AGENDA OF THE COMMON COUNCIL

TUESDAY, JULY 21, 2026, 6:00 PM
In person at City Hall, Room 203 - Council Chambers.
Virtual attendance also available via Zoom.

A. Zoom Meeting Information.

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

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

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

B. Roll Call.

1. Alders: Jennifer Grant (District 1), Jim Hutchison (District 2), Bill Morgan (District 3), Jon Shelton (District 4), Doug Orlowski (District 5), Joey Prestley (District 6), Alyssa Proffitt (District 7), Jim Ridderbush (District 8), Ben DeBaker (District 9), Ben Delie (District 10), Melinda Eck (District 11), Kathy Hinkfuss (District 12).

C. Pledge of Allegiance.

D. Invocation.

E. Approval of Minutes.

1. Approval of the minutes from the July 7, 2026 meeting.

F. Approval of the Agenda.

1. Approval of the agenda for the Tuesday, July 21, 2026, meeting of the Common Council.

G. Report by the Mayor.

H. Announcements.

I. Appointments.

1. **Reappointments:**
   Zoning and Planning Board of Appeals
   Joshua Koch, 3435 Yorkshire Road, Green Bay, WI 54311
   Term to expire: August 1, 2029

2. **Appointments:**
   Interim City Clerk
   Stacy Menke

J. Ordinances - Second Reading for Adoption.

1. General Ordinance 12-26
   An ordinance amending Section 42-3, relating to the responsible bidder approval threshold from $25,000 to $50,000 to let contract to the lowest responsible bidder.

2. Zoning Ordinance 08-26
   An ordinance rezoning the properties located at 703, 707, and 713 Roy Avenue from Neighborhood Commercial (NC) to Low Density Residential (R1) (ZP 26-24).

3. General Ordinance No. 11-26
   An ordinance amending section 40-29(l) relating to night parking (Class "B" parking violations).

K. Report of the Redevelopment Authority (July 14, 2026).

1. To approve the adoption of an Allocation Amendment Resolution and amend the Project Plan for TID 12, I-43 Industrial Park.

2. To approve an Affordable Housing Extension Resolution for Tax Incremental District No. 5 (TID 5), East and West Downtown.

3. To approve the assignment of the Convention Center Management Agreement and Parking Agreement to Revir Hospitality Green Bay, LLC.

4. To approve a request by the Department of Public Works to award Parks 8-26 BADGER GREENWAY SITE IMPROVEMENTS to Northeast Asphalt, Inc. for the amount of $374,000.40, which includes the Base Bid plus Alternate No. 2.

5. To approve the 2026 Annual Action Plan for Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME) programs.

6. To approve an allocation up to $800,000 from TID 10 to fund the development of a new road connecting Imperial Lane to the JBS neighborhood development, or eligible park improvements, and to direct staff to draft a MOU between the City of Green Bay and The Redevelopment Authority of the City of Green Bay regarding the allocation.

L. Report of the Improvement & Services Committee (July 15, 2026).

1. To approve request by the Department of Public Works to purchase 2026 Reading RM-45 Master Mechanic Package service body from Monroe Truck Equipment through Sourcewell Contract No. 062220-AEB-1 for $108,270.00. The purchase includes installation, delivery, mechanic training, and warranty.

2. To approve request by the Department of Public Works to purchase 2027 Ford Super Duty F-550 cab and chassis from Ewald Automotive Group through State Contract #505ENT-M24-VEHICLES-06 for $60,357.00. The purchase includes delivery and the manufacture's standard warranty.

3. To approve request by the Department of Public Works to award contract PAVEMENT 4-26 N. MAPLE AVENUE RECONSTRUCTION (W. Walnut Street to Mather Street) to the low responsive responsible bidder at a staff level.

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

    1. Sidewalk Builder

        a. Double A Flatwork LLC
        b. Kurowski Construction
        b. ECS Concrete Construction LLC

5. To approve request by the Department of Public Works to approve the real estate payments for the Mather Street reconstruction project.

6. To approve request by the Department of Public Works to award contract SEWERS 3-26 CITY WIDE SEWER REPAIRS to De Groot, Inc. in the amount of $1,350,216.44.

7. *Informational:* PAVEMENT 3-26 OXFORD AVENUE & REED STREET RECONSTRUCTION contract was awarded to Peters Concrete Company in the amount of $1,193,813.10.

M. Report of the Protection & Policy Committee (July 13, 2026).

1. To approve the renewal license application for "Class B" liquor and Class "B" beer for Legacy Green Bay LLC (Legacy Hotel) with a change of Agent to Victoria Fabry pending approval from the proper authorities.

2. To approve a new application for a "Class B" liquor and Class "B" beer for Betty Bar Solutions LLC (Cock & Bull) at 1237 Main St, with a licensed premises described as "Bar, outside patio, beer/liq stored in basement and walk-in cooler".

3. To approve a limited expansion of licensed premises for Overtime Pub & Grill at 1423 S Broadway for the following dates: 8/7-8/9, 8/14-8/16, 8/21-8/23, 8/28-8/30, 9/18-9/20, 9/25-9/27, 10/2-10/4, 10/9-10/11, 10/16-10/18, 10/23-10/25 and 10/30-11/1 with the following proposed premise description "fence around parking lot to ensure customer safety during event".

4. To approve the release back into the pool of available licenses 2 "Class B" liquor licenses due to non-renewal for:

1. El Pastorcito Mexican Restaurant at 741 Abrams
2. Rendezvous at 2928 W Mason

5. To approve the petition and communication submitted by Ald. Shelton (District 4) and co-sponsored by Ald. Proffitt (District 7), Ald. Hutchinson (District 2), and Ald. Prestley (District 6) proposing the City adopt a resolution proclaiming the City's commitment to economic and social bill of rights

6. To approve as amended the communication submitted by Ald. Eck (District 11) and co-sponored by Alder Grant (District 1) to direct staff to present a full report at the council meeting on August 18th of the findings that were submitted to WEC, regarding duplicate ballot complaints. This shows full transparency and will help to restore trust in our elections. We also urge the mayor and HR to review personnel issues pertaining to these issues and take appropriate actions. We encourage interviews from current and past employees to accomplish this.

7. To approve amending Section 10-460, Green Bay Municipal Code, relating to Public Vehicle Regulations.

8. To hold the appeal by Dalton Magee regarding the denial of his operator's license.

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

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

O. Report of the Plan Commission (July 13, 2026).

1. To approve a Conditional Use Permit to allow for an increase in the height allowance at 1445 Bylsby Avenue (ZP 26-27 Public Hearing held July 13, 2026).

2. To approve a request to amend the Go Big Green Bay 2050 Comprehensive Plan for 3290 Humboldt Road and a portion of 515 Woodside Road from future Low Density Residential land use to Mixed Residential land use (CPA 26-04 Public Hearing held July 13, 2026).

P. Report of the Finance Committee (July 14, 2026).

1. To approve the contract, per RFP solicitation, to Berry, Dunn, McNeil and Parker LLC for consulting services for the City of Green Bay’s Efficiency and Organizational Review #2025-36.

2. To approve the general fund overtime report for 2026 through June compared to budget.

3. To approve a 36-month contract with Cellcom that was referred to staff from the May 12, 2026, Finance Committee meeting.

Q. Report of the Park Committee (July 15, 2026).

1. To approve the Badger Park Masterplan.

2. To approve accepting an AmeriCorps Program Funding Grant for $389,701.00 to continue the Green Bay Conservation Corps program through 2027.

R. Report of the Personnel Committee (July 14, 2026).

1. To approve proposed changes to the City of Green Bay Personnel Policy Chapter 9 with regards to Vacation Accruals.

2. To approve proposed changes to the City of Green Bay Personnel Policy Chapter 9 with regards to Funeral Leave.

3. To approve the proposed changes to the City of Green Bay Personnel Policy Chapter 9 with regards to Volunteer Time as amended to include limiting volunteer opportunities to eligible nonprofits within the City of Green Bay.

4. To refer to staff for a recommendation to address vacation accruals for recruiting leadership roles.

S. Report of the Public Arts Commission (July 8, 2026).

1. To approve 10 sculptures for the Rotating Arts Program and refer to staff to work with Neighborhood Associations for the placements of the first 5 approved art pieces for installation at the art pads and for staff to pick locations if the Neighborhood Associations do not provide input.

T. Report of the Sustainability Commission (July 16, 2026).

1. To refer to the Parks Committee a recommendation of the Sustainability Commission regarding the proposed revisions to Section 28-3 of the Green Bay Municipal Code relating to the harvesting of edible plants, fruits, nuts, and seeds on City-owned park lands, as presented in the draft ordinance.

2. Informational: Waste Reduction Workgroup Update

3. Informational: Climate Resilience Workgroup

U. Committee of the Whole.

1. For consideration with possible action on request by the Department of Public Works to approve and grant a Sidewalk Builder license to N&L Concrete Construction LLC & Evraets Concrete Construction LLC, subject to approval by the Risk Manager.

2. Consideration with possible action on 1) the release of 304 North Adams Green Bay, LLC (Hotel Northland) from financial obligations under the Amended and Restated Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Financing Statement, outstanding balance of $2,612,000; 2) Termination of the Development Agreement-Hotel Northland, March 4, 2014, and four subsequent amendments through November 14, 2018; and, 3) Approval of the assignment of Pine Street Ramp Parking Agreement 304 North Adams Executed 2018, for payment of $1,000,000 to the City of Green Bay by Octagon Credit Partners LP (Lender) from the Hotel Northland Sale Proceeds, subject to final legal approval.

   Notice of Closed Session:
   The Council may convene in closed session pursuant to Section 19.85(1)(g) Wisconsin Statutes for the purpose of conferring with legal counsel for the governmental body who is

rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. The Council may, thereafter, reconvene in open session pursuant to Section 19.85(2) Wisconsin Statutes to report any actions taken during the closed session and to consider all other matters on the agenda.

V. Resolutions.

1. Resolution Authorizing a Conditional Use Permit at 1445 Bylsby Avenue (ZP 26-27).

2. Resolution approving an allocation amendment for Tax Increment District Number Twelve (12), 1-43 Industrial Park ("TID 12").

3. Resolution regarding an Affordable Housing Extension for Tax Increment District Number Five (5) East and West Downtown ("TID 5").

4. Resolution drawing final orders to contractors for July 21, 2026.

W. Ordinances - First Reading.

1. Miscellaneous Ordinance No. 04-26
   An ordinance adopting an amendment to the 2050 Go Big Green Bay Comprehensive Plan of the City of Green Bay pertaining to properties located at 3290 Humboldt Road and a portion of 515 Woodside Drive (CPA 26-04).

2. General Ordinance No. 13-26
   An ordinance amending section 10-460, Green Bay Municipal Code, Relating to Public Vehicle Regulations

X. Adjournment.

1. Next Meeting: August 18, 2026

2. Adjournment of the Tuesday, July 21, 2026, meeting of the Common Council.

1) SUPPLEMENTAL INFORMATION: The Video of this meeting, Agenda, Agenda Packet, and Minutes are available online at www.greenbaywi.gov/Meetings.
2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this committee meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.

MINUTES OF THE COMMON COUNCIL

TUESDAY, JULY 7, 2026, 6:00 PM
In person at City Hall, Room 203 - Council Chambers.
Virtual attendance also available via Zoom.

A. ZOOM MEETING INFORMATION.

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

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

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

B. ROLL CALL.

Present: Jennifer Grant, Jim Hutchison, William Morgan, Jon Shelton, Doug Orlowski, Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Ben DeBaker, Ben Delie, Melinda Eck, Kathy Hinkfuss
Excused:
Absent:

1. Alders: Jennifer Grant (District 1), Jim Hutchison (District 2), Bill Morgan (District 3), Jon Shelton (District 4), Doug Orlowski (District 5), Joey Prestley (District 6), Alyssa Proffitt (District 7), Jim Ridderbush (District 8), Ben DeBaker (District 9), Ben Delie (District 10), Melinda Eck (District 11), Kathy Hinkfuss (District 12).

C. PLEDGE OF ALLEGIANCE.

D. INVOCATION.

E. APPROVAL OF MINUTES.

Moved by Ald. Jim Ridderbush, seconded by Ald. Joey Prestley to approve.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Jon Shelton, Doug Orlowski, Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Ben DeBaker, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

1. Approval of the minutes from the June 16, 2026 meeting and June 18, 2026 Special meeting.

F. APPROVAL OF THE AGENDA.

Moved by Ald. Melinda Eck, seconded by Ald. Ben Delie to approve.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Jon Shelton, Doug Orlowski, Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Ben DeBaker, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

1. Approval of the agenda for the Tuesday, July 7, 2026, meeting of the Common Council.

G. REPORT BY THE MAYOR.

Ald. Grant joined, 6:02 pm

H. ANNOUNCEMENTS.

I. APPOINTMENTS.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to approve new appointments.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Jon Shelton, Doug Orlowski, Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Ben DeBaker, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

Moved by Ald. Joey Prestley, seconded by Ald. Kathy Hinkfuss to approve reappointments.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Jon Shelton, Doug Orlowski, Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Ben DeBaker, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

1. **Appointment**

   TID Joint Review Board
   Diane Jacquet, 100 N. Jefferson Street, Green Bay, WI 54301
   Term to expire: July 1, 2028

   Reappointments

   Transit Commission
   Michael Conley-Kuhagen, 141 N. Chestnut Ave., #109 Green Bay, WI 54303
   Term to expire: July 1, 2029

   Board of Review
   Eric Drzewiecki, 632 S. Roosevelt St., Green Bay, WI 54301
   Term to expire: July 1, 2031

   Green Bay Plan Commission
   Derius Daniels, 221 N. Van Buren Street, Green Bay, WI 54301
   Term to expire: July 1, 2029

J. ORDINANCES - SECOND READING FOR ADOPTION.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to suspend the rules and take up all with one roll call vote.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Jon Shelton, Doug Orlowski, Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Ben DeBaker, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to adopt.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Jon Shelton, Doug Orlowski, Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Ben DeBaker, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

1. Zoning Ordinance No. 06-26
   An ordinance amending a Planned Unit Development for 1835 S Ridge Road (ZP 26-21).

2. Miscellaneous Ordinance No. 03-26
   An Ordinance adopting an amendment to the Go Big Green Bay 2050 Comprehensive Plan

of the City of Green Bay pertaining to properties located in the 600 block Woodside Road (CPA 26-03).

3. Zoning Ordinance No. 07-26
   An ordinance rezoning the property located along the 600 block of Woodside Road (Parcel 21-365) from Low Density Residential (R1) District to Varied-Density Residential (R3) (ZP-26-20).

K. REPORT OF THE IMPROVEMENT & SERVICES COMMITTEE (JULY 1, 2026).

Moved by Ald. Ben Delie, seconded by Ald. Melinda Eck to approve.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Jon Shelton, Doug Orlowski, Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Ben DeBaker, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

1. To approve the request of the Department of Public Works to amend City of Green Bay Ordinance Section 40-29(l) related to night parking (Class "B" Parking Violations).

2. To approve the resolution approving a Transportation Project Plat for Padi-Wood Lane from Erie Road to Padi-Wood Lane.

3. To approve request by the Department of Public Works to award contract PAVEMENT 3-26 OXFORD AVENUE & REED STREET RECONSTRUCTION to the low responsive, responsible bidder at a staff level.

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

    1. Sidewalk Builder

        a. NEW Home Services LLC
        b. Zeise Construction

L. REPORT OF THE PROTECTION & POLICY COMMITTEE (JUNE 22, 2026).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to approve.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Jon Shelton, Doug Orlowski, Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Ben DeBaker, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

1. To approve an initial application for a "Class B" liquor and Class "B" beer for DPK Venture LLC (Gyro Hut Restaurant & Bar) at 2148 University Ave with a licensed premise described as "restaurant and bar, dining area, patio outside, cooler, kitchen".

2. To approve the 2026-2027 alcohol license renewal applications for the following locations, subject to the approval of the proper authorities:

    - Code 920, Inc (The Bay) at 805 Klaus St
    - APG WI LLC (Dino Stop #7846) at 1828 S Ashland Ave

3. To approve an appeal by Chad Zeske (Holy Smokes) regarding the non-renewal recommendation of his tobacco licenses.

4. To approve a resolution regarding transportation infrastructure costs urging the Governor of Wisconsin and the State Legislature to enact comprehensive, sustainable transportation funding solutions, as amended by staff prepared for 7/7/26 Council Meeting.

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

Ald. Proffitt and Ald. Prestley both abstain from their own bartender licenses.

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

N. REPORT OF THE PLAN COMMISSION (JUNE 29, 2026).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Jim Hutchison to approve.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Jon Shelton, Doug Orlowski, Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Ben DeBaker, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

1. To approve the request for a Conditional Use Permit to allow a single-family home in the Office-Residential (OR) Zoning District at 1033 Gray Street (ZP 26-23 Public Hearing held June 29, 2026).

2. To approve the request to rezone 703, 707, and 713 Roy Avenue from Neighborhood Commercial (NC) to Low-Density Residential (R1) (ZP 26-24 Public Hearing held June 29, 2026).

3. To approve the request to create a preliminary plat with 9 lots (Shorehaven) that includes a public dedication at 2892 Nicolet Drive (Parcel 22-135) (CP 26-04).

O. REPORT OF THE FINANCE COMMITTEE (JUNE 30, 2026).

Moved by Ald. Joey Prestley, seconded by Ald. Doug Orlowski to approve.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Jon Shelton, Doug Orlowski, Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Ben DeBaker, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

1. To approve the acceptance of the CLG Subgrant from the State Historic Preservation office of $20,000 with no local match.

2. To approve the Memorandum of Agreement between the Oneida Nation and City of Green Bay regarding funding for community programs and infrastructure in the amount of $300,000 for the JBS Redevelopment Project-Urban and Food Production Barn.

3. To approve the revision of General Ordinance No. 12-26, responsible bidder approval threshold from $25,000 to $50,000 to let contract to the lowest responsible bidder.

4. To approve a 2026 budget amendment resolution for unbudgeted overtime for special events.

P. REPORT OF THE PARK COMMITTEE (JULY 1, 2026).

Moved by Ald. Ben Delie, seconded by Ald. Jim Ridderbush to approve.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Jon Shelton, Doug Orlowski, Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Ben DeBaker, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

1. To approve accepting a $100,000 donation from the Oneida Nation to go towards the engineering and construction costs associated with the shoreline walk at Bay Beach Amusement Park.

2. To approve the request by the Badger Tracks Neighborhood Association to place their neighborhood sign on City property adjacent to Fireman's Park.

Q. REPORT OF THE TRAFFIC, BICYCLE, AND PEDESTRIAN COMMISSION (JUNE 15, 2026).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to approve, except items 1 and 3.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Jon Shelton, Doug Orlowski, Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Ben DeBaker, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

1. To receive and place on file the request by Ald. Hinkfuss (District 12) to study Pleasant Lane as it relates to speeding between West Mason Street and the entrance to the Brown County Dog Park. (PC-26-08)

   Moved by Ald. Kathy Hinkfuss, seconded by Ald. Melinda Eck to suspend the rules and take up items 1 and 3 with one vote.
   Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Jon Shelton, Doug Orlowski, Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Ben DeBaker, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

Moved by Ald. Kathy Hinkfuss, seconded by Ald. Jon Shelton to refer both back to committee.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Jon Shelton, Doug Orlowski, Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Ben DeBaker, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

2. To hold the request by Ald. Hinkfuss (District 12) to study the parking restriction near and around Martin Luther King Elementary School. (PC-26-07)

3. To receive and place on file the request by Ald. Hinkfuss (District 12) to study the need for additional traffic control at the intersection of Buckthorn Trail and Crestwood Springs Drive.

4. To approve the request by Ald. Hutchison (District 2) to study the need for additional traffic control at the intersection of Tyrolian Drive at South Le Capitaine Circle. (PC-26-10)

5. To approve the request by the Traffic Engineer to install an All-WAY STOP condition at the intersection of Dousman Street and Oneida Street.

6. To approve the request by the Traffic Engineer to install an All-WAY STOP condition at the intersection of Dousman Street and North Taylor Street.

7. To create a 15 Minute Loading Zone on the south side of Pine Street west of North Washington Street as follows:

    A. Remove the NO STOPPING OR STANDING restriction on both sides of Pine Street from North Washington to the alley west of North Washington Street

B. Establish a NO STOPPING OR STANDING restriction on the north side of Pine Street from North Washington Street to the alley west of North Washington Street
C. Establish a 15 MINUTE LOADING restriction on the south side of Pine Street from 45 feet west of North Washington Street to a point 200 feet west of North Washington Street
D. Establish a NO STOPPING OR STANDING restriction on the south side of Pine Street from North Washington Street to a point 45 feet west of North Washington Street
E. Establish a NO STOPPING OR STANDING restriction on the south side of Pine Street from a point 200 feet west of North Washington Street to the alley

8. To change the 900 block of Emilie Street from RESIDENTIAL PERMIT PARKING ONLY to 4-HOUR PARKING 7:00 AM - 7:00 PM MONDAY - FRIDAY. (PC-25-10)

9. To create a 15 Minute Loading Zone on the east side of Adams Street between Pine Street and Northland Avenue as follows:

   A. Remove the existing NO PARKING restriction on both sides of Adams Street from Pine Street to Northland Avenue
   B. Establish a NO PARKING restriction on the east side of Adams Street from Pine Street to a point 35 feet north of Pine Street
   C. Establish a NO PARKING restriction on the east side of Adams Street from a point 100 feet north of Pine Street to Northland Avenue
   D. Establish a NO PARKING 15 MINUTE LOADING ZONE on the east side of Adams Street from a point 40 feet north of Pine Street to a point 105 feet north of Pine Street

10. Remove the 2-hour parking restrictions on the 800 block of Hubbard Street from 7:00 AM - 4:00 PM MONDAY - FRIDAY. (PC-26-02)

11. To modify the "No Stopping or Standing 12 A.M. to 3 A.M." parking condition on Washington Street as follows:

    A. Remove the NO STOPPING NO STANDING MIDNIGHT TO 3:00 AM (Saturday & Sunday) restriction in the 200 block of North Washington Street.

B. Remove the NO STOPPING NO STANDING MIDNIGHT TO 3:00 AM (Saturday & Sunday) restriction in the 100 block of South Washington Street.
C. Create a NO STOPPING NO STANDING MIDNIGHT TO 3:00 AM (Saturday & Sunday) restriction in the 200 block of North Washington Street from Doty Street to a point 260 feet north of Doty Street.
D. Remove the 5 MINUTE LOADING ZONE (7:00 AM-11:00 PM) from a point 80 feet south of East Walnut Street to a point 195 feet south of East Walnut Street.
E. Create a NO PARKING 5 MINUTE LOADING ZONE ONLY from a point 80 feet south of East Walnut Street to a point 195 feet south of East Walnut Street (PC-26-03)

12. To restrict the RIGHT TURN ON RED eastbound on West Mason Street at Hinkle Street.

13. To remove the NO RIGHT ON RED 7:00 AM - 5:00 PM MONDAY - FRIDAY, both eastbound and westbound, on West Mason Street at Packerland Drive.

R. INFORMATIONAL.

1. Building Report for June 2026

2. Municipal Court Report for June 2026

S. RESOLUTIONS.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to suspend the rules and take up all with one roll call vote.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Jon Shelton, Doug Orlowski, Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Ben DeBaker, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

Moved by Ald. Joey Prestley, seconded by Ald. Alyssa Proffitt to adopt.
Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Jon Shelton, Doug Orlowski, Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Ben DeBaker, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

1. Resolution Authorizing a Conditional Use Permit at 1033 Gray Street (ZP 26-23).

2. Resolution in Support of A Sustainable Transportation Funding Solution

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

4. Resolution regarding 2026 budget amendment for unbudgeted overtime for special events.

T. ORDINANCES - FIRST READING.

Moved by Ald. Joey Prestley, seconded by Ald. Kathy Hinkfuss to suspend the rules and take up all with one roll call vote.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Jon Shelton, Doug Orlowski, Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Ben DeBaker, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to advance.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Jon Shelton, Doug Orlowski, Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Ben DeBaker, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

1. Zoning Ordinance 08-28
   An ordinance rezoning the properties located at 703, 707, and 713 Roy Avenue from Neighborhood Commercial (NC) to Low Density Residential (R1) (ZP 26-24).

2. General Ordinance 12-26
   An ordinance amending Section 42-3, relating to the responsible bidder approval threshold from $25,000 to $50,000 to let contract to the lowest responsible bidder.

3. General Ordinance No. 11-26
   An ordinance amending section 40-29(l) relating to night parking (Class "B" parking violations).

U. QUASI JUDICIAL HEARING FOR NON-RENEWAL OF LIQUOR LICENSE.

Moved by Ald. Melinda Eck, seconded by Ald. William Morgan to deny the appeal.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Jon Shelton, Doug Orlowski, Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Ben DeBaker, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

Attorney Rachel Maes appeared to present the case for the City

Recordo Neal, 700 Bodart appeared with his attorney, Heather Richmond.

1. Quasit-judicial hearing for the non-renewal of a "Class B" and Class "B" liquor license at Jam Rock, 700 Bodart St.

V. ADJOURNMENT.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Melinda Eck to approve.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Jon Shelton, Doug Orlowski, Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Ben DeBaker, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

1. Next Meeting: July 21, 2026

2. Adjournment of the Tuesday, July 7, 2026, meeting of the Common Council.

GENERAL ORDINANCE NO. 12-26

AN ORDINANCE
AMENDING SECTION 42-3,
GREEN BAY MUNICIPAL CODE,
RELATING TO RESPONSIBLE BIDDER.

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

SECTION 1. Section 42-3(a) & (b), Green Bay Municipal Code, is hereby amended to read:

Sec. 42-3. Responsible bidder.

(a) *Purpose.* Pursuant to Wis. Stats. §§ 66.0901 and 62.15, all public works contracts, including any contract for the construction, execution, repair, remodeling, or improvement of any public work or building, or for the furnishing of supplies or material of any kind, where the estimated cost of such work will exceed **$50,000.00** ~~$25,000.00~~, shall be let by contract to the lowest responsible bidder. **If the estimated cost of any public work is between $10,000.00 and $50,000.00 the board shall give a class 1 notice before it contracts for the work.** What constitutes a responsible bidder is a determination that requires the exercise of discretion by the City and its departments, officials, and/or employees under reasonably consistent responsible bidder criteria, as provided in this section.

(b) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Class A Registered Apprenticeship Program means an apprenticeship program that is currently registered with either a State or federal governmental entity and that has a graduated apprentice to journeyperson job classification system process as well as a bona fide training program.

Contractor means a person, corporation, partnership, or any other business entity that performs work on a public works contract as a general contractor, prime contractor, or subcontractor at any tier.

Public works contract means any contract for the construction, execution, repair, remodeling, or improvement of any public work or building, or for the furnishing of supplies or material of any kind, where the estimated cost of such work will exceed $**50,000.00** ~~25,000.00~~.

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

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

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

APPROVED:

_____

Eric Genrich, Mayor

law

[Date]

ZONING ORDINANCE NO. 08-26

AN ORDINANCE REZONING THE PROPERTIES LOCATED AT 703, 707, AND 713 ROY AVENUE FROM NEIGHBORHOOD COMMERCIAL (NC) TO LOW DENSITY RESIDENTIAL (R1) (ZP 26-24)

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

SECTION 1. Section 44-30, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by rezoning the following described properties from Neighborhood Commercial (NC) to Low Density Residential (R1) zoning:

703 ROY AVENUE, PARCEL #18-1415
LOT SIXTEEN (16), BLOCK TWO (2), ACCORDING TO THE RECORDED PLAT OF VANDALE, IN THE CITY OF GREEN BAY, WEST OF FOX RIVER, BROWN COUNTY, WISCONSIN

707 ROY AVENUE, PARCEL #18-1414
LOT SIXTEEN (17), BLOCK TWO (2), ACCORDING TO THE RECORDED PLAT OF VANDALE, IN THE CITY OF GREEN BAY, WEST OF FOX RIVER, BROWN COUNTY, WISCONSIN

713 ROY AVENUE, PARCEL #18-1413
LOT SIXTEEN (18), BLOCK TWO (2), ACCORDING TO THE RECORDED PLAT OF VANDALE, IN THE CITY OF GREEN BAY, WEST OF FOX RIVER, BROWN COUNTY, WISCONSIN

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

SECTION 3. This ordinance shall not take effect until a public hearing is held hereon as provided by Section 44-82, Green Bay Municipal Code, and the adoption and publication of this ordinance.

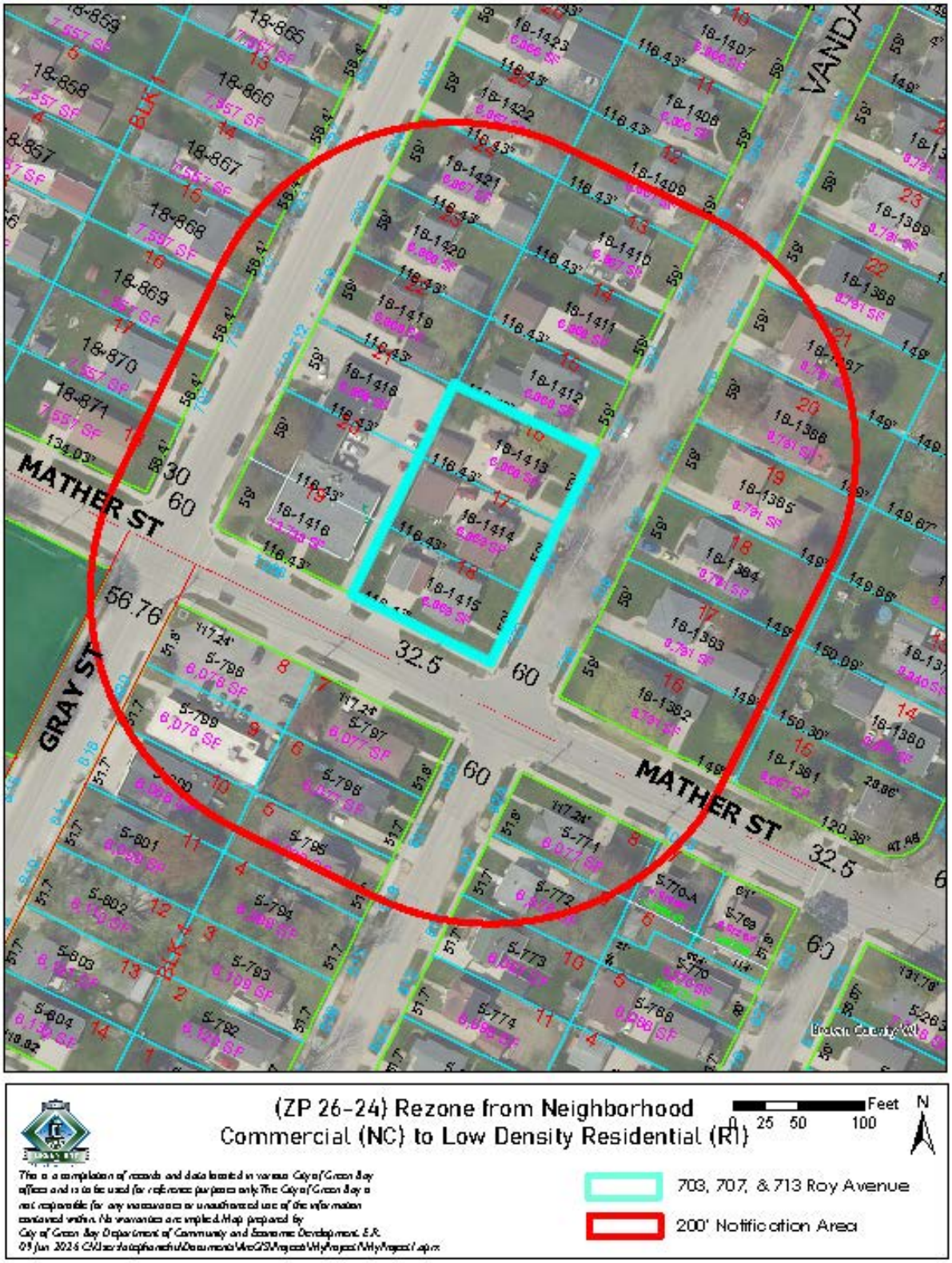
Dated at Green Bay, Wisconsin, this _____ day of _____, 2026.

APPROVED:

_____
Eric Genrich, Mayor

sh
Attachment – Location Map

ZONING ORDINANCE NO. 08-26



GENERAL ORDINANCE NO. 11-26

AN ORDINANCE
AMENDING SECTION 40-29,
GREEN BAY MUNICIPAL CODE,
RELATING TO CLASS "B" PARKING VIOLATIONS

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

SECTION 1. Section 40-29(l), Green Bay Municipal Code, is hereby amended to read:

(l) *Night parking.*

(1) *Prohibition.* Except as otherwise provided in this section, no vehicle shall be parked on any City street between the hours of 3:00 a.m. and 5:00 a.m.

(2) *Exception.* A person may park a motor vehicle on a City street between the hours of 3:00 a.m. and 5:00 a.m. **subject to the following requirements:** ~~only under the following circumstances~~:

a. ***Requests in general.*** **All requests for overnight on-street parking approval shall be sent to the Department of Public Works,** ~~Parking Division,~~ **for** approval ~~is received~~ prior to 2:00 a.m. or as soon as possible after the circumstance justifying the parking arises. Approval will only be granted in certain ~~exceptional~~ instances, ~~namely~~ **including, but not limited to,** ~~disabled vehicles~~, ~~lot/driveway~~ construction, **residential** houseguests, or other ~~emergency~~ situations **approved by the Director of Public Works, or their designee**. ~~for periods of up to two calendar weeks~~.

1. All requests for an exception shall contain the make, model, and license plate of the vehicle for which the exception is being requested.

2. Approvals granted by the Director of Public Works, or their designee, shall last no longer than fourteen (14) consecutive days at a time.

3. A maximum of six (6) overnight on-street parking approvals may be granted per residence per calendar year.

4. Requests for overnight on-street parking approval for more than fourteen (14) days shall be presented to the Improvement and Services Committee, who shall make a recommendation to the Common Council to approve or deny the request.

b. ***Disabled vehicles.*** **No approval will be granted to wrecked, dismantled, or otherwise non-operating vehicles.**

c. ***When exceptions do not apply.*** **Regardless of approval status, no vehicle shall park:**

1. In a way as to impede the free flow of traffic on any street, or so as to constitute a traffic hazard.

2. In a posted "tow away" or "no stopping or standing" zone.

3. **In such a manner as to block ingress and egress to any parking facility or private drive.**
4. **In any manner as to obstruct the movement of any emergency vehicle.**
5. **In such a manner as to impede access to any emergency fire or safety equipment.**
6. **On a city street during a declared snow emergency.**

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

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

Dated at Green Bay, Wisconsin, this ____day of July, 2026.

APPROVED:

_____
Eric Genrich, Mayor

Law

07/07/26

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
July 21, 2026	Rebecca Finco, Staff

AGENDA ITEM # K.1

To approve the adoption of an Allocation Amendment Resolution and amend the Project Plan for TID 12, I-43 Industrial Park.

BACKGROUND

The attached resolution approves an Allocation Amendment to TID 12, I-43 Industrial Park and recommends approval of the accompanying Amended Project Plan to the Common Council.

The amendment authorizes the allocation of up to $1.4 million in surplus revenues from TID 12 to TID 22, The Shipyard, pursuant to Wis. Stat. §66.1105(6)(f). The allocated funds will be used to help finance eligible project costs within TID 22, including improvements associated with Shipyard Park Phase II and other eligible project costs identified in the TID 22 Project Plan.

TID 12 has sufficient surplus revenues to satisfy its current obligations and fund the proposed allocation. The amendment does not modify the TID boundary, project costs within TID 12, or any other provisions of the existing Project Plan.

Following Redevelopment Authority approval, the Allocation Amendment will be considered by the Common Council and Joint Review Board in accordance with Wis. Stat. §66.1105.

RECOMMENDATION

To approve the Allocation Amendment Resolution and the Amended Project Plan.

FISCAL IMPACT

To be discussed at the meeting.

ATTACHMENTS

1. TID 12 Amended Project Plan Draft 7.21.26
2. TID 12 - I-43 Commercial Development (August 2005)
3. TID 12 RDA Allocation Amendment Resolution - Signed 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

DRAFT

City of Green Bay, Wisconsin
July 21, 2026

100 North Jefferson Street, Room 608, Green Bay, Wisconsin 54301-5026
(p) 920.448.3400 (f) 920.448.3426 greenbaywi.gov

Joint Review Board of the City of Green Bay
Diana Jacquet, *City of Green Bay*
Dan Teaters, *Brown County*
Cale Pulczinski, *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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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

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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.

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City of Green Bay Law Department
100 North Jefferson Street • Room 200
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3080
Fax 920.448.3081

July 16, 2026

Mayor Eric Genrich
City of Green Bay
100 N. Jefferson Street
Green Bay, WI 54301

RE: Project Plan for Tax Incremental District No. 12

Dear Mayor:

Wisconsin Stat. § 66.1105(4)(f), requires a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to plan completeness and compliance with state law.

I was 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. 12 is complete and complies with the provisions of Wisconsin Stat. § 66.1105.

