190,900	2042	\$16.65	202,960
16	2041	0	2042	0	12,190,900	2043	\$16.65	202,960
17	2042	0	2043	0	12,190,900	2044	\$16.65	202,960
18	2043	0	2044	0	12,190,900	2045	\$16.65	202,960
19	2044	0	2045	0	12,190,900	2046	\$16.65	202,960
20	2045	0	2046	0	12,190,900	2047	\$16.65	202,960
21	2046	0	2047	0	12,190,900	2048	\$16.65	202,960
22	2047	0	2048	0	12,190,900	2049	\$16.65	202,960
23	2048	0	2049	0	12,190,900	2050	\$16.65	202,960
24	2049	0	2050	0	12,190,900	2051	\$16.65	202,960
25	2050	0	2051	0	12,190,900	2052	\$16.65	202,960
26	2051	0	2052	0	12,190,900	2053	\$16.65	202,960
27	2052	0	2053	0	12,190,900	2054	\$16.65	202,960
Totals		12,190,900		0		Future Value of Increment		5,276,964

Notes:
1) Tax rate shown is actual 2025/2026 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Financing and Implementation

The District's primary expenditures will be development incentives. Incentives will be provided on a PAYGO basis from the tax increment generated by the Project and such incentives may be structured in one or more phases. PAYGO payments will be made from and strictly limited to the tax increments generated by the District. The PAYGO incentives are not considered City debt nor will the City appropriate funds to make PAYGO incentive payments from any other sources aside from the tax increment generated by the District.

The City may also incur certain future costs to support properties north of Velp Avenue. Such costs may be funded directly by the City or through a PAYGO arrangement.

Costs incurred by the City prior to availability of tax increments may be paid from other funds of the City to be reimbursed. Once tax increments are collected, these costs will be paid from annual District revenue.

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 3), the District is projected to accumulate sufficient funds by the year 2039 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 3 - Cash Flow

Year	Projected Revenues		Projected Expenditures			Balances			Year
	Tax Increments	Total Revenues	MRO #1 2026 1409 Velp Ave ¹ \$2,000,000	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative	Liabilities Outstanding	
2026		0		35,000	35,000	(35,000)	(35,000)	2,000,000	2026
2027		0		10,000	10,000	(10,000)	(45,000)	2,000,000	2027
2028	0	0		10,300	10,300	(10,300)	(55,300)	2,000,000	2028
2029	202,960	202,960	182,664	10,609	193,273	9,687	(45,613)	1,817,336	2029
2030	202,960	202,960	182,664	10,927	193,591	9,369	(36,244)	1,634,672	2030
2031	202,960	202,960	182,664	11,255	193,919	9,041	(27,203)	1,452,008	2031
2032	202,960	202,960	182,664	11,593	194,257	8,703	(18,500)	1,269,343	2032
2033	202,960	202,960	182,664	11,941	194,605	8,355	(10,145)	1,086,679	2033
2034	202,960	202,960	152,220	12,299	164,519	38,441	28,297	934,459	2034
2035	202,960	202,960	152,220	12,668	164,888	38,072	66,369	782,239	2035
2036	202,960	202,960	152,220	13,048	165,268	37,692	104,061	630,019	2036
2037	202,960	202,960	152,220	13,439	165,659	37,301	141,362	477,799	2037
2038	202,960	202,960	152,220	13,842	166,062	36,898	178,260	325,579	2038
2039	202,960	202,960	60,888	14,258	75,146	127,814	306,074	264,691	2039
2040	202,960	202,960	60,888	14,685	75,573	127,387	433,461	203,803	2040
2041	202,960	202,960	60,888	15,126	76,014	126,946	560,407	142,915	2041
2042	202,960	202,960	60,888	15,580	76,468	126,492	686,900	82,027	2042
2043	202,960	202,960	60,888	16,047	76,935	126,025	812,925	21,139	2043
2044	202,960	202,960	21,139	16,528	37,667	165,293	978,218	0	2044
2045	202,960	202,960	0	17,024	17,024	185,936	1,164,154	0	2045
2046	202,960	202,960		17,535	17,535	185,425	1,349,579	0	2046
2047	202,960	202,960		18,061	18,061	184,899	1,534,478	0	2047
2048	202,960	202,960		18,603	18,603	184,357	1,718,835	0	2048
2049	202,960	202,960		19,161	19,161	183,799	1,902,634	0	2049
2050	202,960	202,960		19,736	19,736	183,224	2,085,859	0	2050
2051	202,960	202,960		20,328	20,328	182,632	2,268,491	0	2051
2052	202,960	202,960		20,938	20,938	182,022	2,450,513	0	2052
2053	202,960	202,960		21,566	21,566	181,394	2,631,907	0	2053
2054	202,960	202,960		22,213	22,213	180,747	2,812,655	0	2054
Totals	5,276,964	5,276,964	2,000,000	464,309	2,464,309				Totals

Notes:

1) Per Development Agreement 26-03 the PAYGO MRO will be based on 90% of the project tax increment for 2029-2033, 75% for 2034-2038, and 30% thereafter until a cap of \$2.00M or the actual Qualified Expenditures have been reimbursed.

PROJECTED CLOSURE YEAR

LEGEND:

CALLABLE MATURITIES

END OF EXP. PERIOD

SECTION 10:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11:

Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for mixed use, multifamily residential, and light industrial development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by eliminating blight through the provision of appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Project will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as short-term construction related job creation related to housing development, ongoing employment for jobs in maintenance, landscaping, etc., increased retail and service demand, provision of new housing units to address a shortage in the City, additional school district revenue, and the expansion of City and utility infrastructure.

SECTION 15:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:
Legal Opinion Advising Whether the Plan is Complete
and Complies with Wis. Stat. § 66.1105(4)(f)

Legal Opinion Found on Following Page.

DRAFT

**NEED WET SIGNATURE & DATED LEGAL OPINION ON ATTORNEY
LETTERHEAD**

SAMPLE

Mayor
City of Green Bay
100 N Jefferson St
Green Bay, Wisconsin 54301

RE: Project Plan for Tax Incremental District No. 33

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of Green Bay, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Green Bay Tax Incremental District No. 33 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

SECTION 17:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4. Allocation of future tax increments is based on the projections included in this Plan and assumes the same proportions as the actual breakdown of tax collections for the 2025/2026 levy year.

Revenue Year	Brown County	City of Green Bay	Green Bay Area School District	Northeast Wisconsin Tech. College	Total	Revenue Year
2028	0	0	0	0	0	2028
2029	47,103	26,822	119,993	9,042	202,960	2029
2030	47,103	26,822	119,993	9,042	202,960	2030
2031	47,103	26,822	119,993	9,042	202,960	2031
2032	47,103	26,822	119,993	9,042	202,960	2032
2033	47,103	26,822	119,993	9,042	202,960	2033
2034	47,103	26,822	119,993	9,042	202,960	2034
2035	47,103	26,822	119,993	9,042	202,960	2035
2036	47,103	26,822	119,993	9,042	202,960	2036
2037	47,103	26,822	119,993	9,042	202,960	2037
2038	47,103	26,822	119,993	9,042	202,960	2038
2039	47,103	26,822	119,993	9,042	202,960	2039
2040	47,103	26,822	119,993	9,042	202,960	2040
2041	47,103	26,822	119,993	9,042	202,960	2041
2042	47,103	26,822	119,993	9,042	202,960	2042
2043	47,103	26,822	119,993	9,042	202,960	2043
2044	47,103	26,822	119,993	9,042	202,960	2044
2045	47,103	26,822	119,993	9,042	202,960	2045
2046	47,103	26,822	119,993	9,042	202,960	2046
2047	47,103	26,822	119,993	9,042	202,960	2047
2048	47,103	26,822	119,993	9,042	202,960	2048
2049	47,103	26,822	119,993	9,042	202,960	2049
2050	47,103	26,822	119,993	9,042	202,960	2050
2051	47,103	26,822	119,993	9,042	202,960	2051
2052	47,103	26,822	119,993	9,042	202,960	2052
2053	47,103	26,822	119,993	9,042	202,960	2053
2054	47,103	26,822	119,993	9,042	202,960	2054
Totals	1,224,684	697,369	3,119,818	235,094	5,276,964	



Report to the
Tax Incremental Districts Joint Review Board
of the City of Green Bay

MEETING DATE

July 14, 2026

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # E.3

Consideration with possible action to review and discuss the draft Project Plan for Tax Incremental District No. 34 (TID 34), Brook Park.

BACKGROUND

The proposed Project Plan for Tax Incremental District (TID) No. 34 is presented to the Joint Review Board for its initial review pursuant to Wis. Stat. § 66.1105. The proposed district is a mixed-use district comprising approximately 122.7 acres generally bounded by Interstate 43 to the west, Humboldt Road to the north, Moore Drive to the east, and Baird Creek Parkway to the south. The district is proposed to facilitate the construction of a 155-unit residential development by Tycore Built and the associated public infrastructure needed to support the project.

The Project Plan identifies the proposed district boundary, estimated project costs, anticipated development, financing plan, and the statutory findings supporting creation of the district. The City anticipates approximately **\$11.41 million** in eligible project costs, primarily consisting of PAYGo development incentives, which are expected to leverage approximately **\$47.63 million** in new taxable value.

At this meeting, the Joint Review Board is asked to receive the proposed Project Plan and begin its review. The Board's statutory consideration of the Project Plan and approval of the district will occur at a subsequent meeting following RDA and Common Council action on the proposed TID.

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

A fiscal impact analysis has been included as part of the draft Project Plan and will be discussed at the meeting.

ATTACHMENTS

1. TID 34 Boundary Map 7.14.26
2. DRAFT Green Bay TID 34 Project Plan 7.14.26



TID 34

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0 300 600 1,200 Feet



TID Boundary

TID Parcel

July 14, 2026

PROJECT PLAN

City of Green Bay, Wisconsin

Tax Incremental District No. 34

Brook Park



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	July 14 th , 2026
Public Hearing Held:	July 14 th , 2026
Consideration by RDA:	July 14 th , 2026
Consideration by Common Council:	August 18 th , 2026
Consideration by the Joint Review Board:	Scheduled for TBD

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SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 34 (“District”) is a proposed Mixed Use District comprising approximately 122.7 acres located in the eastern portion of the City generally bounded by Interstate 43 to the west, Humboldt Road to the north, Moore Drive to the east and the Baird Creek Parkway to the south. The District will be created to pay the costs of development incentives needed to support the construction of 155 residential units (“Project”) to be developed by Tycore Built (“Developer”). In addition to the incremental property value that will be created, the City expects the Project will result in short-term construction related job creation related to housing development, ongoing employment for jobs in maintenance, landscaping, etc., increased retail and service demand, provision of new housing units to address a shortage in the City, additional school district revenue, and the expansion of City and utility infrastructure.