Sincerely,

Lacey Cochart
City Attorney

Appendix B: Cash Flow

TID 12

	PROJECTED REVENUES				PROJECTED EXPENDITURES						BALANCES	
YEAR	TAX INCREMENTS	INTEREST/ EARINGS	OTHER REVENUE	TOTAL REVENUE	TIF ALLOCATIONS	AFFORDABLE HOUSING	DEV ELOPERS PAYMENTS	DEBT PAYMENTS	OTHER EXPENSES	TOTAL EXPENSES	ANNUAL	CUMULATIVE
												6,094,853
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

TAX INCREMENTAL FINANCE DISTRICT NO. 12

PROJECT PLAN

I-43 Commercial Development

City of Green Bay, Wisconsin
August 2005

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Introduction

The Expansion of the I-43 Business Park in addition to the new State Highway 54/57 Business Park will allow the City of Green Bay to more aggressively market itself for business start-ups, expansions, and relocations. The Green Bay Common Council adopted a Comprehensive Plan in the spring of 2003 that outlines the City of Green Bay's long-term strategy for growth. The acquisition of land along major transportation routes like I-43 and State Highways 54/57 will allow for orderly and efficient growth along the City's outer limits.

One of the primary tools used to accomplish the City's long-range development goals is Tax Incremental Finance (TIF). This Project Plan for Tax Incremental Financing District (TID) No. 12 is prepared in accordance with Wisconsin Statute 66.1105(4)(f) and describes in detail how the proposed projects will be implemented. Each public improvement proposed in the Project Plan encourages private investment. This will in turn help determine complimentary land uses, maximize property values, and create hundreds of good-paying jobs for individuals residing in and around the City of Green and ultimately benefit all of Brown County and northeastern Wisconsin.

Description of the Proposed District

I. Regional Location

The proposed Tax Increment Finance District No. 12 is located on the Eastern edge of the City of Green Bay. TID No. 12 is in an area with Finger Road bordering it to the North, Northview Road to the East, Greenbriar Road to the South, and I43 to the West. Map 1 shows where TID No. 12 is located within the City of Green Bay.

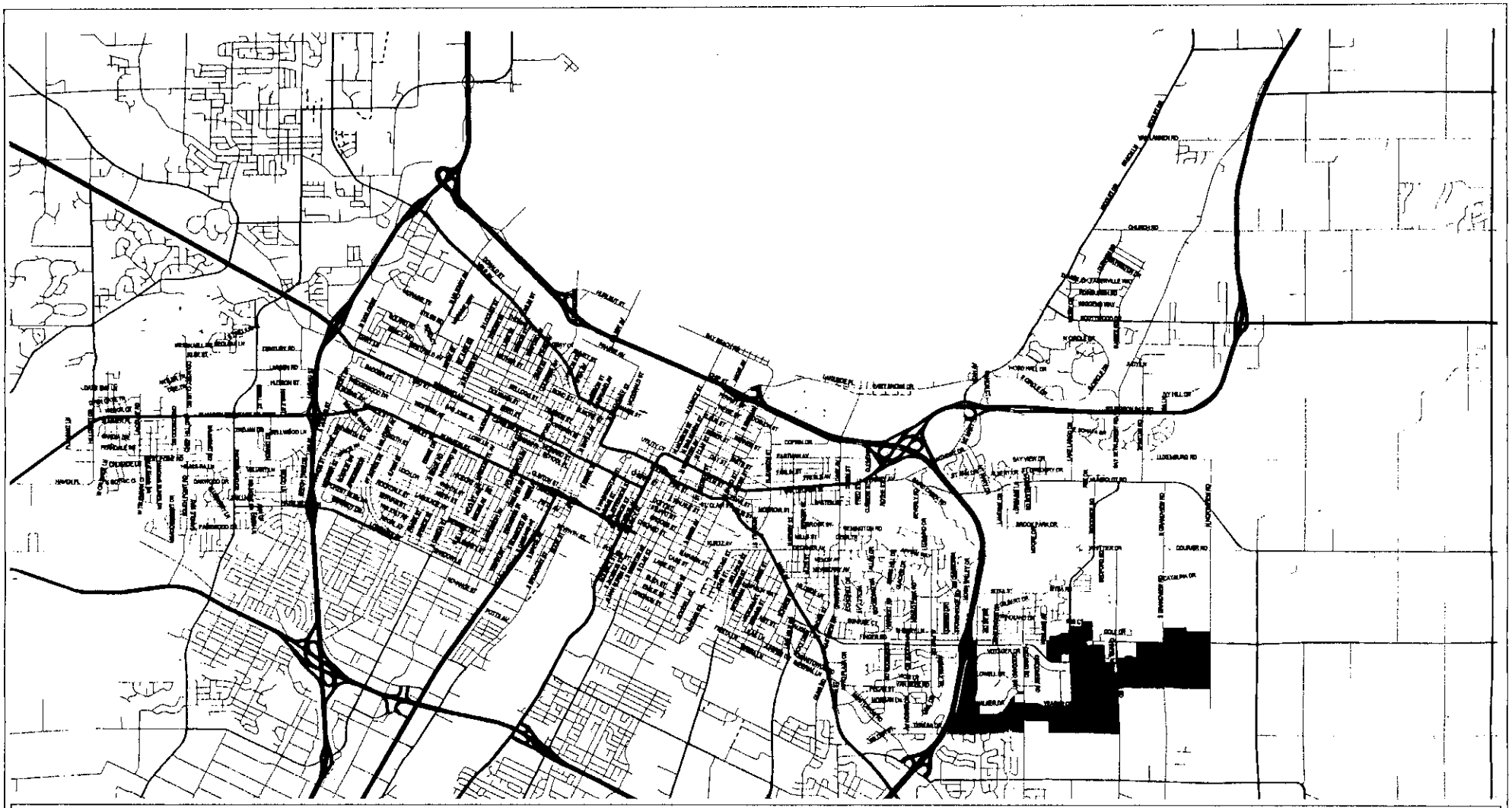
II. Tax Incremental District Boundary

The boundaries for TID No. 12 are provided on Map 2. The legal description for the District is included as Appendix "A."

III. General Make-Up

Containing 82 parcels and 937 acres, proposed TID No. 12 is comprised of all eight land uses residential; commercial; industrial; communications/utilities; governmental/institutional; parks and recreation; woodlands, wetlands, and undeveloped open spaces; and agriculture. Map 3 shows existing land use for the TID, and Map 4 illustrates the corresponding zoning. Approximately 50% of the acreage in TID No. 12 is zoned agriculture with the remaining land divided among the remaining seven land uses.

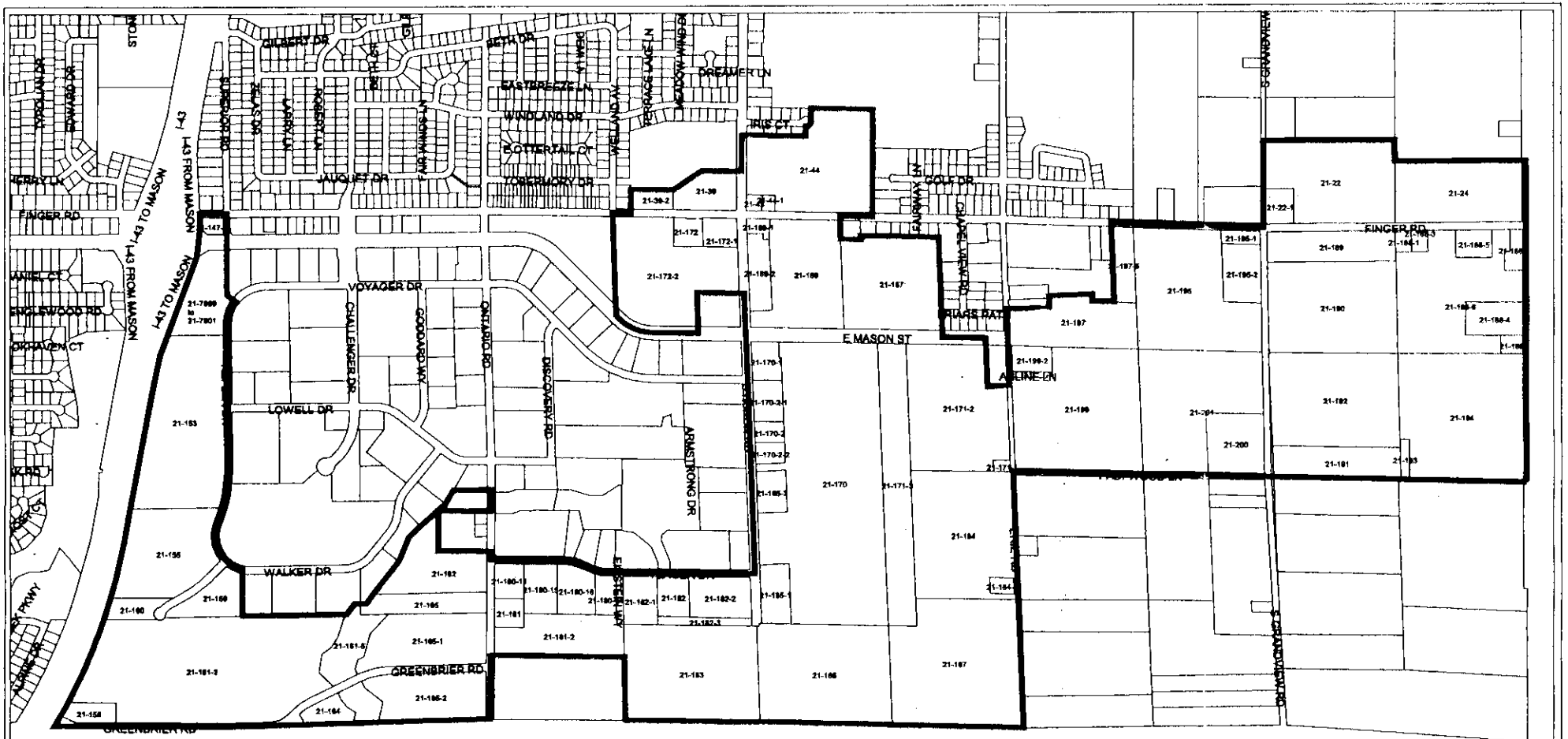
Appendix "B" provides a listing of the 82 parcels within TID No. 12 with parcel ID number, address, owner, land value, improvements, and total assessed value.



City of Green Bay
I-43
Tax Increment Finance District 12
Map 1. Location



Map prepared by City of Green Bay Planning Department. May 2006.
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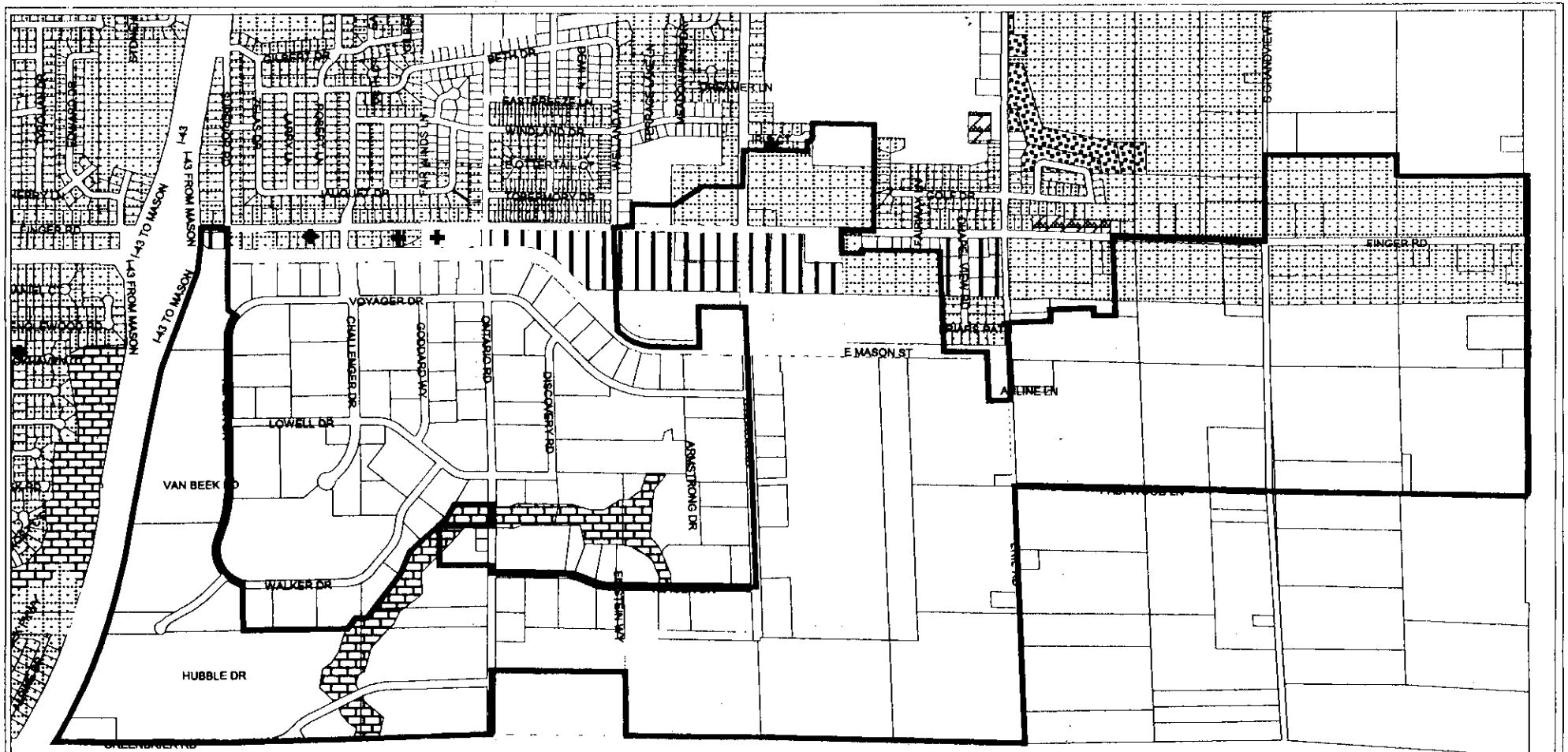


City of Green Bay
I-43
Tax Increment Finance District 12
Map 2. District Boundary

N

District Boundary

Map prepared by City of Green Bay Planning Department. May 2006.
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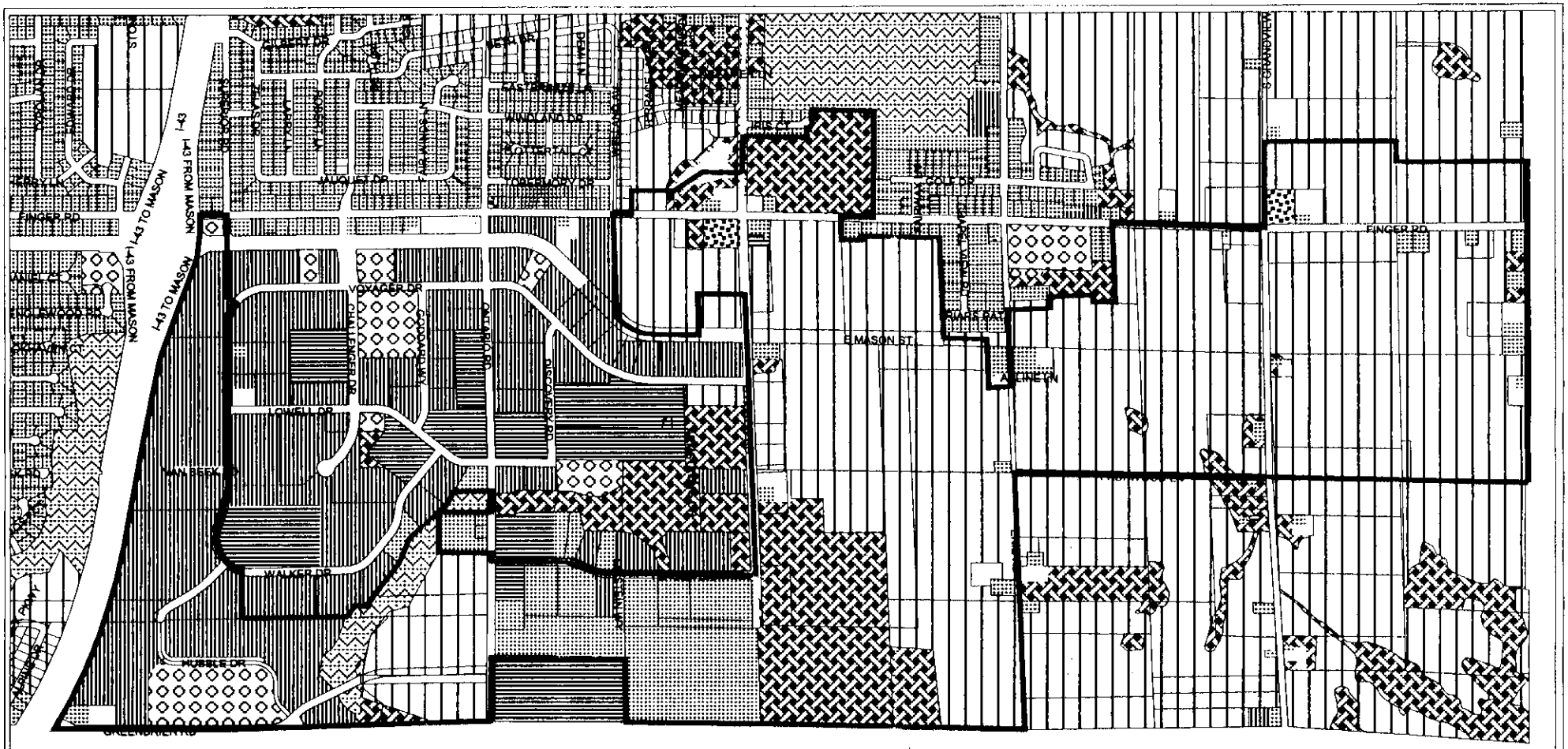
ys

City of Green Bay
I-43
Tax Increment Finance District 12
Map 3 Existing Zoning

N

- First Business
- Conservancy
- Parkway
- First Residential
- Third Residential
- Residential Park
- District Boundary
- Conditional Use
- Planned Commercial District
- Planned Urban Residential District

Map prepared by City of Green Bay Planning Department. May 2005.
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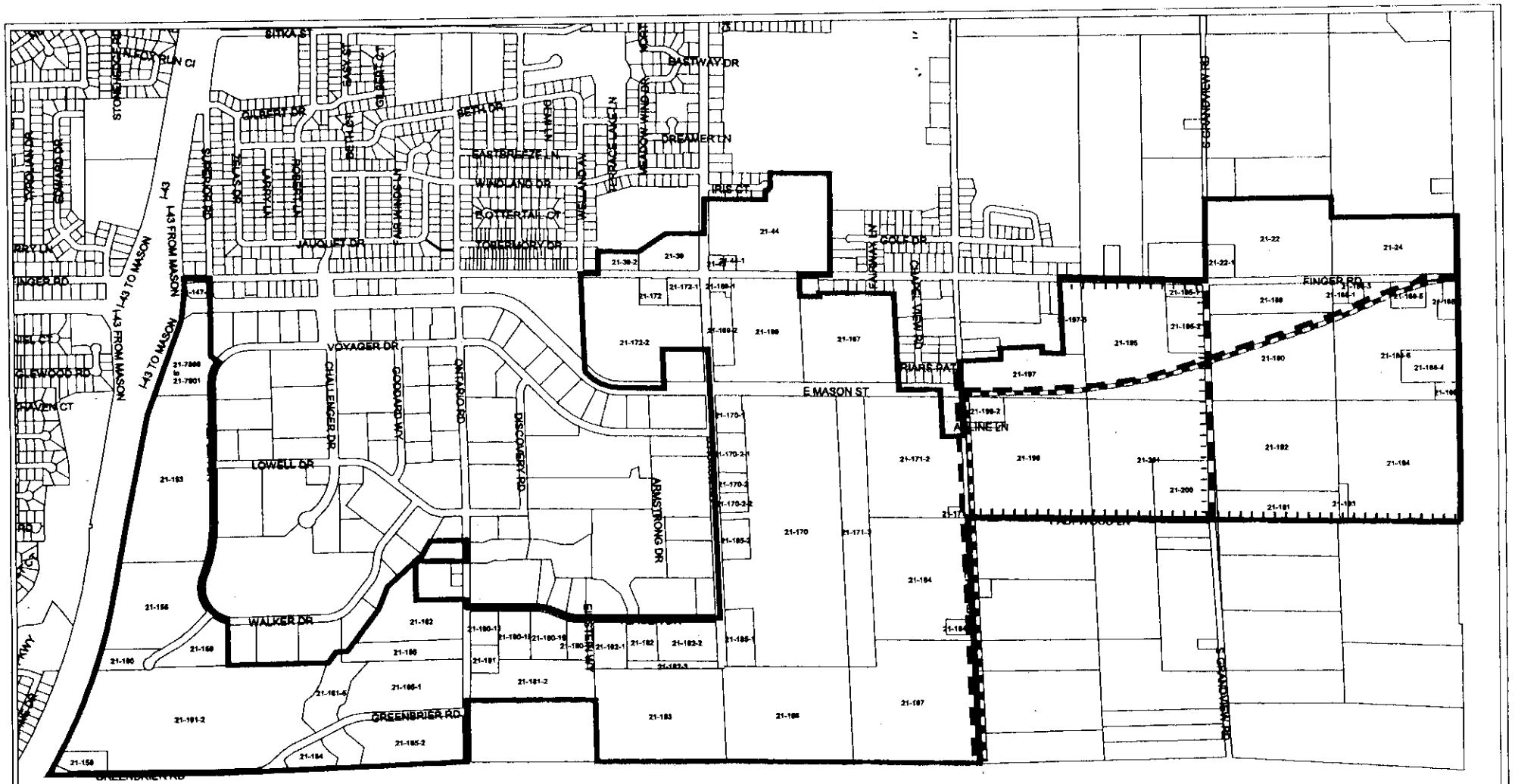


City of Green Bay
I-43
Tax Increment Finance District 12
Map 4. Existing Land Use

N

District Boundary
Residential
Commercial
Industrial
Roads
Communications/Utilities
Governmental/Institutional
Parks and Recreation
Woodlands, Wetlands, Undeveloped Open Space
Agriculture
Land use data collected 2001

Map prepared by City of Green Bay Planning Department. May 2005.
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City of Green Bay
I-43
Tax Increment Finance District 12
Map 5. Projects

N

District Boundary

Projects*

Baird Creek South Branch Interceptor Sewer

Interceptor Sewer

Sanitary Sewer, Storm Sewer, Watermain, Street Paving, Sreet Lighting and Street Trees

* See Text for Further Future Improvements

Map prepared by City of Green Bay Planning Department. May 2006.
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Project Plan

A. Statement listing the kind, number and location of all proposed public works or improvements.

Summarized below are the public works and related improvements proposed as part of TID No. 12. All the proposed improvements were given consideration in order to both maximize development possibilities and remedy the competing land uses in the district. Improvements will enhance the economic viability of the district and provide public amenities to beautify the overall commercial corridor.

Improvement #1: Interceptor Sewer

Locations: Erie Rd N. of Finger to Mason @ Grandview
Grandview, Mason to Van Beek
Van Beek, Erie to Northview

Improvement #2: Sanitary Sewer

Locations: Mason, Erie to Northview
Erie, Mason to City Limits
Undesignated future streets

Improvement #3: Storm Sewer

Locations: Mason, Erie to Northview
Grandview North of Finger to Van Beek
Van Beek, Erie to Northbrook
Erie, Mason to City Limits
Undesignated future streets

Improvement #4: Water mains

Locations: Mason, Erie to Northbrook
Grandview North of Finger to Van Beek
Van Beek, Erie to Northview
Erie, Mason to City Limits
Undesignated future streets

Improvement #5: Street Paving

Locations: Mason, Erie to Northview
Grandview North of Finger to Van Beek
Van Beek, Erie to Northview
Erie, Mason to City Limits
Undesignated future streets

Improvement #6: Street Lighting

Locations: Mason, Erie to Northview
Grandview North of Finger to Van Beek
Van Beek, Erie to Northview
Erie, Mason to City Limits
Undesignated future streets

Improvement #7: Trees

Locations: Mason, Erie to Northview
Grandview North of Finger to Van Beek
Van Beek, Erie to Northview
Erie, Mason to City Limits
Undesignated future streets

Improvement #8: Traffic Lights

Locations: Ontario, Huron, Erie, and Grandview

Improvement #9: Detention Ponds

Locations: District-wide

Improvement #10: Storm water Management Study

Improvement #11: Signage

Locations: District-wide

Improvement #12: Right of Way Land Acquisition

Locations: A total of 30 acres district-wide

Improvement #13: Park Acquisition

Improvement #14: Loans and/or Grants to Businesses and Developers

Location: Loans and or grants made available to accomplish the objectives outlined in this plan district-wide

Improvement #15: District Administration, Promotion and Marketing Activities

Location: Promotion and marketing of the district in order to encourage additional investment and property tax growth district-wide.

B. Economic Feasibility

Background

Under Wisconsin State Statute 66.1105 Tax Increment Law, the property taxes paid each year on the increase in equalized value of the Tax Increment District may be used by the City to pay the costs of development projects for the District. The increase in value is determined by taking the District's current value and deducting the value in the District that existed when the District was created or base value. All would be taxes paid upon this incremental (or increased) value by the City, School District, County, and Vocational School District are allocated to the City for direct payment of project costs or the payment of debt service on bonds used to finance project costs are called tax increments. State property taxes on the increment value must still be paid to the state.

All project expenditures must be made within twenty-two years of the creation of the Tax Increment District, and tax increments may be received until project costs are recovered for no longer than twenty-seven years, with a possible three-year extension.

Green Bay Market

The City of Green Bay has many advantages for businesses to expand or relocate to the City. Green Bay is the state's third largest city, located 114 miles north of Milwaukee, 204 miles north of Chicago and 280 miles east of Minneapolis.

Green Bay's population continues to grow and diversify showing a strong population growth in the 1990's. Population trends are reflective of the economic growth found in the region as the Green Bay MSA led the nation in percentage job growth in a May 2000 report from the US Department of Labor.

	1990 Census	2000 Census
Green Bay population	96,466	103,641
Green Bay MSA	194,594	215,040

Green Bay serves as the retail, commercial, educational, and medical center of northeastern Wisconsin and the upper peninsula of Michigan. The City is also the transportation hub of the region with excellent highway, air, rail, and port infrastructure.

TIF Capacity Analysis

Wisconsin statute 66.1105 (4) (gm) 4. c. establishes a limit on the equalized property value that may be located within all Tax Increment Districts (TIF Capacity). The method for determining that limit is defined in that statute. A municipality must meet this requirement. The City meets this requirement because the equalized value of all taxable property of TID 12 plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable property within the City. Using this method, the City of Green Bay capacity is as follows:

Tax Incremental Finance
Capacity Analysis
(January 2005)

Equalized Value of the City of Green Bay	$5,925,533,200.00
TIF Maximum (12% of City Value)	$ 711,063,984.00
Total Value within Existing TIDS 4,5,6, 7, 8, 9 & 10	$ 205,881,400.00
Present Capacity for Future TIF Districts	$ 505,182,584.00

Capacity for creation of a new Tax Increment Districts in the City of Green Bay is more than satisfactory to permit the creation of TID No.12.

Projection of Future Tax Increments

The TID Plan anticipates a number of projects being implemented over the first twenty-two years of the tax incremental financing life (see table 1). All projects will contribute, not only to stabilizing property values throughout the life of the TID, but by enhancing those same property values through the creation of a consistent and viable commercial district. Those stable and hopefully increasing values will ensure the growth of increments, which in turn will repay the debt generated to finance the public improvements.

To approximate future tax increments that are expected to be generated through the creation of a TID, planned private, assessable investment was estimated. This estimate is separated into two categories. The first is the primary TID Projects, which includes all planned projects expected to be completed within the eighteen-year timeline. Secondary TID Projects are those which will be implemented if additional new development occurs; therefore provide TID revenues capable of supporting additional TIF borrowing. The probability of the primary projects being completed is quite good. Some of the projects have been defined and developers have begun preliminary project design work. The secondary projects, while exciting, are a bit more speculative in nature and no specific developer has been identified. While the list of projects is comprehensive, it is by no means exclusive. Should additional development opportunities arise, the City may elect to conduct additional TIF funded activities within the District.

Primary TID Projects Only

The primary projects include a variety of infrastructure improvements that promote development of area for a number of commercial uses. Projected private investment will generate tax increment as follows:

Year	Value Date	District Valuation	Construction Increment	TID RATE	Tax Revenue
1	2005			$22.50	$0
2	2006		30,000,000	$22.05	$0
3	2007	$30,000,000	43,800,000	$21.61	$0
4	2008	$74,700,000	3,000,000	$21.18	$648,270
5	2009	$79,941,000		$20.75	$1,614,192
6	2010	$82,339,230		$20.34	$1,692,896
7	2011	$84,809,407		$19.93	$1,708,809
8	2012	$87,353,689		$19.53	$1,724,872
9	2013	$89,974,300		$19.14	$1,741,086
10	2014	$92,673,529		$18.76	$1,757,452
11	2015	$95,453,735		$18.38	$1,773,972
12	2016	$98,317,347		$18.02	$1,790,648
13	2017	$101,266,867		$17.66	$1,807,480
14	2018	$104,304,873		$17.30	$1,824,470
15	2019	$107,434,019		$16.96	$1,841,620
16	2020	$110,657,040		$16.62	$1,858,931
17	2021	$113,976,751		$16.29	$1,876,405
18	2022	$117,396,054		$15.96	$1,894,043
19	2023	$120,917,935		$15.64	$1,911,847
20	2024	$124,545,473		$15.33	$1,929,819
21	2025	$128,281,837		$15.02	$1,947,959
22	2026	$132,130,293		$14.72	$1,966,270
23	2027	$136,094,201		$14.43	$1,984,753
24	2028	$140,177,027		$14.14	$2,003,410

Appendix "C" provides a complete pro-forma spread sheet for the TID with the assumption that the Primary TID Projects are the only new development. Using the following assumptions, TIF should support the public expenditures required for this project and result in substantial development with the new commercial corridor.

TID Pro-Forma Assumptions:

1. Property tax revenues are expected to grow at a conservative rate.
2. The primary projects will add over $50,000,000 in equalized value in the next 7 years, which in turn will generate the tax increment.
3. Total tax increment assumes a total tax levy of $22.21 per $1000 of assessed value, decreasing by 2% every year.
4. Bond Interest is estimated between 4%-6%.

Table 1
TID No. 12 & Public Investment Summary July 2005

Project	Location	TIF Cost	Projected Date
Infrastructure (Interceptor Sewer)	Map 5	$1,375,000	2005-2010
Infrastructure (Interceptor Sewer)	Map 5	$1,375,000	2005-2010
Infrastructure (Sanitary Sewer)	Map 5	$1,950,000	2005-2010
Infrastructure (Storm Sewer)	Map 5	$2,795,000	2005-2010
Infrastructure (Water mains)	Map 5	$1,935,000	2005-2010
Infrastructure (Street Paving)	Map 5	$6,300,000	2005-2010
Infrastructure (Street Lighting	Map 5	$107,500	2005-2010
Beautification (Trees)	Map 5	$64,500	Ongoing
Infrastructure (Traffic Signals)		$400,000	Ongoing
Infrastructure (Detention Ponds)		$1,750,000	Ongoing
Storm Management Study		$50,000	Ongoing
Signage		$250,000	Ongoing
ROW Acquisition		$1,500,000	Ongoing
Park Acquisition		$500,000	Ongoing
Promotion/ Marketing		$500,000.00	Ongoing

Property Acquisition Site Prep. Parcel Assemblage	Map 5	$5,000,000.00	Ongoing
Loans/ Grants	Map 5	$1,000,000.00	Ongoing
Project Total		**$26,852,000**	

***It is anticipated that positive cash balances will be applied to finance eligible project costs in addition to bonding.**

C. Description of the Methods of Financing All Estimated TID No. 12 Project Costs

The City may use a variety of financing methods to implement TID No. 12 projects including but not limited to lease-revenue bonds and general obligation bonds. Additionally, should grant opportunities be available the City may apply for such assistance in order to reduce public borrowing and allow for a rapid closeout of TID 12.

The amounts and time frames for borrowing could vary depending on rate and type of development. Projected tax revenue pro-forma from TID No. 12 is outlined in Appendix C. The amount of interest paid on money borrowed can be somewhat estimated, thus the interest rates used in the proforma are the best current estimates available. The total interest is based on a repayment scheduled to end 24 years after inception of the District. Appendix C indicates the TID would close in year 23 (which included the potential 3-year extension) without the generation of any other increment. Total interest costs are projections only. Should conditions warrant during the life of the TID No. 12, the City may opt to refinance the outstanding debt issued to better take advantage of lower interest rates.

The spreadsheet in Appendix C assumes that public project costs are financed through the issuance of bonds and positive TID balances. Not included in the calculations were additional income sources that could be generated through the course of the project, including lease payments and land sale revenues. If these revenues are realized, the City might elect to use this revenue to fund other identified projects, reduce borrowing or pay portions of the TID related debt for the City.

Interest earnings from the available cash balances will be credited to the district each year based on the City's existing method of interest allocation.

Financial audits will be done in accordance with Wisconsin State Statutes, Section 66.46 and all other applicable sections.

As can be reasonably determined from the data contained in Appendix C, the District will be sufficiently funded to pay off debt balances before the legal termination of the district. If this should occur, distribution of the surplus funds will be made in accordance with State Statutes.

D. Detailed Listing of Project Costs

Table 1 provided a listing of the estimated public improvement costs in July 2005 dollars. Project locations may be found on Map 5. It is anticipated that the City may elect to expend funds each year for the first eighteen years (includes possible 3-year extension) on project administration, which could include salaries and fringe benefits, management, maintenance and marketing of the TID, bond issuance related expenses, loans and/or grants to business, as well as donation of surplus revenue to TIDs 4,5,6,7,8,10, 11 and 13.

E. Promotion of Orderly Growth

The Tax Increment District No. 12 has been developed in compliance with a number of planning documents that have been prepared to guide orderly development within the City of Green Bay and surrounding Brown County. The Green Bay Comprehensive Plan was updated in 2003 and the proposed TID No. 12 area was targeted for development. Additionally the Brown County "Comprehensive land Use/Transportation Plan: 2020" identifies issues crucial to traffic patterns in the area. Many documents have been reviewed and multiple sources of inputs were heard when drafting the City's Draft Comprehensive Land Use Plan these voices were incorporated in this TID Plan. TID No. 12 promotes orderly and consistent growth.

F. Proposed Changes of Zoning Ordinances, Master Plans, Official Map, Building Codes and City Ordinances

The regulatory documents reviewed with respect to the projects proposed within the TID No. 12 Project Plan are as follows: *1-Master Plan; 2-Official Map; 3-Zoning Codes; and 4-Building Codes.* Summarized below are the findings.

Master Plan

The City of Green Bay updated its Comprehensive Plan in 2003. The planned land uses in TID No.12 are consistent with existing planning documents and have been incorporated into future planning documents. In addition, the 1996 Brown County Land Use and Transportation Plan has been complimentary to the City's adopted Comprehensive plans.

Official Map

All streets included in the TID No. 12 Project Plan area are included on the official Map for the City of Green Bay as adopted subdivisions. No major changes are expected. However, if projects warrant a change, the City will take the required procedural actions to review such amendments.

Zoning

The area found within the boundaries of TID No. 12 will require the designation of more than one Planned Commercial Development (PCD overlay) District. The PCD Overlay district may include the following:

1. This PCD is to be used to identify non-residential uses only.
2. Future non-residential development uses shall be governed by PCD Districts to be established on a project-by-project basis.
3. Non-residential development not specifically identified in any Comprehensive plan, may be approved pursuant to existing zoning regulations, after review by the Planning Director.
4. Residential development will be regulated by existing zoning regulations for those uses.
5. Lot area, density, setback, parking and similar requirements shall be regulated pursuant to existing zoning regulations unless specifically addressed within a project plan as part of a PCD.

Building Codes

Building codes for the City of Green Bay will not be changed to accommodate TID No. 12 projects.

G. Non-Project Costs

In the event that TID No. 12 demonstrates it has sufficient revenues to pay for all incurred project costs and sufficient surplus revenues to pay for some or all-eligible costs in other municipal redevelopment TIDs, the district may become a donor TID for TIDs 4,5,6,7,8, 10, 11 and 13.

Proposed Method for Relocation of Any Persons to be Displaced

The City of Green Bay will provide relocation benefits and assistance to the extent necessary as required by Wisconsin Statutes Chapter 32. Generally, relocation occurs where a person or business is displaced from real property a direct result of eminent domain proceedings commenced by the City of Green Bay against the subject property. Relocation services will be provided by the City of Green Bay's acquisition/relocation specialists with funds provided through TIF, the City of Green Bay or the City of Green Bay Redevelopment Authority.

DESCRIPTION OF TID No. 12

That part of Sections 1, 2, 10, 11, and 12, Township 23 North, Range 21 East, City of Green Bay, Brown County, Wisconsin described as follows:

Beginning at the southeast corner of Section 1; thence N00°-16'-11" W, 664.68 feet along the east line of said Section 1; a point on the easterly extension of the north line of Brown County Document Number 911020 as recorded in Jacket 2940, Image 35;

thence S89°-46'-55" W, 1338.98 feet along the north line of said Document Number 911020 and extension thereof to the northwest corner of said Document Number 911020;

thence N00°-04'-03" W, 222.71 feet along the east line of Brown County Document Number 2074594 to the northeast corner of said Document Number 2074594;

thence S89°-49'-54" W, 1338.19 feet along the north line of said Document Number 2074594 and the extension thereof to a point on the north – south ¼ line of said Section 1;

thence S00°-07'-58" W, 895.51 feet along said north – south ¼ line of Section 1 to the south ¼ corner of said Section 1;

thence N88°-04'-43" W, 1551.45 feet along the north line of the northwest ¼, Section 12 to a point on the northerly extension of the east line of the lands described in Brown County Document Number 1392571 recorded as Jacket 22808, Image 53;

thence S02°-08'-24" E, 826.92 feet along the east line of said Document Number 1392571 and the extension thereof to a point on the north line of Brown County Document Number 2177356;

thence N88°-04'-18" W, 223.59 feet along the north line of said Document Number 2177356;

thence N02°-08'-24" W, 72.72 feet along said Document Number 2177356;

thence S87°-53'-31" W, 442.51 feet along said north line of Document Number 2177356 to a point on the east line of Lot 1, Brown County Certified Survey Map Number 4648 as recorded in Volume 29 of Certified Survey Maps page 393;

thence S02°-06'-29" E, 120.00 feet along said east line of Lot 1, Certified Survey Map Number 4648 and the extension thereof;

thence S87°-53'-31" W, 435.60 feet along the north line of said Document Number 2177356 and the extension thereof to a point on the west line of said Section 12;

thence S02°-06'-29" E, 807.77 feet along said west line of Section 12 to a point on the easterly extension of the south line of Brown County Document Number 1011253 recorded as Jacket 7595, Image 25;

thence S87°-53'-31" W, 225.00 feet along the south line of said Document Number 1011253 and the extension thereof to the southwest corner of said Document Number 1011253;

thence N02°-03'-48" W, 512.50 feet along the west line of said Document Number 1011253 and the northerly extension thereof to a point on the centerline of East Mason Street;

thence N88°-57'-03" W, 441.79 feet along said centerline of East Mason Street to a point on the southerly extension of the west line of the plat Chapel View;

thence N02°-05'-43" W, 1045.50 feet along said west line of Chapel View and the extension thereof to the southeast corner of Lot 7 White Tail Run Estates;

thence N88°-45'-44" W, 791.56 feet along the south line of said White Tail Run Estates to the southwest corner of Lot 1, White Tail Run Estates, said southwest corner of Lot 1 also being a point on the east line of the north 241 feet of the west 208 feet of the east ¼ of the northwest ¼ of the northeast ¼, said Section 11;

thence S02°-04'-39" E, 40.65 feet to the southeast corner of said north 241 feet of the west 208 feet;

thence N88°-45'-52" W, 208.44 feet to the southwest corner of said north 241 feet of the west 208 feet;

thence N02°-04'-47" W, 241.00 feet along the west line of said north 241 feet of the west 208 feet and the northerly extension thereof to a point on the south line of said Section 2;

thence S88°-45'-44" E, 333.37 feet along the south line of said Section 2 to the southeast corner of the southwest ¼ - southeast ¼ said Section 2;

thence N00°-20'-35" E, 1110.17 feet along the east line of said southwest ¼ - southeast ¼, Section 2 to the northeast corner of the lands described in Brown County Document Number 2162276;

thence N88°-34'-56" W, 628.55 feet along the north line of said Document Number 2162276 to the northeast corner of Lot 4, Brown County Certified Survey Map Number 4821 as recorded in Volume 31 of Certified Survey Maps page 75;

thence S00°-34'-56" W, 111.25 feet along the east line of said Lot 4 to the southeast corner of said Lot 4;

thence southwesterly along the easterly terminus of Iris Court along the arc of a 55-foot radius non-tangent curve to the left, said curve having a chord which bears S32°-50'-01" W, 93.69 feet to the northeast corner of Iris Court Condo's;

thence S00°-34'-56" W, 100.00 feet along the east line of Iris Court Condo's to the southeast corner of said Iris Court Condo's, also being a point on the north line of the lands described in Brown County Document Number 2162276;

thence N88°-45'-52" W, 650.00 feet along said north line of Document Number 2162276 and the extension thereof to a point on the north – south ¼ line of said Section 2;

thence S00°-34'-56" W, 821.00 feet along said north – south ¼ line of Section 2 to the north ¼ corner of said Section 11;

thence S02°-03'-27" E, 3754.72 feet along the north – south ¼ line of Section 11 to the intersection with the centerline of Yeager Drive;

thence N89°-22'-15" W, 1498.99 feet along said centerline of Yeager Drive;

thence continuing along said centerline of Yeager Drive along the arc of a 410.00 foot radius curve to the right 157.35 feet, said curve having a chord which bears N78°-22'-36" W, 156.38 feet;

thence continuing along said centerline of Yeager Drive N67°-22'-56" W, 156.81 feet;

thence continuing along said centerline of Yeager Drive along the arc of a 410.00 foot radius curve to the left 156.52 feet, said curve having a chord which bears N78°-19'-07" W, 155.57 feet;

thence continuing along said centerline of Yeager Drive N89°-15'-17" W, 746.75 feet to a point on the west line of said Section 11;

thence N00°-14'-19" E, 84.56 feet along said west line of Section 11 to a point on the easterly extension of the south line of Lot 1, Brown County Certified Survey Map Number 2251 as recorded in Volume 10 of Certified Survey Maps page 169;

thence N89°-45'-50" W, 539.05 feet along said south line of Lot 1 of Certified Survey Map Number 2251 and the extension thereof to the southwest corner of said Lot 1;

thence N00°-14'-10" E, 415.00 feet along the west line of said Lot 1 to the northwest corner of said Lot 1;

thence S89°-45'-50" E, 374.00 feet along the north line of said Lot 1 to the northeast corner of said Lot 1;

thence S00°-14'-10" W, 2.78 feet along the east line of said Lot 1 to the northwest corner of the south 132 feet of the north 622 feet of the east 165 feet of the northeast ¼ - southeast ¼, said Section 10;

thence S89°-45'-50" E, 165.06 feet along the north line of said south 132 feet of the north 622 feet of the east 165 feet to a point on the east line of said Section 10;

thence N00°-14'-19" E, 227.69 feet along said east line of Section 10 to a point on the easterly extension of the south line of Lot 2, Certified Survey Map Number 4650 as recorded in Volume 30 of Certified Survey Maps page 1;

thence S89°-18'-12" W, 383.85 feet along the south line of said Lot 2 Certified Survey Map Number 4650 to the southwest corner of said Lot 2;

thence S29°-03'-44" W, 163.87 feet along the southeasterly line of Lot 1 said Certified Survey Map Number 4650 to the south corner of said Lot 1;

thence S47°-21'-11" W, 512.61 feet along the southeasterly line of Lot 1, Certified Survey Map Number 4336 and the northerly extension thereof and along the southeasterly line of Lot 2, Certified Survey Map Number 5258;

thence continuing along said southeast line of Lot 2, Certified Survey Map Number 5258 S21°-16'-41" W, 241.58 feet;

thence continuing along the southeasterly line of Lots 1 and 2 of said Certified Survey Map Number 5258 S36°-28'-41" W, 577.54 feet;

thence S88°-43'-02" W, 120.48 feet along the south line of Lot 1 said Certified Survey Map Number 5258 and Lot 1 of Certified Survey Map Number 6790;

thence S35°-13'-30" W, 133.88 feet along the south line of said Lot 1 Certified Survey Map Number 6790 to the northeast corner of Lot 1, Certified Survey Map Number 6067;

thence S89°-05'-37" W, 1058.26 feet along the north line of said Lot 1, Certified Survey Map Number 6067 and the north line of Lot 2, Certified Survey Map Number 5843 to the southeast corner of Lot 3, Certified Survey Map Number 5843;

thence N00°-22'-41" W, 486.08 feet along the east line of said Lot 3, Certified Survey Map Number 5843 and the extension thereof to a point on the centerline of Walker Drive;

thence northwesterly along the centerline of Walker Drive and Kepler Drive along the arc of a 360.00 foot radius non-tangent curve to the right 608.33 feet, said curve having a chord which bears N27°-03'-39" W, 538.49 feet;

thence continuing along said centerline of Kepler Drive along the arc of a 1570.00 foot radius curve to the left, 573.11 feet said curve having a chord which bears N10°-31-32" E, 589.59 feet to a point on the north – south ¼ line of said Section 10;

thence continuing along said centerline of Kepler Drive N00°-17'-49" W, 1506.23 feet;

thence continuing along said centerline of Kepler Drive along the arc of a 400.00 foot radius curve to the right, 257.38 feet, said curve having a chord which bears N18°-08'-12" E, 252.97 feet;

thence N53°-26'-16" W, 102.49 feet;

thence N00°-17'-49" W, 481.92 feet along the east line of Lot 1, Certified Survey Map Number 5092 to a point on the southerly right-of-way of East Mason Street;

thence S89°-51'-10" E, 2.01 feet along said south right-of-way line of East Mason Street to a point on the north – south ¼ line of said Section 10;

thence N00°-17'-49" W, 375.18 feet along said north – south ¼ line to the north ¼ corner of said Section 10;

thence N89°-55'-11" W, 273.92 feet along the north line of said Section 10 to a point on the east right-of-way line of Interstate Highway 43, (I-43);

thence S02°-20'-56" E, 149.80 feet along said east line of I-43;

thence continuing along said east line of I-43, S06°-28'-06" W, 310.45 feet;

thence continuing along said east line of I-43, S19°-49'-34" W, 1096.38 feet;

thence continuing along said east line of I-43, S11°-32'-42" W, 500.10 feet;

thence continuing along said east line of I-43, S10°-23'-57" W, 1507.51 feet;

thence continuing along said east line of I-43 along the arc of a 5879.58 foot radius curve to the right, 2036.20 feet, said curve having a chord which bears S20°-19'-00" W, 2026.04 feet to a point on the south line of said Section 10;

thence S89°-48'-54" E, 1782.28 feet along said south line of Section 10 to the south ¼ corner of said Section 10;

thence continuing along said south line of Section 10, N88°-06'-50" E, 2641.10 feet to the southeast corner of said Section 10;

thence N00°-14'-19" E, 662.32 feet along the west line of Section 11 to the southwest corner of the north ½ of the southwest ¼ - southwest ¼, Section 11;

thence S89°-19'-09" E, 1365.92 feet along the south line of said north ½ to the southeast corner of said north ½;

thence S00°-54'-28" E, 661.16 feet along the east line of the southwest ¼ - southwest ¼, Section 11 to the south line of said Section 11;

thence S89°-22'-38" E, 1379.13 feet along the south line of said Section 11 to the south ¼ corner of said Section 11;

thence S88°-46'-03" E, 2683.71 feet along said south line of Section 11 to the southeast corner of said Section 11;

thence N02°-22'-55" W, 2659.24 feet along the east line of said Section 11 to the west ¼ corner of Section 12;

thence S88°-48'-42" E, 5246.39 feet along the east – west ¼ line to the east ¼ corner of said Section 12;

thence N00°-08'-02" W, 2672.72 feet along the east line of said Section 12 to the point of beginning.

Parcels affected being tax parcel numbers: 21-147,21-147-1,21-153,21-155,21-158,21-159,21-160,21-161-2,21-161-5,21-161-5,21-162,21-164,21-165,21-165-1,21-165-2,21-167,21-169,21-169-1,21-169-2,21-170,21-170-1,21-170-2,21-170-2-1,21-170-2-2,21-171-1,21-171-2,21-171-3,21-180-11,21-180-14,21-180-15,21-180-16,21-181,21-181-2,21-182,21-182-1,21-182-2,21-182-3,21-183,21-184,21-184-1,21-185-1,21-185-2,21-186,21-187,21-188,21-188-1,21-188-2,21-188-3,21-188-4,21-188-5,21-188-6,21-189,21-190,21-191,21-192,21-193,21-194,21-195,21-195-1,21-195-2,21-197,21-197-5,21-199,21-199-2,21-200,21-200,21-201,21-201,21-22,21-22-1,21-24,21-43,21-44,21-44-1.

TID No. 12 Parcel Assessed Values

PARCEL ID	ACRES	LOCATION	OWNER	LAND VALUE	IMPROVEMENTS	TOTAL VALUE
21-158	2.48	2783 GREENBRIER RD	KRINES WENCIL J & MARY R REVOCABLE TRUST	$47,400.00	$95,800.00	$143,200.00
21-164	2.47	GREENBRIER RD	WILLIAMS JAMES T & CAROL G REVOCABLE TRUSTS 1982	$188,200.00	$215,900.00	$404,100.00
21-161-5	2.73	GREENBRIER RD	GREEN BAY CITY OF	$0.00	$0.00	$0.00
21-165-2	13.03	GREENBRIER RD	BAYCARE AURORA LLC	$520,800.00	$0.00	$520,800.00
21-180-14	2.01	3190 YEAGER DR	CONARD	$78,200.00	$505,100.00	$583,300.00
21-184	30.09	1100 BLOCK ERIE RD	ZUIDMULDER	$60,400.00	$23,900.00	$84,300.00
21-183	31.40	S HURON RD	MOSKI CORP	$30,000.00	$0.00	$30,000.00
21-186	31.67	S HURON RD	HURON LIMITS LLC	$18,700.00	$0.00	$18,700.00
21-182-3	1.89	1300 BLOCK S HURON RD	GREEN BAY CITY OF	$0.00	$0.00	$0.00
21-161-2	58.45	2845 GREENBRIER RD	BAYCARE AURORA LLC	$3,473,400.00	$110,317,800.00	$113,791,200.00
21-181-2	12.18	1200 BLOCK ONTARIO RD	GREEN BAY CITY OF	$0.00	$0.00	$0.00
21-165-1	14.97	GREENBRIER RD	BAYCARE AURORA LLC	$582,000.00	$0.00	$582,000.00
21-161-5	6.08	GREENBRIER RD	GREEN BAY CITY OF	$0.00	$0.00	$0.00
21-181	2.07	1300 BLOCK ONTARIO RD	WISCONSIN PUBLIC SERVICE CORP	$0.00	$0.00	$0.00
21-187	38.06	ERIE RD	ZUIDMULDER	$36,400.00	$0.00	$36,400.00
21-160	2.75	2853 HUBBLE DR	GREEN BAY CITY OF	$0.00	$0.00	$0.00
21-165	5.97	ONTARIO RD	GREEN BAY CITY OF	$0.00	$0.00	$0.00
21-184-1	0.92	1240 ERIE RD	ZUIDMULDER	$57,600.00	$120,600.00	$178,200.00
21-182-2	6.00	3276 YEAGER DR	GREEN BAY CITY OF	$0.00	$0.00	$0.00
21-182	3.10	3200 BLOCK YEAGER DR	ZIMONICK PROPERTIES INC	$0.00	$0.00	$0.00
21-182-1	4.00	1255 EINSTEIN WY	EINSTEIN PROJECT INC	$0.00	$0.00	$0.00
21-159	5.46	HUBBLE DR	GREEN BAY CITY OF	$0.00	$0.00	$0.00
21-180-16	4.33	3176 YEAGER DR	LNRE PARTNERS LLC	$168,300.00	$716,700.00	$885,000.00
21-180-15	4.00	3146 YEAGER DR	GREEN BAY CITY OF	$0.00	$0.00	$0.00
21-185-1	4.24	S HURON RD	GREEN BAY CITY OF	$0.00	$0.00	$0.00
21-180-11	2.49	ONTARIO RD	MEDNIKOW INC	$96,800.00	$753,800.00	$850,600.00
21-155	18.79	2875 HUBBLE DR	GREEN BAY CITY OF	$0.00	$0.00	$0.00
21-162	13.98	3000 BLOCK WALKER DR	GREEN BAY CITY OF	$0.00	$0.00	$0.00
21-185-2	3.00	S HURON RD	SELCO SERVICE CORP	$0.00	$0.00	$0.00
21-171-1	0.47	1038 ERIE RD	RONSMAN	$53,800.00	$72,900.00	$126,700.00
21-193	0.86	S NORTHVIEW RD	RENTMEESTER	$200.00	$0.00	$200.00
21-191	9.74	GRANDVIEW RD	RENTMEESTER	$1,700.00	$0.00	$1,700.00

TID No. 12 Parcel Assessed Values Cont.

PARCEL ID	LOCATION	OWNER	LAND VALUE	IMPROVEMENTS	TOTAL VALUE
21-170-2-2	1.50 1041 S HURON RD	ENGLEBERT			
21-170-2	1.50 900 BLOCK S HURON RD	A & K HOLDINGS LLC	$0.00	$0.00	$0.00
21-200	0.29 1020 GRANDVIEW RD	FRANKOW	$47,400.00	$121,700.00	$169,100.00
21-200	8.22 1020 GRANDVIEW RD	FRANKOW	$47,400.00	$121,700.00	$169,100.00
21-170-2-1	3.00 900 BLOCK S HURON RD	ALL DEVELOPMENT LLC	$228,700.00	$0.00	$228,700.00
21-201	0.07 PADI WOOD LN	PIERQUET FAMILY LTD PARTNERSHIP ETAL	$5,100.00	$0.00	$5,100.00
21-194	37.91 1120 S NORTHVIEW RD	DEGRAVE LORRAINE C REV. TRUST	$54,600.00	$98,100.00	$152,700.00
21-192	29.49 909 GRANDVIEW RD	RENTMEESTER	$54,700.00	$70,900.00	$125,600.00
21-153	32.23 1000 KEPLER DR	B & G REALTY INC ETAL	$0.00	$0.00	$0.00
21-201	28.29 PADI WOOD LN	PIERQUET FAMILY LTD PARTNERSHIP ETAL	$5,100.00	$0.00	$5,100.00
21-199	35.12 3527 BLOCK ARLINE LN	PIERQUET FAMILY LTD PARTNERSHIP ETAL	$6,300.00	$0.00	$6,300.00
21-199-2	2.56 3527 ARLINE LN	BUNKER ETAL	$79,000.00	$0.00	$79,000.00
21-171-2	28.38 1038 ERIE RD	GREEN BAY CITY OF	$0.00	$0.00	$0.00
21-171-3	19.57 REAR ERIE RD	SELCO SERVICE CORP	$0.00	$0.00	$0.00
21-170	70.63 900 BLOCK S HURON RD	SELCO SERVICE CORP	$0.00	$0.00	$0.00
21-170-1	2.72 911 S HURON RD	PIONEER CREDIT UNION	$279,800.00	$0.00	$279,800.00
21-188	1.00 962 S NORTHVIEW RD	SHANNON	$40,000.00	$133,900.00	$173,900.00
21-195-2	5.45 720 BLOCK GRANDVIEW RD	PIERQUET ROSELLA REV. TRUST	$56,900.00	$1,400.00	$58,300.00
21-169-2	4.07 723 S HURON RD	EASTERN HORIZONS LLC	$60,700.00	$0.00	$60,700.00
21-22-1	2.35 3700 BLOCK FINGER RD	GREEN BAY CITY OF	$0.00	$0.00	$0.00
21-188-4	4.74 926 S NORTHVIEW RD	STROJNY	$59,100.00	$117,900.00	$177,000.00
21-197	14.26 800 BLOCK ERIE RD	RUECKL ETAL	$2,400.00	$0.00	$2,400.00
21-190	28.67 FINGER RD	RENTMEESTER	$4,900.00	$0.00	$4,900.00
21-147	8.82 KEPLER DR	GREEN BAY CITY OF	$0.00	$0.00	$0.00
21-167	22.09 3400 BLOCK FINGER RD	G & H PROPERTIES LLP	$3,700.00	$0.00	$3,700.00
21-189	9.56 3714 FINGER RD	RENTMEESTER MARVIN & MYRTLE REV. TRUST	$1,900.00	$0.00	$1,900.00
21-188-1	0.85 3806 FINGER RD	KARNOPP	$34,000.00	$84,700.00	$118,700.00
21-188-3	0.85 3818 FINGER RD	DEGRAVE	$30,600.00	$93,000.00	$123,600.00
21-195-1	1.24 3672 FINGER RD	DAVISTER	$52,900.00	$86,500.00	$139,400.00
21-188-5	2.44 3864 FINGER RD	GRAY ETAL	$47,200.00	$107,100.00	$154,300.00
21-188-6	26.86 750 S NORTHVIEW RD	DEGREEF DOLORES R REV. TRUST	$50,600.00	$75,000.00	$125,600.00
21-188-2	1.53 3890 FINGER RD	PHILLIPS	$42,700.00	$69,600.00	$122,900.00
21-195	30.42 FINGER RD	PIERQUET FAMILY LTD PARTNERSHIP ETAL	$5,900.00	$0.00	$5,900.00
21-197-5	4.04 3500 BLOCK FINGER RD	RUECKL	$700.00	$0.00	$700.00

TID No. 12 Parcel Assessed Values Cont.

PARCEL ID		LOCATION	OWNER	LAND VALUE	IMPROVEMENTS	TOTAL VALUE
21-169	19.72	3500 BLOCK FINGER RD	IMMEL BROTHERES PARTNERSHIP	$3,300.00	$0.00	$3,300.00
21-169-1	0.93	3314 FINGER RD	PIONEER CREDIT UNION	$41,300.00	$153,800.00	$195,100.00
21-147-1	0.89	2895 E MASON ST	JEHOVAHS WITNESSES CONGREGATION G B EAST INC	$0.00	$0.00	$0.00
21-44-1	0.52	3319 FINGER RD	BUNKER	$54,300.00	$49,600.00	$103,900.00
21-43	0.61	3315 FINGER RD	BUNKER	$61,800.00	$0.00	$61,800.00
21-24	18.70	3731 FINGER RD	RENTMEESTER MARVIN & MYRTLE REVOCABLE TRUST	$3,200.00	$0.00	$3,200.00
21-22	23.40	3731 FINGER RD	N & E REVOCABLE TRUST	$53,500.00	$68,600.00	$122,100.00
21-44	26.15	FINGER RD	GREEN BAY CITY OF	-$100.00	$0.00	-$100.00
21-172-1	2.41	3200 BLOCK FINGER RD	GREEN BAY CITY OF	$0.00	$0.00	$0.00
21-172	2.00	3266 FINGER RD	ADVANTAGE CREDIT UNION	$259,200.00	$0.00	$259,200.00
21-172-2	24.53	3200 BLOCK FINGER RD	SUNRISE DEV LLC	$3,900.00	$0.00	$3,900.00
21-39-2	1.99	FINGER RD	TERRACE LAKE VIEW LLC	$273,400.00	$244,400.00	$517,800.00
21-39	5.25	3275 FINGER RD	TERRACE LAKE DEVELOPMENT LLC	$583,100.00	$600.00	$583,700.00
	937.45			**$8,053,100.00**	**$114,521,000.00**	**$122,584,700.00**

Projected TID 12 Tax Revenues for Primary Projects

Year	Value Date	District Valuation	Construction Increment	TID RATE	Tax Revenue	Anticipated Bond Amount	Est. Bond Payment	Cap Interest/ Begin Bal	Other Revenues	Balance
1	2005			$22.50	$0					
2	2006		30,000,000	$22.05	$0	$7,000,000	$200,000	$1,000,000		$800,000
3	2007	$30,000,000	43,800,000	$21.61	$0		$600,000	$800,000	$24,000	$224,000
4	2008	$74,700,000	3,000,000	$21.18	$648,270	$4,000,000	$695,000	$224,000	$6,720	$183,990
5	2009	$79,941,000		$20.75	$1,614,192		$935,000	$183,990	$5,520	$868,702
6	2010	$82,339,230		$20.34	$1,692,896	$4,000,000	$1,045,000	$868,702	$26,061	$1,542,659
7	2011	$84,809,407		$19.93	$1,708,809		$1,285,000	$1,542,659	$46,280	$2,012,748
8	2012	$87,353,689		$19.53	$1,724,872		$1,285,000	$2,012,748	$60,382	$2,513,003
9	2013	$89,974,300		$19.14	$1,741,086		$1,285,000	$2,513,003	$75,390	$3,044,479
10	2014	$92,673,529		$18.76	$1,757,452		$1,285,000	$3,044,479	$91,334	$3,608,266
11	2015	$95,453,735		$18.38	$1,773,972		$1,285,000	$3,608,266	$108,248	$4,205,486
12	2016	$98,317,347		$18.02	$1,790,648		$1,285,000	$4,205,486	$126,165	$4,837,298
13	2017	$101,266,867		$17.66	$1,807,480		$1,285,000	$4,837,298	$145,119	$5,504,897
14	2018	$104,304,873		$17.30	$1,824,470		$1,285,000	$5,504,897	$165,147	$6,209,514
15	2019	$107,434,019		$16.96	$1,841,620		$1,285,000	$6,209,514	$186,285	$6,952,419
16	2020	$110,657,040		$16.62	$1,858,931		$1,285,000	$6,952,419	$208,573	$7,734,923
17	2021	$113,976,751		$16.29	$1,876,405		$1,285,000	$7,734,923	$232,048	$8,558,376
18	2022	$117,396,054		$15.96	$1,894,043		$1,285,000	$8,558,376	$256,751	$9,424,170
19	2023	$120,917,935		$15.64	$1,911,847		$1,285,000	$9,424,170	$282,725	$10,333,743
20	2024	$124,545,473		$15.33	$1,929,819		$1,285,000	$10,333,743	$310,012	$11,288,574
21	2025	$128,281,837		$15.02	$1,947,959		$1,285,000	$11,288,574	$338,657	$12,290,190
22	2026	$132,130,293		$14.72	$1,966,270		$1,285,000	$12,290,190		$12,971,460
23	2027	$136,094,201		$14.43	$1,984,753		$1,285,000	$12,971,460		$13,671,213
	2028	$140,177,027		$14.14	$2,003,410		$1,285,000	$13,671,213		$14,389,623

RESOLUTION 26-01
REGARDING AN ALLOCATION AMENDMENT FO-R TAX INCREMENT DISTRICT NUMBER TWELVE (12), I-43 INDUSTRIAL PARK ("TID 12")

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Twelve (12), I-43 Industrial Park ("TID 12"), on September 6, 2005; and

WHEREAS, 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

WHEREAS, the RDA proposed allocating excess incremental property taxes from TID 12 to Tax Increment District Number Twenty-two (22), The Shipyard ("TID 22"); and

WHEREAS, the RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
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
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
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. 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

WHEREAS, the Original Project Plan and Amended Project Plan meet all the requirements of Wis. Stats. §66.1105, to wit:
1. An economic feasibility study; and
2. A detailed list of estimated project costs; and
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
4. A map showing existing uses and conditions of real property within TID 12; and
5. A map showing proposed improvements and uses in TID 12; and
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
7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
8. A list of estimated non-project costs; and
9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
10. A statement indicating how creation of TID 12 promotes the orderly development of the City; and
11. An opinion of the City Attorney that the Amended Project Plan is complete and complies with Wis. Stats. §66.1105; and

WHEREAS, the RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:
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); and
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
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

4. The mandatory termination date for TID 12 is August 18, 2026; and
5. Wis. Stats. §66.1105(6)(f) permits the City to donate surplus funds from TID 12 to TID 22; and
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
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
8. The economic benefits of TID 12 and TID 22, as measured by increased property value, employment, and income,
   8.1. Are greater than the cost of the improvements identified in the respective Project Plans; and
   8.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
9. The TID 12 and TID 22 Project Plans are feasible and in conformity with the City *Comprehensive Plan*; and
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
11. TID 12 and TID 22 have the same overlying taxing jurisdictions; and
12. TID 12 has sufficient revenue to pay all its current project costs; and
13. TID 12 has surplus revenue to pay eligible costs of TID 22; and
14. The Amended Project Plan will not change the boundaries of TID 12.
15. The Amended Project Plan contains no other changes from the original Project plan.
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.
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.

NOW, THEREFORE, BE IT RESOLVED that the Redevelopment Authority of the City of Green Bay (RDA) hereby approves the Allocation Amendment Resolution for Tax Increment District Number Twelve (12), I-43 Industrial Park; and

BE IT FURTHER RESOLVED, that the RDA approves the amendment of 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 a 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.

BE IT FINALLY RESOLVED that the RDA approves and adopts the proposed Amended Project Plan for TID 12 and recommends its approval to the Common Council.

SIGNATURE PAGE TO FOLLOW.

Adopted 7/14/26

Approved 7/14/26

REDEVELOPMENT AUTHORITY
OF THE CITY OF GREEN BAY

Gary J. Delveaux
Redevelopment Authority, Chair

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
July 21, 2026	Rebecca Finco, Staff

AGENDA ITEM # K.2

To approve an Affordable Housing Extension Resolution for Tax Incremental District No. 5 (TID 5), East and West Downtown.

BACKGROUND

Pursuant to Wis. Stats. § 66.1105(6)(g), the City may extend the life of a Tax Incremental District (TID) for up to one year after all project costs have been paid, provided that at least seventy-five percent (75%) of the final year's tax increment is used to benefit affordable housing within the municipality.

TID 5, East and West Downtown, has successfully completed implementation of its Project Plan, and sufficient tax increment has been or will be collected to pay all aggregate project costs. Approval of the attached resolution authorizes a one-year affordable housing extension and recommends Common Council approval. The final year's increment, collected in 2028 from the 2027 tax roll, will be transferred to the City's Tax Increment District Affordable Housing (TIDAH) Fund and used in accordance with Wis. Stats. § 66.1105(6)(g). This extension would generate an estimated $2.1M in TIDAH funding.

RECOMMENDATION

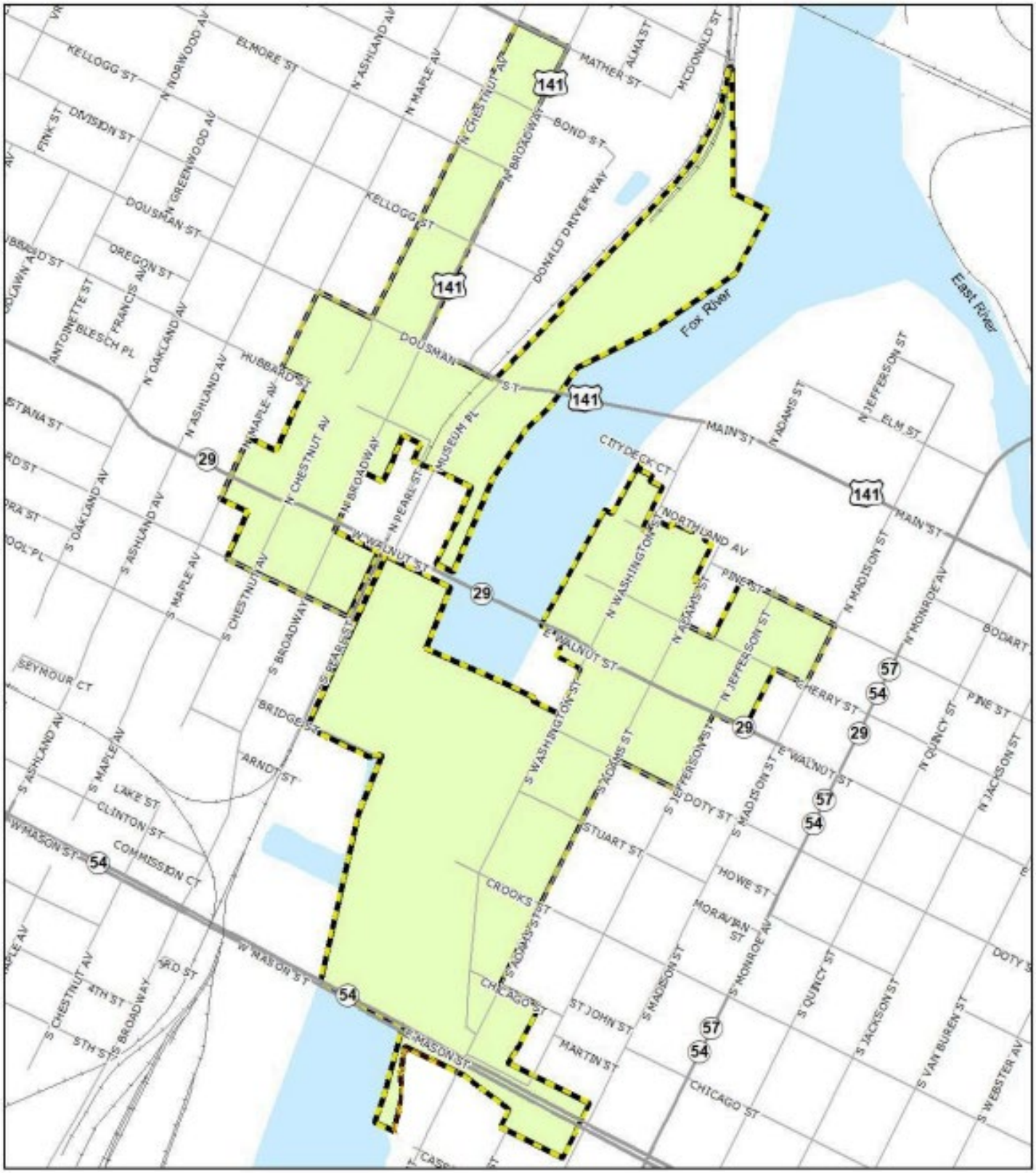
To approve an Affordable Housing Extension Resolution for Tax Incremental District No.5 (TID 5), East and West Downtown.

FISCAL IMPACT

To be discussed at the meeting.

ATTACHMENTS

1. TID 5 Boundary Map 7.21.26
2. TID 5 RDA Affordable Housing Resolution - Signed 7.14.26



TID 5

Feet
0 250 500 1,00 0

TID 5 Boundary

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.

RESOLUTION 26-06
REGARDING AN AFFORDABLE HOUSING EXTENSION FOR
TAX INCREMENT DISTRICT NUMBER FIVE (5)
EAST AND WEST DOWNTOWN ("TID 5")

July 14, 2026

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Five (5) ("TID 5") East and West Downtown on December 21, 1999, and successfully completed implementation of the Project Plan and sufficient tax increment has been or will be collected in January 2027 from the 2026 tax roll to pay all of its aggregate project costs; and

WHEREAS, state law requires termination of a TID after all project costs have been paid; however, Wis. Stats. §66.1105(6)(g) authorizes an extension of the life of a TID for up to one (1) year to improve the City's housing stock; and

WHEREAS, no less than seventy-five percent (75%) of the final increment must benefit affordable housing, with affordable being defined as housing that costs no more than thirty percent (30%) of the gross monthly income of a household, with the remaining portion used to improve housing stock within the City; and

THEREFORE, BE IT RESOLVED, that the City of Green Bay Redevelopment Authority (RDA) hereby approves the extension of the life of TID 5 for twelve (12) months commencing on the date of Common Council approval, to July 20, 2027, to use the final year's increment, collected in January 2028 from the 2027 tax roll, to benefit affordable housing and the forwarding of this request to the Common Council for their consideration; and

BE IT FURTHER RESOLVED, that the City shall use the final increment to improve housing quality and affordability by transferring the final year's increment, collected in January 2028 from the 2027 tax roll, to the Tax Increment District Affordable Housing (TIDAH) Fund; and

BE IT FURTHER RESOLVED that such TIDAH Fund will improve housing stock within the City through projects that include, but are not limited to, the construction and/or rehabilitation of larger multi-unit (rental or owner-occupied) projects located outside of a TID; rehabilitation of multi-unit (rental or owner-occupied) structures; the construction and/or rehabilitation of residential space above retail establishments; public-led construction of new (rental or owner-occupied) single or multi-unit structures; and home improvement loans for applicants who are not eligible under federal program regulations; and

BE IT FURTHER RESOLVED that no less than seventy-five percent (75%) of money within the TIDAH Fund shall be allocated to affordable housing projects, with affordable being defined as housing that costs no more than thirty percent (30%) of the gross monthly income of a household; and

BE IT FINALLY RESOLVED that the Redevelopment Authority of the City of Green Bay shall adopt a termination resolution for TID 5 by July 20, 2027.

SIGNATURE PAGE TO FOLLOW.

Adopted 7/14/2026

Approved 7/14/2026

CITY OF GREEN BAY
REDEVELOPMENT AUTHORITY

Gary J. Delveaux, Chair

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
July 21, 2026	Lacey Cochart, City Attorney

AGENDA ITEM # K.3

To approve the assignment of the Convention Center Management Agreement and Parking Agreement to Revir Hospitality Green Bay, LLC.

BACKGROUND

The convention center is currently operated by 333 Main LLC, an assignee of Scarlett Real Estate Holdings, also the current owner of the Hyatt Hotel. The hotel is being sold to Revir Capital, LLC, of Illinois. Scarlett will continue to operate the hotel and convention center under the newly organized Revir Hospitality Green Bay, LLC.

RECOMMENDATION

To approve Assignment of the Convention Center Management Agreement and Parking Agreement to Revir Hospitality Green Bay, LLC.

FISCAL IMPACT

ATTACHMENTS

1. 333 Main - Third Amendment Estoppel and Consent to Assignment of Convention Center Management Agreement
2. 333 Main - Third Amendment Estoppel and Consent to Assignment of Parking Agreement-137630138-v5

Consent to Assignment, Third Amendment and
Estoppel Certificate
Management Agreement for the Green Bay Convention Center and Conference Center

This Consent to Assignment, Third Amendment, and Estoppel Certificate (the "Third Amendment") is made as of _____ _____, 2026, by and between the City of Green Bay, Wisconsin, a municipal corporation ("Lessee") and 333 Main, LLC, a Delaware limited liability company, (the "Operator"), as assignee of Scarlett Real Estate Holdings, LLC, a Tennessee limited liability company ("Scarlett"), and with the approval of the Redevelopment Authority of the City of Green Bay, Wisconsin, a municipal corporation (the "Authority"), (collectively the "Parties").

The Parties entered into a certain Management Agreement for the Green Bay Convention Center and Conference Center, dated as of July 1, 1999, as modified by that certain Letter, dated February 28, 2007 regarding assignment from Regency Suites to Green Bay Hotel Associates LLC, as amended by that certain First Amendment to Management Agreement, dated as of July 8, 2015 and as further amended by that certain Second Amendment to Management Agreement, dated as of April 18, 2024 (collectively and together with any amendments and assignments, the ("Agreement"), with respect to the management of the Center (as defined in the Agreement). All capitalized terms used herein but not defined shall have the meanings ascribed to such terms in the Agreement. Operator's rights under the Agreement were acquired pursuant to that certain Assignment and Assumption of Convention Center Agreement, dated as of May 1, 2024 (the "333 Main Assignment"), by and between HR Green Bay Owner, LLC, a Delaware limited liability company, d/b/a Hyatt Regency Green Bay (f/k/a Hyatt on Main, Green Bay) ("Hyatt") and Operator as assignee of Scarlett, whereby Hyatt assigned all of its right, title and interest in and to the Agreement to Operator.