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$11.41 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$11.09 million in Pay As You Go (“PAYGO”) developer incentives and \$322 thousand in ongoing planning and administrative costs.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$47.63 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable 20 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. The Developer will incur costs to improve the new residential lots within the District that are not expected to be fully recovered through sales while also generating market-appropriate investor returns. The City is evaluating a request from the Developer for Tax Incremental Financing (“TIF”) assistance and confirming that the public investment is necessary, and that “but for” that investment, the related development will not occur.

The development incentives included in this Plan are based on the TIF request from the Developer which prescribed the incentive would be provided on a PAYGO basis to assist with the costs associated with the installation of public infrastructure and other costs to improve the residential lots. City staff is evaluating the proposal and the final terms of the development agreement may vary materially from what is shown in this Plan

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered that the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm). Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the District. Costs related to newly-platted residential development may be incurred based on the proposed

development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.

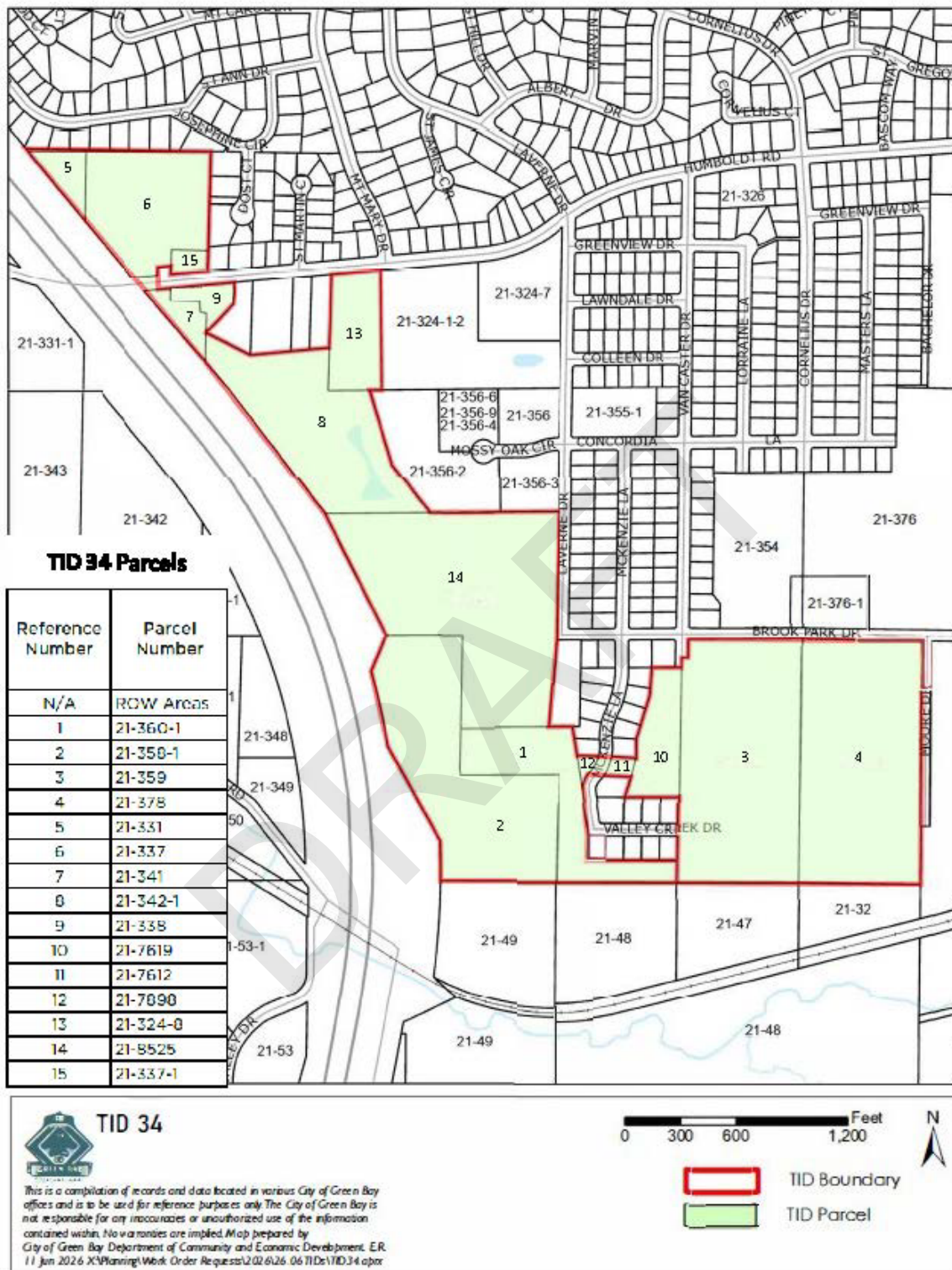
5. Based on the foregoing finding, the District is designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

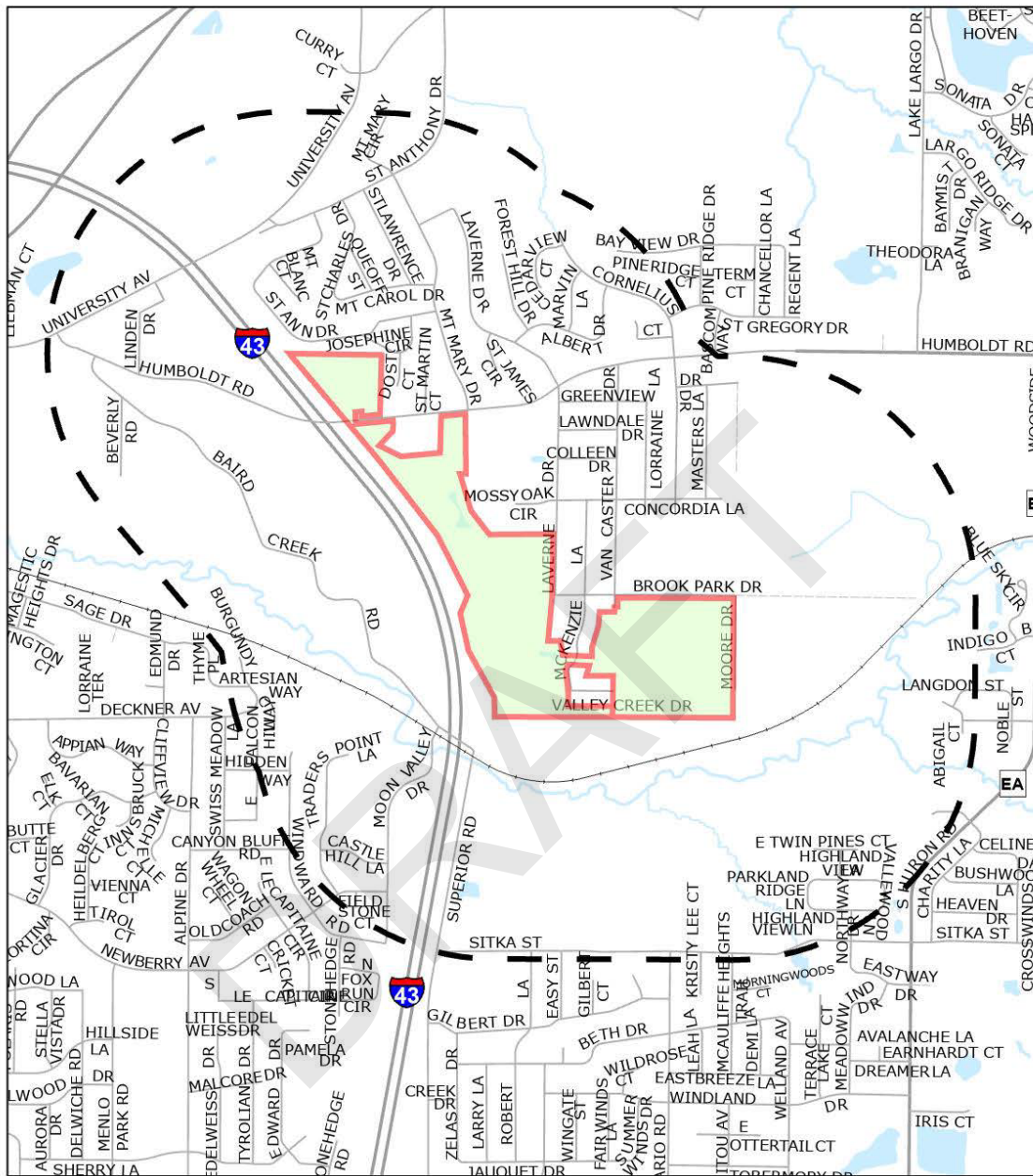
SECTION 2:

Preliminary Map of Proposed District Boundary

Map Found on Following Page.