Operator and REVIR CAPITAL, LLC, a Illinois limited liability company ("Contract Buyer") have entered into that certain Purchase and Sale Agreement dated as of April 21, 2026, as amended, as assigned by Contract Buyer to REVIR HOSPITALITY GREEN BAY, LLC, a Wisconsin limited liability company ("New Owner"), an affiliate of Contract Buyer, whereby Operator desires to sell to New Owner (as the assignee of Contract Buyer) certain property located at 333 Main Street, Green Bay, WI 54301, commonly known and operated as the Hyatt Regency Green Bay (the "Hotel"). In connection with such transfer, Operator desires to assign all of its rights and obligations under the Agreement to New Owner by entering into an assignment and assumption agreement with New Owner in the form of Exhibit A hereto (the "Assignment").

1. Consent to Assignment

Pursuant to Section 12.1 of the Agreement, Lessee's consent is required for any assignment made by the "Operator" thereunder. The Lessee hereby consents to Assignment in executing this Third Amendment. Such signature to evidence: (i) acknowledgement of the Assignment and that the Assignment will not constitute a breach of the Agreement; (ii) Lessee's consent to and approval of the Assignment effective as of New Owner's acquisition of the Hotel; (iii) Lessee's acknowledgement that the Agreement will remain in full force and effect, in accordance with its terms, following the Assignment; and (iv) Operator is hereby released and discharged of any duty or responsibility under the Agreement following the Assignment.

2. Amendments

A. Definitions. Section 1.1 of the Agreement shall be amended to the reflect the following definitions:

Operator shall mean REVIR HOSPITALITY GREEN BAY, LLC, a Wisconsin limited liability company.

Operator's Predecessor-in-interest shall mean 333 Main, LLC, a Delaware limited liability company as successor-in-interest to HR Green Bay Owner, LLC, a Delaware limited liability company, as successor-in-interest to Hyatt Corporation, a Delaware corporation, as authorized agent of Hyatt Equities, L.L.C., a Delaware limited liability company, d/b/a Hyatt Regency Green Bay (f/k/a Hyatt on Main, Green Bay).

B. Notices. From and after the effective date of the Assignment, all notices under the Agreement to be sent to the "Operator" or the related party thereunder shall be sent to the addresses below. The parties will provide the Lessee with notice of the effective date of the Assignment:

REVIR HOSPITALITY GREEN BAY, LLC
c/o Revir Capital, LLC
1141 West Randolph Street, 2nd floor
Chicago, Illinois 60607
Attention: Rushi Shah
Email: rshah@magmilecapital.com

with a copy to:

Wolin Law Group LLC
100 North LaSalle Street, Suite 800
Chicago, Illinois 60602
Attention: Julie Kaminski
Email: jkaminski@wolinlawgroup.com

If to Lessee:

City of Green Bay
Attn: Community and Economic Development Director
City Hall
100 N. Jefferson
Green Bay, WI 54301
cheryl.renier-wigg@greenbay.wi.gov

City of Green Bay
Attn: City Attorney
City Hall
100 N. Jefferson
Green Bay, WI 54301

lacey.cochart@greenbay.wi.gov

3. Estoppel

Pursuant to Section 12.1 of the Agreement, Operator hereby requests the Lessee certify and acknowledge that:

A. As of the date this letter is signed, (i) the Agreement is currently in full force and effect; (ii) the Agreement has not been amended, supplemented and/or otherwise modified, either orally or in writing, except as set forth in this Letter; and (iii) to the undersigned's knowledge, neither the Lessee, nor the Operator are in default in the performance of any of their obligations under the Agreement and there are no violations by the Lessee or the Operator thereunder.

B. The person signing this Letter is duly authorized to sign and deliver it on behalf of the Lessee, and no other signatures or approvals are required or necessary in connection with the execution and validity of this Letter.

C. This Letter shall have the effect of estopping the Lessee from making any assertions contrary to the contents hereof.

D. This Letter shall inure to the benefit of Contract Buyer, New Owner and each of their respective successors and assigns, together with their respective lenders, title insurers, mortgagees, and each of their successors and assigns, and shall be binding upon the Lessee and its successors and assigns.

E. The current amount of guaranteed Gross Revenue to Lessee is $_____ and this is set to increase on _____.

Signature page follows.

For the Redevelopment Authority of the City of Green Bay:

By: _____ Date: _____
Gary J. Delveaux, Chair

Attest: _____ Date: _____
Cheryl Renier-Wigg,
Executive Director

For the Lessee, City of Green Bay:

By: _____ Date: _____
Eric Genrich, Mayor

By: _____ Date: _____
Celestine Jeffreys, Clerk

[signatures continue on the following page]

For the Operator, 333 MAIN, LLC, a Delaware limited liability company

333 MAIN, LLC,
a Delaware limited liability company

By: SREH Investment Manager Green Bay, LLC, a Delaware limited liability company, its Manager

By: ZAR Capital Partners, LLC, a Delaware limited liability company, its Sole Member

By: _____
Name: Zio Pekovic
Title: Authorized Signatory

Date: _____

EXHIBIT A

Form Assignment and Assumption Agreement

ASSIGNMENT AND ASSUMPTION OF CONVENTION CENTER AGREEMENT

This Assignment and Assumption of Convention Center Agreement (this "Assignment") is made and entered into as of _____, 2026 (the "Effective Date") by and between 333 MAIN, LLC, a Delaware limited liability company ("Assignor"), and REVIR HOSPITALITY GREEN BAY, LLC, a Wisconsin limited liability company ("Assignee"), each a "Party" and together the "Parties".

RECITALS

Assignor is a party to that certain Management Agreement, dated July 1, 1999, between the City, as "Lessee", and Assignor, as "Operator", as amended by that certain Letter, dated February 28, 2007, as amended by that certain First Amendment to Management Agreement, dated as of July 8, 2015, and as further amended by that certain Second Amendment to Management Agreement, dated as of April 18, 2024 (collectively and together with any amendments and assignments, the ("Convention Center Management Agreement"). Operator's rights under the Agreement were acquired pursuant to that certain Assignment and Assumption of Convention Center Agreement, dated as of May 1, 2024 (the "333 Main Assignment"), by and between HR Green Bay Owner, LLC, a Delaware limited liability company, d/b/a Hyatt Regency Green Bay (f/k/a Hyatt on Main, Green Bay) ("Hyatt") and Operator as assignee of Scarlett, whereby Hyatt assigned all of its right, title and interest in and to the Agreement to Operator. Capitalized terms used herein and not defined shall have the meanings assigned to them in the Convention Center Agreement, as applicable.

Assignor has agreed to sell, and Assignee has agreed to purchase, that certain hotel located at 333 Main Street, Green Bay, Wisconsin and commonly known as the Hyatt Regency Green Bay.

In connection with the purchase and sale of the hotel, Assignor desires to assign, and Assignee desires to assume, all of the rights and obligations of Assignor under the Convention Center Agreement.

AGREEMENT

NOW THEREFORE, in consideration of the agreements and conditions contained herein and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor and Assignee agree as follows, with effect as of the Effective Date:

Section 1.1 Assignment and Assumption.

(a) Assignment. Effective as of the Effective Date, Assignor hereby assigns, sells, conveys and otherwise transfers to Assignee all of Assignor's right, title and interest in and to the Convention Center Agreement.

(b) Assumption. Assignee hereby accepts the assignment of all of Assignor's right, title and interest in and to the Convention Center Agreement and assumes and agrees to be bound by and perform, as a direct obligation of Assignee, each and all of the obligations, terms, covenants and agreements of Assignor under the Convention Center Agreement accruing from and after the Effective Date.

Section 1.2 Miscellaneous.

(a) As between Assignor and Assignee, this Assignment does not enlarge, restrict or otherwise modify the terms of the purchase and sale or constitute a waiver or release by Assignor or Assignee of any liabilities, duties or obligations imposed upon them (or any of their respective affiliates) by the terms of the purchase and sale applicable to the Hyatt Regency Green Bay.

(b) A Party may deliver an executed signature page to this Assignment by PDF or other email transmission, including DocuSign or similar electronic signatures to any other Parties, which PDF or email copy shall be deemed to be an original executed signature page. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which counterparts together shall constitute one agreement with the same effect as if the Parties had signed the same signature page.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment as of the date first set forth above.

ASSIGNOR:

333 MAIN, LLC,
a Delaware limited liability company

By: SREH Investment Manager Green Bay, LLC, a Delaware limited liability company, its Manager

By: ZAR Capital Partners, LLC, a Delaware limited liability company, its Sole Member

By: _____
Name: Zio Pekovic
Title: Authorized Signatory

(Signatures continue on the following page)

ASSIGNEE:

REVIR HOSPITALITY GREEN BAY, LLC,
a Wisconsin limited liability company

By: _____
Name: Rushi Shah
Title: Manager

333 Main, LLC
c/o Scarlett Hotel Group, LLC
770 Lake Cook Road, Suite 355
Deerfield, IL 60015

_____, 2026

VIA OVERNIGHT COURIER (RETURN RECEIPT REQUESTED) AND EMAIL

City of Green Bay, Wisconsin
City of Green Bay, City Hall
100 N. Jefferson
Green Bay, Wisconsin 54301
Attention: City Clerk

Re: Parking Agreement – Consent to Assignment, Amendment and Estoppel

Ladies and Gentlemen:

The City of Green Bay, Wisconsin, a municipal corporation ("City") and 333 MAIN, LLC, a Delaware limited liability company ("Existing Owner"), as assignee of Scarlett Real Estate Holdings, LLC ("Scarlett"), a Tennessee limited liability company, are parties to that certain Parking Agreement, dated as of August 31, 2012, as amended by that certain First Amendment to Parking Agreement dated October 12, 2023 and as further amended by that certain Second Amendment to Parking Agreement dated April 18, 2024 (as amended and assigned, and as the same may be further amended, modified and/or supplemented from time to time, the "Parking Agreement"), with respect to the Hyatt Parking Passes and Existing Ramps (as each is defined in the Parking Agreement). Existing Owner's rights under the Parking Agreement were acquired pursuant to that certain Assignment and Assumption of Parking Agreement, dated as of May 1, 2024 (the "333 Main Assignment"), by and between HR Green Bay Owner, LLC, a Delaware limited liability company, d/b/a Hyatt Regency Green Bay (f/k/a Hyatt on Main, Green Bay) ("Hyatt") and Existing Owner as assignee of Scarlett, whereby Hyatt assigned all of its right, title and interest in and to the Parking Agreement to Existing Owner.

Existing Owner and REVIR CAPITAL, LLC, a Illinois limited liability company ("Contract Buyer") have entered into that certain Purchase and Sale Agreement dated as of April 21, 2026, as amended by that certain First Amendment to Purchase and Sale Agreement, dated as of June 5, 2026, and as further amended by that certain Second Amendment to Purchase and Sale Agreement, dated as of June 10, 2026, as assigned by Contract Buyer to REVIR HOSPITALITY GREEN BAY, LLC, a Wisconsin limited liability company ("New Owner"), an affiliate of Contract Buyer, and whereby Existing Owner desires to sell to New Owner (as assignee of Contract Buyer) that certain property located at 333 Main Street, Green Bay, WI 54301, commonly known and operated as the Hyatt Regency Green Bay (the "Hotel"). In connection with such transfer, Existing Owner desires to assign all of its rights and obligations under the Parking Agreement to New Owner by entering into an assignment and assumption agreement with New Owner in the form of Exhibit A hereto (the "Assignment").

1. Consent to Assignment

Pursuant to Section 10 of the Parking Agreement, City's consent is required for any assignment made by "Hotel Owner" thereunder, and Existing Owner is currently Hotel Owner. Therefore, Existing Owner hereby requests that an authorized representative of the City kindly sign and return a copy of this letter (the "Letter"), such signature to evidence: (i) acknowledgement of the Assignment and that the Assignment will not constitute a breach of the Parking Agreement, (ii) City's consent to and approval of the Assignment effective as of the date the City executes this Letter, which pursuant to Section 10 of the Parking Agreement shall be no later than thirty (30) days from the date hereof, (iii) City's acknowledgement that the Parking Agreement will remain in full force and effect, in accordance with its terms, following the Assignment; and (iv) following the Assignment, Existing Owner is hereby released and discharged of any duty or responsibility under the Parking Agreement. Following such assignment, the term "Hotel Owner" set forth in the Parking Agreement shall mean "REVIR HOSPITALITY GREEN BAY, LLC".

2. Notices

From and after the effective date of the Assignment, all notices under the Parking Agreement to be sent to the New Owner or the related party thereunder shall be sent to the addresses below. The parties will provide the City with notice of the effective date of the Assignment.

REVIR HOSPITALITY GREEN BAY, LLC
c/o Revir Capital, LLC
1141 West Randolph Street, 2nd floor
Chicago, Illinois 60607
Attention: Rushi Shah
Email: rshah@magmilecapital.com

with a copy to:

Wolin Law Group LLC
100 North LaSalle Street, Suite 800
Chicago, Illinois 60602
Attention: Julie Kaminski
Email: jkaminski@wolinlawgroup.com

3. Estoppel

Pursuant to Section 13 of the Parking Agreement, Existing Owner hereby requests the City certify and acknowledge that:

A. As of the date this Letter is signed, (i) the Parking Agreement is currently in full force and effect; (ii) the Parking Agreement has not been amended, supplemented and/or otherwise modified, either orally or in writing, except as set forth in this Letter; and (iii) to the undersigned's knowledge, neither the City nor Existing Owner is in default in the performance of any of their obligations under the Parking Agreement.

B. The current rent is $20.47 per Hyatt Parking Passes. The current cost per any temporary parking vouchers issued to Existing Owner for daily, one-time use, as needed (the "Vouchers", each a "Voucher") is $1.25/hour. Existing Owner has paid all sums due under the Parking Agreement, including the cost of any Vouchers, through May 31, 2026. There is no additional rent due under the Parking Agreement.

C. The person signing this Letter is duly authorized to sign and deliver it on behalf of the City, and no other signatures or approvals are required or necessary in connection with the execution and validity of this Letter.

D. This Letter shall have the effect of estopping the City from making any assertions contrary to the contents hereof.

E. This Letter shall inure to the benefit of Contract Buyer, New Owner and each of their respective successors and assigns, together with their respective lenders, title insurers, mortgagees, and each of their successors and assigns, and shall be binding upon the City and its successors and assigns.

Please sign this letter where indicated below to indicate your acknowledgement of and agreement and consent to the above and return the signed copy to Zio Pekovic c/o Scarlett Hotel Group, LLC at 770 Lake Cook Road, Suite 355, Deerfield, Illinois 60015, along with a scanned copy by email at zio.pekovic@scarletthotelgroup.com. Thank you in advance for your assistance and prompt attention to this matter.

Signature page follows.

We appreciate your prompt attention to this matter and look forward to continuing our mutually beneficial relationship.

Sincerely,

333 MAIN, LLC,
a Delaware limited liability company

By: _____
Name: Zio Pekovic
Title: Authorized Signatory

[Signatures continue on following page]

ACKNOWLEDGED, AGREED AND CONSENTED TO:

CITY OF GREEN BAY, WISCONSIN
a municipal corporation

By: _____
Name: Eric Genrich, Mayor
Date: _____

By: _____
Name: Celestine Jeffreys, Clerk
Date: _____

cc: City Attorney
City of Green Bay
100 N. Jefferson Street
Green Bay, Wisconsin 54301
Email: lacey.cochart@greenbaywi.gov

EXHIBIT A

FORM OF ASSIGNMENT AND ASSUMPTION OF PARKING AGREEMENT

ASSIGNMENT AND ASSUMPTION OF PARKING AGREEMENT

This Assignment and Assumption of Parking Agreement (this "Assignment") is made and entered into as of June ____, 2026 (the "Effective Date") by and between 333 MAIN, LLC, a Delaware limited liability company ("Assignor"), and REVIR HOSPITALITY GREEN BAY, LLC, a Wisconsin limited liability company ("Assignee"), each a "Party" and together the "Parties".

RECITALS

Assignor is a party to that certain Parking Agreement, dated August 31, 2012, between Assignor and the City as amended by that certain First Amendment to Parking Agreement dated October 12, 2023 and as further amended by that certain Second Amendment to Parking Agreement dated April 18, 2024 (as amended and assigned, the "Parking Agreement"). Capitalized terms used herein and not defined shall have the meanings assigned to them in the Parking Agreement, as applicable.

Assignor's rights under the Parking Agreement were acquired pursuant to that certain Assignment and Assumption of Parking Agreement, dated as of May 1, 2024 (the "333 Main Assignment"), by and between HR Green Bay Owner, LLC, a Delaware limited liability company, d/b/a Hyatt Regency Green Bay (f/k/a Hyatt on Main, Green Bay) ("Hyatt") and Assignor, as assignee of Scarlett Real Estate Holdings, LLC, a Tennessee limited liability company, whereby Hyatt assigned all of its right, title and interest in and to the Parking Agreement to Assignor.

Assignor has agreed to sell, and Assignee has agreed to purchase, that certain hotel located at 333 Main Street, Green Bay, Wisconsin and commonly known as the Hyatt Regency Green Bay.

In connection with the purchase and sale of the hotel, Assignor desires to assign, and Assignee desires to assume, all of the rights and obligations of Assignor under the Parking Agreement.

AGREEMENT

NOW THEREFORE, in consideration of the agreements and conditions contained herein and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor and Assignee agree as follows, with effect as of the Effective Date:

Section 1.1 Assignment and Assumption.

(a) Assignment. Effective as of the Effective Date, Assignor hereby assigns, sells, conveys and otherwise transfers to Assignee all of Assignor's right, title and interest in and to the Parking Agreement.

(b) Assumption. Assignee hereby accepts the assignment of all of Assignor's right, title and interest in and to the Parking Agreement and assumes and agrees to be bound by and perform, as a direct obligation of Assignee, each and all of the obligations, terms, covenants and agreements of Assignor under the Parking Agreement accruing from and after the Effective Date.

Section 1.2 Miscellaneous.

(a) As between Assignor and Assignee, this Assignment does not enlarge, restrict or otherwise modify the terms of the purchase and sale or constitute a waiver or release by Assignor or Assignee of any liabilities, duties or obligations imposed upon them (or any of their respective affiliates) by the terms of the purchase and sale applicable to the Hyatt Regency Green Bay.

(b) A Party may deliver an executed signature page to this Assignment by PDF or other email transmission, including DocuSign or similar electronic signatures to any other Parties, which PDF or email copy shall be deemed to be an original executed signature page. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which counterparts together shall constitute one agreement with the same effect as if the Parties had signed the same signature page.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment as of the date first set forth above.

ASSIGNOR:

333 MAIN, LLC,
a Delaware limited liability company

By: SREH Investment Manager Green Bay, LLC, a Delaware limited liability company, its Manager

By: ZAR Capital Partners, LLC, a Delaware limited liability company, its Sole Member

By: _____
Name: Zio Pekovic
Title: Authorized Signatory

(Signatures continue on following page)

ASSIGNEE:

REVIR HOSPITALITY GREEN BAY, LLC,
a Wisconsin limited liability company

By: _____
Name: Rushi Shah
Title: Manager

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
July 21, 2026	Matthew Buchanan, Staff

AGENDA ITEM # K.4

To approve a request by the Department of Public Works to award Parks 8-26 BADGER GREENWAY SITE IMPROVEMENTS to Northeast Asphalt, Inc. for the amount of $374,000.40, which includes the Base Bid plus Alternate No. 2.

BACKGROUND

The City's Department of Public Works has released a public bidding opportunity for the construction of a green infrastructure corridor and pedestrian trail at Redevelopment Authority-owned properties located at 400–420 S. Broadway. Commonly referred to as the former Badger Sheet Metal site, these properties are planned for redevelopment into a mixed-use project that will include affordable multi-family housing, a new fire station,
fire department administration offices, a community room, and ground-floor commercial space. The project will collect stormwater runoff to help mitigate flooding, and will filter sediments/phosphorus to improve water quality in the Fox River. The project will also create a pedestrian connection between Seymour Park and the Shipyard.

RECOMMENDATION

To approve the award of Parks 8-26 BADGER GREENWAY SITE IMPROVEMENTS to Northeast Asphalt, inc. for the amount of $374,000.40, which includes the Base Bid plus Alternate No. 2.

FISCAL IMPACT

The total cost of the project is $374,000.40. The work will be paid for by federal ARPA funds dedicated to innovative stormwater projects, federal EPA Brownfield Cleanup Grant funds, private funds by General Capital Group, and if necessary, City Tax Increment District (TID) 22 funds.

ATTACHMENTS

1. Bid Worksheet

PARKS 8-26 BADGER GREENWAY SITE IMPROVEMENTS (#10252553)
Owner: Green Bay WI, City of
Solicitor: Green Bay WI, City of
07/07/2026 09:00 AM CDT

					Northeast Asphalt, Inc.		Relyco Plus LLC	
Line Item	Item Code	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension
						$267,680.40		$291,745.70
1	303.01	Excavation	CY	2500	$10.00	$25,000.00	$22.15	$55,375.00
2	305.01	Borrow	CY	1140	$10.00	$11,400.00	$0.01	$11.40
3	306.01	Backfill	CY	211	$41.00	$8,651.00	$35.50	$7,490.50
4	313.02	Silt Fence	LF	1800	$2.00	$3,600.00	$2.00	$3,600.00
5	313.03	Inlet Protection Maintenance	EA	2	$0.01	$0.02	$75.00	$150.00
6	313.05	Erosion Mat Class I, Type B	SY	1065	$0.90	$958.50	$1.75	$1,863.75
7	313.07	Erosion Control Mat Urban Class I, Type B	SY	5115	$1.05	$5,370.75	$2.15	$10,997.25
8	313.19	Inlet Protection Type D	EA	2	$0.01	$0.02	$135.00	$270.00
9	313.29	Tracking Pad	EA	1	$1,475.00	$1,475.00	$2,500.00	$2,500.00
10	313.31	Temporary Ditch Check	EA	70	$0.01	$0.70	$75.00	$5,250.00
11	314.16	Construction Staking Project	LS	1	$6,500.00	$6,500.00	$6,000.00	$6,000.00
12	314.17	Construction Staking As Built	LS	1	$2,500.00	$2,500.00	$3,000.00	$3,000.00
13	315.01	Traffic Control	LS	1	$15,000.00	$15,000.00	$4,000.00	$4,000.00
14	317.01	Mobilization	LS	1	$45,000.00	$45,000.00	$38,000.00	$38,000.00
15	415.03	Construct 12" Storm Sewer (HDPE)	LF	99	$66.60	$6,593.40	$113.15	$11,201.85
16	418.01	Culvert Pipe Class III, Corrugated Steel, 12"	LF	33	$70.00	$2,310.00	$163.25	$5,387.25
17	418.11	Apron Endwalls for Culvert Pipe Class III, Steel 12"	EA	1	$315.00	$315.00	$1,447.50	$1,447.50
18	418.21	RCCP Class III 12"	LF	59	$160.00	$9,440.00	$174.80	$10,313.20
19	419.17	Construct Storm Catch Basin	EA	2	$8,025.00	$16,050.00	$8,360.00	$16,720.00
20	601.02	CABC (3/4") Stone	CY	2	$100.00	$200.00	$185.00	$370.00
21	601.04	CABC (1-1/4")	CY	7	$100.00	$700.00	$185.00	$1,295.00
22	602.10	8" Integral Concrete Pavement	SY	23	$357.00	$8,211.00	$145.00	$3,335.00
23	603.01	Curb & Gutter 18"	LF	6	$110.00	$660.00	$85.00	$510.00
24	604.10	Reconstruct 8" Concrete Sidewalk	SF	350	$15.40	$5,390.00	$18.00	$6,300.00
25	801.03	Topsoil	CY	750	$35.00	$26,250.00	$37.00	$27,750.00
26	803.01	Fertilizer, Type A	CWT	1	$100.00	$100.00	$150.00	$150.00
27	804.05	Seeding Mixture No. 40	LB	8	$250.00	$2,000.00	$15.00	$120.00
28	804.09	Seeding Temporary	LB	50	$190.00	$9,500.00	$8.00	$400.00
29	1000.01	Indicator Fabric	SY	4500	$4.35	$19,575.00	$2.94	$13,230.00
30	1000.02	Temporary Site Control Fencing	LF	850	$4.00	$3,400.00	$5.50	$4,675.00
31	1000.03	Load and Haul Contaminated Soil	TON	960	$24.25	$23,280.00	$30.00	$28,800.00

32	1000.04	Allowance #1 Handling Contaminated Groundwater	DOL	1	$0.01	$0.01	$15,000.00	$15,000.00
33	1000.05	Native Seed	LB	10	$310.00	$3,100.00	$200.00	$2,000.00
35	1000.06	12" X 12" Tee for RCCP Class III, 12"	EA	1	$5,150.00	$5,150.00	$4,233.00	$4,233.00
						$26,130.00		$21,948.40
36	1000.07	(306.01) Granular Backfill	CY	280	$58.00	$16,240.00	$33.83	$9,472.40
37	1000.08	(313.05) Erosion Mat Class I, Type B	SY	900	$0.90	$810.00	$2.00	$1,800.00
38	1000.09	(801.03) Topsoil	CY	140	$35.00	$4,900.00	$75.00	$10,500.00
39	1000.10	(804.09) Seeding Temporary	LB	22	$190.00	$4,180.00	$8.00	$176.00
						$31,464.75		$42,036.85
40	1000.11	(601.03) CACB, 1 1/4"	TON	365	$33.00	$12,045.00	$28.09	$10,252.85
41	1000.12	(608.04) HMA Pavement Type 4LT 58-28 S	TON	80	$141.75	$11,340.00	$232.00	$18,560.00
42	1000.13	(608.07) HMA Pavement Type 5LT 58-28 S	TON	57	$141.75	$8,079.75	$232.00	$13,224.00
						$80,190.00		$105,552.85
43	1000.14	(601.03) CACB, 1 1/4"	TON	365	$33.00	$12,045.00	$28.09	$10,252.85
44	1000.15	(608.04) HMA Pavement Type 4LT 58-28 S	TON	64	$169.50	$10,848.00	$280.00	$17,920.00
45	1000.16	(608.07) HMA Pavement Type 5LT 58-28 S	TON	46	$169.50	$7,797.00	$280.00	$12,880.00
46	1000.17	(1000.03) Concrete Edge	LF	1500	$33.00	$49,500.00	$43.00	$64,500.00
						$293,810.40		$313,694.10

$267,680.40	Base bid
$80,190.00	asphalt with concrete
$347,870.40	Subtotal
$24,960	Landfill tipping fees
$372,830.40	Subtotal
$76,045.40	less Sewer costs for General Capital
$296,785.00	Total

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
July 21, 2026	Will Peters

AGENDA ITEM # K.5

To approve the 2026 Annual Action Plan for Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME) programs.

BACKGROUND

The City of Green Bay is an entitlement jurisdiction that receives federal funds from the U.S. Department of Housing and Urban Development (HUD) to invest in the City of Green Bay. The funds are provided under the Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME) entitlement programs.

These programs provide funds for municipalities and other units of government around the country to develop viable urban communities. This is accomplished by providing affordable, decent housing, a suitable living environment and expanding economic opportunities principally for low and moderate income persons. Each local unit of government develops its own programs and funding priorities through a five-year Consolidated Plan required by the U.S. Department of Housing and Urban Development (HUD).

Public input was received through public hearings and the objectives and outcomes identified in this plan are the results of needs identified by the public, local organizations, and government departments.

The 2026 Annual Action Plan is attached and identifies how the CDBG and HOME Allocations will be spent on activities that support the Five-Year (2025-2029) Consolidated Plan goals.

Staff is recommending RDA approval. This will be forwarded to Common Council for final approval and recommendation the RDA administer the CDBG and HOME funding.

RECOMMENDATION

To approve 2026 Annual Action Plan for Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME) programs

FISCAL IMPACT

ATTACHMENTS

1. 2026 CDBG and HOME Budget

2026 Community Development Block Grant Allocations

Potential Projects	Staff Recommendations	TOTAL
Public Service Programs		
Fair Housing Services	$30,000.00	$30,000.00
Community Gardens	$25,000.00	$25,000.00
Community Pubic Service Activities	$94,846.00	$94,846.00
Subtotal for Public Service (Max $149,846)	***$149,846.00***	***$149,846.00***
Home Improvement Loan Program (includes emergency rehabilition)	$0.00	$0.00
Infrastructure and Park Improvements in CDBG Eligible Areas	$328,324.00	$328,324.00
Beautification/Art Projects in CDBG Eligible Areas	$25,000.00	$25,000.00
Economic Development Micro-enterprise Grant Program	$50,000.00	$50,000.00
Economic Development Revolving Loan	$200,000.00	$200,000.00
*** CDBG Administration**	$188,292.00	$188,292.00
TOTALS	**$941,462.00**	**$941,462.00**

2026 CDBG Allocation - $941,462.00

2026 Estimated Program Income $ ($ is restricted to Economic Revolving Loan fund)

Public Services-limited to a max of 15% total Entitlement + prior year PI ($57516.00)= 149,846.00

*** CDBG Administration amount is limited to a maximum of 20% total Entitlement plus Program Income**

2026 HOME Allocations

Potential Projects	Staff Recommendations	TOTAL
Housing Development Advancement Projects	$197,043.86	$197,043.86
Single Family Rehabilitation Loans	$50,000.00	$50,000.00
Downpayment Closing Cost Assistance	$100,000.00	$100,000.00
Community Housing Development Organizations (CHDO) Set Aside	$69,408.77	$69,408.77
*HOME Administration	$46,272.51	$46,272.51
TOTALS	**$462,725.14**	**$462,725.14**

2026 HOME Allocation $462,725.14

2026 Estimated Program Income $

* HOME Administration amount is limited to a maximum of 10% total Entitlement plus Program Income

CHDO set-aside must be a minimum of 15% ($) of total Entitlement amount; Eligible activities include:

- Acquisition and/or rehabilitation of housing
- New construction of housing

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
July 21, 2026	Valerie Joosten, Public Works Director, Matthew Buchanan, Staff

AGENDA ITEM # K.6

To approve an allocation up to $800,000 from TID 10 to fund the development of a new road connecting Imperial Lane to the JBS neighborhood development, or eligible park improvements, and to direct staff to draft a MOU between the City of Green Bay and The Redevelopment Authority of the City of Green Bay regarding the allocation.

BACKGROUND

The City has created Tax Increment District Number 10 (TID 10) for purposes of facilitating economic development and public infrastructure improvements within the District and within a half-mile of the TID boundary. The expenditure period for TID 10 requires that funding for eligible expenses be committed before the end of the expenditure period which is August 17, 2026.

The Public Works Department and Parks, Recreation & Forestry Department commit to the following Infrastructure Improvements Project Plan for TID 10, which would utilize the remaining fund amount of $700,000 to $800,000.

In 2026, the City will evaluate the feasibility and refine the estimated cost of connecting Imperial Lane to the new JBS Subdivision by a new roadway. The current estimated cost for the new road connecting Imperial Lane is approximately $1,200,000. Design work has already been completed for the new road; however, the project runs through an area of wetlands and further evaluation is required. The City will engage a consultant to evaluate and apply for wetland permits, as needed, finalize design and prepare plans and specifications for bidding and construction. The timeline is estimated as follows:

- July/August 2026 – engage consultant.
- September 2026 – complete any wetlands evaluation work prior to the end of the growing season. As a contingency, this work may be completed in late Spring – May/Jun 2027, which would impact this schedule.
- Fall/Winter 2026 – complete any wetland reports and permitting.
- Winter/Spring 2027 – Finalize Design.
- Spring/Summer 2027 – bidding and construction.

Should the project become impractical due to wetland concerns, the City will reallocate the funds to eligible Park Infrastructure Improvements within a half-mile of TID 10, as identified within the Project Plan.

RECOMMENDATION

To approve the allocation of up to $800,000 from TID 10 to fund the development of a new road connecting Imperial Lane to the JBS neighborhood development, or eligible park improvements, and to direct

staff to draft a MOU between the City of Green Bay and The Redevelopment Authority of the City of Green Bay regarding the allocation.