DRAFT





TID 34

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0 0.13 0.25 0.5 Miles



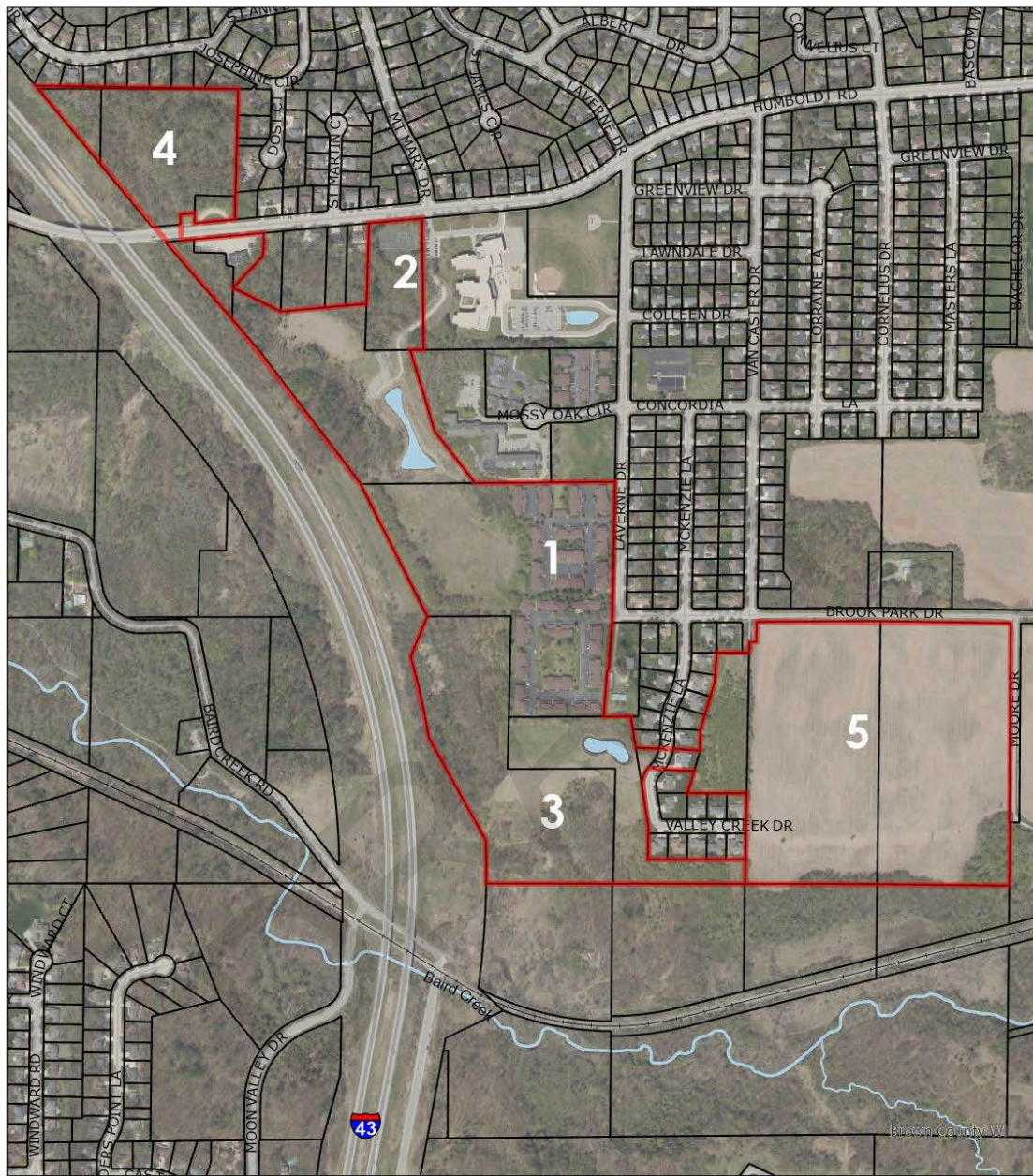
TID Boundary
1/2 mile Boundary

SECTION 3:

Map Showing Existing Uses and Conditions

Map Found on Following Page.

DRAFT



TID 34

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0 0.05 0.1 0.2 Miles



1. Existing Residential Area
2. Park
3. Open Space
4. Undeveloped Natural Area
5. Undeveloped Agricultural Land



TID Boundary

SECTION 4:

Preliminary Parcel List and Analysis

The District will consist of the parcels identified in the below tables:

Parcel Data

Reference Number	Parcel Number	Address	Acres	Suitable Acres		
				Commercial/ Business	Previously- Platted Residential	Newly- Platted Residential
N/A	ROW Areas		0.40			
1	21-360-1	0 BROOK PARK DR	7.13			
2	21-358-1	0 BROOK PARK DR	16.55			
3	21-359	0 BROOK PARK DR	19.48			19.48
4	21-378	0 BROOK PARK DR	19.52			19.52
5	21-331	0 HUMBOLDT RD	1.35	1.35		
6	21-337	0 HUMBOLDT RD	8.88	8.88		
7	21-341	0 HUMBOLDT RD	1.23	1.23		
8	21-342-1	0 HUMBOLDT RD	16.22			
9	21-338	2850 HUMBOLDT RD	1.02	1.02		
10	21-7619	200 VAN CASTER DR BLK	3.49			3.49
11	21-7612	194 MCKENZIE LN	0.33		0.33	
12	21-7898	185 MCKENZIE LN,	0.23		0.23	
13	21-324-8	2910 HUMBOLDT RD	4.08			
14	21-8525	287-365 LAVERNE DR	22.23		7.10	
15	21-337-1	2800 HUMBOLDT RD	0.58	0.58		
TOTALS			122.72	13.07	7.65	42.49

Percentage of TID Area Suitable for Mixed Use Development (at least 50%)

52%

Percentage of TID Area Not Suitable for Development

48%

Total Area

100%

Percentage of TID Area Suitable for Newly Platted Residential Development
(no more than 35%)

35%

Calculation of Estimated Base Value¹

Parcel	Assessed Value			Equalized Value ²		
	Land	Improvement	Total	Land	Improvement	Total
21-360-1	0	0	0	0	0	0
21-358-1	0	0	0	0	0	0
21-359	4,200	0	4,200	5,700	0	5,700
21-378	12,300	0	12,300	16,800	0	16,800
21-331	9,000	0	9,000	12,300	0	12,300
21-337	133,100	0	133,100	181,600	0	181,600
21-341	0	0	0	0	0	0
21-342-1	0	0	0	0	0	0
21-338	133,000	387,200	520,200	181,500	528,300	709,800
21-7619	62,100	0	62,100	84,700	0	84,700
21-7612	43,900	343,800	387,700	59,900	469,100	529,000
21-7898	0	0	0	0	0	0
21-324-8	0	0	0	0	0	0
21-8525	2,004,000	8,915,100	10,919,100	2,734,100	12,163,100	14,897,200
21-337-1	54,300	0	54,300	74,100	0	74,100
TOTALS	2,455,900	9,646,100	12,102,000	3,350,700	13,160,500	16,511,200

1) Estimated based on values as of January 1, 2025. Actual base value will be as of January 1, 2026.

2) Calculation based on aggregate assessment ratio of 73.30%.

SECTION 5:
Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

Calculation of City Equalized Value Limit

City TID IN Equalized Value (Jan. 1, 2025)	\$	11,886,581,700
TID Valuation Limit @ 12% of Above Value	\$	1,426,389,804

Calculation of Value Subject to Limit

Estimated Base Value of Territory to be Included in District	\$	16,511,200
Incremental Value of Existing Districts (Jan. 1, 2025)	\$	884,537,600
Total Value Subject to 12% Valuation Limit	\$	901,048,800
Total Percentage of TID IN Equalized Value		7.58%
Residual Value Capacity of TID IN Equalized Value	\$	525,341,004

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$901,048,800. This value is less than the maximum of \$1,426,389,804 in equalized value that is permitted for the City.

SECTION 6:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the

implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Contribution to Redevelopment Authority (RDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property

acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the City, through its RDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Rail Spur

To allow for development, the City may incur costs for installation of a rail spur or other railway improvements to serve development sites located within the District.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

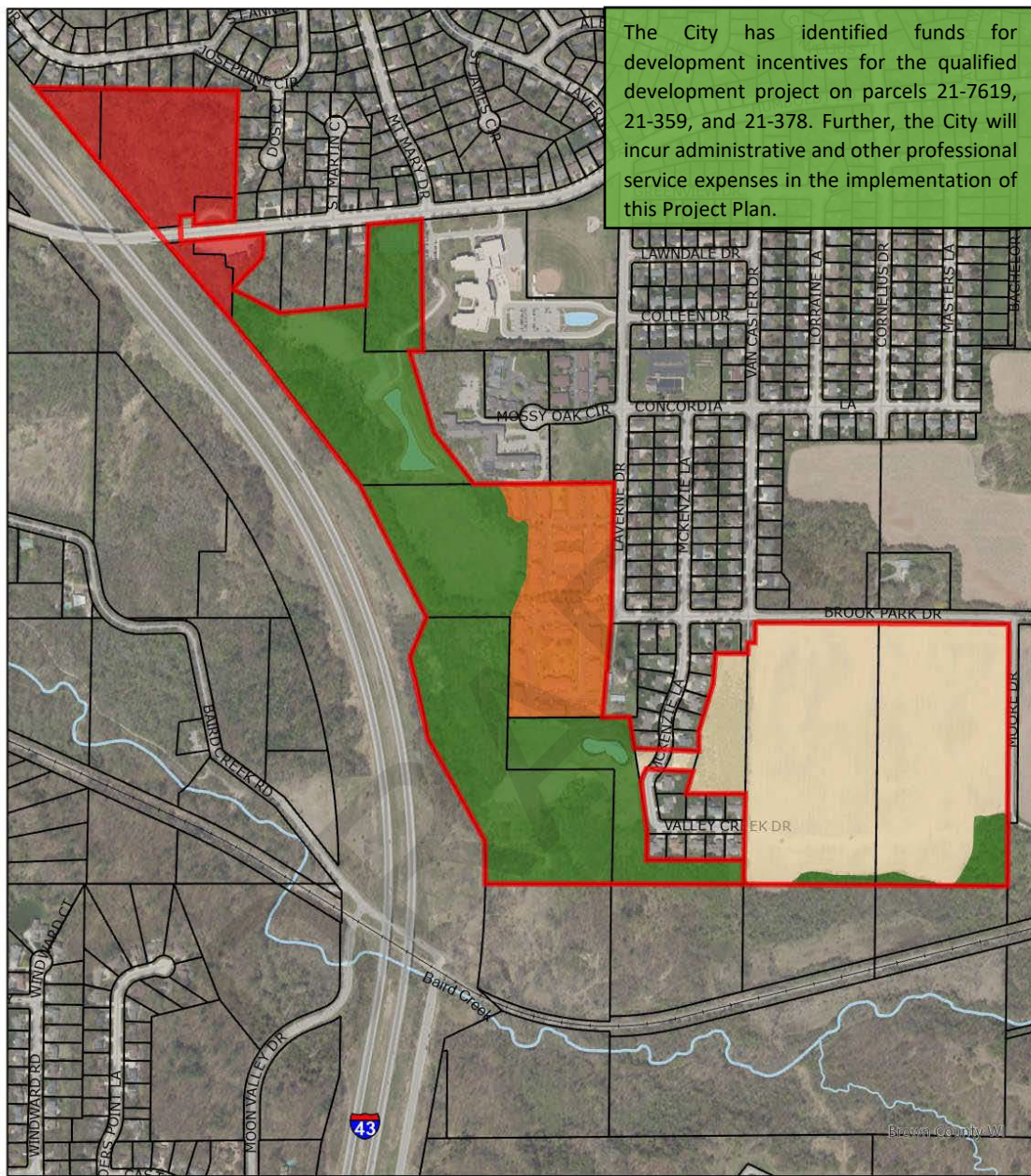
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SECTION 7:

Map Showing Proposed Improvements and Uses

Map Found on Following Page.