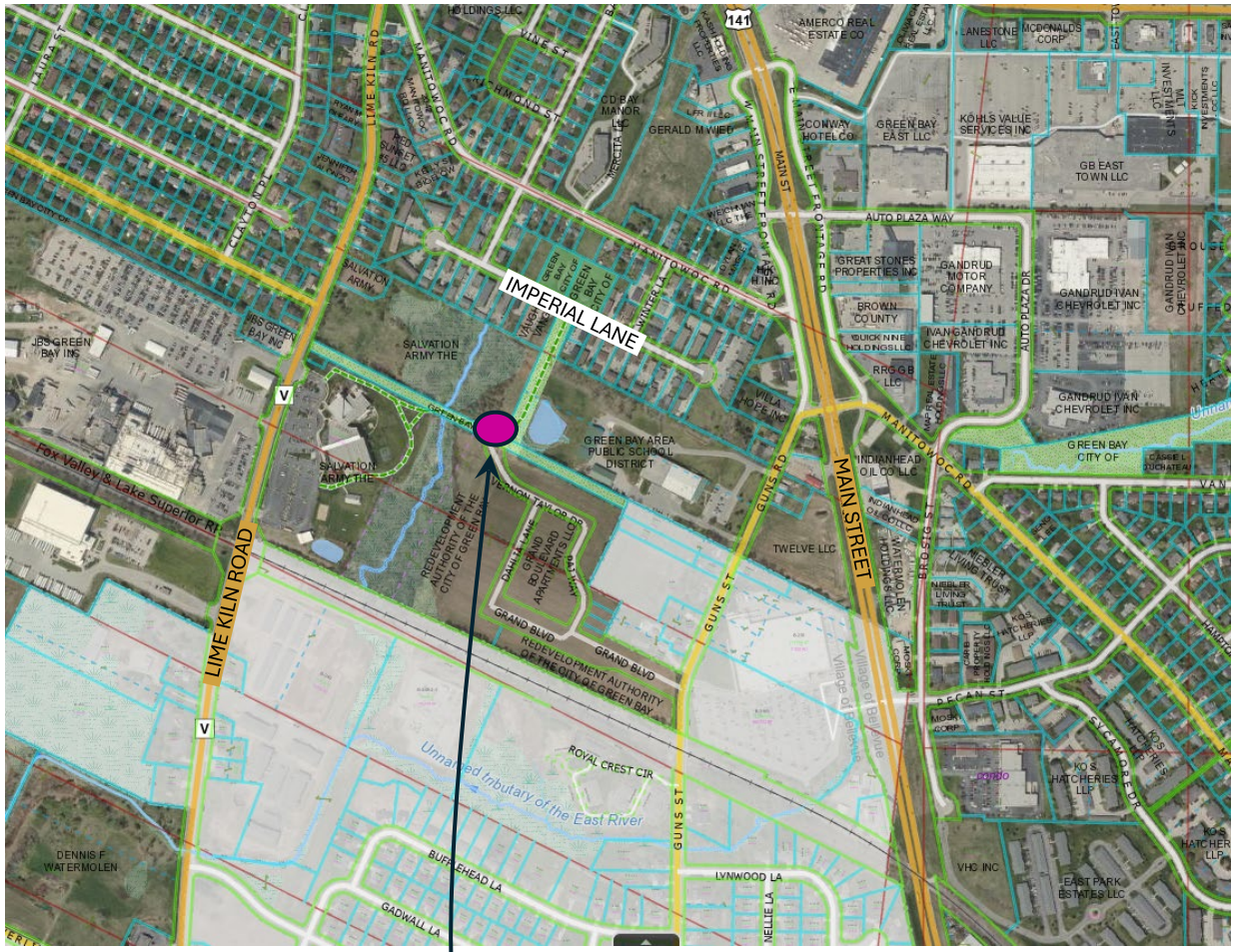
FISCAL IMPACT

Up to $800,000 in TID 10 funds

ATTACHMENTS

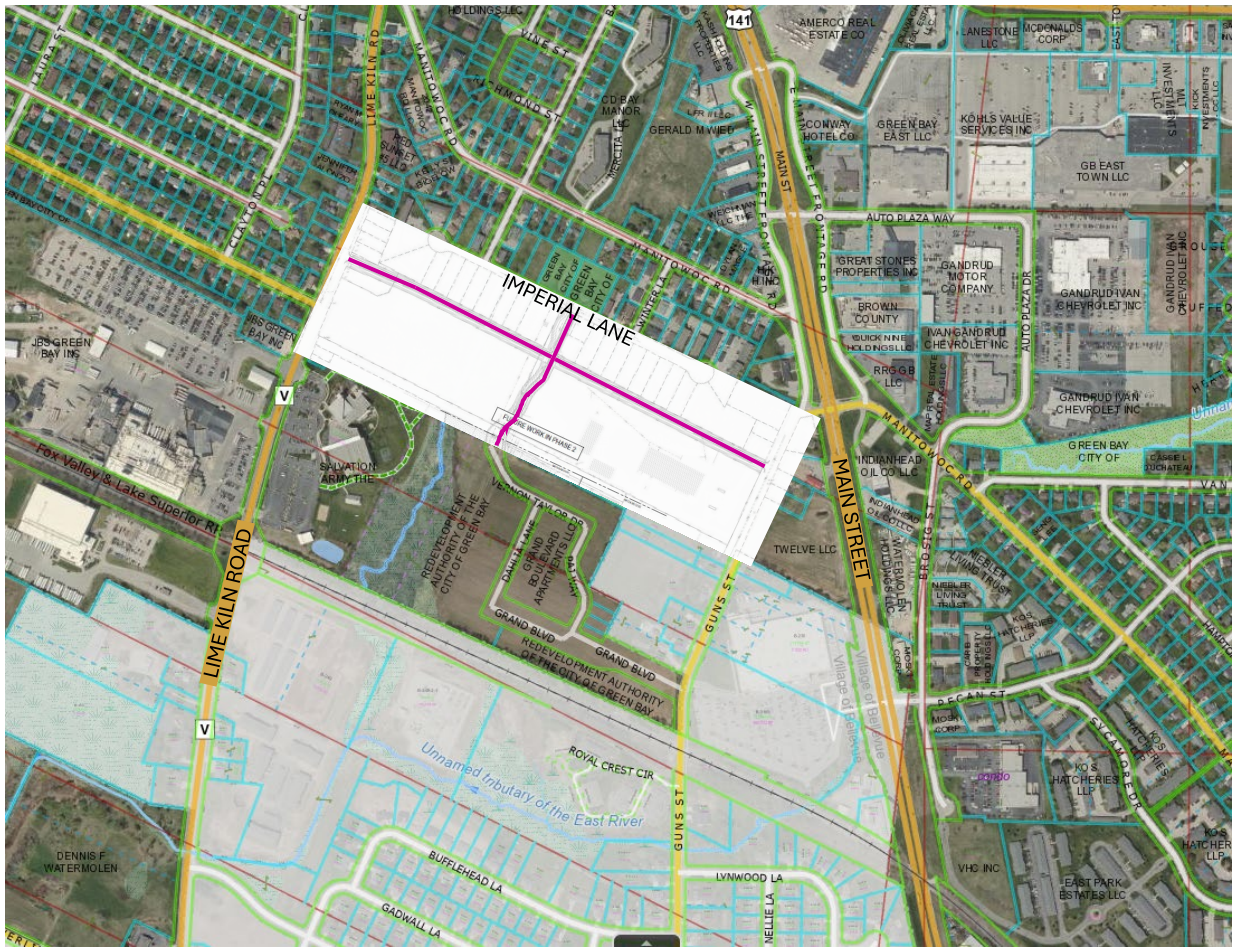
1. Imperial connection diagram
2. JBS Neighborhood Plan 2024
3. 2026-07-08 TID 10 DPW Memo

IMPERIAL PRIDE NEIGHBORHOOD CONNECTOR ROAD



EXISTING

NORTH

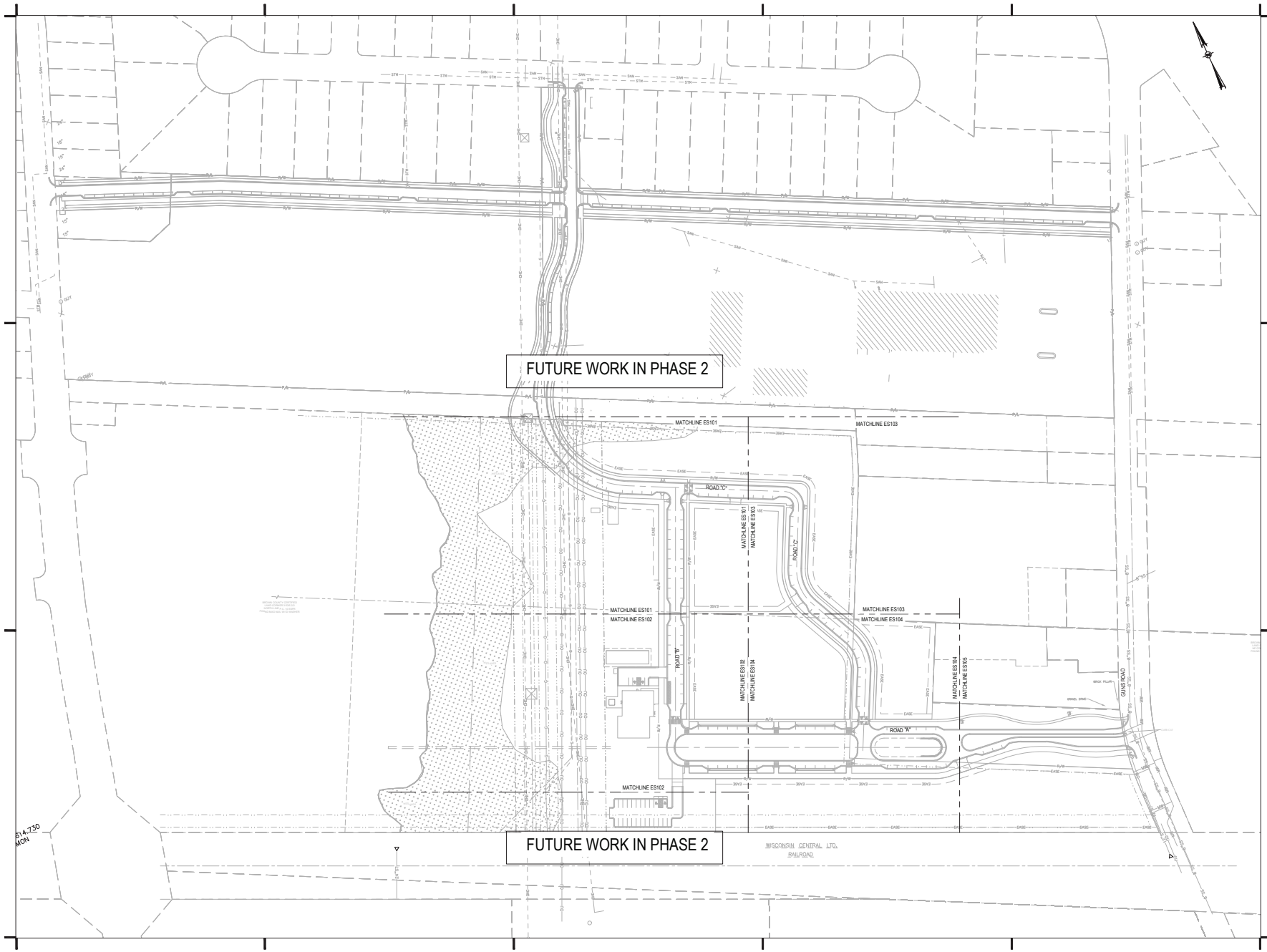


PROPOSED

NORTH

Proposed road connects:

- JBS development to Imperial Pride neighborhood.
- Imperial Lane to Guns Street
- This connectivity improves neighborhood access to jobs, shopping, community resources, and park spaces.



GRÄEF

116 S. ADAMS STREET,
Suite 201
Green Bay, WI 54301
920/592-9440

BID SET

PROJECT TITLE:

JBS SITE REDEVELOPMENT
SUBDIVISION AND
URBAN FARM/PARKS

PARCEL 23-243-1
1330 GUNS STREET
GREEN BAY, WI 54301

NO.	DATE	REVISIONS	BY

PROJECT INFORMATION:

PROJECT NUMBER:	2022-0399.01
DATE:	03/22/2024
DRAWN BY:	DLC
CHECKED BY:	DJK
APPROVED BY:	PJS
SCALE:	AS SHOWN

SHEET TITLE:

OVERALL SITE LIGHTING LAYOUT

SHEET NUMBER:

ES100

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

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

TO: Diana Jacquet, Finance Director / Comptroller

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

CC: Dan Ditscheit, Director - Parks, Recreation & Forestry
James Brunette, P.E., Assistant Director of Public Works

DATE: July 8, 2026

RE: Infrastructure Improvements Project Plan for TID 10

The City has created Tax Increment District Number 10 (TID 10) for purposes of facilitating economic development and public infrastructure improvements within the District. The expenditure period for TID 10 requires that funding for eligible expenses be committed before the end of the expenditure period which is August 17, 2026.

The Public Works Department and Parks, Recreation & Forestry Department commit to the following Infrastructure Improvements Project Plan for TID 10, which would utilize the remaining fund amount of $700,000 - $800,000.

In 2026, the City will evaluate the feasibility and refine the estimated cost of connecting Imperial Lane to the new JBS Subdivision by a new roadway. The current estimated cost for the new road connecting Imperial Lane is approximately $1,200,000. Design work has already been completed for the new road; however, the project runs through an area of wetlands and further evaluation is required. The City will engage a consultant to evaluate and apply for wetland permits, as needed, finalize design and prepare plans and specifications for bidding and construction. The timeline is estimated as follows:

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- September 2026 – complete any wetlands evaluation work prior to the end of the growing season. As a contingency this work may be completed in late Spring – May/Jun 2027, which would impact this schedule.
- Fall/Winter 2026 – complete any wetland reports and permitting.
- Winter/Spring 2027 – Finalize Design.
- Spring/Summer 2027 – bidding and construction.

Should the project become impractical due to wetland concerns, the City will reallocate the funds to a Park Infrastructure Improvements Project.

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

MEETING DATE	PREPARED BY
July 21, 2026	

AGENDA ITEM # L.1

To approve request by the Department of Public Works to purchase 2026 Reading RM-45 Master Mechanic Package service body from Monroe Truck Equipment through Sourcewell Contract No. 062220-AEB-1 for $108,270.00. The purchase includes installation, delivery, mechanic training, and warranty.

BACKGROUND

The Department of Public Works utilizes mechanic service trucks to perform off-site maintenance, repairs, and emergency breakdown response, minimizing equipment downtime and reducing the need to transport disabled vehicles and equipment back to the shop. Unit 192, a 2003 Ford F-450 mechanic service truck, has exceeded its scheduled replacement cycle and reached the end of its useful service life. Funding for its replacement was approved as part of the 2026 Bonding Request.

RECOMMENDATION

Approve the purchase of a 2026 Reading RM-45 Master Mechanic Package service body from Monroe Truck Equipment through Sourcewell Contract No. 062220-AEB-1 for $108,270. The purchase includes installation, delivery, mechanic training, and warranty.

The truck is being purchased in two components. The cab and chassis will be purchased from Ewald Automotive Group through the State Contract. The mechanic service body will be purchased separately from Monroe Truck Equipment off the Sourcewell Contract and installed by Monroe upon delivery of the chassis.

FISCAL IMPACT

ATTACHMENTS

1. Service Truck Body Quote
2. Service Truck Body Req

monroe
a brand of aebi schmidt

1051 W 7th Street
Monroe, WI 53566
Sales Rep: Troy Redfearn
Ph: (920) 360-4446
www.MonroeTruck.com

J.O. #
Quotation ID: 9KB2000558
Date: 7/2/2026
Valid thru: 8/2/2026
Terms: NET 30
Quoted by: Kevin Book
Ph/Fax: 608-329-8158 /

Quoted to:
GREEN BAY,CITY OF (ATTN: MUNICIPAL GARAGE)
100 N JEFFERSON STREET
GREEN BAY, WI 54301
Ph: 920-448-3020 **/ Fax:** 920-448-3050
Email:

Chassis Information

Year: *2026*	***Make:*** *FORD*		***Model:*** *F-550*		***Chassis Color:***	***Cab Type:*** *REGULAR*
Single/Dual: *DRW*	***CA:*** *84.0*	***CT:*** *-1.0*	***Wheelbase:*** *169.0*	***Engine:*** *DIESEL*	***F.O. Number #:***	***Vin:***

Notes:

Monroe Truck Equipment, Inc. is pleased to offer the following quote for your review:

Description	Amount

11' READING MODEL RM-45 MASTER MECHANIC PACKAGE

*****ROADSIDE COMPARTMENT CONFIGURATION*****
- STANDARD 44" SIDE HEIGHT
- FRONT VERTICAL COMPARTMENT: C-TECH DRAWER UNIT WITH (7) DRAWERS
- SECOND FRONT VERTICAL COMPARTMENT: (2) SHELVES
- HORIZONTAL COMPARTMENT: C-TECH BOLT BIN UNIT WITH (12) BINS
- REAR COMPARTMENT: (2) SHELVES

*****CURBSIDE COMPARTMENT CONFIGURATION*****
- 60" RAISED COMPARTMENT FIRST & SECOND VERTICAL
- FRONT VERTICAL COMPARTMENT: TWO SHELVES
- SECOND FRONT VERTICAL COMPARTMENT: O/A TANK BRACKETS
- HORIZONTAL COMPARTMENT: (1) SHELF
- REAR COMPARTMENT: CRANE CONTROLS

*****ADDITIONAL BODY OPTIONS *****
- SPRAY IN LINER ON COMPLETE LOADSPACE, TOP OF COMPARTMENTS, AND TOP OF BUMPER
- PAINTED READING WHITE
- QUICKMOUNT COMPRESSOR BRACKET (FRONT) & QUICKMOUNT WELDER BRACKET (REAR) ON ROADSIDE TOP OF COMPARTMENT, WELDER NOT INCLUDED IN PACKAGE
- (2) GRAB HANDLES MOUNTED ON REAR OF BODY
- (6) RECESSED D-RINGS IN LOADSPACE
- 51" HEADACHE RACK
- MANUAL MASTERLOCKS
- 21" WORKBENCH BUMPER WITH 20K TOW PACKAGE
- HOSE REEL WITH 50' OF ½" AIR HOSE MOUNTED IN CRANE COMPARTMENT
- AIR SYSTEM FILTER / LUBRICATOR/ REGULATOR MOUNTED IN CRANE COMPARTMENT

*****PALFINGER MODEL PSC 8029H HYDRAULIC CRANE**
- 8,000 LBS CAPACITY
- 43,000 LBS. RATED LIFTING MOMENT
- HYDRAULIC BOOM EXTENSION
- 400 DEGREE ROTATION
- 12V DC POWER SUPPLY
- 29' MAX EXTENSION
- 7/16" X 120' CABLE SIZE
- HYDRAULIC OUTRIGGERS
- MOUNTED ON CURBSIDE OF TRUCK
- SPRING BUILD UP TO KEEP TRUCK LEVEL

*****VANAIR RC40 HYDRAULIC RECIPROCATING AIR COMPRESSOR**
- 40 CFM WITH 150 MAX PSI

Description	Amount

- AIR PRESSURE RELIEF SAFETY VALVE
- AUTOMATIC BLOW DOWN ON SHUTDOWN
- HYDRAULIC OIL PRESSURE RELIEF VALVE
- COLD WEATHER PACKAGE
- 10 GALLON AIR TANK
- INSTALLED ON ROADSIDE FRONT OF BODY

*****RM45 LIGHTING/ELECTRICAL*****

- (2) AMBER/GREEN WHELEN VTX LED STROBES MOUNTED IN FRONT GRILLE EACH SIDE
- (2) AMBER/GREEN WHELEN 2GP 4" ROUND STROBES MOUNTES EACH SIDE REAR
- WHELEN RESPONDER AMBER/GREEN MINI LIGHT BAR MOUNTED ON PEDASTEL NEAR COMPRESSOR
- (4) LED SWIVELING WORK LIGHTS,
  *** (2) ON REAR COMPARTMENTS & (2) ON HEADACHE RACK
- BACKUP ALARM
- 7 WAY RV FLAT TRAILER PLUG
- ROPE LIGHTING IN COMPARTMENTS

CTECH DRAWER SYSTEM

- DRAWERS WHITE TO MATCH EXSISTING CTECH
- (4) 3' DRAWERS
- (2) 5" DRAWERS
- (1) 7" DRAWER
- INSTALLED IN DRIVER'S SIDE 2ND VERTICAL

Sourcewell Contract number 062222-AEB-1

Quote Total: $108,270.00

***** NOTICE: We are closely monitoring the tariff situation very carefully. Aebi Schmidt North America and its Monroe brand manufacture products in the United States, so the direct impact of current tariffs will be moderate. Although we make significant efforts to source components domestically, this is not always feasible. At this time, we cannot predict the potential cost increases that may arise through our supply chain or from further tariffs. We understand that this may raise concerns, and we want to assure you that we are working hard to minimize any impact on our customers and if cost increases need to be applied to existing or future orders, we will discuss these changes with our customers upfront.***

Additional Options:

Description	Amount	Add to quote? Yes / No

Terms & Conditions

- Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order.
- Please note if chassis is furnished, it is as a convenience and terms are Net Due on Receipt of Chassis.
- State and Federal taxes will be added where applicable. **Out-of-state municipal entities may be subject to Wisconsin sales tax.**
- Restocking fees may be applicable for cancelled orders.
- MTE is not responsible or liable for equipment that does not meet local/state regulations if those laws are not made known at time of order.

By signing and accepting this quote, the customer agrees to the terms listed above and has confirmed that all chassis information listed above is accurate to chassis specs.

Re-Assign (Required for all pool units): ☐ Fleet ☐ Retail	**MSO/MCO** (ONLY check if legally required): ☐ MCO ☐ MSO	
Customer Signature:	**Customer P.O. Number:**	**Date of Acceptance:**

. General Terms and Conditions for the Sale of Goods by Subsidiaries of ASH North America, Inc.

SCOPE AND VALIDITY

1.1. These General Terms and Conditions for the Sale of Goods (these "Terms") govern the sale and delivery of all goods and products (the "Products"), and all transactions incidental thereto, by such subsidiary of ASH North America, Inc. identified on the respective Confirmed Order (as defined below) as the seller or supplier ("Seller") to any of its customers (each a "Customer"). The liability of each such subsidiary under these Terms or any Confirmed Order shall be several and not joint. Customer acknowledges and agrees that nothing in these Terms or any Confirmed Order shall be construed as implying joint liability in any case of ASH North America, Inc. or any of its subsidiaries. Each Seller shall be solely responsible for its own acts or omissions under the respective agreement with Customer.

1.2. No other terms or conditions shall be of any force or effect unless otherwise specifically agreed upon by Seller in a writing duly executed by an authorized officer of Seller. These Terms supersede any and all prior oral quotations, communications, agreements, or understandings of the parties in respect to the sale and delivery of the Products. The Seller may issue additional Terms and Conditions of Sale for certain products. These shall apply in addition to to the present Terms. Any additional or different terms or conditions contained in Customer's Order (as defined below), response to Seller's confirmation, or any other form or document supplied by Customer are hereby expressly rejected and are rendered null, void, and of no effect. These Terms may not be modified, amended, waived, superseded, or rescinded, except by written agreement signed by an authorized officer of Seller. Delivery of the Products by Seller does not constitute acceptance of any of Customer's terms and conditions and do not serve to modify or amend these Terms.

1.3. The issuance of an Order (as defined below) by Customer to Seller or any communication or conduct of Customer which confirms an agreement for the delivery of Products by Seller, as well as acceptance in whole or in part by Customer of any delivery of Products by Seller, shall be construed as Customer's acceptance of these Terms.

2. OFFERS, ORDERS AND CONFIRMATION

2.1. Unless otherwise specified by Seller in writing, all offers made by Seller are not binding and may be revoked by Seller at any time without any liability to Customer.
2.2. Customer shall issue to Seller orders for the purchase of Products, in written form via the order process determined by Seller from time to time (each, an "Order"). By issuing an Order to Seller, Customer makes an offer to purchase the Products pursuant to these Terms and the terms set forth on such Order. Provided that the Order contains the same terms as in Seller's corresponding offer, the Order shall be binding on Customer for six (6) weeks after Seller's receipt of such Order.
2.3. Seller may refuse an Order for any or no reason. No Order is binding upon Seller until Seller's acceptance of the Order in writing**,** the issuance of any governmental permit, license, or authority to Seller, as may be required under applicable laws, rules and regulations, and the receipt by Seller of a resale license to be provided by Customer (a "Confirmed Order").
2.4. Specifications and other information on drawings, data sheets, pictures, plans, brochures, catalogs, or Seller's website shall not be binding on Seller unless such specifications and information have been agreed to in writing by Seller in a Confirmed Order. Notwithstanding a Confirmed Order, Seller shall have no obligation to deliver Products to Customer or otherwise fulfill any of its obligations set forth in a Confirmed Order if Customer is in breach of any of its obligations hereunder or any Confirmed Order.
2.5. Customer may submit to Seller written requests to change the terms of a Confirmed Order (each such request, a "Change Order Request"). Seller may, at its sole discretion, consider such Change Order Request, provided that Seller will have no obligation to perform any Change Order Request unless and until Seller has agreed in writing to adopt such Change Order Request. If Seller elects to consider such a Change Order Request, then Seller shall promptly notify Customer of any adjustment to the applicable purchase price for the Products.
2.6. In the event Customer cancels any Confirmed Order for any reason, Customer shall reimburse to Seller all of Seller's costs and expenses associated with or incurred due to such cancellation, including but not limited to the cost of raw materials, labor, and storage if cancellation occurs before Seller's commencement of production. In the event Customer cancels any Confirmed Order for any reason and Seller has started the production of the Product on the respective Confirmed Order, Customer shall pay to Seller the full purchase price.
2.7. Each Confirmed Order shall be considered a separate agreement between the parties, and any failure to deliver the Products under any Confirmed Order shall have no consequences for other deliveries of Products.

3. PRICES

3.1. Unless otherwise agreed to by the parties in the applicable Confirmed Order, the prices of the Products shall be FCA (agreed delivery location on the applicable Confirmed Order), Incoterms 2022.
3.2. Unless otherwise agreed by the parties in a Confirmed Order, the price of the Products shall not include transportation, insurance, packaging, and Tooling (as defined below) and other materials used for the manufacturing and delivery, sales or use tax or any other similar applicable federal, state or foreign taxes, duties, levies, or charges in any jurisdiction in connection with the sale or delivery of the Products ("Taxes"), Such Taxes shall be payable by Customer, and if Seller is responsible for the collection thereof, such Taxes shall either be added to the price invoiced or be separately invoiced by Seller to Customer. Any special requests concerning shipping, transportation, and insurance shall be communicated to Seller in a timely manner and subject to Seller's prior written approval. Customer shall bear all costs resulting from such requests.
In case of lead delivery times of more than two (2) months, Customer hereby acknowledges and agrees that Seller, may, at its sole discretion, increase or decrease the agreed prices on any Confirmed Order in the event of material price changes in wages, materials, energy or raw material after the date of the Confirmed Order.

4. PAYMENT TERMS

4.1. Except as set forth in Section 4.2 or unless otherwise agreed in writing by Seller, the purchase price for the Products and all other amounts due under a Confirmed Order shall be due and payable in US dollars within thirty (30) days following the date of Seller's invoice for such Products without any discount, deduction or offset whatsoever. In no event shall any loss, damage, injury or destruction, Force Majeure (as defined below), or any other event beyond Customer's control release Customer from its obligation to make the payments required herein. Payment of all amounts due hereunder shall be made by bank transfer or in any other manner set forth on Seller's invoice. Customer shall be solely responsible for any bank fees, or other fees, incurred due to the wire transfer or any other selected payment method. If Seller agrees to payment by credit card, Seller shall charge an appropriate transaction fee, which the Customer shall also pay.
4.2. In the event Seller becomes aware of circumstances or has reason to believe that there are circumstances that may have an adverse effect on Customer's financial condition, Seller may require the Customer to pay the total amount of the purchase price or fees, or a portion thereof prior to the delivery of the Products. Seller may, without any liability to Customer, refuse the delivery of any Product in the event the Customer fails to make the payment as required under this Section 4.2.
4.3. Time is of the essence for the payment of all amounts due to Seller under any Confirmed Order. If Customer fails to make payments of any amount when due, Customer shall pay interest to Seller at the rate of one percent (1%) per month or such lesser amount as may be permitted by applicable law starting from the due date until payment to Seller of such amount in full. In addition to the interest, Seller may, at its sole discretion, charge the Customer a flat fee of $40 for each reminder notice issued to Customer due to late payments. If Customer fails to comply with these Terms or a Confirmed Order, or if Customer becomes insolvent, all balances then due and owing to Seller shall become due immediately, notwithstanding any payment terms agreed by the parties. All costs and expenses incurred by Seller with respect to the collection of overdue payments (including, without limitation, reasonable attorney's fees, expert fees, and other expenses of litigation) shall be borne by Customer. Every payment by Customer shall first be applied to pay for Seller's cost of collection, then interest owed by Customer, and then to the oldest outstanding claim.
4.4. Notwithstanding anything in the foregoing Section 4.3 or Section 5, if the parties agreed on installment payments in a Confirmed Order and Customer fails to make any installment payment when due, the remaining balance including accrued interest, and any expenses incurred by Seller shall be due and payable to Seller promptly upon Customer's receipt of written notice of delinquency from Seller.

5. SECURITY INTEREST

5.1. If Seller extends credit to Customer for the purchase price for any Products (including but not limited to pursuant to Section 4.1.), or any other amounts due to Seller, Customer hereby grants to Seller as security for the timely payment and performance of all Customer's payment obligations to Seller, a first priority security interest (the "Security Interest") in all Products heretofore or in the future delivered to Customer and in the proceeds thereof for as long as such Products shall not have been sold by Customer in the ordinary course of business (the "Collateral"). Seller shall be entitled to file any and all financing, continuation, or similar statements under the Uniform Commercial Code in any jurisdiction and take any and all other action necessary or desirable, in Seller's sole and absolute discretion, to perfect its Security Interest in the Collateral and to establish, continue, preserve, and protect Seller's

Security Interest in the Collateral. Customer agrees to take any and all actions and provide Customer with all information necessary to enable Seller to perfect and enforce its Security Interest in all jurisdictions and vis-à-vis any of Customer's creditors, and hereby irrevocably grants to Seller a power of attorney to execute all necessary statements or documents in Customer's name for the perfection and enforcement of such Security Interest. The Security Interest shall remain in force until payment in full of the entire purchase price for such Products, and any other amounts due to Seller by Customer. Seller may, without notice, change or withdraw extensions of credit at any time.

6. OBLIGATIONS OF CUSTOMER

6.1. Customer shall use the Products solely for their intended purpose and pursuant to Seller's instructions, and agrees to use only qualified personnel for the handling of the Products. Customer shall ensure that its customers, employees, agents, and other representatives comply with this Section 6.1. and shall be responsible for their acts and omissions.

7. DELIVERY AND ACCEPTANCE

7.1. Unless otherwise agreed in writing by Seller, all deliveries of Products shall be made FCA (agreed delivery location) (Incoterms 2020) and title to and risk of loss for the Products shall pass to Customer upon delivery pursuant to this Section 7.1.

7.2. Any delivery and performance times or dates communicated by or on behalf of Seller are estimates and shall not be binding on Seller. Seller may make partial delivery of Products to be delivered under any Confirmed Order and invoice Customer separately for such partial deliveries or performance. If Costumer has not received the Products after six (6) weeks from the estimated delivery date, Customer may make a written request to Seller for delivery. Customer hereby acknowledges and agrees that the actual delivery date of the Products is conditioned upon the complete, accurate and timely delivery of materials from Seller's vendors and suppliers. No delay in delivery of any Products shall relieve Customer of its obligation to accept the delivery or performance thereof and make payments of any amounts due in accordance with these Terms, including but not limited to delays caused governmental restrictions on exports or imports and similar measures.

7.3. Customer's failure to accept the delivery of Products pursuant to a Confirmed Order shall not release or excuse Customer from its obligation to timely pay all amounts due in connection with such Confirmed Order. The Products shall be deemed delivered at the time they have been made available to Customer. If Customer rejects or revokes acceptance of Products, or fails to pay any amounts when due, Seller, in its sole and absolute discretion, may extend the period of delivery of Products by such period as Seller may deem reasonable with such period not exceeding three (3) months from the agreed delivery date, or withhold or cancel delivery of any Products, or cancel any or all Confirmed Orders without any further obligations to Customer whatsoever. In such event, Customer shall be responsible for any and all costs and expenses incurred, or damages or losses suffered by Seller in connection with any such delay notwithstanding any action or inaction by Seller with regard to such delay. Any remaining Products that have not been accepted by Customer within the extended delivery period determined by Seller will be delivered and invoiced by Seller to Customer and Customer agrees to accept such delivery and pay for the purchase price and other amounts payable for the delivered Products.

8. EXAMINATION AND CONFORMITY TO ORDER

8.1. Promptly upon receipt of any Products, Customer shall conduct a full and complete inspection of such Products as to any defects and to confirm compliance with all requirements of the applicable Confirmed Order. Customer shall notify Seller in writing of any packaging defects, apparent defects, or non-compliance of such Products with the applicable Confirmed Order that Customer has or could reasonably have discovered during such inspection within seven (7) days from the date of receipt of such Products, and Customer shall notify Seller in writing within three (3) days of the date on which Customer shall first have become aware of any hidden defect or non-compliance which could not reasonably have been discovered during Customer's initial inspection of the Products. Such notification shall include reasonable details (including images) on the alleged defects including lot, batch, or Order numbers.

8.2. If Customer fails to timely notify Seller of any defects or other non-compliance of any Products delivered or Customer (or its customers, employees, agents, or representatives) uses, destroys, or modifies any Products that Customer knows or should have known to be defective or non-compliant without Seller's prior written consent, Customer shall be deemed to have unconditionally accepted such Products and waived all of its claims for breach of warranty or otherwise in respect of such Products.

8.3. Customer may only return the Products to Seller with Seller's prior written approval. If the return has been approved by Seller, Customer shall return the Products to Seller at Customer's sole risk and expense to the destination directed by Seller.

8.4. Complaints of Customer in connection with the shipping or transport shall be directed to the carrier promptly upon receipt of the delivery or the freight documents.

9. LIMITED PRODUCT WARRANTY

9.1. Seller warrants to Customer that the Products will be free of defects in material and workmanship and conform with the requirements set forth in the applicable Confirmed Order for a period of twelve (12) months from the date of delivery. (the "Limited Product Warranty").

9.2. Unless expressly agreed to in writing by Seller, Seller makes no warranty that the Products comply with applicable law, regulations, or specifications in any jurisdiction in which the Products may be used, integrated or incorporated. Any governmental or other approvals necessary in connection with the use, integration or incorporation of the Products shall be Customer's sole responsibility.

9.3. The Limited Product Warranty shall be void if the Defect (as defined below) resulted from (a) improper or inadequate use, storage, handling, operation, integration, incorporation, assembly, maintenance, or unauthorized alteration, modification, repair of the Products (including without limitation, the use storage, handling, operation, or integration of the Products contrary to written instructions and/or recommendations of Seller or inadequate training of personnel), (b) changes to construction and materials pursuant to Customer's requests, (c) use of improper tools, resources, or accessories including those but not limited to any third party tools, resources, or accessories that are not approved by Seller or not in accordance with Seller's recommendations, instructions, or directions, (d) acts or omissions of Customer or third parties following delivery of the Product, (e) Customer's failure to properly communicate Seller's instructions and warnings to users of the Products, (f) Customer's, its employees, agents, representatives, customers or any third party's non-compliance with applicable laws, rules and regulation, (g) Force Majeure, or (h) ordinary wear and tear of the Products (e.g., sweep bristles).

9.4. In the event of an alleged breach of the Limited Product Warranty (a "Defect"), Customer shall, at Customer's sole expense, send the Product to Seller. Seller shall conduct the necessary tests on such Product within a reasonable period. If Seller confirms the Defect, Seller shall, at its sole option and discretion, repair or replace the Defective Product. If the repair or replacement of the Defective Product is commercially unreasonable to Seller, Seller may, at its sole discretion, issue a refund to Customer in the amount Seller deems adequate. Such repair, replacement, or refund shall be the sole liability of Seller and the sole remedy of Customer with respect to a Defect. In no event shall any warranty claims for a Defect be made after twelve (12) months from the date of Customer's receipt of the Products. Any Products or parts returned to Seller for removal or repair under this Section 9.4 shall be the property of Seller. Any applicable Limited Product Warranty period shall not start anew with the repair or replacement of the Defective Product (or any portion thereof).

9.5. Except for Limited Product Warranty, SELLER HEREBY EXPRESSLY EXCLUDES AND DISCLAIMS ANY AND ALL OTHER WARRANTIES, WHETHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR NONINFRINGEMENT. Seller makes no other warranties with respect to the Products, and no person is authorized to make any warranties on behalf of Seller that are inconsistent with the warranties set forth under this Section 9.

10. LIMITATION OF LIABILITY

10.1. IN NO EVENT SHALL SELLER BE LIABLE TO CUSTOMER, ITS CUSTOMERS, EMPLOYEES, AGENTS, AND OTHER REPRESENTATIVES FOR ANY INDIRECT, INCIDENTAL, PUNITIVE, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO, DAMAGES FOR LOSS OF PROFITS, REVENUE, GOODWILL, OR USE, WHETHER IN AN ACTION IN CONTRACT, TORT, STRICT LIABILITY, OR IMPOSED BY STATUTE, OR OTHERWISE, EVEN IF SELLER WAS ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. NOTWITHSTANDING ANY OF THE TERMS CONTAINED HEREIN, SELLER'S LIABILITY FOR ANY CLAIM – WHETHER BASED UPON CONTRACT, TORT, EQUITY, NEGLIGENCE, OR ANY OTHER LEGAL CONCEPT – SHALL IN NO EVENT EXCEED THE PURCHASE PRICE PAID BY THE CUSTOMER FOR THE PRODUCTS, GIVING RISE TO SUCH CLAIM. CUSTOMER HEREBY ACKNOWLEDGES AND AGREES THAT THE PROVISIONS OF THESE TERMS FAIRLY ALLOCATE THE RISKS BETWEEN SELLER AND CUSTOMER, THAT SELLER'S PRICING REFLECTS THIS ALLOCATION OF RISK, AND BUT FOR THIS ALLOCATION AND LIMITATION OF LIABILITY, SELLER WOULD NOT HAVE ENTERED INTO AN AGREEMENT WITH CUSTOMER FOR THE SALE OF THE PRODUCTS.

10.2. Seller shall not be liable for, and Customer assumes responsibility and shall indemnify, defend, and hold Seller harmless for any and all claims, including without limitation claims for personal injury or property damages, resulting from (a) the improper or inadequate use, storage, handling, operation, assembly, integration, incorporation, assembly, maintenance, or unauthorized alteration, modification, or repair of the Products (including without limitation, the use storage, handling, operation, or integration of the Products contrary to written instructions and/or recommendations of Seller or inadequate training of personnel), (b) changes to construction and materials pursuant to Customer's requests, (c) use of improper tools, resources, or accessories including those but not limited to any third party tools, resources, or accessories that are not approved by Seller or not in accordance with Seller's recommendations, instructions, or directions, (d) acts or omissions of Customer or third parties following the delivery of the Products, (e) Customer's failure to properly communicate Seller's instructions and warnings to users of the Products, or (f) Customer's, its employees, agents, representatives, customers or any third party's non-compliance with applicable laws, rules and regulation, (g) Force Majeure, or (h) ordinary wear and tear of the Products (e.g., sweep bristles).

10.3. In jurisdictions that limit or preclude limitations or exclusion of remedies, damages, or liability, such as liability for gross negligence or willful misconduct or do not allow implied warranties to be excluded, the limitation or exclusion of warranties, remedies, damages, or liability set forth in these Terms are intended to apply to the maximum extent permitted by applicable law, and these Terms shall be deemed amended to comply with such limitations or exclusions. Customer may also have other rights that vary by state, country or other jurisdiction.

11. CONFIDENTIALITY

11.1. "Confidential Information" means: (i) any know-how, trade secrets, and other business or technical information of Seller that is confidential or proprietary or due to its nature or under the circumstances of its disclosure the Customer knows or has reason to know should be treated as confidential or proprietary, including but not limited to quotations, drawings, project documentation, samples and models.

11.2. Confidential Information does not include information that: (i) is or becomes generally known to the public through no fault or breach of these Terms by the Customer; (ii) is rightfully known by the Customer at the time of disclosure without an obligation of confidentiality; (iii) is independently developed by the Customer without use of Seller's Confidential Information; (iv) is rightfully received by the Customer from a third party without restriction on use or disclosure; or (v) is disclosed with Seller's prior written approval.

11.3. Customer shall not use Seller's Confidential Information except as necessary to use the Products and will not disclose such Confidential Information to any third party except to those of its employees, agents, subcontractors, or representatives who have a bona fide need to know such Confidential Information to enable Customer to use the Products; provided that each such employee, agent, subcontractor, and/or representative is/are bound by a written agreement that contains use and nondisclosure restrictions not less stringent than the terms set forth in this Section 11.3. The Customer will employ all reasonable steps to protect Seller's Confidential Information from unauthorized use or disclosure, including, but not limited to, all steps that it takes to protect its own information of like importance. The foregoing obligations will not restrict the Customer from disclosing Seller's Confidential Information: (i) pursuant to the order or requirement of a court, administrative agency, or other governmental body, provided that the Customer gives reasonable notice to Seller to contest such order or requirement; (ii) to its legal or financial advisors; and (iii) as required under applicable securities regulations.

11.4. In the event of a violation or threatened violation of Customer's obligations under this Section 0, Seller shall be entitled to seek equitable relief, including in the form of a restraining order, orders for preliminary or permanent injunction, specific performance and any other relief that may be available from any court, without the requirement to secure or post any bond, or show actual monetary damages in connection with such relief. These remedies shall not be deemed to be exclusive but in addition to all other remedies available under these Terms, at law, or in equity.

12. INTELLECTUAL PROPERTY

Seller reserves the sole and exclusive ownership of the intellectual property rights in the Products (including but not limited to the technology used to manufacture the Products) and any improvements thereof regardless of inventorship or authorship. Customer shall not (and shall cause its employees, agents, representatives and customers to not) reverse engineer, decompile, disassemble, or decode any of Seller's intellectual property embedded or used in any of the Product.