DRAFT



The City has identified funds for development incentives for the qualified development project on parcels 21-7619, 21-359, and 21-378. Further, the City will incur administrative and other professional service expenses in the implementation of this Project Plan.



TID 34

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 26 Jun 2026 X:\Planning\Work Order Requests\2026\26.06 TID's\TID 34\TID34 FLU.

- Low Density Residential
- Multifamily Residential
- Neighborhood Commercial
- Parks

0 0.05 0.1 0.2 Miles



TID Boundary



SECTION 8:

Detailed List of Estimated Project Costs

The list on the following page identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

DRAFT

Project ID	Project Name/Type	Est. Cost		Totals	Est. Timing
		Phase I	Ongoing		
1	Pay As You Go ("PAYGO") Development Incentives ¹	11,092,607		11,092,607	2029-2047
2	Ongoing Planning & Administrative Costs		321,765	321,765	2026-2047
Total Projects		11,092,607	321,765	11,414,372	

Notes:

1) Per the preliminary information provided by the Developer. The City is still reviewing the request and the actual incentive provided may be materially different.

SECTION 9:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$47.63 million in incremental value by January 1, 2038. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$16.65 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$10.85 million in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

Table 1 - Development Assumption

Construction Year	Tycore								Annual Total	Construction Year	
	Duplex		Townhomes		Back Loaded Garage Residential		Standard Residential				
	Units	Total Value	Units	Total Value	Units	Total Value	Units	Total Value			
Estimated Value p		\$325,000		\$200,000		\$225,000		\$350,000			
1 2026									0	2026 1	
2 2027	1	325,000	2	400,000	2	450,000	5	1,750,000	2,925,000	2027 2	
3 2028	1	325,000	4	800,000	2	450,000	5	1,750,000	3,325,000	2028 3	
4 2029	2	650,000	3	600,000	3	675,000	5	1,750,000	3,675,000	2029 4	
5 2030	2	650,000	8	1,600,000	6	1,350,000	4	1,400,000	5,000,000	2030 5	
6 2031			8	1,600,000	6	1,350,000	3	1,050,000	4,000,000	2031 6	
7 2032	4	1,300,000					12	4,200,000	5,500,000	2032 7	
8 2033	4	1,300,000					12	4,200,000	5,500,000	2033 8	
9 2034							12	4,200,000	4,200,000	2034 9	
10 2035	2	650,000					11	3,850,000	4,500,000	2035 10	
11 2036	2	650,000					11	3,850,000	4,500,000	2036 11	
12 2037	2	650,000					11	3,850,000	4,500,000	2037 12	
13 2038									0	2038 13	
14 2039									0	2039 14	
15 2040									0	2040 15	
16 2041									0	2041 16	
17 2042									0	2042 17	
18 2043									0	2043 18	
19 2044									0	2044 19	
20 2045									0	2045 20	
Totals	20	6,500,000	25	5,000,000	19	4,275,000	91	31,850,000	47,625,000		
Notes:									Total Unit Count: 155		
1) Timing based on preliminary information provided by the developer.											

Table 2 – Tax Increment Projection Worksheet

Type of District	Mixed Use	Base Value	16,511,200
District Creation Date	January 1, 2026	Economic Change Factor	0.00%
Valuation Date	Jan 1, 2026	Apply to Base Value	
Max Life (Years)	20	Base Tax Rate	\$16.65
End of Expenditure Period	15 1/1/2041	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	20 2047		
Extension Eligibility/Years	Yes 3		
Eligible Recipient District	No		

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment
1	2026	0	2027	0	0	2028	\$16.65	0
2	2027	2,925,000	2028	0	2,925,000	2029	\$16.65	48,697
3	2028	3,325,000	2029	0	6,250,000	2030	\$16.65	104,053
4	2029	3,675,000	2030	0	9,925,000	2031	\$16.65	165,236
5	2030	5,000,000	2031	0	14,925,000	2032	\$16.65	248,479
6	2031	4,000,000	2032	0	18,925,000	2033	\$16.65	315,073
7	2032	5,500,000	2033	0	24,425,000	2034	\$16.65	406,640
8	2033	5,500,000	2034	0	29,925,000	2035	\$16.65	498,206
9	2034	4,200,000	2035	0	34,125,000	2036	\$16.65	568,130
10	2035	4,500,000	2036	0	38,625,000	2037	\$16.65	643,048
11	2036	4,500,000	2037	0	43,125,000	2038	\$16.65	717,966
12	2037	4,500,000	2038	0	47,625,000	2039	\$16.65	792,885
13	2038	0	2039	0	47,625,000	2040	\$16.65	792,885
14	2039	0	2040	0	47,625,000	2041	\$16.65	792,885
15	2040	0	2041	0	47,625,000	2042	\$16.65	792,885
16	2041	0	2042	0	47,625,000	2043	\$16.65	792,885
17	2042	0	2043	0	47,625,000	2044	\$16.65	792,885
18	2043	0	2044	0	47,625,000	2045	\$16.65	792,885
19	2044	0	2045	0	47,625,000	2046	\$16.65	792,885
20	2045	0	2046	0	47,625,000	2047	\$16.65	792,885
Totals		47,625,000		0		Future Value of Increment		10,851,490

Notes:

1) Tax rate shown is actual 2025/2026 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Financing and Implementation

The District's primary expenditures will be development incentives. Incentives will be provided on a PAYGO basis from the tax increment generated by the Project and such incentives may be structured in one or more phases. PAYGO payments will be made from and strictly limited to the tax increments generated by the District. The PAYGO incentives are not considered City debt nor will the City appropriate funds to make PAYGO incentive payments from any other sources aside from the tax increment generated by the District.

Costs incurred by the City prior to availability of tax increments may be paid from other funds of the City to be reimbursed. Once tax increments are collected, these costs will be paid from annual District revenue.

Based on the Project Cost expenditures as included within the cash flow exhibit (**Table 3**), the District is projected to accumulate sufficient funds by the year 2047 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 3 - Cash Flow

Year	Projected Revenues		Projected Expenditures			Balances			Year
	Tax Increments	Total Revenues	MRO #1 2026 Tycore ¹ \$11,092,607	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative	Liabilities Outstanding	
2026		0		35,000	35,000	(35,000)	(35,000)	11,092,607	2026
2027		0	0	10,000	10,000	(10,000)	(45,000)	11,092,607	2027
2028	0	0	0	10,300	10,300	(10,300)	(55,300)	11,092,607	2028
2029	48,697	48,697	41,392	10,609	52,001	(3,304)	(58,604)	11,051,215	2029
2030	104,053	104,053	88,445	10,927	99,372	4,681	(53,924)	10,962,770	2030
2031	165,236	165,236	140,451	11,255	151,706	13,530	(40,393)	10,822,319	2031
2032	248,479	248,479	211,207	11,593	222,800	25,679	(14,714)	10,611,112	2032
2033	315,073	315,073	267,812	11,941	279,752	35,320	20,606	10,343,300	2033
2034	406,640	406,640	345,644	12,299	357,942	48,697	69,303	9,997,656	2034
2035	498,206	498,206	423,475	12,668	436,143	62,063	131,366	9,574,181	2035
2036	568,130	568,130	482,910	13,048	495,958	72,172	203,538	9,091,270	2036
2037	643,048	643,048	546,591	13,439	560,030	83,018	286,556	8,544,680	2037
2038	717,966	717,966	610,271	13,842	624,114	93,853	380,409	7,934,408	2038
2039	792,885	792,885	673,952	14,258	688,210	104,675	485,084	7,260,456	2039
2040	792,885	792,885	673,952	14,685	688,637	104,247	589,331	6,586,504	2040
2041	792,885	792,885	673,952	15,126	689,078	103,807	693,138	5,912,552	2041
2042	792,885	792,885	673,952	15,580	689,532	103,353	796,491	5,238,600	2042
2043	792,885	792,885	673,952	16,047	689,999	102,886	899,377	4,564,648	2043
2044	792,885	792,885	673,952	16,528	690,480	102,404	1,001,781	3,890,697	2044
2045	792,885	792,885	673,952	17,024	690,976	101,908	1,103,689	3,216,745	2045
2046	792,885	792,885	673,952	17,535	691,487	101,398	1,205,087	2,542,793	2046
2047	792,885	792,885	673,952	18,061	692,013	100,872	1,305,959	1,868,841	2047
Totals	10,851,490	10,851,490	9,223,766	321,765	9,545,531				Totals

Notes: NPV @ 6.00% \$4,143,274

1) Based on the developer's request for 85% of the project tax increment up to a cap of \$11,092,607. The City is still reviewing the request and the actual incentive provided may be materially different.

LEGEND:
 CALLABLE MATURITIES
 END OF EXP. PERIOD

PROJECTED CLOSURE YEAR

SECTION 10:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11:

Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for low density residential, multifamily residential, and neighborhood commercial.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by creating opportunities for mixed use development through the provision of appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Project will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as short-term construction related job creation related to housing development, ongoing employment for jobs in maintenance, landscaping, etc., increased retail and service demand, provision of new housing units to address a shortage in the City, additional school district revenue, and the expansion of City and utility infrastructure.

SECTION 15:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:
Legal Opinion Advising Whether the Plan is Complete
and Complies with Wis. Stat. § 66.1105(4)(f)

Legal Opinion Found on Following Page.

DRAFT

**NEED WET SIGNATURE & DATED LEGAL OPINION ON ATTORNEY
LETTERHEAD**

SAMPLE

Mayor
City of Green Bay
100 N Jefferson St
Green Bay, Wisconsin 54301

RE: Project Plan for Tax Incremental District No. 34

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of Green Bay, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Green Bay Tax Incremental District No. 34 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

SECTION 17:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4. Allocation of future tax increments is based on the projections included in this Plan and assumes the same proportions as the actual breakdown of tax collections for the 2025/2026 levy year.

Revenue Year	Brown County	City of Green Bay	Green Bay Area School District	Northeast Wisconsin Tech. College	Total	Revenue Year
2028	0	0	0	0	0	2028
2029	11,302	6,435	28,790	2,169	48,697	2029
2030	24,149	13,751	61,518	4,636	104,053	2030
2031	38,348	21,837	97,690	7,361	165,236	2031
2032	57,667	32,837	146,904	11,070	248,479	2032
2033	73,122	41,638	186,276	14,037	315,073	2033
2034	94,373	53,739	240,411	18,116	406,640	2034
2035	115,624	65,840	294,547	22,196	498,206	2035
2036	131,852	75,080	335,887	25,311	568,130	2036
2037	149,239	84,981	380,179	28,648	643,048	2037
2038	166,626	94,882	424,472	31,986	717,966	2038
2039	184,014	104,782	468,765	35,324	792,885	2039
2040	184,014	104,782	468,765	35,324	792,885	2040
2041	184,014	104,782	468,765	35,324	792,885	2041
2042	184,014	104,782	468,765	35,324	792,885	2042
2043	184,014	104,782	468,765	35,324	792,885	2043
2044	184,014	104,782	468,765	35,324	792,885	2044
2045	184,014	104,782	468,765	35,324	792,885	2045
2046	184,014	104,782	468,765	35,324	792,885	2046
2047	184,014	104,782	468,765	35,324	792,885	2047
Totals	2,518,426	1,434,061	6,415,558	483,444	10,851,490	



Report to the
Tax Incremental Districts Joint Review Board
of the City of Green Bay

MEETING DATE

July 14, 2026

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # E.4

Consideration with possible action to review and discuss the draft Project Plan for Tax Incremental District No. 35 (TID 35), 200 N Monroe.

BACKGROUND

The proposed Project Plan for Tax Incremental District (TID) No. 35 is presented to the Joint Review Board for its initial review pursuant to Wis. Stat. § 66.1105. The proposed district is a Blighted Area District comprising approximately 2.51 acres generally bounded by Pine Street to the north, N. Quincy Street to the east, Cherry Street to the south, and N. Monroe Avenue to the west. The district is proposed to facilitate the redevelopment of the former surface parking lot at 200 N. Monroe into a mixed-use residential development by Three Sixty Real Estate Solutions, LLC. The project will be completed in three phases and includes approximately 168 multifamily units, 28 townhomes, approximately 4,500 square feet of commercial space, and underground parking.

The Project Plan identifies the proposed district boundary, estimated project costs, anticipated development, financing plan, and the statutory findings supporting creation of the district. The City anticipates approximately \$6.76 million in eligible project costs, primarily consisting of PAYGo development incentives, which are expected to leverage approximately \$25.24 million in new taxable value.

At this meeting, the Joint Review Board is asked to receive the proposed Project Plan and begin its review. The Board's statutory consideration of the Project Plan and approval of the district will occur at a subsequent meeting following RDA and Common Council action on the proposed TID.

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

A fiscal impact analysis has been included as part of the draft Project plan and will be discussed at the meeting.

ATTACHMENTS

1. TID 35 Boundary Map 7.14.26
2. DRAFT Green Bay TID 35 Project Plan 7.14.26



TID 35

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 19 Jun 2026 X:\Planning\Work Order Requests\2026\26.06 TIDs\TID 35\TID35.aprx



TID Boundary

TID Parcel

July 14, 2026

PROJECT PLAN

City of Green Bay, Wisconsin

Tax Incremental District No. 35

200 N Monroe



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	July 14 th , 2026
Public Hearing Held:	July 14 th , 2026
Consideration by RDA:	July 14 th , 2026
Consideration by Common Council:	August 18 th , 2026
Consideration by the Joint Review Board:	Scheduled for TBD

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SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 35 (“District”) is a proposed Blighted Area District comprising approximately 2.51 acres located in the central part of the City generally bounded by Pine Street to the north, N Quincy Street to the east, Cherry Street to the south, and N Monroe Avenue to the west. The District will be created to pay the costs of development incentives needed to support the infill development (“Project”) to be completed by Three Sixty Real Estate Solutions, LLC (“Developer”). The development will occur in three phases with phase 1 including a four story structure with approximately 80 multifamily units over one level of underground parking; phase 2 will include a four story mixed-use structure with approximately 60 multifamily units, amenity space, and approximately 4,500 square feet of commercial space over one level of underground parking; and, phase 3 will include 28 townhome units across two three-story structures with attached garage parking. In addition to the incremental property value that will be created, the City expects the Project will result in short-term construction related job creation related to housing development, ongoing employment for jobs in maintenance, landscaping, etc., increased retail and service demand, provision of new housing units to address a shortage in the City, additional school district revenue, and the expansion of City and utility infrastructure.

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$6.76 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$6.30 million in Pay As You Go (“PAYGO”) developer incentives and \$464 thousand in ongoing planning and administrative costs.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$25.24 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 19 of its allowable 27 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. The Developer will incur costs to redevelop the property within the District that are not expected to be fully recovered through sale or rent while also generating market-appropriate investor returns. The City has evaluated a request from the Developer for Tax Incremental Financing (“TIF”) assistance and confirmed that the public investment is necessary, and that “but for” that investment, the related redevelopment will not occur.

The development incentives included in this Plan are based on the approved Development Agreement 2026-01 (the “Agreement”) which prescribed the incentive would be provided on a PAYGO basis to assist with the costs associated with the Qualified Expenditures as defined in the Agreement.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered that the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

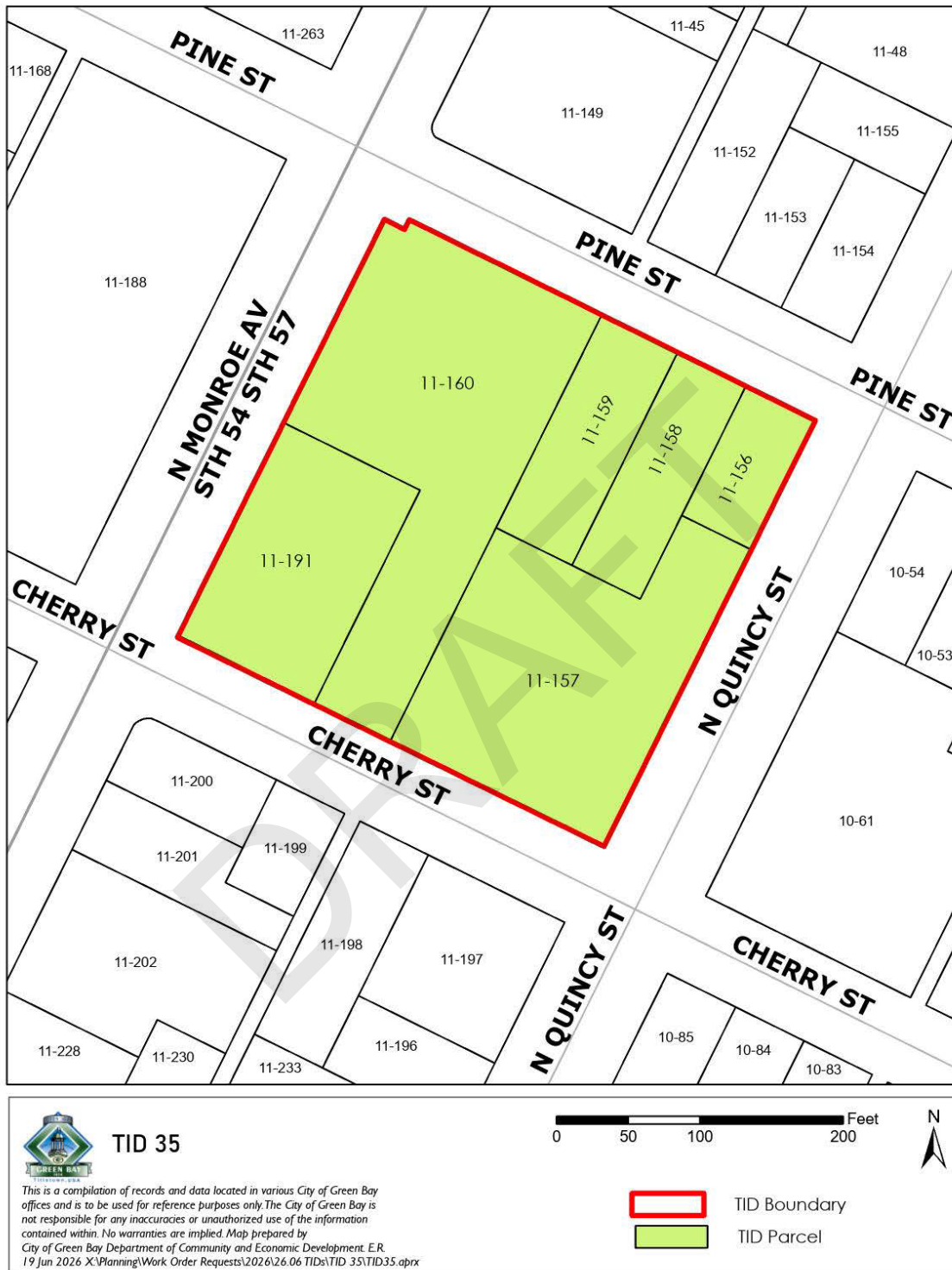
4. Not less than 50% by area of the real property within the District is a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1.
5. Based on the foregoing finding, the District is designated as a blighted area district.
6. The Project Costs relate directly to the elimination of blight in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2:

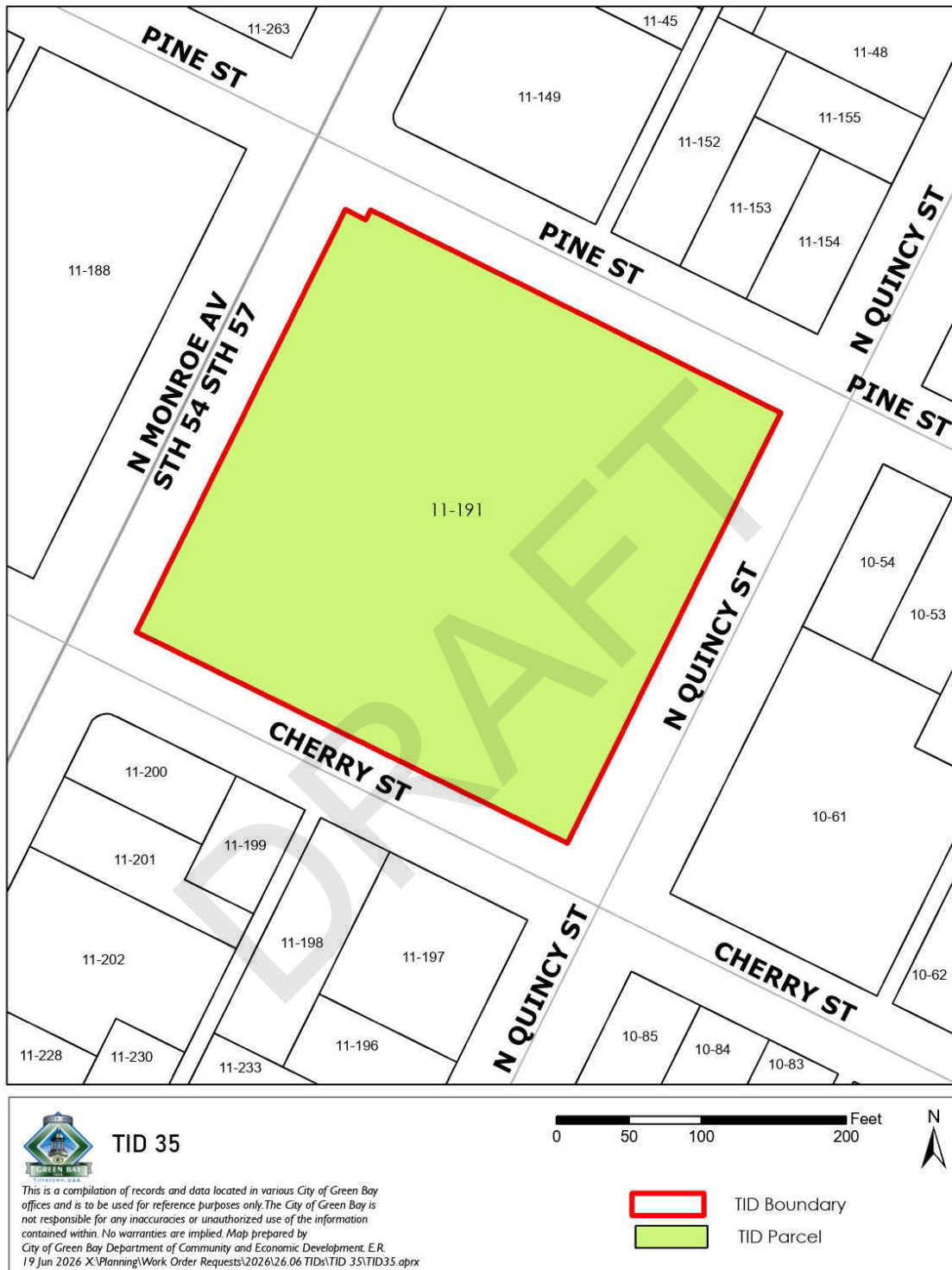
Preliminary Map of Proposed District Boundary

Map Found on Following Page.

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Note: Represents parcel boundaries as of January 1, 2026.



Note: Represents parcel boundaries as of January 1, 2027 per the administrative combination made on June 17, 2026.

SECTION 3:

Map Showing Existing Uses and Conditions

Map Found on Following Page.

DRAFT



TID 35

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 23 Jun 2026 X:\Planning\Work Order Requests\2026\26.06 TIDs\TID 35\TID35.aprx

0 50 100 200 Feet



TID Boundary



Existing Parking Lot Use



Blighted Parcel

SECTION 4:

Preliminary Parcel List and Analysis

The District will consist of the parcels identified in the below tables. The City combined all of the parcels into parcel number 11-191 through an internal administrative process completed on June 17, 2026. The amended parcel boundary will be effective for January 1, 2027 values.

Parcel Data

Reference Number	Parcel Number	Address	Acres	Acres	Blighted Condition
				Blighted	
1	11-156	227 N QUINCY ST	0.12	0.12	Condition 2
2	11-157	221 N QUINCY ST	0.71	0.71	Condition 2
3	11-158	624 PINE ST	0.20	0.20	Condition 2
4	11-159	618 PINE ST	0.22	0.22	Condition 2
5	11-160	616 PINE ST	0.85	0.85	Condition 2
6	11-191	605 CHERRY ST	0.40	0.40	Condition 2
TOTALS			2.51	2.51	

Percentage of TID Area Designated as Blighted
(at least 50%)

100%

Condition 2:

The identified parcels are designated as blighted as they consist of land upon which buildings or structures have been demolished and which because of obsolete platting and deterioration of site improvements, substantially impair or arrest the sound growth of the community.

Calculation of Estimated Base Value¹

Parcel	Assessed Value			Equalized Value ²		
	Land	Improvement	Total	Land	Improvement	Total
11-156	0	0	0	0	0	0
11-157	0	0	0	0	0	0
11-158	0	0	0	0	0	0
11-159	0	0	0	0	0	0
11-160	0	0	0	0	0	0
11-191	0	0	0	0	0	0
TOTALS	0	0	0	0	0	0

1) All parcels to be included in the District were owned by the Redevelopment Authority of the City as of January 1, 2026.

2) Calculation based on aggregate assessment ratio of 73.30%.

SECTION 5:

Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

Calculation of City Equalized Value Limit

City TID IN Equalized Value (Jan. 1, 2025)	\$ 11,886,581,700
TID Valuation Limit @ 12% of Above Value	\$ 1,426,389,804

Calculation of Value Subject to Limit

Estimated Base Value of Territory to be Included in District	\$ -
Incremental Value of Existing Districts (Jan. 1, 2025)	\$ 884,537,600
Total Value Subject to 12% Valuation Limit	\$ 884,537,600
Total Percentage of TID IN Equalized Value	7.44%
Residual Value Capacity of TID IN Equalized Value	\$ 541,852,204

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$884,537,600. This value is less than the maximum of \$1,426,389,804 in equalized value that is permitted for the City.

SECTION 6:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the

implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Contribution to Redevelopment Authority (RDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property

acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the CDA RDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the City, through its RDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:

Map Showing Proposed Improvements and Uses

Map Found on Following Page.

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Three Sixty Real Estate – Conceptual Renderings for 200 N. Monroe, Green Bay, WI

April 13, 2026



Pedestrian view



SECTION 8:

Detailed List of Estimated Project Costs

The list on the following page identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

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Project ID	Project Name/Type	Est. Cost		Totals	Est. Timing
		Phase I	Ongoing		
1	Pay As You Go ("PAYGO") Development Incentives ¹	6,300,000		6,300,000	2029-2044
2	Ongoing Planning & Administrative Costs		464,309	464,309	2026-2054
Total Projects		<u>6,300,000</u>	<u>464,309</u>	<u>6,764,309</u>	

Notes:

1) Per Development Agreement 26-01 the PAYGO MRO will be capped at \$6.30M or the actual Qualified Expenditures.

SECTION 9:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$25.24 million in incremental value by January 1, 2032. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$16.65 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$10.11 million in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

Table 1 – Development Assumptions

Construction Year		Three Sixty Real Estate Solutions, LLC ¹	Annual Total	Construction Year	
1	2026		0	2026	1
2	2027		0	2027	2
3	2028	10,914,600	10,914,600	2028	3
4	2029	9,550,300	9,550,300	2029	4
5	2030		0	2030	5
6	2031	4,775,100	4,775,100	2031	6
7	2032		0	2032	7
8	2033		0	2033	8
9	2034		0	2034	9
10	2035		0	2035	10
11	2036		0	2036	11
12	2037		0	2037	12
13	2038		0	2038	13
14	2039		0	2039	14
15	2040		0	2040	15
16	2041		0	2041	16
17	2042		0	2042	17
18	2043		0	2043	18
19	2044		0	2044	19
20	2045		0	2045	20
21	2046		0	2046	21
22	2047		0	2047	22
23	2048		0	2048	23
24	2049		0	2049	24
25	2050		0	2050	25
26	2051		0	2051	26
27	2052		0	2052	27
Totals		25,240,000	25,240,000		

Notes:

1) Total assessed value of \$18.50M based on the Development Agreement 26-01, converted to equalized using the 2025 aggregate ratio of 73.30%.

Table 2 – Tax Increment Projection Worksheet

Type of District	Blighted Area	Base Value	0
District Creation Date	January 1, 2026	Economic Change Factor	0.00%
Valuation Date	Jan 1, 2026	Apply to Base Value	
Max Life (Years)	27	Base Tax Rate	\$16.65
End of Expenditure Period	22 1/1/2048	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	27 2054		
Extension Eligibility/Years	Yes 3		
Eligible Recipient District	Yes		

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment
1	2026	0	2027	0	0	2028	\$16.65	0
2	2027	0	2028	0	0	2029	\$16.65	0
3	2028	10,914,600	2029	0	10,914,600	2030	\$16.65	181,712
4	2029	9,550,300	2030	0	20,464,900	2031	\$16.65	340,710
5	2030	0	2031	0	20,464,900	2032	\$16.65	340,710
6	2031	4,775,100	2032	0	25,240,000	2033	\$16.65	420,208
7	2032	0	2033	0	25,240,000	2034	\$16.65	420,208
8	2033	0	2034	0	25,240,000	2035	\$16.65	420,208
9	2034	0	2035	0	25,240,000	2036	\$16.65	420,208
10	2035	0	2036	0	25,240,000	2037	\$16.65	420,208
11	2036	0	2037	0	25,240,000	2038	\$16.65	420,208
12	2037	0	2038	0	25,240,000	2039	\$16.65	420,208
13	2038	0	2039	0	25,240,000	2040	\$16.65	420,208
14	2039	0	2040	0	25,240,000	2041	\$16.65	420,208
15	2040	0	2041	0	25,240,000	2042	\$16.65	420,208
16	2041	0	2042	0	25,240,000	2043	\$16.65	420,208
17	2042	0	2043	0	25,240,000	2044	\$16.65	420,208
18	2043	0	2044	0	25,240,000	2045	\$16.65	420,208
19	2044	0	2045	0	25,240,000	2046	\$16.65	420,208
20	2045	0	2046	0	25,240,000	2047	\$16.65	420,208
21	2046	0	2047	0	25,240,000	2048	\$16.65	420,208
22	2047	0	2048	0	25,240,000	2049	\$16.65	420,208
23	2048	0	2049	0	25,240,000	2050	\$16.65	420,208
24	2049	0	2050	0	25,240,000	2051	\$16.65	420,208
25	2050	0	2051	0	25,240,000	2052	\$16.65	420,208
26	2051	0	2052	0	25,240,000	2053	\$16.65	420,208
27	2052	0	2053	0	25,240,000	2054	\$16.65	420,208
Totals		25,240,000		0		Future Value of Increment		10,107,708

Notes:
 1) Tax rate shown is actual 2025/2026 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Financing and Implementation

The District's primary expenditures will be development incentives. Incentives will be provided on a PAYGO basis from the tax increment generated by the Project and such incentives may be structured in one or more phases. PAYGO payments will be made from and strictly limited to the tax increments generated by the District. The PAYGO incentives are not considered City debt nor will the City appropriate funds to make PAYGO incentive payments from any other sources aside from the tax increment generated by the District.