13. FORCE MAJEURE

13.1. Seller shall not be responsible for any failure or delay in its performance under these Terms due to causes beyond its reasonable control, including, but not limited to, disruptions of the public power supply, communications, and transportation infrastructure, governmental measures, malware or hacker attacks, fire, extraordinary weather events, epidemics, pandemics (or any government restrictions implemented as a result thereof), nuclear and chemical accidents, earthquakes, war, terrorist attacks, labor disputes, strikes, lockouts, shortages of or inability to obtain labor, energy, raw materials or supplies, or other acts of God.

14. MISCELLANEOUS

14.1. If any provision contained in these Terms or any Confirmed Order is held by final judgment of a court of competent jurisdiction to be invalid, illegal, or unenforceable, such invalid, illegal, or unenforceable provision shall be severed from the remainder of these Terms or such Confirmed Order, and the remainder of these Terms or such Confirmed Order shall be enforced. In addition, the invalid, illegal, or unenforceable provision shall be deemed to be automatically modified, and, as so modified, to be included in these Terms, such modification being made to the minimum extent necessary to render such provision valid, legal, and enforceable.

14.2. Seller may assign its rights and/or delegate its liabilities under any Confirmed Order at any time. Customer may not assign its rights or delegate its responsibilities under a Confirmed Order without Seller's prior written consent.

14.3. Seller's waiver of any breach or violation of these Terms or the provisions of any Confirmed Order by Customer shall not be construed as a waiver of any other present or future breach or breaches by Customer.

14.4. The parties hereto are independent contractors and nothing in these Terms will be construed as creating a joint venture, partnership, employment, or agency relationship between the parties.

14.5. Notices by a party regarding the exercise of rights and obligations under these Terms must be signed by authorized representatives of such party, and delivered via courier, mail, or e-mail to the other party's address indicated in the applicable Confirmed Order, provided that a notice by e-mail shall only be validly given if receipt thereof is acknowledged in writing by the recipient.

15. ENTIRE AGREEMENT; CONFLICTS.

15.1. These Terms, including the applicable Confirmed Order, constitute the entire and exclusive agreement of the parties regarding the subject matter hereof and supersede any and all prior or contemporaneous agreements, communications, and understandings (both written and oral) regarding such subject matter. In the event of a conflict between the provisions of these Terms and the provisions of a Confirmed Order, the provisions of the Confirmed Order will govern and control. Seller may amend or modify these Terms from time to time. Seller may, at its sole discretion, provide Customer with written notice of any such changes, revisions, amendments, or modifications, provided, however that any such changes, revisions, amendments, or modifications shall become effective without any further action by any party and that they shall not apply to any Confirmed Order prior to the effective date of such changes, revisions, amendments, or modifications.

16. APPLICABLE LAW AND JURISDICTION

16.1. These Terms and the Confirmed Orders shall be governed by and construed in accordance with the laws of the State of Wisconsin without giving effect to any choice or conflict of law provision or rule that would defer to or cause the application of the substantive laws of any jurisdiction other than Wisconsin. The parties hereby expressly exclude the application of the 1980 United Nations Convention on Contracts for the International Sale of Goods.

16.2. Any dispute, controversy, or claim arising out of or relating to these Terms and any Confirmed Order, including but not limited to the execution, performance, or termination thereof or to any issue of liability arising out of the performance of these Terms or any Confirmed Order, which the parties have not been able to settle amicably shall be submitted to the exclusive jurisdiction of the state or federal courts with jurisdiction in the County of Calumet, Wisconsin, provided that notwithstanding the foregoing, Seller shall be entitled to seek specific performance and injunctive relief in any court of competent jurisdiction. Each party hereby waives any and all claims, pleas, or defenses (including without limitation a plea for *forum non conveniens*) that would permit such party to seek the jurisdiction of any courts or arbitration tribunals other than those set forth in the preceding sentence.

16.3. EACH PARTY HEREBY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY LEGAL PROCEEDING DIRECTLY OR INDIRECTLY ARISING OUT OF OR RELATING TO THESE TERMS.

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

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

TO: Beth Nadolski Spears

FROM: Nathan Wachtendonk

DATE: July 7, 2026

RE: **Mechanic Service Truck Body**

Item: Mechanic Service Truck Body
Cost: $108,270
Vendor: Monroe Truck Equipment Sourcewell Contract 06222-AEB-1
Account# 427503-55502
Delivery: West Shop

Background:

The Department of Public Works utilizes mechanic service trucks to perform off-site maintenance, repairs, and emergency breakdown response, minimizing equipment downtime and reducing the need to transport disabled vehicles and equipment back to the shop. Unit 192, a 2003 Ford F-450 mechanic service truck, has exceeded its scheduled replacement cycle and reached the end of its useful service life. Funding for its replacement was approved as part of the 2026 Bonding Request.

Recommendation:

Approve the purchase of a 2026 Reading RM-45 Master Mechanic Package service body from Monroe Truck Equipment through Sourcewell Contract No. 062220-AEB-1 for $108,270. The purchase includes installation, delivery, mechanic training, and warranty.

The truck is being purchased in two components. The cab and chassis will be purchased from Ewald Automotive Group through the State Contract. The mechanic service body will be purchased separately from Monroe Truck Equipment off the Sourcewell Contract and installed by Monroe upon delivery of the chassis.

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

MEETING DATE	PREPARED BY
July 21, 2026	

AGENDA ITEM # L.2

To approve request by the Department of Public Works to purchase 2027 Ford Super Duty F-550 cab and chassis from Ewald Automotive Group through State Contract #505ENT-M24-VEHICLES-06 for $60,357.00. The purchase includes delivery and the manufacture's standard warranty.

BACKGROUND

The Department of Public Works utilizes mechanic service trucks to perform off-site maintenance, repairs, and emergency breakdown response, minimizing equipment downtime and reducing the need to transport disabled vehicles and equipment back to the shop. Unit 192, a 2003 Ford F-450 mechanic service truck, has exceeded its scheduled replacement cycle and reached the end of its useful service life. Funding for its replacement was approved as part of the 2026 Bonding Request.

RECOMMENDATION

Approve the purchase of a 2027 Ford Super Duty F-550 cab and chassis from Ewald Automotive Group through State Contract# 505ENT-M24-VEHICLES-06 for $60,357. The purchase includes delivery and the manufacture's standard warranty.
The truck is being purchased in two components. The cab and chassis will be purchased from Ewald Automotive Group through the State Contract. The mechanic service body will be purchased separately from Monroe Truck Equipment off the Sourcewell Contract and installed by Monroe upon delivery of the chassis.

FISCAL IMPACT

ATTACHMENTS

1. 2027 FORD F550 SUPERCAB 4WD C&C 84 CA
2. Service Truck Chassis Req

Ewald Automotive Group
Scott Kussow | 262-567-5555 | skfleet@ewaldauto.com

City of Green Bay

Prepared For: Nathan Wachtendonk

920.492.3751

Nathan.Wachtendonk@greenbaywi.gov

Vehicle: [Fleet] 2027 Ford Super Duty F-550 DRW (X5H) XL 4WD SuperCab 192" WB 84" CA



Ewald Automotive Group
Scott Kussow | 262-567-5555 | skfleet@ewaldauto.com

Vehicle: [Fleet] 2027 Ford Super Duty F-550 DRW (X5H) XL 4WD SuperCab 192" WB 84" CA (✓ Complete)

Quote Worksheet

	MSRP
Base Price	$62,405.00
Dest Charge	$2,795.00
Total Options	$4,382.00
Subtotal	**$69,582.00**
Subtotal Pre-Tax Adjustments	**$0.00**
Less Customer Discount	($9,225.00)
Subtotal Discount	**($9,225.00)**
Trade-In	$0.00
Subtotal Trade-In	**$0.00**
Taxable Price	**$60,357.00**
Sales Tax	$0.00
Subtotal Taxes	**$0.00**
Subtotal Post-Tax Adjustments	**$0.00**
Total Sales Price	**$60,357.00**

Comments:

2027 Ford F550 SuperCab 4wd C&C 84" CA revised to your specs as detailed. Registration fees are NOT included. Delivery cannot be anticipated due to current market conditions.

State Contract #505ENT-M24-VEHICLES-06. Final order date 8/30/26.

Dealer Signature / Date

Customer Signature / Date

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Data Version: 28942. Data Updated: Jul 9, 2026 1:49:00 AM UTC.

Vehicle: [Fleet] 2027 Ford Super Duty F-550 DRW (X5H) XL 4WD SuperCab 192" WB 84" CA (Complete)

Standard Equipment

Mechanical	
	Engine: 7.3L 2V DEVCT NA PFI V8 Gas -inc: CNG/propane gaseous engine prep package which includes hardened engine intake valves and valve seats (STD)
	Transmission: TorqShift 10-Speed Automatic -inc: SelectShift, selectable drive modes: normal, tow/haul, eco, slippery roads and off-road and transmission power take-off provision (STD)
	4.88 Axle Ratio (STD)
	50-State Emissions System
	Transmission w/Driver Selectable Mode and Oil Cooler
	Electronic Transfer Case
	Part-Time Four-Wheel Drive
	68-Amp/Hr 750CCA Maintenance-Free Battery w/Run Down Protection
	190 Amp Alternator
	190 Amp Alternator
	Towing Equipment -inc: Trailer Sway Control
	Trailer Wiring Harness
	10530# Maximum Payload
	GVWR: 18,000 lbs Payload Package
	HD Gas-Pressurized Shock Absorbers
	Front And Rear Anti-Roll Bars
	Firm Suspension
	Hydraulic Power-Assist Steering
	40 Gal. Fuel Tank
	Single Stainless Steel Exhaust
	Dual Rear Wheels
	Auto Locking Hubs
	Front Suspension w/Coil Springs
	Solid Axle Rear Suspension w/Leaf Springs
	4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs, Brake Assist, Hill Hold Control and Electric Parking Brake
	Upfitter Switches

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Vehicle: [Fleet] 2027 Ford Super Duty F-550 DRW (X5H) XL 4WD SuperCab 192" WB 84" CA (Complete)

Exterior	
	Wheels: 19.5" x 6" Argent Painted Steel -inc: Hub covers/center ornaments not included
	Tires: 225/70Rx19.5G BSW A/P (STD)
	Black Front Bumper w/Black Rub Strip/Fascia Accent and 2 Tow Hooks
	Black Fender Flares
	Black Side Windows Trim and Black Front Windshield Trim
	Black Door Handles
	Black Power Heated Side Mirrors w/Convex Spotter, Manual Folding and Turn Signal Indicator
	Manual Extendable Trailer Style Mirrors
	Fixed Rear Window
	Light Tinted Glass
	Variable Intermittent Wipers
	Aluminum Panels
	Front Splash Guards
	Black Grille
	Reverse Opening Rear Doors
	Autolamp Auto On/Off Reflector Halogen Daytime Running Lights Preference Setting Headlamps w/Delay-Off
	Cab Clearance Lights
	Perimeter/Approach Lights
Entertainment	
	Radio w/Seek-Scan, Clock and Speed Compensated Volume Control
	Radio: AM/FM Stereo w/MP3 Player -inc: 6 speakers
	Fixed Antenna
	6 Speakers
	SYNC 4 w/8" Center Display -inc: wireless Apple CarPlay and Android Auto compatibility, embedded apps, digital owner's manual and 911 Assist
	Wireless Phone Connectivity
	2 LCD Monitors In The Front
Interior	
	4-Way Driver Seat -inc: Manual Recline and Fore/Aft Movement
	4-Way Passenger Seat -inc: Manual Recline and Fore/Aft Movement

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Vehicle: [Fleet] 2027 Ford Super Duty F-550 DRW (X5H) XL 4WD SuperCab 192" WB 84" CA (Complete)

Interior	
	60-40 Folding Split-Bench Front Facing Fold-Up Cushion Rear Seat
	Manual Tilt/Telescoping Steering Column
	Gauges -inc: Speedometer, Odometer, Oil Pressure, Engine Coolant Temp, Tachometer, Transmission Fluid Temp, Engine Hour Meter, Trip Odometer and Trip Computer
	Power Rear Windows
	Front Cupholder
	Rear Cupholder
	Compass
	Remote Keyless Entry w/Integrated Key Transmitter, Illuminated Entry and Panic Button
	Cruise Control w/Steering Wheel Controls
	Manual Air Conditioning
	HVAC -inc: Underseat Ducts
	Locking Glove Box
	Interior Trim -inc: Chrome Interior Accents
	Full Cloth Headliner
	Urethane Gear Shifter Material
	HD Vinyl 40/20/40 Split Bench Seat -inc: center armrest, cupholder, storage and driver's side manual lumbar
	Day-Night Rearview Mirror
	Passenger Visor Vanity Mirror
	Full Overhead Console w/Storage and 2 12V DC Power Outlets
	Front Map Lights
	Fade-To-Off Interior Lighting
	Full Vinyl/Rubber Floor Covering
	Smart Device Remote Engine Start
	Ford Security Package Tracker System
	Smart Device Integration
	Ford Connectivity Package (1-Year Included) -inc: unlimited Wi-Fi hotspot, Included for one-year from warranty start date, Requires activation via Ford app w/credit card authorization; customer may cancel at any time, Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features, Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations, If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan
	Instrument Panel Covered Bin, Dashboard Storage, Driver And Passenger Door Bins

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Vehicle: [Fleet] 2027 Ford Super Duty F-550 DRW (X5H) XL 4WD SuperCab 192" WB 84" CA (Complete)

Interior	
	Power 1st Row Windows w/Driver And Passenger 1-Touch Up/Down
	Delayed Accessory Power
	Power Door Locks w/Autolock Feature
	Driver Information Center
	Trip Computer
	Outside Temp Gauge
	Digital/Analog Appearance
	Seats w/Vinyl Back Material
	Front Center Armrest w/Storage
	Manual Adjustable Front Head Restraints and Manual Adjustable Rear Head Restraints
	Perimeter Alarm
	Securilock Anti-Theft Ignition (pats) Immobilizer
	2 12V DC Power Outlets
	Air Filtration
Safety-Mechanical	
	Driveline Traction Control
Safety-Exterior	
	Side Impact Beams
Safety-Interior	
	Dual Stage Driver And Passenger Seat-Mounted Side Airbags
	Emergency Sos Capability
	Pre-Collision Assist with Automatic Emergency Braking (AEB)
	Lane Departure Warning
	Collision Mitigation-Front
	Tire Specific Low Tire Pressure Warning
	Dual Stage Driver And Passenger Front Airbags w/Passenger Off Switch
	Outboard Front Lap And Shoulder Safety Belts -inc: Height Adjusters
	Safety Canopy System Curtain 1st And 2nd Row Airbags

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Ewald Automotive Group

Scott Kussow | 262-567-5555 | skfleet@ewaldauto.com

Vehicle: [Fleet] 2027 Ford Super Duty F-550 DRW (X5H) XL 4WD SuperCab 192" WB 84" CA (Complete)

WARRANTY

Basic Years: 3
Basic Miles/km: 36,000
Drivetrain Years: 5
Drivetrain Miles/km: 60,000
Corrosion Years: 5
Corrosion Miles/km: Unlimited
Roadside Assistance Years: 5
Roadside Assistance Miles/km: 60,000

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Vehicle: [Fleet] 2027 Ford Super Duty F-550 DRW (X5H) XL 4WD SuperCab 192" WB 84" CA (Complete)

Selected Model and Options

MODEL

CODE	MODEL	MSRP
X5H	2027 Ford Super Duty F-550 DRW XL 4WD SuperCab 192" WB 84" CA	$62,405.00

COLORS

CODE	DESCRIPTION
Z1	Oxford White

ENGINE

CODE	DESCRIPTION	MSRP
99N	Engine: 7.3L 2V DEVCT NA PFI V8 Gas -inc: CNG/propane gaseous engine prep package which includes hardened engine intake valves and valve seats (STD)	$0.00

TRANSMISSION

CODE	DESCRIPTION	MSRP
44G	Transmission: TorqShift 10-Speed Automatic -inc: SelectShift, selectable drive modes: normal, tow/haul, eco, slippery roads and off-road and transmission power take-off provision (STD)	$0.00

OPTION PACKAGE

CODE	DESCRIPTION	MSRP
660A	Order Code 660A	$0.00

AXLE RATIO

CODE	DESCRIPTION	MSRP
X8L	Limited Slip w/4.88 Axle Ratio	$395.00

TIRES

CODE	DESCRIPTION	MSRP
TGJ	Tires: 225/70Rx19.5G BSW A/P (STD)	$0.00

PRIMARY PAINT

CODE	DESCRIPTION	MSRP
Z1	Oxford White	$0.00

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.
Data Version: 28942. Data Updated: Jul 9, 2026 1:49:00 AM UTC.

Vehicle: [Fleet] 2027 Ford Super Duty F-550 DRW (X5H) XL 4WD SuperCab 192" WB 84" CA (Complete)

SEAT TYPE

CODE	DESCRIPTION	MSRP
AS	Medium Dark Slate, HD Vinyl 40/20/40 Split Bench Seat -inc: center armrest, cupholder, storage and driver's side manual lumbar	$0.00

ADDITIONAL EQUIPMENT - MECHANICAL

CODE	DESCRIPTION	MSRP
41H	Engine Block Heater	$250.00
473	Snow Plow Prep Package -inc: pre-selected springs (see order guide supplemental reference for springs/FGAWR of specific vehicle configurations), Note 1: Restrictions apply; see supplemental reference or body builders layout book for details, Note 2: Also allows for the attachment of a winch, Adding (67B) 410 amp dual alternators is highly recommended for max power output, 350 Amp Dual Alternators, 190 Amp + 160 Amp	$350.00
52B	Trailer Brake Controller	$300.00
68H	GVWR: 19,550 lb Payload Plus Upgrade Package -inc: low deflection/high capacity rear springs, upgraded frame and upgraded rear-axle, Increases max RGAWR to 14,706 lbs	$1,155.00
86M	Dual 68 AH/65 AGM Battery	$210.00

ADDITIONAL EQUIPMENT - EXTERIOR

CODE	DESCRIPTION	MSRP
18B	Platform Running Boards	$445.00

ADDITIONAL EQUIPMENT - INTERIOR

CODE	DESCRIPTION	MSRP
43K	Pro Power Onboard - 2kW -inc: dual alternators 12V 250 Amp + 24V 150 Amp, Placement and connection of the aux outlet is the responsibility of the final stage manufacturer	$995.00
52S	Interior Work Surface	$140.00

CUSTOM EQUIPMENT

CODE	DESCRIPTION	MSRP
Delivery	Delivery from Hartford Ford to Green Bay	$142.00
	Options Total	**$4,382.00**

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Data Version: 28942. Data Updated: Jul 9, 2026 1:49:00 AM UTC.

Ewald Automotive Group
Scott Kussow | 262-567-5555 | skfleet@ewaldauto.com

Vehicle: [Fleet] 2027 Ford Super Duty F-550 DRW (X5H) XL 4WD SuperCab 192" WB 84" CA (✓ Complete)

Price Summary

PRICE SUMMARY

		MSRP
	Base Price	$62,405.00
	Total Options	$4,382.00
	Vehicle Subtotal	$66,787.00
	Destination Charge	$2,795.00
	Grand Total	**$69,582.00**

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Data Version: 28942. Data Updated: Jul 9, 2026 1:49:00 AM UTC.

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

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

TO: Beth Nadolski Spears

FROM: Nathan Wachtendonk

DATE: July 7, 2026

RE: **Mechanic Service Truck Body Chassis**

Item: Mechanic Service Truck Body Chassis
Cost: $60,357
Vendor: Ewald Automotive Group State Contract# 505ENT-M24-VEHICLES-06
Account# 427503-55502
Delivery: West Shop

Background:

The Department of Public Works utilizes mechanic service trucks to perform off-site maintenance, repairs, and emergency breakdown response, minimizing equipment downtime and reducing the need to transport disabled vehicles and equipment back to the shop. Unit 192, a 2003 Ford F-450 mechanic service truck, has exceeded its scheduled replacement cycle and reached the end of its useful service life. Funding for its replacement was approved as part of the 2026 Bonding Request.

Recommendation:

Approve the purchase of a 2027 Ford Super Duty F-550 cab and chassis from Ewald Automotive Group through State Contract# 505ENT-M24-VEHICLES-06 for $60,357. The purchase includes delivery and the manufacture's standard warranty.

The truck is being purchased in two components. The cab and chassis will be purchased from Ewald Automotive Group through the State Contract. The mechanic service body will be purchased separately from Monroe Truck Equipment off the Sourcewell Contract and installed by Monroe upon delivery of the chassis.

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

MEETING DATE	PREPARED BY
July 21, 2026	James Brunette

AGENDA ITEM # L.3

To approve request by the Department of Public Works to award contract PAVEMENT 4-26 N. MAPLE AVENUE RECONSTRUCTION (W. Walnut Street to Mather Street) to the low responsive responsible bidder at a staff level.

BACKGROUND

The contract will require as many working days as possible to complete the specified work this fall. The project is scheduled to bid on July 28, 2026, and we are requesting approval to be able to award the contract right after the bid date to prevent delays.

RECOMMENDATION

To approve the Department of Public Works to award contract PAVEMENT 4-26 N. MAPLE AVENUE RECONSTRUCTION (W. Walnut Street to Mather Street) to the low responsive responsible bidder at a staff level.

FISCAL IMPACT

This project is included in the 2026 CIP budget.

ATTACHMENTS

None

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

MEETING DATE	PREPARED BY
July 21, 2026	

AGENDA ITEM # L.4

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

1. Sidewalk Builder

   a. Double A Flatwork LLC
   b. Kurowski Construction
   b. ECS Concrete Construction LLC

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

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

MEETING DATE	PREPARED BY
July 21, 2026	

AGENDA ITEM # L.5

To approve request by the Department of Public Works to approve the real estate payments for the Mather Street reconstruction project.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Real Estate Payments Mather St.

Mather Street Real Estate Summary

Round 2

Parcel	Owner	Fee	TLE		Cost
4	Phillip J Cornell	X	X		$ 1,500.00
7	The Estate of David F Henderson		X		$ 450.00
8	Joshua Harrill		X		$ 450.00
9	Tasha Havel		X		$ 200.00
42	Logan Liebergen		X		$ 300.00
53	Joseph R Berkhahn		X		$ 300.00
1	Scott Swartz		X		$ 300.00
13	Koua Neng Vue		X		$ 200.00
18	Blia Thoa		X		$ 300.00
21	Daniel J Smith		X		$ 200.00
24	Teresa M Wenzel		X		$ 250.00
69	Roger Garrity		X		$ 500.00
32	Annette M Weyers		X		$ 250.00
52	Ecumenical Partnership for Housing, Inc	X			$ 600.00
54	Gregory Nolte		X		$ 250.00

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

MEETING DATE	PREPARED BY
July 21, 2026	

AGENDA ITEM # L.6

To approve request by the Department of Public Works to award contract SEWERS 3-26 CITY WIDE SEWER REPAIRS to De Groot, Inc. in the amount of $1,350,216.44.

BACKGROUND

RECOMMENDATION

To award contract to De Groot, Inc.

FISCAL IMPACT

The funding is included in the Sanitary Sewer Utility and Stormwater Utility capital budget.

ATTACHMENTS

1. Quest CDN Bid Results Sewers 3-26

SEWERS 3-26 CITY WIDE SEWER REPAIRS

Quest Number: 10263688

Closing Date: Tue, 07/14/2026 09:00 AM CDT
Posting Type: Construction Project
Owner: Green Bay WI, City of
Solicitor: Green Bay WI, City of

Owner Name:	Green Bay WI, City of
Owner Contact:	Chuck Yang
Owner Phone:	920-448-3094
Solicitor Name:	Green Bay WI, City of
Contact:	Mickenna Beach
Email:	mickenna.beach@greenbaywi.gov
Phone:	920-448-3324
Award Date:	
Comments:	
Award Status:	Pending
Letting Bid Tabulation:	View on vBid

Company	Contact	Phone	E-mail	Amount	Awarded	Comment
DE GROOT, INC.	MARK DE GROOT	920-866-2348	mark@degrootinc.com	$ 1,350,216.44		
Vinton Construction Company	Estimating at Vinton Construction	920-682-0375	quotes@vintonwis.com	$ 1,567,861.45		

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

MEETING DATE	PREPARED BY
July 21, 2026	

AGENDA ITEM # L.7

Informational: PAVEMENT 3-26 OXFORD AVENUE & REED STREET RECONSTRUCTION contract was awarded to Peters Concrete Company in the amount of $1,193,813.10.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Quest CDN Project Bid Results Pavement 3-26

PAVEMENT 3-26 OXFORD AVENUE & REED STREET RECONSTRUCTION

Quest Number: 10250450

Closing Date: Tue, 07/07/2026 09:00 AM CDT
Posting Type: Construction Project
Owner: Green Bay WI, City of
Solicitor: Green Bay WI, City of

Owner Name:	Green Bay WI, City of
Owner Contact:	Chuck Yang
Owner Phone:	920-448-3094
Solicitor Name:	Green Bay WI, City of
Contact:	Ting Thompson-Eagan
Email:	ting.thompson-eagan@greenbaywi.gov
Phone:	920-448-3103
Award Date:	
Comments:	
Award Status:	Pending
Letting Bid Tabulation:	View on vBid

Company	Contact	Phone	E-mail	Amount	Awarded	Comment
Peters Concrete Company	Duke Peters	920-494-3700	quote@petersconcrete.com	$ 1,193,813.10		

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

MEETING DATE	PREPARED BY
July 21, 2026	

AGENDA ITEM # M.1

To approve the renewal license application for "Class B" liquor and Class "B" beer for Legacy Green Bay LLC (Legacy Hotel) with a change of Agent to Victoria Fabry pending approval from the proper authorities.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 1004 BRETT FAVRE PASS LIQ

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

MEETING DATE	PREPARED BY
July 21, 2026	

AGENDA ITEM # M.2

To approve a new application for a "Class B" liquor and Class "B" beer for Betty Bar Solutions LLC (Cock & Bull) at 1237 Main St, with a licensed premises described as "Bar, outside patio, beer/liq stored in basement and walk-in cooler".

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 1237 MAIN LIQ

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

MEETING DATE	PREPARED BY
July 21, 2026	

AGENDA ITEM # M.3

To approve a limited expansion of licensed premises for Overtime Pub & Grill at 1423 S Broadway for the following dates: 8/7-8/9, 8/14-8/16, 8/21-8/23, 8/28-8/30, 9/18-9/20, 9/25-9/27, 10/2-10/4, 10/9-10/11, 10/16-10/18, 10/23-10/25 and 10/30-11/1 with the following proposed premise description "fence around parking lot to ensure customer safety during event".

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 1423 S Broadway LELP

Stacy Menke

From: noreply@civicplus.com
Sent: Thursday, July 2, 2026 5:15 PM
To: ClerksFrontDesk
Subject: Online Form Submittal: Limited Expansion of License Premise

Limited Expansion of License Premise

Licensed Premises Information

Liquor License Applicant	Basil 1
Business dba Name	Overtime Grill & Pub
Licensed Address	1423 S Broadway
City	Green Bay
State	WI
Zip Code	54304-3507
Liquor/Beer Agent Name	Theresa Cherney
License Type	Class "B" Beer & "Class B" Liquor
E-mail	Tcherney64@gmail.com

Event Information

Date(s) of Events	8/7-8/9, 8/14-8/16, 8/21-8/23,8/28-8/30, 9/18-9/20, 9/25-9/27, 10/2-10/4, 10/9-10/11, 10/16-10/18, 10/23-10/25 10/30-11/1
Is this Event in taking place during a Special Event?	Yes
Have you had this event in previous years?	Yes
Proposed License Premises:	Fence around parking lot to ensure customer safety during event.
Description of the Event:	Movie night and packer games outside veiwing.

Detailed Map for Event.	2025 outdoor fence.jpg
Security Plan	Person will be monitoring fenced in area
Next Steps	
The information on this form is true and correct to the best of my knowledge. I understand the temporary expansion of the license premises requires approval from Committee/Council and is subject to complaint.	Yes
Electronic Signature Agreement	I agree.
Electronic Signature	Theresa Cherney
	Field not completed.

Email not displaying correctly? View it in your browser.



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

MEETING DATE	PREPARED BY
July 21, 2026	

AGENDA ITEM # M.4

To approve the release back into the pool of available licenses 2 "Class B" liquor licenses due to non-renewal for:

1. El Pastorcito Mexican Restaurant at 741 Abrams
2. Rendezvous at 2928 W Mason

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

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

MEETING DATE	PREPARED BY
July 21, 2026	

AGENDA ITEM # M.5

To approve the petition and communication submitted by Ald. Shelton (District 4) and co-sponsored by Ald. Proffitt (District 7), Ald. Hutchinson (District 2), and Ald. Prestley (District 6) proposing the City adopt a resolution proclaiming the City's commitment to economic and social bill of rights

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 06222026 349 PM (CDT) - D4 - Jon Shelton - Protection & Policy Committee

Alders' Petitions and Communications

06/22/2026 3:49 PM (CDT)

Submitted by Jon Shelton (Jon.Shelton@greenbaywi.gov)

Alders' Petitions and Communications

Alder's Name	D4 - Jon Shelton
Committee Name	Protection & Policy Committee
Text of Communication	As we reflect on the 250 year anniversary of the Declaration of Independence this July, I'd like us to make commitments as a city to what we stand for, and to have a guiding light for the next two years of this council session. I'm therefore proposing "A Resolution Proclaiming the City of Green Bay's Commitment to an Economic and Social Bill of Rights" (see below and attached text). Thank you! A Resolution Proclaiming the City of Green Bay's Commitment to an Economic and Social Bill of Rights WHEREAS this July 4, we celebrate the 250th anniversary of the Declaration of Independence and our nation's founding, an event of world-historical importance, WHEREAS, the promise of American democracy fundamentally centers on every American's guarantee of life, liberty, and the pursuit of happiness, WHEREAS, numerous Americans throughout our nation's history—including President Franklin D. Roosevelt, Martin Luther King, Jr., and many others—have proclaimed the necessity of economic and social rights for Americans to fully realize freedom and democracy, WHEREAS, the City of Green Bay recognizes that the realization of the unalienable rights to life, liberty, and the pursuit of happiness, in our time, requires commitments from government at every level to promote economic and social rights, BE IT RESOLVED, the Common Council of Green Bay proclaims our support for the following economic and social rights for every resident of Green Bay in every way practicable: 1. The right to clean drinking water 2. The right to a job with a living wage 3. The right to a quality public education 4. The right to quality, accessible health infrastructure and affordable healthcare 5. The right to safe, quality housing through either affordable rental units or owned homes 6. The right to a clean and pollution-free environment; a sustainable public infrastructure; and affordable, reliable clean energy with maximum mitigation against the impact of human-induced climate change 7. The right to safe, affordable, quality transportation, including roads, public transit, bicycle, and pedestrian pathways 8. The right to worker voice in the workplace including union and collective bargaining 9. The right to recreation, through public parks, arts, and other forms of civic engagement 10. The right and ability to participate in free and fair elections BE IT FURTHER RESOLVED, the Common Council of Green Bay calls on the legislature of Wisconsin to share state revenue with local units of government and empower them to advance these rights by restoring local controls so every resident in Green Bay enjoys these deserved rights.

	BE IT FINALLY RESOLVED, that while the City of Green Bay cannot unilaterally guarantee every one of the rights above, the Common Council pledges to make reasonable efforts within the bounds of our jurisdiction to secure these rights for all.
File Upload	ESBOR_Shelton final.docx

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

MEETING DATE	PREPARED BY
July 21, 2026	

AGENDA ITEM # M.6

To approve as amended the communication submitted by Ald. Eck (District 11) and co-sponored by Alder Grant (District 1) to direct staff to present a full report at the council meeting on August 18th of the findings that were submitted to WEC, regarding duplicate ballot complaints. This shows full transparency and will help to restore trust in our elections. We also urge the mayor and HR to review personnel issues pertaining to these issues and take appropriate actions. We encourage interviews from current and past employees to accomplish this.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Alder's Petition and Communication

CITY OF GREEN BAY
COMMON COUNCIL RESOLUTION NO. _____

A Resolution Requesting an Independent Operational Audit of the City of Green Bay's Election Administration Procedures

WHEREAS, the City of Green Bay is committed to conducting elections that are fair, accurate, transparent, and in full compliance with Wisconsin law; and

WHEREAS, the proper administration of absentee voting is essential to maintaining voter confidence in the electoral process; and

WHEREAS, duplicate absentee ballot mailings have occurred during multiple recent elections administered by the Green Bay City Clerk's Office, raising concerns regarding administrative procedures and internal controls; and

WHEREAS, while the Wisconsin Elections Commission retains authority over election administration under state law, the Common Council has a responsibility to exercise oversight of City operations and ensure that municipal departments maintain effective administrative practices; and

WHEREAS, an independent operational review will assist the City in identifying procedural deficiencies, evaluating existing safeguards, and recommending improvements designed to prevent future administrative errors;

NOW, THEREFORE, BE IT RESOLVED, that the Green Bay Common Council requests that an independent operational audit of the City Clerk's election administration procedures be conducted by a qualified and independent governmental auditor or election administration consultant.

BE IT FURTHER RESOLVED, that the audit include, at a minimum:

1. A review of absentee ballot request processing procedures.
2. A review of quality assurance and internal controls intended to prevent duplicate ballot issuance.
3. An evaluation of election management software, data management practices, and staff procedures affecting absentee ballot administration.
4. A review of corrective actions implemented following previous duplicate absentee ballot incidents.
5. Recommendations for improvements to policies, procedures, staffing, training, and internal controls.
6. A determination of whether additional safeguards should be adopted before future elections.

BE IT FURTHER RESOLVED, that the City Clerk, City Attorney, Information Technology Department, and all other appropriate City departments cooperate with the

independent auditor by providing access to records and information consistent with Wisconsin law.

BE IT FURTHER RESOLVED, that the completed audit report be presented to the Common Council at a public meeting and made available to the public.

BE IT FINALLY RESOLVED, that the Common Council encourages implementation of reasonable recommendations arising from the audit that will strengthen election administration and reinforce public confidence in the integrity of Green Bay elections.

Adopted this ____ day of _____, 2026

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

MEETING DATE	PREPARED BY
July 21, 2026	

AGENDA ITEM # M.7

To approve amending Section 10-460, Green Bay Municipal Code, relating to Public Vehicle Regulations.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Draft G.O. 13-26 Relating to Public Vehicle Regulations

GENERAL ORDINANCE NO. 13-26

AN ORDINANCE
AMENDING SECTION 10-460,
GREEN BAY MUNICIPAL CODE,
RELATING TO PUBLIC VEHICLE REGULATIONS

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

SECTION 1. Section 10-460, Green Bay Municipal Code, is hereby amended to read:

Sec. 10-460. Public vehicle regulations.

The owner and operator of a public vehicle are both responsible for ensuring compliance with this section.

(1) *Maintenance.* No person may operate a vehicle registered under this article unless the vehicle complies with all the conditions necessary to become a licensed public vehicle at the time it is in operation.

(2) *Receipts.* Upon a customer's demand, the operator of a public vehicle shall provide a receipt at the time of payment in legible type or writing containing the firm name, operator's name and number, any items for which the charge is made, the total amount paid, and the date of payment. The receipt may be provided in electronic form if payment is made by electronic means.

(3) *Rates.* Public vehicles may charge for service at a rate per unit of time, a rate per unit of distance, a flat rate per ride, or by using a taximeter.

a. *Report to Clerk.* The owner or operator of a public vehicle shall at all times maintain a schedule of rates on file with the City Clerk and may not charge any rate higher than the rate on file with the City Clerk.

b. *Taximeters.* A public vehicle may use a taximeter to determine the cost of service, subject to the following regulations:

1. No person shall use or permit to be used upon any public vehicle a taximeter which is in error more than four percent in efficiency and more than one percent in excess interval under test.

2. After sundown, the face of the taximeter shall be illuminated by suitable light so arranged as to be readily discernible to the passengers.

3. The case of the taximeter shall be sealed and have its cover gear intact.

4. Upon complaint to the Clerk's Office, the taximeter subject to complaint shall be inspected by the Inspection Department.

(4) *Operator ID display.* No person may operate a public vehicle unless the person who is licensed to operate it is displaying their operator's license.

(5) ***Location Restriction.*** **No public vehicle may operate within Lambeau Field parking lots during any professional or collegiate sporting events.**

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

SECTION 3. Effective date. This ordinance shall take effect on January 1, 2027 and after its passage and publication.

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

APPROVED:

_____
Eric Genrich, Mayor

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

MEETING DATE	PREPARED BY
July 21, 2026	

AGENDA ITEM # M.8

To hold the appeal by Dalton Magee regarding the denial of his operator's license.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Magee OPR Appeal
2. Magee CIB
3. Magee CCAP and Muni

REPORT OF THE GREENBAY POLICE DEPARTMENT
GRANTING OPERATOR LICENSES
July 21, 2026

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

Stipulations placed on licenses shall continue to be in effect.

OPERATOR LICENSES

Anker, Rachel E
Arce, Tanya L
CJ
Augustine, Andrea M
Ayer, Bhuwaneshwari
Bader, Michelle M
Barfield, Michelle F
Bentley, Donna R
Berger, Jayden A
Bist, Birendra B
Bohl, Adriana A
Boos, Sarah M
Brantley, Natasha A
Bruley, Kara L
Buckley, Stacy L
Buford, Evelyn J
Busse, Ashley A
Calhoun, Andrew JB
Carreno, Brandy L.
CHASE, SUSAN E
Cleary, Ami L
Clement, Elliot T
Coe, Stephen D
Corsten, Samantha L
Craig, Jessica K
Crowley-Wojcik, Nadine K
Cwiklewski, Ashley N
DeLair, Tara E
Dobbins, Cathryn E
Maureen P
Doxtator, Shawn A
Duesing, Rhonda L
Dumke, Lindsay A
Ebert, Samantha J
Franzen, Alexis A
Gille, Jennifer S
Glassen, Rebecca E
Hegnet, April L
Heins, Grace E
Irmick, Natalia RA
Jackson, Tracy S
Jandrin, Nicole E
Jerovetz, Lori J
Johnston, Pamela R
Kabacinski, Amanda R
Lardinois, Dalton D
Leneau, Steven D
LOTTO, JEFFREY M
Lovrek, Diane L
Lubinski, Holly M
Mallien, Casie L
Mans, Andrew J
Maternowski, Jaina M
McFarlane, Dawn M
Metoxen, Shadia L
Micolichek, Terri J
Miller, Lauryn E
Moreno, Adrienne
Munson, Octavia V
Nelson, Amanda M
Nelson, Ryan D B
Ness, Ian R
Newton, Amanda C
Noordyk, Ethan P
Novinska, Chelsea L
O'Donoghue, Annaka
Orgeman, Noah T
Parker, Aubrey R
Pauls, Jodie L
Pelky, Trapper HB
Petty, Cecely T
Prechter, Candice A
Ramaeker, Benjamin C
Richardson, Todd J
Roche, Anthony J
Rotter, Megan M
Sanchez, Santanna R
Schmohe, Todd E
Schultz, Rena A
Shandor, Kathy G
Siebert, Steven J
Silva, Jolina R
Singh, Sukhjit
Skenandore, Autumn T
Sprangers, Thomas C
Stillmank, Bradley P
Stormer, Cassidy C
Sutrick, Janelle A
Sweeney, Megan M
Torres, Shanna L
Tourtillott, Rebekah L
Trafford-Braun,
Truesdell, Matthew R
Valentine, Sarah J
Van Pay, Richard P

Walters, Michael A
Warner, Theresa A
Waters, Katherine M
Webster, Constance E
Webster, Yako S
Weckerle, Alexander D
Welty, Bobbi Jo
Wiegel, Kyle G
Woosencraft, Mark R
Younk, Kelsey C
Zich, Renee L
Ziepke, Alexandra L
Ziepke, Julia M

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
July 21, 2026	Stephanie Hummel, Staff

AGENDA ITEM # O.1

To approve a Conditional Use Permit to allow for an increase in the height allowance at 1445 Bylsby Avenue (ZP 26-27 Public Hearing held July 13, 2026).

BACKGROUND

Reason for Request: The applicant has applied for a building height to exceed 35' in the General Industrial (GI) zoning district. This requires a Conditional Use Permit.

Parcel Information: 1445 Bylsby Avenue is a 12.649-acre parcel located just north of I-43, west of the Fox River and east of Atkinson Drive. The entire surrounding area is zoned and used for industrial purposes.

Subject Parcel Zoning and Land Use: General Industrial (GI) | Mineral Storage

Report: Staff has reviewed and made their recommendation based on the following information:

- The Zoning Code limits building height to 35' without a CUP in the GI district. However, there is no maximum if a CUP is approved.
- The applicant is currently proposing a temporary structure for mineral storage at 46" that will be replaced by a permanent structure at 66'8". The applicant has noted future storage buildings of a similar height may be needed.
- Given the use and existing look of the property and surrounding properties, storage buildings exceeding 35' would not have a negative impact. Staff believes allowing all storage buildings on site, current or future, to reach 70' in height would be appropriate.
- Staff believes this height increase meets the CUP Standards, listed below.

Surrounding Zoning Land Use:
North: General Industrial (GI) | Industrial/Agricultural Production
South: General Industrial (GI) | Energy Terminal
East: General Industrial (GI) | Mineral Storage and Processing
West: General Industrial (GI) | Green Space/Wetland

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan recommends General Industrial & Manufacturing land uses for the project area. This action is consistent with this recommendation.

Conditional Use Permit Standards: Conditional use approval may be recommended by the Plan Commission with reasonable consideration of the following:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
2. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

3. The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.
4. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.
6. Adequate parking facilities as specified in Article XVIII of this chapter.
7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.

Public Notification: Alder Proffitt and property owners within 200' were notified of this application. No comments have been received as of the drafting of this report.

RECOMMENDATION

Approval of the Application, allowing the maximum building height for the parcel to be 70-feet.

FISCAL IMPACT

ATTACHMENTS

1. ZP 26-27 Map
2. ZP 26-27 Pictures
3. ZP 26-27 Site Plans and Renderings, Sized
4. ZP 26-27 Applicat Narrative
5. ZP 26-27 Application, Redacted



(ZP 26-27) CUP for Height at 1445 Bylsby Avenue

Feet
0 155 310 620
N

1445 Bylsby Avenue

Buffer

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 C:\Users\stephaniehu\Documents\ArcGIS\Projects\MyProject1\MyProject1.aprx



Street View, 1445 Bylsby



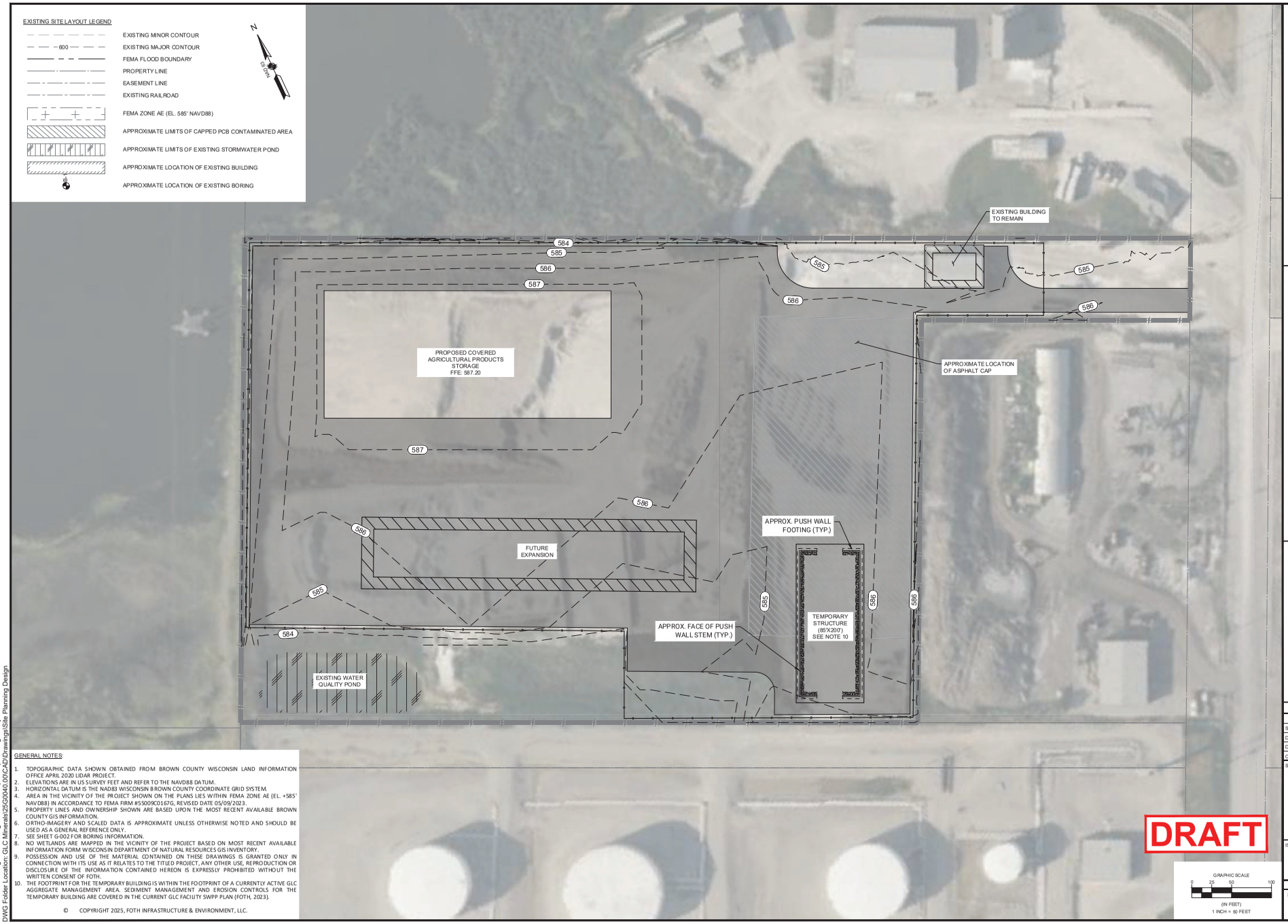
Looking Northwest



Looking Northeast



Looking Southeast



GENERAL NOTES:

1. TOPOGRAPHIC DATA SHOWN OBTAINED FROM BROWN COUNTY WISCONSIN LAND INFORMATION OFFICE APRIL 2020 LIDAR PROJECT.
2. ELEVATIONS ARE IN US SURVEY FEET AND REFER TO THE NAVD88 DATUM.
3. HORIZONTAL DATUM IS THE NAD83 WISCONSIN BROWN COUNTY COORDINATE GRID SYSTEM.
4. AREA IN THE VICINITY OF THE PROJECT SHOWN ON THE PLANS LIES WITHIN FEMA ZONE AE (EL. +585' NAVD88) IN ACCORDANCE TO FEMA FIRM #55009C0167G, REVISED DATE 05/09/2023.
5. PROPERTY LINES AND OWNERSHIP SHOWN ARE BASED UPON THE MOST RECENT AVAILABLE BROWN COUNTY GIS INFORMATION.
6. ORTHO-IMAGERY AND SCALED DATA IS APPROXIMATE UNLESS OTHERWISE NOTED AND SHOULD BE USED AS A GENERAL REFERENCE ONLY.
7. SEE SHEET G-002 FOR BORING INFORMATION.
8. NO WETLANDS ARE MAPPED IN THE VICINITY OF THE PROJECT BASED ON MOST RECENT AVAILABLE INFORMATION FORM WISCONSIN DEPARTMENT OF NATURAL RESOURCES GIS INVENTORY.
9. POSSESSION AND USE OF THE MATERIAL CONTAINED ON THESE DRAWINGS IS GRANTED ONLY IN CONNECTION WITH ITS USE AS IT RELATES TO THE TITLED PROJECT, ANY OTHER USE, REPRODUCTION OR DISCLOSURE OF THE INFORMATION CONTAINED HEREON IS EXPRESSLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF FOTH.
10. THE FOOTPRINT FOR THE TEMPORARY BUILDING IS WITHIN THE FOOTPRINT OF A CURRENTLY ACTIVE GLC AGGREGATE MANAGEMENT AREA. SEDIMENT MANAGEMENT AND EROSION CONTROLS FOR THE TEMPORARY BUILDING ARE COVERED IN THE CURRENT GLC FACILITY SWPP PLAN (FOTH, 2023).

© COPYRIGHT 2025, FOTH INFRASTRUCTURE & ENVIRONMENT, LLC.

DRAFT

GRAPHIC SCALE
0 25 50 100
(IN FEET)
1 INCH = 50 FEET

Foth

GLC MINERALS
SITE PLANNING DESIGN

1450 BYLSBY AVE
GREEN BAY, WISCONSIN 54303

REVISIONS			
NO.	BY	DATE	DESCRIPTION

DATE OF PREPARATION

	BY	DATE
SURVEYED		
DRAWN	RC	MAY. 2026
DESIGNED		
CHECKED		

SHEET TITLE:

CONCEPT SITE PLAN

ISSUANCE:

ISSUED FOR CLIENT REVIEW

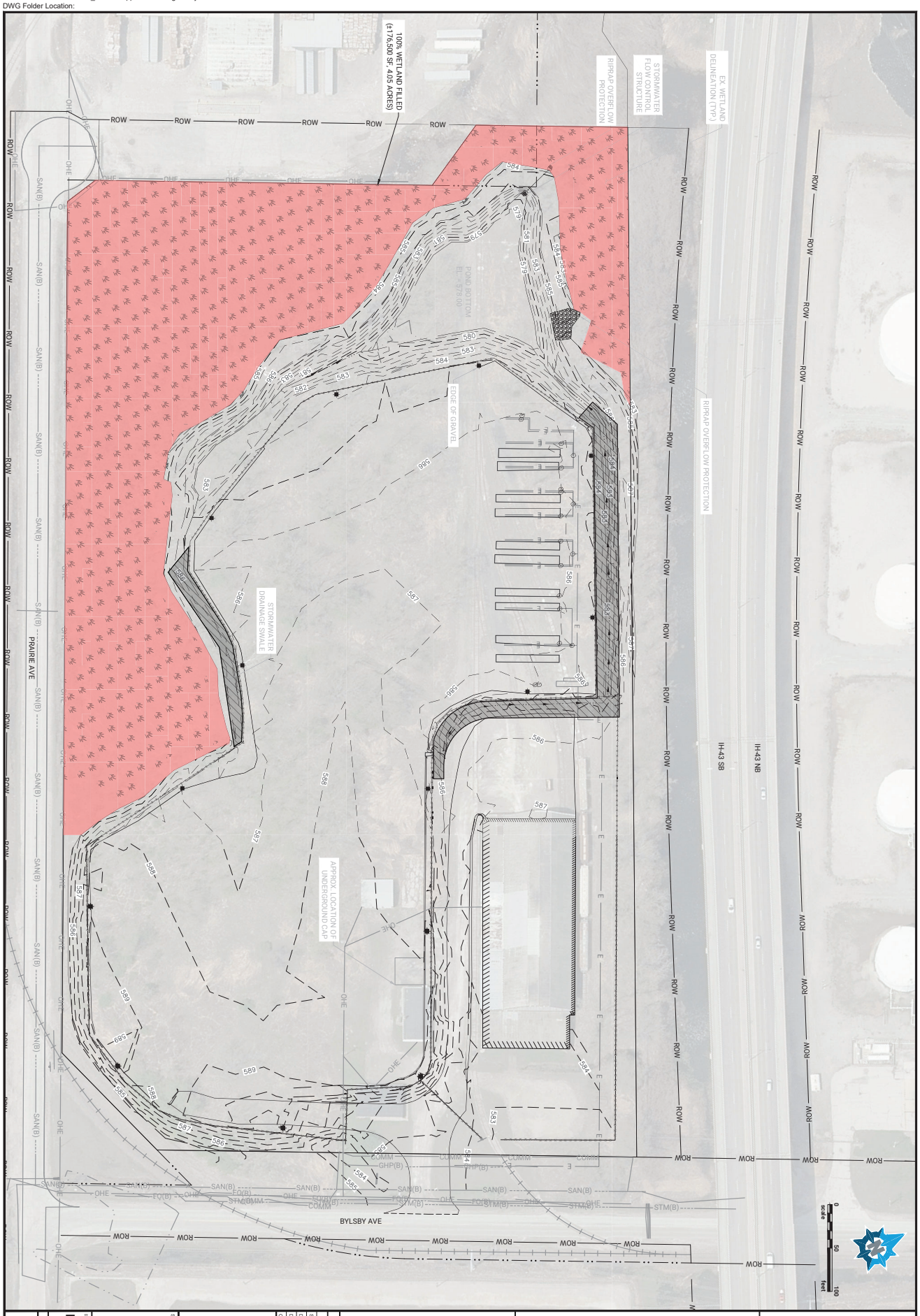
PROJECT NO: 25G040.00

SHEET NUMBER

C-101

Friday, May 15, 2026 2:34:31 PM
DWG Filename: 25g040 drawing c201 - concept site plan.dwg Layout: c-201
DWG Folder Location: GLC Minerals\25G00040.00\CAD\Drawings\Site Planning Design

Monday, March 2, 2026 5:06:51 PM
DWG Filename: 0026m083_wetland applications.dwg Layout: 100%
DWG Folder Location:



REVISIONS			
NO	BY	DATE	DESCRIPTION
1			
2			
3			
4			
5			

DATE OF PREPARATION

	BY	DATE
SURVEYED		
DRAWN		
DESIGNED		
CHECKED		
PE STAMP		

BSE YARD EXPANSION
1331 BYLSBY AVE. GREEN BAY, WI 54303

LMES PROPERTIES III, LLC
GREEN BAY, WI

Foth

SHEET TITLE
WETLAND AVOID AND MINIMIZE - OPTION 1

ISSUANCE
ISSUE TO PERMIT

PROJECT NO. 0026M083.00

SHEET NUMBER
1

ClearSpan
fabric structures and greenhouses

PROVIDE A SKETCH OF THE FRONT PROFILE AS SEEN ***FROM THE OUTSIDE***. IDENTIFY **ALL** OPENINGS. PROVIDE ALL DOOR DIMENSIONS. (SOME RESTRICTIONS MAY APPLY.)

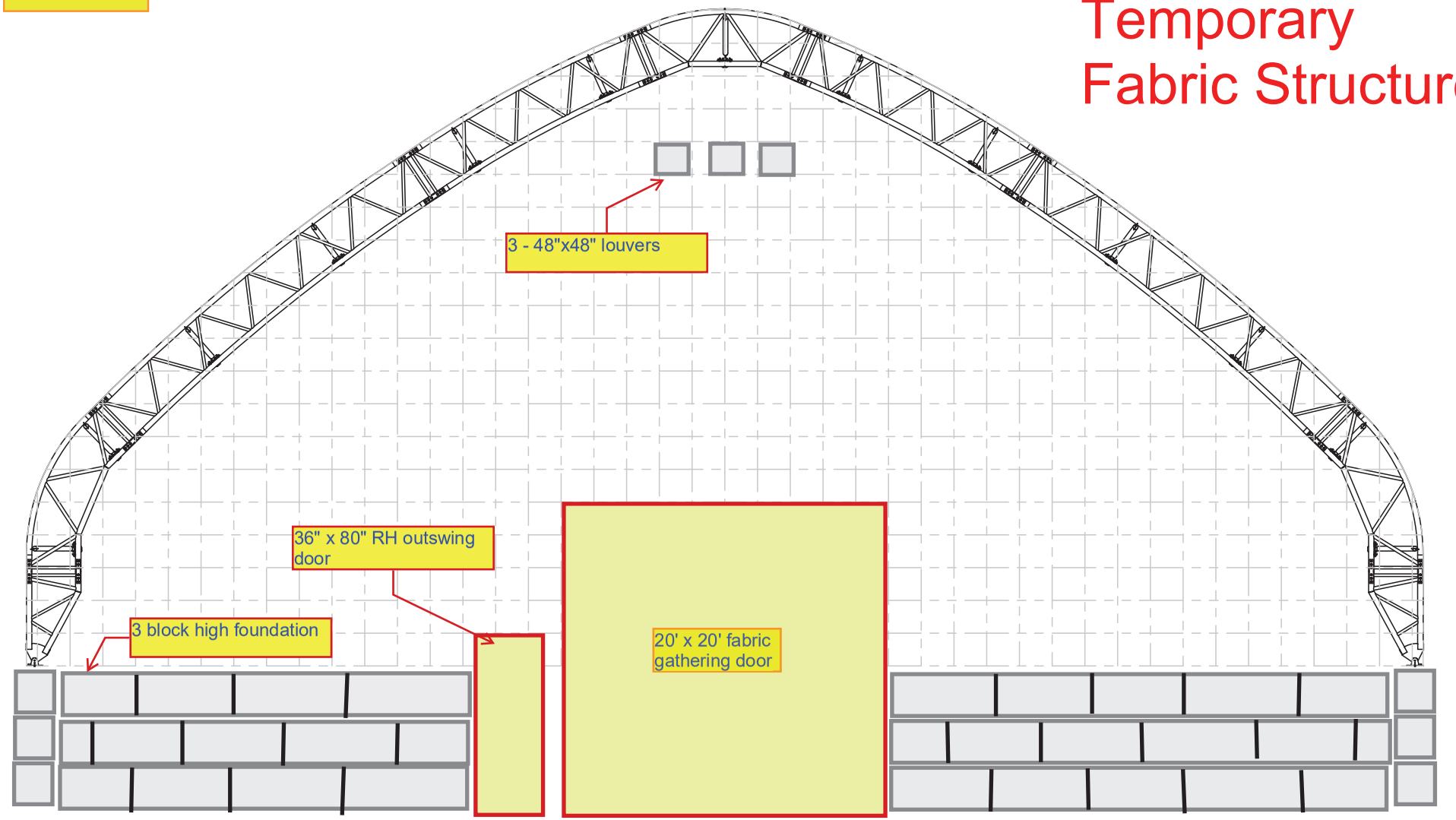
IF DOORS ARE TO BE CENTERED IN THE END WALL, WRITE "DOOR CENTERED IN END" ON THE SKETCH. IF NOT CENTERED, PROVIDE THE DIMENSIONS FROM EACH SIDE. WE WILL TRY TO ACCOMMODATE. (RESTRICTIONS MAY APPLY.)

PROVIDE A SKETCH OF RAISED CONCRETE WALLS AND PIERS AND ALL ADDITIONAL DETAILS THAT COULD AFFECT FINAL DESIGN.

FRONT PROFILE: **Grid is approximately 24" per square.**

North

Temporary Fabric Structure



ClearSpan
fabric structures and greenhouses

PROVIDE A SKETCH OF THE REAR PROFILE AS SEEN ***FROM THE OUTSIDE***. IDENTIFY **ALL** OPENINGS. PROVIDE ALL DOOR DIMENSIONS. (SOME RESTRICTIONS MAY APPLY.)

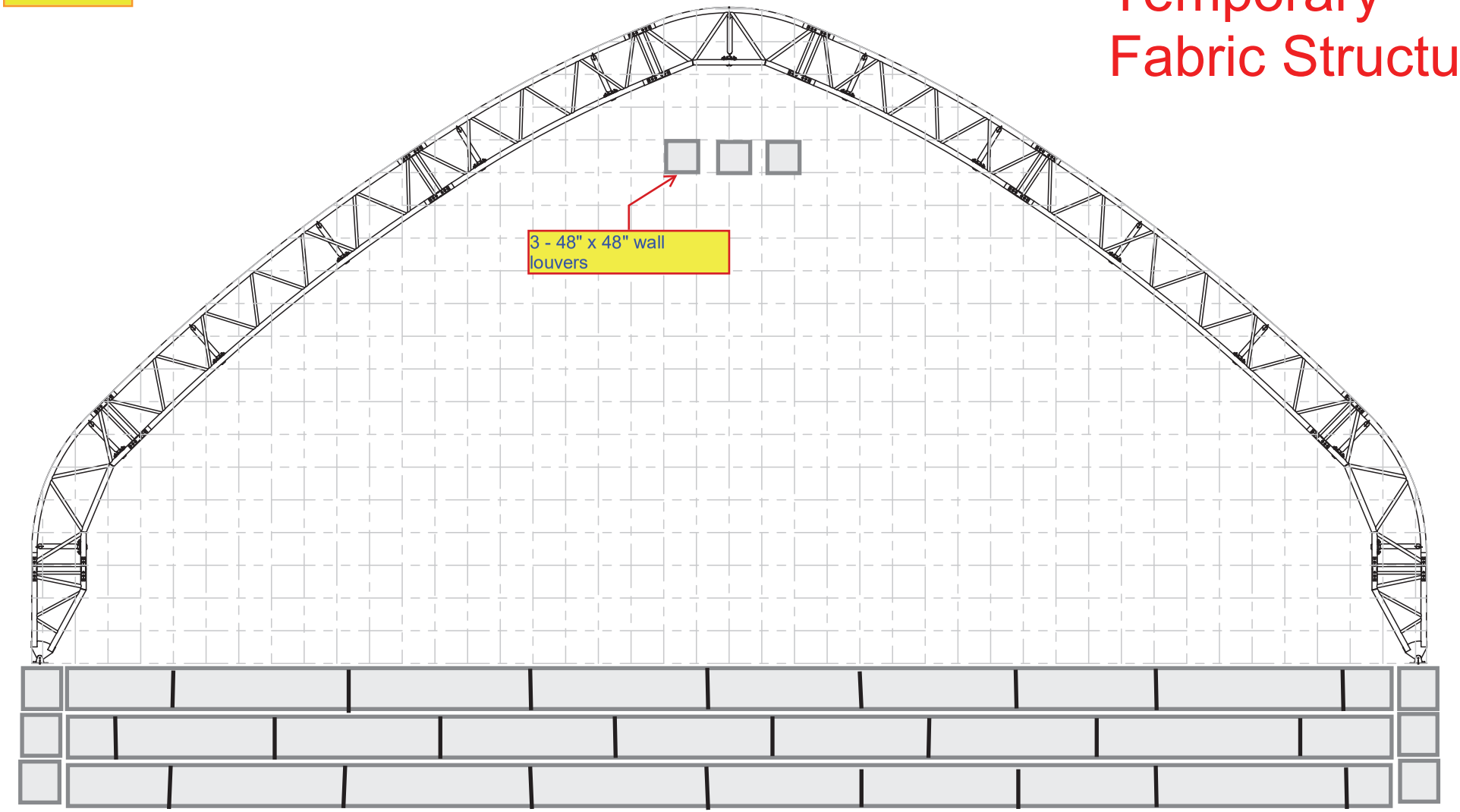
IF DOORS ARE TO BE CENTERED IN THE END WALL, WRITE "DOOR CENTERED IN END" ON THE SKETCH. IF NOT CENTERED, PROVIDE THE DIMENSIONS FROM EACH SIDE. WE WILL TRY TO ACCOMMODATE. (RESTRICTIONS MAY APPLY.)

PROVIDE A SKETCH OF RAISED CONCRETE WALLS AND PIERS AND ALL ADDITIONAL DETAILS THAT COULD AFFECT FINAL DESIGN.

REAR PROFILE: **Grid is approximately 24" per square.**

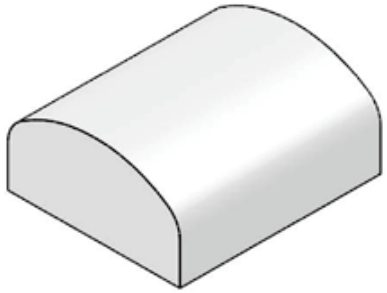
South

Temporary Fabric Structure

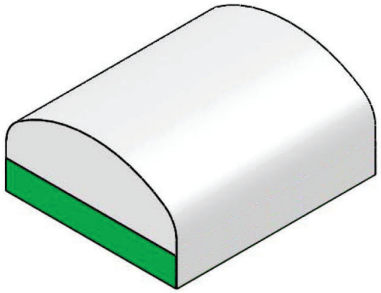


FABRIC END PANEL INFORMATION

SELECT END PANEL AND TRIM COLOR. STANDARD* TRIM PACKAGES ARE SHOWN BELOW.



OPTION ONE (SOLID ONE COLOR) ☑



OPTION TWO (TWO COLOR PANEL) ☐

SELECT END PANEL COLOR— CHECK ONE:

WHITE ☑ TAN ☐ GREEN ☐ GRAY ☐

SELECT **END PANEL TRIM** COLOR— CHECK ONE:

WHITE ☑ TAN ☐ GREEN ☐ GRAY ☐ NO TRIM ☐

CHECK MATERIAL WEIGHT (12.0oz material is standard, additional cost will apply for all other options)

- ☐ 12.0 oz Fire-Rated (FR)
- ☑ 12.0 oz Non Fire-Rated(Standard)
- ☐ 22.0 oz Fire-Rated (FR)
- ☐ 28.0 oz Fire-Rated (FR)

Quote: 1164610_V3
Date: 11/21/2025

1440 Field of Dreams Way
Dyersville, Iowa 52040

PROJECT INFORMATION		CLEARSPAN CONTACT	
Contact:	Contact Person	Sales Person	Mark Jamgochian
Site Address:	1450 Bylsby Ave	Office Number:	866-643-1010 EXT 1117
City/State/Zip:	Greenbay/WI/54303	Email:	Mjamgochian@Clearspan.com

DESIGN LOADS

Building Code:	IBC 15	Roof Live Load:	20 PSF			Wind Velocity:	115 MPH
Local Code:	WBC 18	Trib. Reduction:	Yes			Exposure:	C
Risk Category:	II - Normal	Ground Snow:	40 PSF	C_e:	1.0	Enclosure:	Enclosed
Dead Load:	2.5 PSF	Roof Snow:	31.5 PSF	C_t:	1.2	Seismic Zone:	A
Collateral Load:	2 PSF	Min. Roof Snow:	0 PSF			Seismic Coef:	0.083

BUILDING INFORMATION

Width (ft)	Length (ft)	Back Eave Height (ft)	Front Eave Height (ft)	Back Slope	Front Slope	Profile
160	360	20	20	7.0:12	7.0:12	Gable

LEFT ENDWALL:

Endwall Type: Rigid

Bays: 18.0000 18.0000 18.0000 18.0000 8.0000
8.0000 18.0000 18.0000 18.0000 18.0000
8.0000 18.0000 18.0000 18.0000 18.0000

Girt Mount: Flush Bracing: Rigid Frame

RIGHT ENDWALL:

Endwall Type: Rigid

Bays: 18.0000 18.0000 18.0000 18.0000 8.0000

Girt Mount: Flush Bracing: Rigid Frame

FRONT WALL:

Girt Mount: Flush Bracing: Rod Diagonal Bracing

BACK WALL:

Girt Mount: Flush Bracing: Rod Diagonal Bracing

ROOF:

Bays: 18 at 20 Purlin Mount: Flush Peak Offset: 80

BASEPLATE ELEVATIONS:

Left Endwall: 0' Front Sidewall: 0'
Right Endwall: 0' Back Sidewall: 0'

PANELS:

Roof		Wall	
Panel Type:	-	Panel Type:	-
Color:		Color:	

TRIM:

Eave Color:	--	Eave Style:	--
Rake Color:	--	Rake Style:	--
Corner Color:	--	Corner Style:	--
F.O. Color:	--	F.O. Style:	--

BUILDING FINISHES

Purlins/Girts: Gray Primer Frame: Gray Primer

Quote: 1164610_V3
Date: 11/21/2025

1440 Field of Dreams Way
Dyersville, Iowa 52040

FRAMED OPENINGS

Left Endwall:	(1) 3 W x 7 H
Right Endwall:	(1) 3 W x 7 H
Front Sidewall:	none
Back Sidewall:	none

METAL LINER PANELS

Left Endwall:	None	Front Sidewall:	None
Right Endwall:	None	Back Sidewall:	None
Roof:	None		

GUTTER & DOWNSPOUT

Gutter Color:		Gutter Style:	
D.Spout Color:	--	D.Spout Style:	

Front Sidewall		Back Sidewall	
Gutter Length:		Gutter Length:	
D.Spout #:	1	D.Spout #:	

ACCESSORIES/ADD ONS

Gable Extension:	None	Wainscot:	None
Eave Extension:	None	Roof light panels:	None
Canopies:	N/A	Wall light panels:	None
Soffit:	None	Partition Wall(s):	None
Ice breakers:			

Wall Insulation			Roof Insulation		
Insulation Method:	None	R-value: N/A	Insulation Method:	None	R-value: N/A
Cavity Size:	N/A		Cavity Size:	N/A	
Over-Girt Size:	N/A		Over-Purlin Size:	N/A	

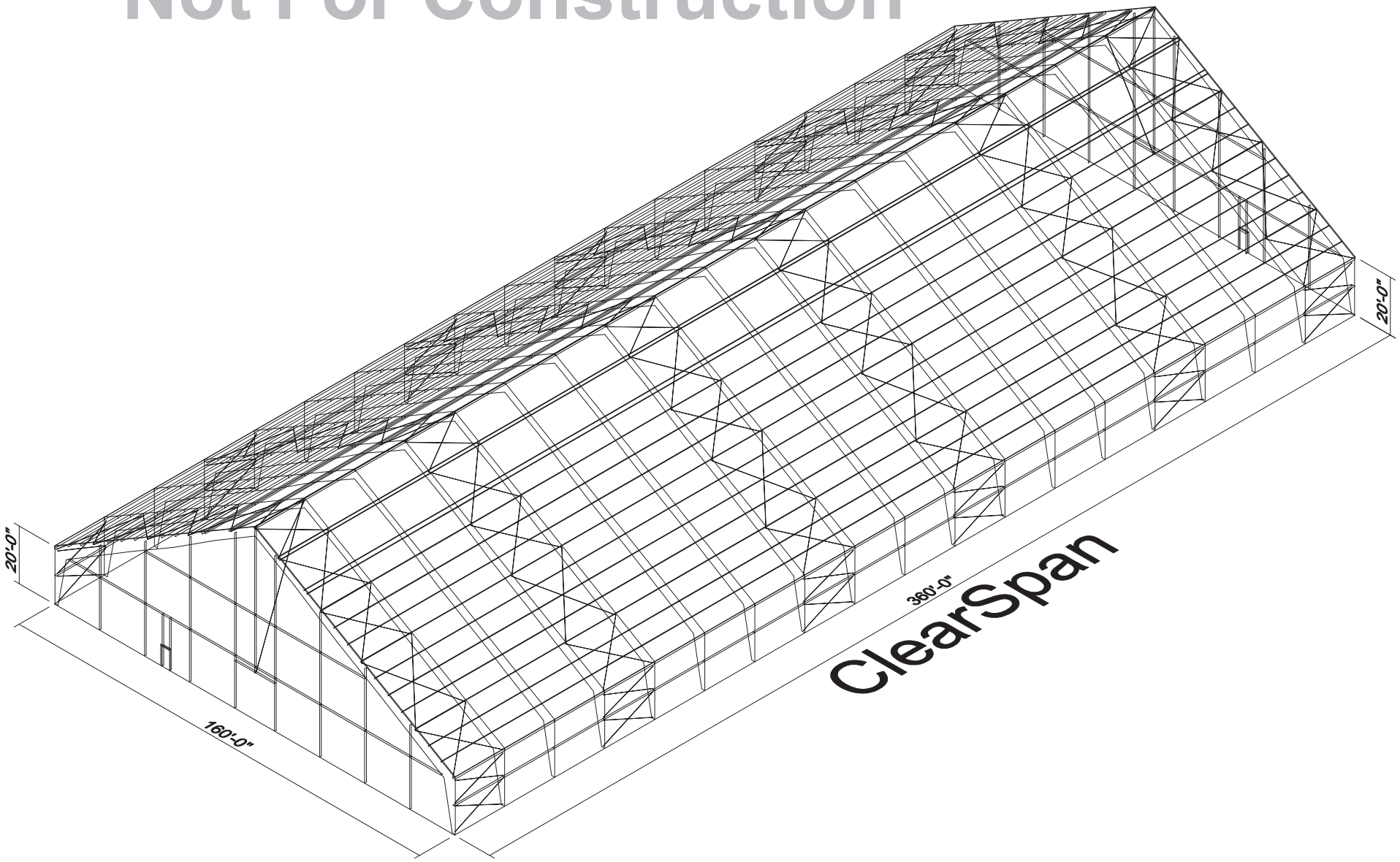
PROJECT NOTES

*It is the buyer's responsibility to confirm the above codes meet the requirements of the Authority Having Jurisdiction (AHJ). This includes but is not limited to: Ground Snow Load, Roof Snow Load, Wind Load, Risk Category, and Insulation Values.

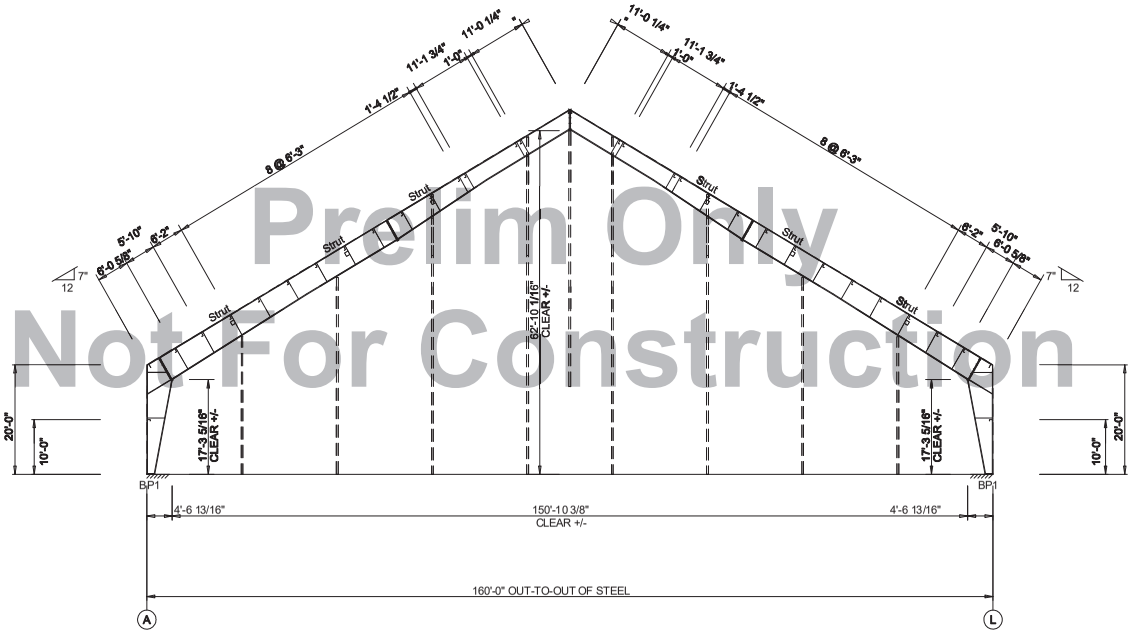
*This design has been created based off of information given to sales by the end user (Buyer). It is the buyer's responsibility to confirm the above design meets project requirements. This includes but is not limited to: Overall building dimensions, collateral loading, point loading, panel type, and any applicable accessories. If add-ons are not included in the above cover sheet or line listed on the finalized quote it will not be included in the final pricing for this project.

*Girt and purlin spacing is subject to change following final design by Drafting/Engineering.