Costs incurred by the City prior to availability of tax increments may be paid from other funds of the City to be reimbursed. Once tax increments are collected, these costs will be paid from annual District revenue.

Based on the Project Cost expenditures as included within the cash flow exhibit (**Table 3**), the District is projected to accumulate sufficient funds by the year 2046 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 3 - Cash Flow

Year	Projected Revenues		Projected Expenditures			Balances			Year
	Tax Increments	Total Revenues	MRO #1 2026 605 Cherry St ¹ \$6,300,000	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative	Liabilities Outstanding	
2026		0		35,000	35,000	(35,000)	(35,000)	6,300,000	2026
2027		0		10,000	10,000	(10,000)	(45,000)	6,300,000	2027
2028	0	0		10,300	10,300	(10,300)	(55,300)	6,300,000	2028
2029	0	0	0	10,609	10,609	(10,609)	(65,909)	6,300,000	2029
2030	181,712	181,712	154,455	10,927	165,382	16,329	(49,580)	6,145,545	2030
2031	340,710	340,710	289,603	11,255	300,858	39,851	(9,728)	5,855,942	2031
2032	340,710	340,710	289,603	11,593	301,196	39,514	29,786	5,566,338	2032
2033	420,208	420,208	357,177	11,941	369,117	51,091	80,876	5,209,162	2033
2034	420,208	420,208	357,177	12,299	369,476	50,732	131,609	4,851,985	2034
2035	420,208	420,208	357,177	12,668	369,845	50,364	181,972	4,494,808	2035
2036	420,208	420,208	357,177	13,048	370,225	49,983	231,956	4,137,631	2036
2037	420,208	420,208	357,177	13,439	370,616	49,592	281,548	3,780,454	2037
2038	420,208	420,208	357,177	13,842	371,019	49,189	330,737	3,423,277	2038
2039	420,208	420,208	357,177	14,258	371,434	48,774	379,510	3,066,101	2039
2040	420,208	420,208	357,177	14,685	371,862	48,346	427,856	2,708,924	2040
2041	420,208	420,208	357,177	15,126	372,303	47,905	475,761	2,351,747	2041
2042	420,208	420,208	357,177	15,580	372,757	47,452	523,213	1,994,570	2042
2043	420,208	420,208	357,177	16,047	373,224	46,984	570,197	1,637,393	2043
2044	420,208	420,208	357,177	16,528	373,705	46,503	616,700	1,280,216	2044
2045	420,208	420,208	357,177	17,024	374,201	46,007	662,707	923,040	2045
2046	420,208	420,208	357,177	17,535	374,712	45,496	708,203	565,863	2046
2047	420,208	420,208	357,177	18,061	375,238	44,970	753,173	208,686	2047
2048	420,208	420,208	208,686	18,603	227,289	192,919	946,092	0	2048
2049	420,208	420,208	0	19,161	19,161	401,047	1,347,139	0	2049
2050	420,208	420,208		19,736	19,736	400,472	1,747,611	0	2050
2051	420,208	420,208		20,328	20,328	399,880	2,147,491	0	2051
2052	420,208	420,208		20,938	20,938	399,270	2,546,762	0	2052
2053	420,208	420,208		21,566	21,566	398,642	2,945,404	0	2053
2054	420,208	420,208		22,213	22,213	397,995	3,343,399	0	2054
Totals	10,107,708	10,107,708	6,300,000	464,309	6,764,309				Totals

Notes:

1) Per Development Agreement 26-01, the PAYGO MRO will be based on 85% of the project tax increment until a cap of \$6.30M or the actual Qualified Expenditures have been reimbursed.

PROJECTED CLOSURE YEAR

LEGEND:

--- CALLABLE MATURITIES

--- END OF EXP. PERIOD

SECTION 10:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11:

Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for downtown land use which includes mixed-use development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by eliminating blight through the provision of appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Project will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as short-term construction related job creation related to housing development, ongoing employment for jobs in maintenance, landscaping, etc., increased retail and service demand, provision of new housing units to address a shortage in the City, additional school district revenue, and the expansion of City and utility infrastructure.

SECTION 15:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:
Legal Opinion Advising Whether the Plan is Complete
and Complies with Wis. Stat. § 66.1105(4)(f)

Legal Opinion Found on Following Page.

DRAFT

**NEED WET SIGNATURE & DATED LEGAL OPINION ON ATTORNEY
LETTERHEAD**

SAMPLE

Mayor
City of Green Bay
100 N Jefferson St
Green Bay, Wisconsin 54301

RE: Project Plan for Tax Incremental District No. 35

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of Green Bay, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Green Bay Tax Incremental District No. 35 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

SECTION 17:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4. Allocation of future tax increments is based on the projections included in this Plan and assumes the same proportions as the actual breakdown of tax collections for the 2025/2026 levy year.

Revenue Year	Brown County	City of Green Bay	Green Bay Area School District	Northeast Wisconsin Tech. College	Total	Revenue Year
2028	0	0	0	0	0	2028
2029	0	0	0	0	0	2029
2030	42,172	24,014	107,431	8,095	181,712	2030
2031	79,072	45,026	201,433	15,179	340,710	2031
2032	79,072	45,026	201,433	15,179	340,710	2032
2033	97,522	55,532	248,433	18,721	420,208	2033
2034	97,522	55,532	248,433	18,721	420,208	2034
2035	97,522	55,532	248,433	18,721	420,208	2035
2036	97,522	55,532	248,433	18,721	420,208	2036
2037	97,522	55,532	248,433	18,721	420,208	2037
2038	97,522	55,532	248,433	18,721	420,208	2038
2039	97,522	55,532	248,433	18,721	420,208	2039
2040	97,522	55,532	248,433	18,721	420,208	2040
2041	97,522	55,532	248,433	18,721	420,208	2041
2042	97,522	55,532	248,433	18,721	420,208	2042
2043	97,522	55,532	248,433	18,721	420,208	2043
2044	97,522	55,532	248,433	18,721	420,208	2044
2045	97,522	55,532	248,433	18,721	420,208	2045
2046	97,522	55,532	248,433	18,721	420,208	2046
2047	97,522	55,532	248,433	18,721	420,208	2047
2048	97,522	55,532	248,433	18,721	420,208	2048
2049	97,522	55,532	248,433	18,721	420,208	2049
2050	97,522	55,532	248,433	18,721	420,208	2050
2051	97,522	55,532	248,433	18,721	420,208	2051
2052	97,522	55,532	248,433	18,721	420,208	2052
2053	97,522	55,532	248,433	18,721	420,208	2053
2054	97,522	55,532	248,433	18,721	420,208	2054
Totals	2,345,809	1,335,768	5,975,824	450,308	10,107,708	



Report to the
Tax Incremental Districts Joint Review Board
of the City of Green Bay

MEETING DATE

July 14, 2026

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # E.5

Consideration with possible action to review and discuss a proposed Allocation Amendment and draft Amended Project Plan for Tax Incremental District No. 12 (TID 12), I-43 Industrial Park.

BACKGROUND

The proposed Amended Project Plan for Tax Incremental District (TID) No. 12 is presented to the Joint Review Board for its initial review pursuant to Wis. Stat. § 66.1105. The amendment authorizes the allocation of up to \$1.4 million in surplus tax increment from TID 12 to Tax Incremental District No. 22 (TID 22), The Shipyard, to assist with eligible project costs, including property acquisition, development incentives, infrastructure improvements, public amenities, and improvements associated with Shipyard Park Phase II. The amendment does not modify the district boundaries or any other provisions of the original Project Plan.

The amended Project Plan demonstrates that TID 12 has sufficient revenues to satisfy all current obligations while providing surplus revenues eligible for allocation to TID 22 in accordance with Wis. Stat. § 66.1105(6)(f). The allocation amendment is intended to provide an additional transfer of surplus revenues from TID 12 to support the continued redevelopment of The Shipyard.

At this meeting, the Joint Review Board is asked to receive the proposed Project Plan Amendment and begin its review. The Board's statutory consideration and approval of the Allocation Amendment will occur at a subsequent meeting following Common Council action.

Informational: Following completion of the Allocation Amendment process, the Redevelopment Authority and Common Council will consider the termination of TID 12 prior to its mandatory termination date of August 18, 2026. Consistent with the Affordable Housing Extension approved by the Wisconsin Department of Revenue in 2025, the final year's tax increment has been reserved for affordable housing expenditures as required by Wis. Stat. §66.1105(6)(g) and is not included in the revenues proposed for allocation to TID 22. The proposed termination is contingent upon completion of the statutory approval process for the Allocation Amendment, including Joint Review Board approval.

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

A fiscal impact analysis has been included as part of the Amended Project Plan and will be discussed at the meeting.

ATTACHMENTS

- I. TID 12 Amended Project Plan Draft 7.14.26



City of Green Bay
Department of Community and Economic Development

Tax Increment District Twelve (12)

I-43 Industrial Park

Amended **PROJECT PLAN** **RDA Public Hearing Draft**

City of Green Bay, Wisconsin July 14, 2026

Joint Review Board of the City of Green Bay

Diana Jacquet, *City of Green Bay*
Dan Teaters, *Brown County*
Cale Pulczynski, *Green Bay Area Public Schools*
Adam Pfost, *Northeast Wisconsin Technical College*
Brent Weycker, *Citizen Member*

Common Council of the City of Green Bay

Eric Genrich, *Mayor*
Jennifer Grant, *District 1*
Jim Hutchison, *District 2, Vice-President*
William Morgan, *District 3*
Jon Shelton, *District 4*
Doug Orlowski, *District 5*
Joey Prestley, *District 6*
Alyssa Proffitt *District 7, President*
Jim Ridderbush, *District 8*
Ben DeBaker, *District 9*
Ben Delie, *District 10*
Melinda Eck, *District 11*
Kathy Hinkfuss, *District 12*

Redevelopment Authority of the City of Green Bay

Gary Delveaux, *Chair*
Matt Schueller, *Vice Chair*
Deby Dehn
Alder Kathy Hinkfuss, *District 12*
Timothy McCoy
Renita Robinson
Stephen Srubas

This Project Plan was prepared by
Matthew Buchanan, *Deputy Development Director*
Rebecca Finco, *Sr Economic Development Specialist*
Erin Rovinski, *Design Specialist*
Diana Jacquet, *Finance Director*
Lacey Cochart, *City Attorney*

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DRAFT

Summary of Findings

1. In accordance with Wis. Stats. §66.1105, the City of Green Bay (“City”) created Tax Increment District Number Twelve (12) (“TID 12”), I-43 Industrial Park on September 6, 2005; and
2. The Common Council of the City designated the Redevelopment Authority of the City of Green Bay (“RDA”) to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 12 on Monday, June 29, 2020; and
3. The RDA proposed allocating excess incremental property taxes from TID 12 to Tax Increment District Number Twenty-two (“TID 22”), The Shipyard; and
4. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
 - 4.1. On Monday, June 22, 2026, emailed the chief executive officer of Brown County, the Green Bay Area School District, Northeast Wisconsin Technical College, and the Green Bay Metropolitan Sewerage District a copy of the notice of said public hearing; and
 - 4.2. On Friday, June 26, 2026, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
 - 4.3. On Friday, June 26, 2026 and Friday, July 3, 2026 published a notice of said public hearing in the City’s official paper, the Green Bay Press Times; and
 - 4.4. On Tuesday, July 14, 2026, at 1:30 p.m., in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendment to TID 12, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
5. The Original Project Plan and the Amended Project Plan meet all the requirements of Wis. Stats. §66.1105, to wit:
 - 5.1. An economic feasibility study; and
 - 5.2. A detailed list of estimated project costs; and
 - 5.3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
 - 5.4. A map showing existing uses and conditions of real property within TID 12; and
 - 5.5. A map showing proposed improvements and uses in TID 12; and
 - 5.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 12 will not exceed thirty-five percent (35%); and
 - 5.7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
 - 5.8. A list of estimated non-project costs; and
 - 5.9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
 - 5.10. A statement indicating how creation of TID 12 promotes the orderly development of the City; and
 - 5.11. An opinion of the City Attorney that the Project Plan is complete and complies with Wis. Stats. §66.1105; and
6. The RDA made the following findings as required by Wis. Stats. §66.1105, to wit:
 - 6.1. The Amended Project Plan demonstrates that TID 12 has sufficient revenues to satisfy all current and projected obligations and possesses surplus revenues available for allocation pursuant to Wis. Stats. §66.1105(6)(f).
 - 6.2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 12 has satisfied all of its current year debt service and project cost obligations; and
 - 6.3. Prior to the mandatory termination date of September 17, 2046, TID 22 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
 - 6.4. The mandatory termination date for TID 12 is August 18, 2026; and
 - 6.5. Wis. Stats. §66.1105(6)(f) permits the City to donate surplus funds from TID 12 to TID 22; and
 - 6.6. That “but for” the adoption of an Allocation Amendment, the development projected to occur in TID 22, as detailed in the City *Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
 - 6.7. The improvement of the area is likely to significantly enhance the value of substantially all of the

- other real property in TID 12 and TID 22; and
- 6.8. The economic benefits of TID 12 and TID 22, as measured by increased property value, employment, and income,
- 6.8.1. Are greater than the cost of the improvements identified in the Project Plans; and
- 6.8.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
- 6.9. The TID 12 and TID 22 Project Plans are feasible and in conformity with the City *Comprehensive Plan*; and
- 6.10. TID 22, as a Blight TID, is an eligible recipient district for donor TID 12 pursuant to Wis. Stats. §66.1105(6)(f)2 and this amendment constitutes an allocation amendment under Wis. Stats. §66.1105(6)(f); and
- 6.11. TID 12 and TID 22 have the same overlying taxing jurisdictions; and
- 6.12. TID 12 has sufficient revenue to pay all its current project costs; and
- 6.13. TID 12 has surplus revenue to pay eligible costs of TID 22; and
- 6.14. The Amended Project Plan will not change the boundaries of TID 12; and
- 6.15. The Amended Project Plan contains no other changes from the original Project Plan; and
- 6.16. On May 9, 2025, the Wisconsin Department of Revenue approved a prior Allocation Amendment authorizing TID 12 to serve as a donor district to TID 22 and TID 28. The current amendment is intended to provide an additional allocation of surplus revenues from TID 12 to TID 22; and
- 6.17. On August 26, 2025, the Wisconsin Department of Revenue approved an Affordable Housing Extension for TID 12 pursuant to Wis. Stat. §66.1105(6)(g), extending the life of TID 12 through August 18, 2026.

Proposed Amendments

Amend the Non-Project Costs section of the TID 12 Project Plan to include an allocation in the amount of up to one million, four hundred thousand dollars (\$1,400,000) from TID 12 to TID 22, the Shipyard, to assist with the costs of property acquisition, development incentives, infrastructure improvements, public amenities, public parks and recreational facilities, including improvements associated with Shipyard Park Phase II, and other eligible project costs within TID 22 and within one-half mile radius of TID 22 for the purposes of blight elimination, which is consistent with the purpose for which TID 22 was created. As part of the project plan, cash grants may be made by the City of Green Bay to owners, lessees, or developers of property within TID 22.

Appendix A: City Attorney Legal Opinion

DRAFT

Appendix B: Cash Flow

TID 12												
YEAR	PROJECTED REVENUES				PROJECTED EXPENDITURES						BALANCES	
	TAX INCREMENTS	INTEREST/ EARNINGS	OTHER REVENUE	TOTAL REVENUE	TIF ALLOCATIONS	AFFORDABLE HOUSING	DEV ELOPERS PAYMENTS	DEBT PAYMENTS	OTHER EXPENSES	TOTAL EXPENSES	ANNUAL	CUMULATIVE
2024	2,933,568	396,054	424,464	3,754,086	7,000,000		234,701	259,603	55,819	7,550,123	(3,796,037)	2,298,816
2025	3,300,630	168,781	762,887	4,232,298	5,700,000		305,441	260,009	47,316	6,312,766	(2,080,468)	218,348
2026	3,720,238	100,000	762,887	4,583,125	1,400,000		294,940	260,461	61,300	2,016,701	2,566,424	2,784,772
2027	3,776,041			3,776,041	-	3,776,041	300,839	245,430	39,000	4,361,310	(585,269)	2,199,503
2028				-			324,136	132,900	33,000	490,036	(490,036)	1,709,467
2029				-			330,619	137,700	-	468,319	(468,319)	1,241,148
2030				-			337,231			337,231	(337,231)	903,917
2031				-			343,976			343,976	(343,976)	559,941
2032				-			343,976			343,976	(343,976)	215,966
2033				-			215,919			215,919	(215,919)	47
Total	13,730,477	664,835	1,950,238	16,345,550	14,100,000	3,776,041	3,031,777	1,296,103	236,435	22,440,356		
2024 TIF allocation \$7,000,000 to TIF 13												
2025 TID allocation \$3,700,000 to TIF 22												
2025 TID allocation \$2,000,000 to TIF 28												
2026 TID allocation \$1,400,000 to TIF 22-Shipyard Phase II project												



Report to the
**Tax Incremental Districts Joint Review Board
of the City of Green Bay**

MEETING DATE

July 14, 2026

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # F.1

TID 5, East and West Downtown, Affordable Housing Extension

BACKGROUND

Tax Incremental District No. 5 (TID 5), East and West Downtown, has successfully completed implementation of its Project Plan and is expected to collect sufficient tax increment from the 2026 tax roll to satisfy all remaining project costs. Pursuant to Wis. Stat. § 66.1105(6)(g), the City is pursuing a twelve-month Affordable Housing Extension to utilize the final year's tax increment for housing-related activities.

The extension will allow the final year's increment, estimated at approximately \$2.1M, to be collected in January 2028 from the 2027 tax roll and transferred to the City's Tax Increment District Affordable Housing (TIDAH) Fund. State law requires that at least 75% of the funds be used to support affordable housing, with the remaining balance used to improve housing stock within the City. Following the extension period, TID 5 will be terminated no later than July 20, 2027.

This item is presented for informational purposes only. No action by the Joint Review Board is required.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
**Tax Incremental Districts Joint Review Board
of the City of Green Bay**

MEETING DATE

July 14, 2026

PREPARED BY

AGENDA ITEM # F.2

Set meeting date to consider approval of the TID 12 Allocation Amendment Resolution and Amended Project Plan.

BACKGROUND

Following Common Council consideration of the proposed Allocation Amendment and Amended Project Plan for TID 12, I-43 Industrial Park, on July 21, 2026, the Joint Review Board will be required to meet to consider approval of the Allocation Amendment pursuant to Wis. Stat. § 66.1105. The meeting will be scheduled between July 22 and August 17, 2026, to allow completion of the statutory approval process for the Allocation Amendment before the proposed termination of TID 12 is considered by the Common Council.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Tax Incremental Districts Joint Review Board
of the City of Green Bay

MEETING DATE

July 14, 2026

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # F.3

Set meeting date to consider approval of the Creation Resolutions and Project Plans for TIDs 33, 34, and 35.

BACKGROUND

Following Common Council consideration of the proposed creation of TIDs 33, 34, and 35 on August 18, 2026, the Joint Review Board will be required to meet to consider approval of each district and its respective Project Plan pursuant to Wis. Stat. § 66.1105. The meeting will be scheduled between August 19 and September 11, 2026, to complete the statutory approval process for each proposed district.

Each proposed Tax Incremental District will be presented as a separate agenda item and considered independently by the Joint Review Board.

RECOMMENDATION**FISCAL IMPACT****ATTACHMENTS**

None