Prelim Only
Not For Construction



Prelim Only
Not For Construction



RIGID FRAME ELEVATION: FRAME LINE 1 19

CLEARSPAN
ENGINEERING SERVICES & PRODUCT SCO.
1440 16TH AVENUE SW
OVERSVILLE, IA 52240
P:563.875.8113
VWV.WEAPCO.COM
WWW.CLEARSPAN.COM

ORDER #:

CUSTOMER #:

PROFESSIONAL SEAL

CUSTOMER INFORMATION:
Customer
Dept Address 1
Dept Address 2
CUSTOMER CONTACT:
Contact Person
STRUCTURE BIDG #:
CONTACT PHONE:
Phone
STRUCTURE SIZE:
160'-0" x 380'-0" x 20'-0"
SHEET TITLE:
RIGID FRAME ELEVATION

DRAWING DETAILS

DRAWN BY:	DFT	CREATION DATE:	11/21/25

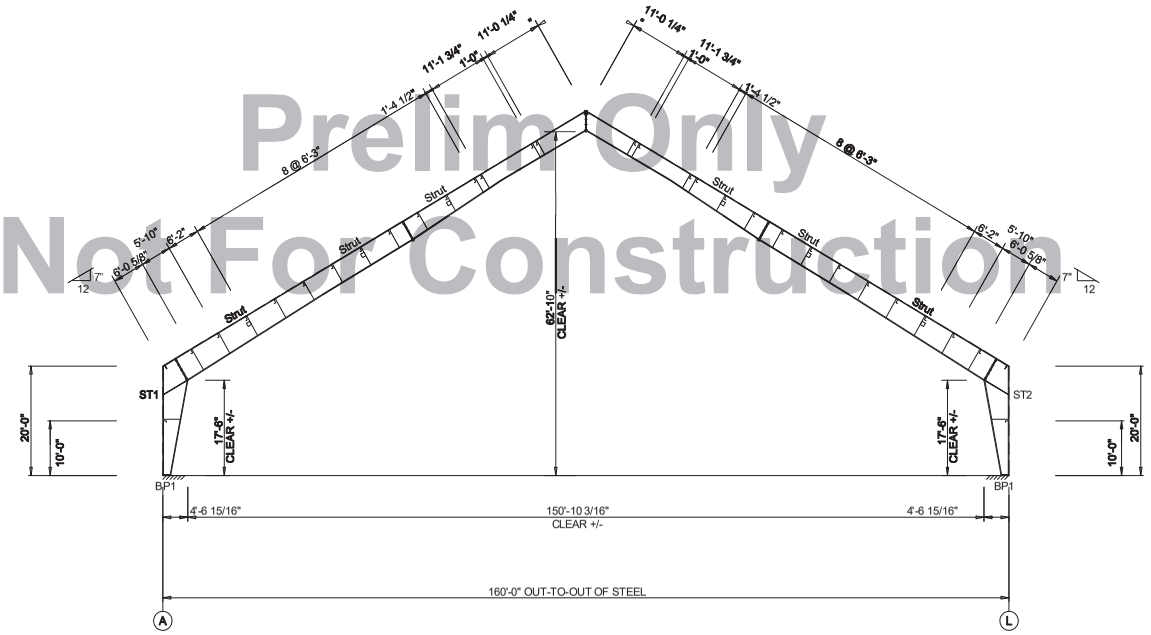
REVISIONS:

NO.	BY:	DATE:	DESCRIPTION:
1			
2			
3			
4			

NO SCALE
SHEET SIZE: 11X17

SHEET: E2

Prelim Only
Not For Construction



RIGID FRAME ELEVATION: FRAME LINE 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

CLEARSPAN
ENGINEERING SERVICES & PRODUCT SCO.
1440 16TH AVENUE SW
OVERSVILLE, IA 52240
P 563.875.8113
WWW.WEAPCO.COM
WWW.CLEARSPAN.COM

ORDER #:

CUSTOMER #:

PROFESSIONAL SEAL

CUSTOMER INFORMATION:
Customer
Dept Address 1
Dept Address 2
CUSTOMER CONTACT:
Contact Person
CONTACT PHONE:
Phone
STRUCTURE BIDG #:
STRUCTURE SIZE:
160'-0" x 380'-0" x 20'-0"
SHEET TITLE:
RIGID FRAME ELEVATION

DRAWING DETAILS

DRAWN BY:	DFT	CREATION DATE:	11/21/25

REVISIONS:

NO.	BY:	DATE:	DESCRIPTION:
1			
2			
3			
4			

NO SCALE
SHEET SIZE: 11X17

SHEET: E2

June 16, 2026

City of Green Bay - Community and Economic Development

100 N. Jefferson Street, Room 608

Request for Plan Commission Action – Conditional Use

Foth Infrastructure, LLC on behalf of GLC Minerals LLC

Mark Lyons – Project Planner

Mark.lyons@foth.com

(920) 496-6778

Project Narrative for Conditional Use Permit

Request: Increase Maximum Building Height from 35’ to 46’ and 66’8”

Applicant: GLC Minerals LLC

Property Owner: Brown County Project Address: 1445 Bylsby Avenue (Parcel: 6-32-A-1)

Project Overview

GLC Minerals, as the applicant, respectfully requests approval of a Conditional Use Permit to allow increased maximum building heights for two proposed storage structures located at 1445 Bylsby Avenue (Parcel: 6-32-A-1) on property owned by Brown County. The project includes:

- A temporary fabric storage building measuring 85' x 200' with a maximum building height of 46'.
- A permanent storage building measuring 160' x 360' with a maximum building height of 66'8".

These structures are essential to supporting GLC Minerals’ operational needs, protecting weather-sensitive materials, and ensuring long-term site functionality. The requested height adjustments are necessary to accommodate equipment clearances, storage

requirements, and modern industrial design standards. The request is a result of the need to relocate existing storage facilities from 1331 Bylsby Avenue to 1445 Bylsby Avenue. The applicant is in immediate need for weather resistance storage which is why the request involves two buildings. First, the temporary structure proposed to be located at the southeast corner of the site, is a temporary fabric structure designed to meet the immediate needs of the site while the long-term storage solutions are finalized and constructed on the subject site. The applicant anticipates beginning construction of the initial permanent storage building located at the northwest corner of the site in 2027.

Justification for Height Increase

Functional and Operational Necessity

The requested building heights are driven by operational requirements, environmental constraints, and the need to protect weather-sensitive materials:

- Relocation to Minimize Wetland Impacts: GLC Minerals is relocating necessary storage operations from 1331 Bylsby Avenue to 1445 Bylsby Avenue specifically to avoid and minimize impacts to existing wetlands. The 1445 site provides reasonable location for enclosed storage, but the buildable area is limited due to surrounding natural features and existing site conditions. As a result, vertical development is required to meet operational needs while preserving sensitive environmental areas.
- Limited Buildable Footprint: As demonstrated on the site plan provided, the available building footprint at 1445 Bylsby Avenue is constrained by:
    - An existing environmental cap that restricts disturbance
    - Existing outdoor storage areas that must remain operational
    - Wetlands, surface waters, and stormwater treatment features that limit horizontal expansion
    - Limiting impacts on the permanent build site during construction

Because the site cannot expand outward, additional building height is necessary to achieve required storage capacity within the limited developable area.

- Temporary Fabric Storage Building (46'): The 46-foot height provides adequate interior clearance for bulk material storage, safe equipment maneuvering, and proper ventilation. Many stored materials are sensitive to

moisture and temperature, requiring full enclosure and sufficient air circulation to prevent condensation and maintain product quality.

- Permanent Storage Building (66'8"): The 66'8" height is required to accommodate long-term material storage needs of the applicant and the increased height ensures efficient protection of weather-sensitive materials.

Without these height allowances, the buildings would face significant functional limitations, reduced operational efficiency, and an inability to protect materials that must remain dry and environmentally stable.

Compatibility with Surrounding Development

The proposed building heights are compatible with the surrounding industrial context. The area is characterized by industrial operations, including multiple tall storage tanks located immediately south of the project site. These tanks already establish a vertical industrial profile in the immediate vicinity, and the proposed structures will fit cohesively within this existing landscape.

Additional surrounding features include:

- Industrial and commercial facilities with substantial massing and storage uses.
- Structures that exceed existing 35’ height allowance.
- A landscape dominated by storage, processing, and industrial infrastructure

Given the presence of the adjacent storage tanks and other industrial structures, the proposed building heights will not create adverse visual, shadow, or noise impacts on surrounding properties.

Compliance with Conditional Use Criteria

(1) Public Health, Safety, and General Welfare

- The establishment, maintenance, and operation of the proposed storage buildings will not be detrimental to or endanger public health, safety, or general welfare. Both structures will comply with all applicable fire, structural, environmental, and industrial safety standards. Enclosing

weather-sensitive materials reduces dust, runoff, and exposure risks, improving overall site safety.

(2) Orderly Development of Surrounding Property

- The proposed use will not impede the normal and orderly development of surrounding properties. The project is located within an established industrial area. Vertical development preserves surrounding land for future industrial use.

(3) Compatibility, Design, and Protection of Property Values

- The conditional use, including the exterior architectural design and functional plan of both structures, will not be injurious to nearby properties nor diminish property values. The surrounding area includes tall storage tanks immediately south of the site, and the proposed buildings are compatible with this industrial character.

(4) Adequate Utilities, Access, and Facilities

- Adequate utilities, access roads, drainage, and necessary facilities are already available or will be provided. The site is served by existing industrial-grade infrastructure.

(5) Safe Ingress, Egress, and Traffic Management

- The project includes adequate ingress and egress designed to minimize traffic congestion. Existing access points will continue to serve the site safely and efficiently.

(6) Adequate Parking Facilities

- The project will continue to meet all applicable parking requirements. No additional parking demand is created by the height increases.

(7) Conformance with District Regulations and City Ordinances

- The conditional use will conform to all other applicable zoning district regulations and City ordinances. The height increase is the only deviation requested; all other standards will be fully met.

Conclusion

GLC Minerals, in partnership with Brown County as the property owner, respectfully requests approval of the Conditional Use Permit to allow increased building heights of 46

feet for the temporary fabric storage building and 66'8" for the permanent storage building at 1445 Bylsby Avenue (Parcel: 6-32-A-1). These height adjustments are essential to protecting weather-sensitive materials, minimizing wetland impacts, accommodating environmental constraints, and supporting long-term industrial operations.

Approval of this request will allow the project to move forward in a manner that benefits both the applicant and City of Green Bay.

REQUEST FOR CITY ACTION
PLAN COMMISSION

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

Location of Property: 1445 Bylsby Ave.

Parcel Number(s): 6-32-A-1

Petitioner(s): GLC Minerals LLC Date: 04/03/2026

Email: [redacted] Phone Number: [redacted]

Address: 1450 Bylsby Ave. City: Green Bay State: WI Zip: 54303

Property Owner: Brown County (leased by GLCC Properties LLC) Phone Number:

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

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

I, Matthew Riddle @ GLC Minerals LLC, respectfully request that the City of Green Bay take the following action:

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

Owner Signature: Date: 04/03/2026

Petitioner Signature(s): 06/12/2026

Checklist of required attachments:

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

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

For office use only:
Review Fee:_____ Receipt No.:_____ Zoning Petition No.:_____

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
July 21, 2026	Dena Mooney, Staff

AGENDA ITEM # O.2

To approve a request to amend the Go Big Green Bay 2050 Comprehensive Plan for 3290 Humboldt Road and a portion of 515 Woodside Road from future Low Density Residential land use to Mixed Residential land use (CPA 26-04 Public Hearing held July 13, 2026).

BACKGROUND

Reason for Request: The property owner seeks to establish a mixed residential development, which may include single-family dwellings, town homes and apartments on the property. The City's Future Land Use Map of the Comprehensive Plan designates this area as Low-Density Residential. Therefore, an amendment changing the future land use to Mixed Residential is required.

Parcel Information: The proposed development encompasses approximately 45.92 acres located at 3290 Humboldt Road and a portion of 515 Woodside Road.

Subject Parcel Zoning and Land Use: Rural Residential (RR), Low-Density Residential (R1), Proposed Varied Density Residential (R-3) | Agriculture

Report: Staff has reviewed and made their recommendation based on the following information:

- The City's Future Land Use Map designates these parcels as Low-Density Residential; the proposed amendment would change the future land use designation to Mixed Residential.
- The subject site is located in District 10 known as the Future Growth District of the Go Big Green Bay 2050 Comprehensive Plan. Within District 10, the subject site is identified as a Housing Opportunity Area. This means that as housing continues to be developed, these areas should focus on increasing density in a context-sensitive manner.
- The concept site plan provided by the applicant shows three areas of different residential types; mixed-use residential, low density residential, and multifamily residential. The applicant is requesting a Comprehensive Plan Amendment to redesignate the subject parcel to a single, unified Mixed Residential Classification. Rather than partitioning the property into three rigid land-use zones at this preliminary stage, this comprehensive classification is proposed to encompass all three intended uses across the entire site. This approach ensures maximum site design flexibility, allowing the distinct uses to be seamlessly integrated through the subsequent zoning and subdivision processes.
- When evaluating a Comprehensive Plan Amendment, the City must look beyond the specific, immediate layout proposed by the current applicant. Because land-use designations vest with the property rather than the developer, ownership may change and project concepts may evolve. Therefore, this analysis evaluates the suitability of the Mixed Residential Classification as a whole, ensuring that any combination of uses permitted within this category is appropriate for the site, compatible with the surrounding neighborhood, and sustainable by public infrastructure over the long term.

Surrounding Zoning Land Use:
North: Low-Density Residential (R1) | Single-Family Residential
South: Rural Residential (RR) | Vacant
East: Rural Residential (RR), Low-Density Residential (R1), Varied-Density Residential (R3) | Vacant, Assisted Living Facility
West: Low-Density Residential (R1) | Parkland

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan recommends Low Density Residential land uses for the project area. While this action to Mixed Residential is not consistent with this recommendation on the surface, it is consistent due to the subject parcel's location within a Housing Opportunity Area designation in District 10 (Future Growth District) of the Comprehensive Plan. This particular Housing Opportunity Area recommends Mixed-Use Neighborhoods along Humboldt Road, which is stated as being a mix of uses such as neighborhood commercial and multifamily development.

The Mixed Residential Future Land Use Designation (8 to 12 units per acre) is defined as areas consisting of a larger variety of housing types, including single-family detached homes, duplexes, threeplexes, small-scale apartments and condominiums, and other mid-density multiplexes. These areas should serve as a transition from denser multifamily areas, commercial districts, Downtown and other mixed-use areas into the surrounding neighborhoods. Mixed Residential areas should allow for greater flexibility in residential development, encouraging opportunities to accommodate a variety of housing types, including senior, workforce, affordable units, and other forms of missing middle housing. Mixed Residential areas also incorporate other commercial, retail, and office uses that complement surrounding residential uses. The mix of uses is intended to create integrated, walkable neighborhoods offering convenient amenities and services to residents.

Public Notification: Alder Grant and neighbors within 400' were notified. No comments were received as of the drafting of this report.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. CPA 26-04 Application_redacted
2. CPA 26-04 Narrative
3. CPA 26-04 Concept Map
4. Future Land Use Classifications
5. District 10 Future Growth District

REQUEST FOR CITY ACTION
PLAN COMMISSION

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

Location of Property: Humboldt Road & Woodside Road

Parcel Number(s): 21-373 & 21-365

Petitioner(s): Vierbicher - Steve Bieda Date: 03/27/26

Email: [redacted] Phone Number: [redacted]

Address: 400 Security Blvd City: Green Bay State: WI Zip: 54313

Property Owner: Basten Family Real Estate Property LLC Phone Number:

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

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

I, Steve Bieda of Vierbicher, respectfully request that the City of Green Bay take the following action:

- ☐ Rezone Property ($375.00 Review Fee)
- ☐ Conditional Use and CUP Amendment, including Single Lot Duplexes ($375.00 Review Fee)
- ☐ PUD and PUD Amendments ($425.00 Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Subdivision Plat ($150.00 + $35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat ($250.00 + $35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map ($250.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat ($150.00 Review Fee)
- ☐ Approve Final Condominium Plat ($150.00 Review Fee)
- ☐ Grant a City/Extraterritorial Subdivision/CSM Variance ($150.00 Review Fee)
- ☐ Development District Map Amendment ($200.00 Administration Fee)
- ☐ Official Map Amendment ($200.00 Administration Fee)
- ☐ Plat of Right-of-Way ($200.00 Administration Fee)
- ☐ Discontinue a Public Utility Easement ($200.00 Administration Fee)
- ☐ Street Name Change ($200.00 Administration Fee)
- ☐ Declare City Property "City Surplus" ($200.00 Administration Fee)
- ☐ Vacate a Street/Alley/Pedestrian Way ($300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Closure of Street/Alley/Pedestrian Way ($300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☑ Comprehensive Plan Amendments ($275.00 Review Fee)
- ☐ Other ($200.00 Administration Fee):

Owner Signature: Date: 4/2/26

Petitioner Signature(s): 06/11/2026

Checklist of required attachments:

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

For office use only:
Review Fee: $275 Receipt No.: 2769713-2 Zoning Petition No.: CPA 26-04

vierbicher
advisors / engineers / surveyors
400 Security Blvd | Suite 1 | Green Bay, Wisconsin 54313
Phone: 920-434-9670 | vierbicher.com

June 11th, 2026

TO: Honorable Mayor and Common Council
c/o City Clerk & Plan Commission
City of Green Bay
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026

Re: Applicant Narrative / Letter of Intent for Comprehensive Plan Amendment & Rezoning

Project Location: Humboldt Road & Woodside Road (Parcels 21-373 & 21-365)
Property Owner: Basten Family Real Estate Property LLC
Petitioner: Steve Bieda, Vierbicher (400 Security Blvd, Suite 1, Green Bay, WI 54313)

1. Introduction & Request

On behalf of the property owner, Basten Family Real Estate Property LLC, Vierbicher respectfully submits this application for a Comprehensive Plan Amendment and Rezoning Map Amendment for properties located at the intersection of Humboldt Road and Woodside Road.

The purpose of this request is to transition the current land use designations to allow for a master-designed mixed-residential subdivision. This proposed development balances multi-family, single-family, and mixed-use residential zoning to meet the growing and diverse housing needs of the City of Green Bay.

2. Project Description & Proposed Land Use Breakdown

The proposed master-planned community covers approximately 45.92 acres and establishes a logical density gradient that transitions smoothly between higher-density transportation corridors and existing neighborhoods:

- Proposed Multi-Family Residential: Consists of 20.089 acres located toward the south and east portions of the development area (adjacent to Woodside Rd

and Huron Rd). This area is designed to provide high-quality multi-family housing options.

- Proposed Low Density Residential (Single-Family): Consists of 21.702 acres situated centrally within the development. This neighborhood element focuses on detached single-family homes to establish a classic, community-centric residential core.
- Proposed Mixed-Use/Townhouse Residential: Consists of 4.129 acres situated on the western edge of the development (with frontage along Humboldt Road/CTH "N"). This area serves as a flexible buffer zone, introducing diverse housing typologies like townhomes or light mixed-use footprints.

3. Infrastructure, Access, & Stormwater Management

The subdivision plan prioritizes efficient traffic circulation, neighborhood connectivity, and proactive environmental infrastructure:

- Traffic & Connectivity: The layout integrates with the existing grid by utilizing and extending local roadways, including Lake Largo Drive, Vision Street, Humboldt Road (CTH "N"), Woodside Road, and Huron Road. This ensures seamless ingress/egress and minimizes localized traffic strain.
- Regional Stormwater Management: A dedicated, comprehensive Regional Stormwater Management Facility is integrated into the southwestern portion of the site. This facility will be engineered to expertly handle runoff, ensure proper drainage, and provide a scenic, managed landscape feature for the community.

4. Justification for Comprehensive Plan Amendment & Rezoning

Modifying the Comprehensive Plan and Zoning Map for these parcels is justified by several factors:

1. Housing Diversity: The plan introduces a healthy mix of single-family homes, townhouses, and multi-family units, directly aligning with Green Bay's goals to provide varied housing types across different income levels and demographics.
2. Smart Growth Gradient: Placing the higher-density multi-family and mixed-use segments along major corridors (Humboldt Rd and Woodside Rd) while preserving the interior for lower-density single-family usage represents sound urban planning logic.
3. Orderly Development: The site is contiguous to existing developments, utilizing logical roadway extensions and a centralized regional stormwater solution rather than piecemeal infrastructure.

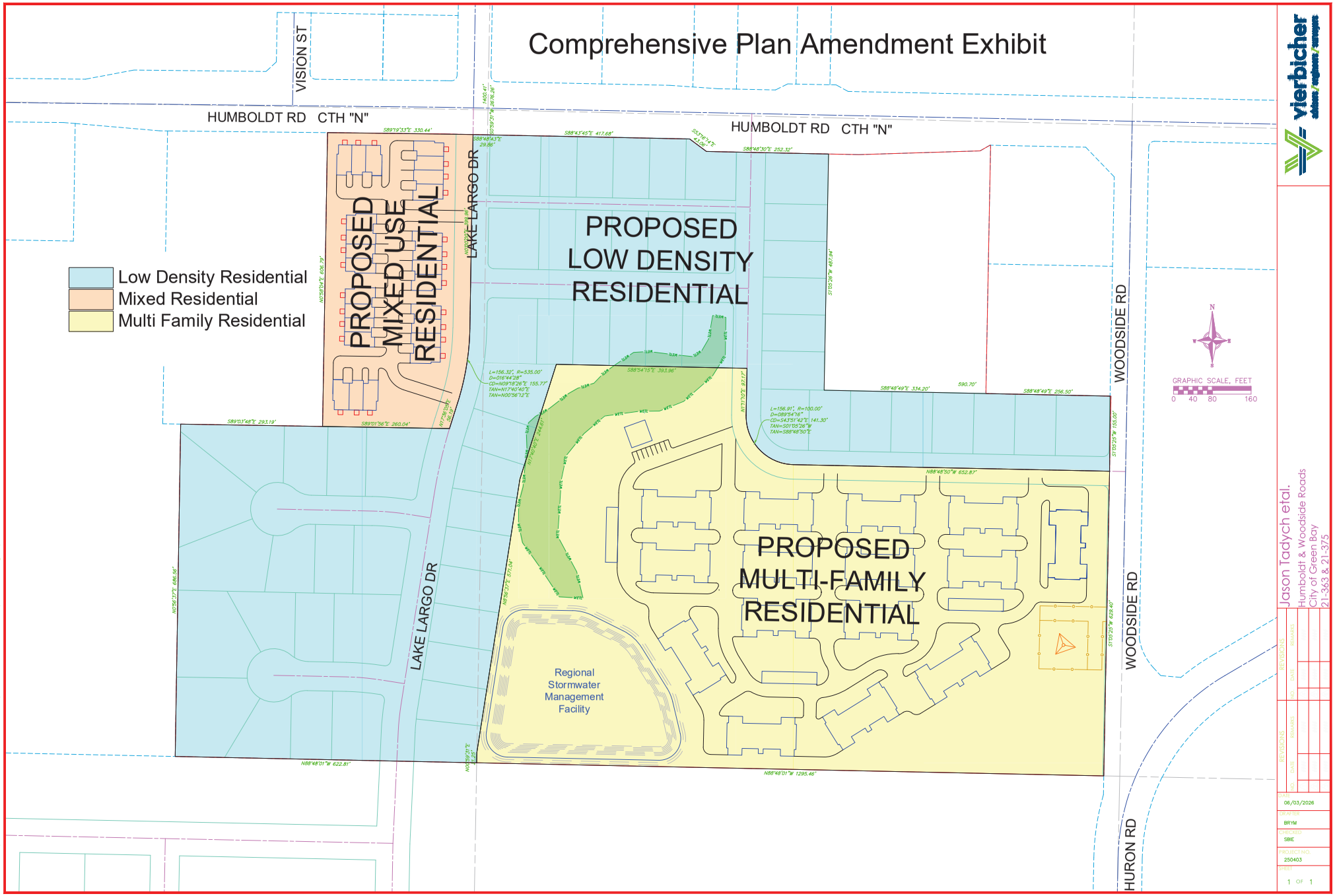
5. Conclusion

This proposed subdivision represents a significant, positive investment in the City of Green Bay, transforming underutilized parcels into a cohesive, vibrant neighborhood. We look forward to working collaboratively with the Plan Commission, City Staff, and the Common Council to bring this project to fruition.

Should you have any questions or require additional information, please contact Steve Bieda at 920-434-9670 or via email at sbie@vierbicher.com.

Sincerely,
Steve Bieda
Vierbicher
400 Security Blvd, Ste 1
Green Bay, WI 54313
(920) 434-9670

Comprehensive Plan Amendment Exhibit



vierbicher
planners / engineers / managers

Jason Tadych etal.
Humboldt & Woodside Roads
City of Green Bay
21-363 & 21-375

DATE 06/03/2026
DRAFTER BRYM
CHECKED SBIE
PROJECT NO. 250403
SHEET 1 OF 1

03

LAND USE AND DEVELOPMENT

The Land Use and Development chapter defines future land uses and promotes strategies for improving Green Bay's neighborhoods.

This chapter highlights city-wide policies and direction for how land should be used and developed, creates flexibility to serve creative development approaches, and provides guidance for meeting the needs of current and future residents and businesses.

Future Land Use

Parcels within the City are each assigned one of 13 land use designations. These land use designations cover the full range of Green Bay's land use types and should serve as the basis for development review and future zoning amendments, which may be needed to realize the full implementation of the Plan's recommendations. Housing density by acreage is included for residential land uses, and is intended to provide a general reference for scale of development.

Low Density Residential

4 to 8 units per acre

Low Density Residential areas consist of single-family buildings occupying individual lots as well as some single-family attached homes including duplexes, townhomes, and accessory dwelling units. Low Density Residential may also include small-scale multifamily when designed to meet the built form and density compatible with the surrounding neighborhood. This land use classification is intended to highlight areas that exhibit a lower-density residential scale and larger landscaping frontages. Low Density Residential areas are the most common land use type in Green Bay, extending across the entire City.

Mixed Residential

8 to 12 units per acre

Mixed Residential areas consist of a larger variety of housing types, including single-family detached homes, duplexes, threeplexes, small scale apartments and condominiums, and other mid-density multiplexes. These areas should serve as a transition from denser multifamily areas, commercial districts, Downtown, and other mixed-uses areas into the surrounding neighborhoods. Mixed Residential areas should allow for greater flexibility of residential development, encouraging opportunities to accommodate a variety of housing types including senior, workforce, affordable units, and other forms of missing middle housing. Mixed Residential areas also incorporate other commercial, retail, and office uses that complement surrounding residential uses. The mix of uses is intended to create integrated, walkable neighborhoods offering convenient amenities and services to residents.



Multifamily Residential

12+ units per acre

Multifamily Residential areas consist of residential structures containing multiple dwelling units, typically stacked vertically with a shared entrance, and located near good traffic access. This land use includes apartment buildings with four or more units and can be configured for senior living. New Multifamily Residential development should include amenities such as ground floor commercial areas, common open space, and private recreational facilities.

Neighborhood Commercial

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

Regional Commercial

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

Mixed-Use

8+ units per acre for developments that include residential uses

Mixed-use areas integrate many uses such as commercial, housing, and office on a single site in a walkable environment. Mixed-use areas include public spaces and streetscape enhancements. This designation should be incorporated along major corridors and in locations where sufficient urban services can be provided. Uses should include commercial retail and service, office, residential, and employment, with a focus on vertical mixed-use development. Surface parking lots should be limited, with on-street parking, in-building parking, and parking garages taking precedence due to higher walkability and access to transit. Streets should be designed to encourage walking and biking, with small blocks, wide sidewalks, safe crossings, bike routes and parking stations, and buildings near the property line.

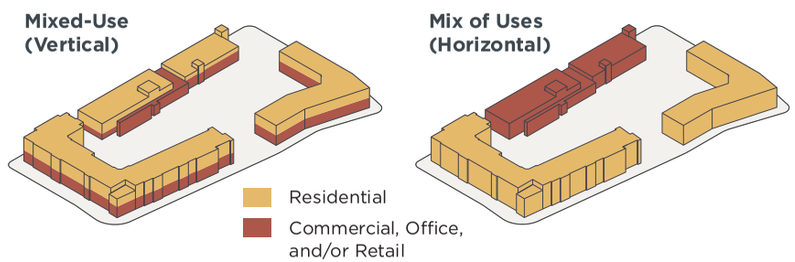
Downtown

12+ units per acre for residential developments

The Downtown land use consists of high-density office, retail, housing, entertainment, convention, and public land uses. New developments in Downtown should seek to provide a mix of uses and promote strong pedestrian-friendly environments. This land use should establish a strong urban commercial core and contribute to Green Bay's unique history and identity.

Mix of Uses vs. Mixed-Use

Mix of use refers to the distribution of different uses on a single property, where separate buildings serve distinct purposes. For example, a site may include a standalone office building, a residential building, and a retail center that coexist but do not share the same structure. Mixed-use buildings combine multiple uses within a single structure by stacking them vertically.







Office and Business Park

Office and Business Park areas consist of office buildings and campuses, office-showrooms, medical facilities, and other healthcare-related uses. Office and business park uses provide professional employment and contain locations for larger vehicle operations within a designated area. This category is intended to promote an attractive alternative to industrial and distribution areas and be more compatible with adjacent residential uses given appropriate transitional uses, screening, and/or landscaping buffers.

Light Industrial

Light Industrial areas include warehousing, wholesaling, shipping, and related activities such as limited manufacturing and a range of intensive commercial uses. Light Industrial, General Industrial and Manufacturing areas serve as centers for employment within Green Bay. Industrial parks are typically located near rail services and close to highway entrances/exits facilitating efficient logistics and mobility of their businesses. Due to the nature of industrial activities, any visual and noise disturbances that could affect nearby residential uses should be minimized via transitional uses, buffering, or screening.

General Industrial and Manufacturing

General Industrial and Manufacturing areas consist of large-scale, high-intensity industrial activities including railroad and port services, extensive outdoor storage, heavy truck traffic, and handling of raw materials. This land use accommodates uses that require land or isolated sites for trucking, rail, and port services. As redevelopment opportunities occur or specific port facilities potentially phase out, the City should proactively collaborate with developers and property owners to activate the waterfront space and provide public access to the Fox River in alignment with the vision and goals of the Comprehensive Plan. The activation of these waterfront areas could include housing, boat launches, public trails, and other amenities connecting the community to Green Bay's natural features.

Public and Semi-Public

Public and Semi-Public areas consist of government uses, municipal buildings, schools and colleges, public facilities, and other buildings for private organizations that are supported heavily by public funds and donations, such as museums, City Hall, fire stations, police stations, libraries, places of worship, and public schools. These uses provide essential utilities, services and higher quality of life for the community and are generally concentrated near Downtown and the surrounding area, with some outlying uses near the east edge of the City.

Parks

Parks consist of public open spaces, active and passive parks, recreational facilities, and other environmental features that are typically owned and operated by the City. These areas also include similar areas under County, public-private, or non-profit organization ownership. The City should continue to maintain their facilities and community institutions, ensuring ways to provide outdoor recreation for Green Bay residents. If an opportunity arises, the City should consider ways to strategically expand the park system and expand access in neighborhoods where bike and pedestrian connectivity can be improved.

Conservation Areas and Private Open Spaces

Conservation Areas and Private Open Spaces consist of state- and federally-owned or regulated environmental areas, other areas protected from development, and natural wildlife and conservation areas managed by the Oneida Nation. These also include waterways such as the Fox River, East River, and Baird Creek, which contribute to the ecological health and recreational opportunities in Green Bay. While wetlands and waterways are not explicitly highlighted on the map, potential future development must comply with local and state requirements and federal/U.S. Army Corps of Engineers may assume jurisdiction. The City should coordinate with the Oneida Nation to ensure the Comprehensive Plan's conservation goals align with the Tribe's planning efforts.

FUTURE LAND USE CLASSIFICATION BREAKDOWN	
Low Density Residential	36.3%
Mixed Residential	22.8%
Multifamily Residential	0.8%
Neighborhood Commercial	0.4%
Regional Commercial	3.3%
Mixed-Use	3.3%
Downtown	5.5%
Office and Business Park	3.0%
Light Industrial	3.6%
General Industrial and Manufacturing	9.0%
Public and Semi-Public	0.9%
Parks	7.7%
Conservation Areas and Private Open Spaces	3.6%

RENARD ISLAND

Renard Island is a manmade island, just off the coast of Green Bay, created in 1977 to store dredging material from industrial and port-related activities. The 55-acre island was capped with a 10- to 30-foot layer of soil and donated to Brown County for future recreational use and development. Access to Renard Island is from a causeway that was built, connecting the island to the shoreline.

The County adopted the *Renard Island Master Plan* to guide recreational development of the island, envisioning a mix of uses and amenities including a boardwalk, concessions, vehicle parking, observation tower, and boat slips. The plan includes other passive amenities such as scenic overlooks and a fishing pier. In 2024, the Port of Green Bay developed a pilot program to have sheep maintain the vegetation on Renard Island during the growing season, providing a cost-effective and environmentally friendly maintenance method.

District 10

Future Growth District

District Overview

The Future Growth district consists of undeveloped agricultural land that is being reserved for future development. This district generally lacks the infrastructure, community amenities, and facilities provided within the rest of the City. While several residential subdivisions have been built along the district's west half, this area remains largely undeveloped. To prevent sprawling development and not overextend the City's resources, smart growth strategies and growth management principles will need to be considered as part of the planning process.

Intentional Growth Strategy

As Green Bay continues to experience growth, it must balance preserving the character of the City's established neighborhoods and supporting new residents and development in appropriate locations. A sustainable and efficient approach to growth will need to prioritize investment in existing infrastructure and established neighborhoods in conjunction with outward expansion.

In 2003, Green Bay signed a boundary agreement with the Town of Scott. Both municipalities agreed to a 30-year moratorium on annexation by Green Bay within the Town of Scott. The agreement establishes a Joint Planning Area for coordinated land-use planning. It also included a provision for the construction of a shared district sewer line and financial responsibilities. This boundary agreement provides a framework for future land use changes and cooperation between Green Bay and the Town of Scott.

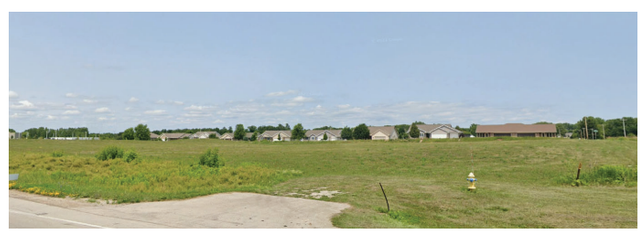
Recommendations

1. Acquire property to extend the Baird Creek trail, connecting City-owned land from Grandview to Northview Road, creating accessible trails with connections to new development sites.
2. Explore ways to better utilize Baird Creek Trail for the benefit of the community.
3. Promote development to establish new neighborhood commercial nodes at Algoma Road and Route 57.
4. Encourage neighborhood development that includes everyday services and amenities for residents north of East Mason Street and Algoma Road and along Humboldt and Route 57.
5. Create small neighborhood nodes around new residential development throughout New Growth district, providing areas that offer convenient local services and promote community interactions.
6. Address the need for community programming, dog parks, playgrounds, and additional recreational activities as the New Growth Area continues to develop housing.
7. Introduce more supportive services, such as educational facilities, to create family-friendly amenities such as schools, parks, libraries, and community centers that enhance well-being along Algoma Road and Bay Settlement Road as properties become available.
8. Protect natural spaces, like Baird Creek, as the City develops, grows, and begins to develop with the district.
9. Develop high priority bike and pedestrian connections between Grandview Industrial Park and the Bay Settlement area to connect with University of Wisconsin-Green Bay.
10. Recruit and encourage development in the area to create value justifying the extension of services.

COMMUNITY FEEDBACK

During outreach engagement, residents and community members noted that the Future Growth district needed additional support and investment but recognized its strong potential, citing its natural environment and convenient highway access as key factors that make it appealing to both residents and businesses.









Future Growth District Framework

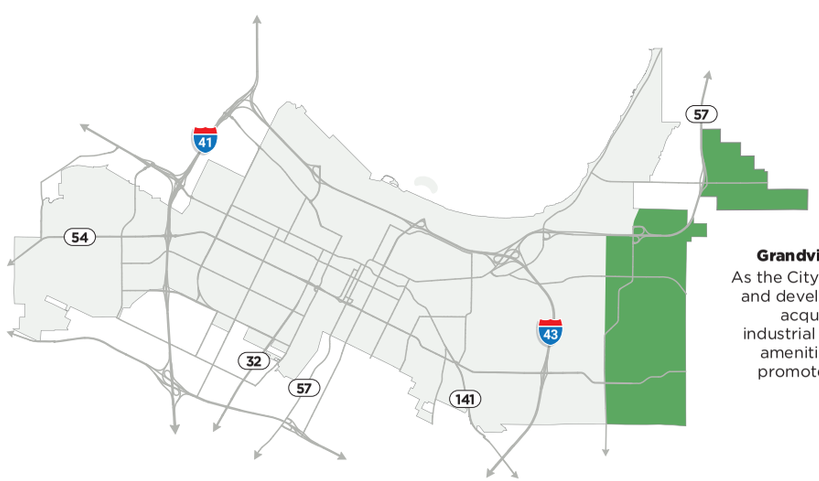
- **Reinvestment Node:** Establish a new neighborhood commercial core to serve as a key destination for small, local businesses.
- **Neighborhood Node:** Encourage development that supports everyday services and amenities for residents and builds key points of social infrastructure.
- **Active Transportation Connection:** Continue to expand on-street bike and pedestrian access.
- **Greenway and Trail Connection:** Extend multi-use trail access along Baird Creek.
- **Employment Investment:** Continue to promote sustainable industrial development that supports future job opportunities and environmental preservation.
- **Personality Area**

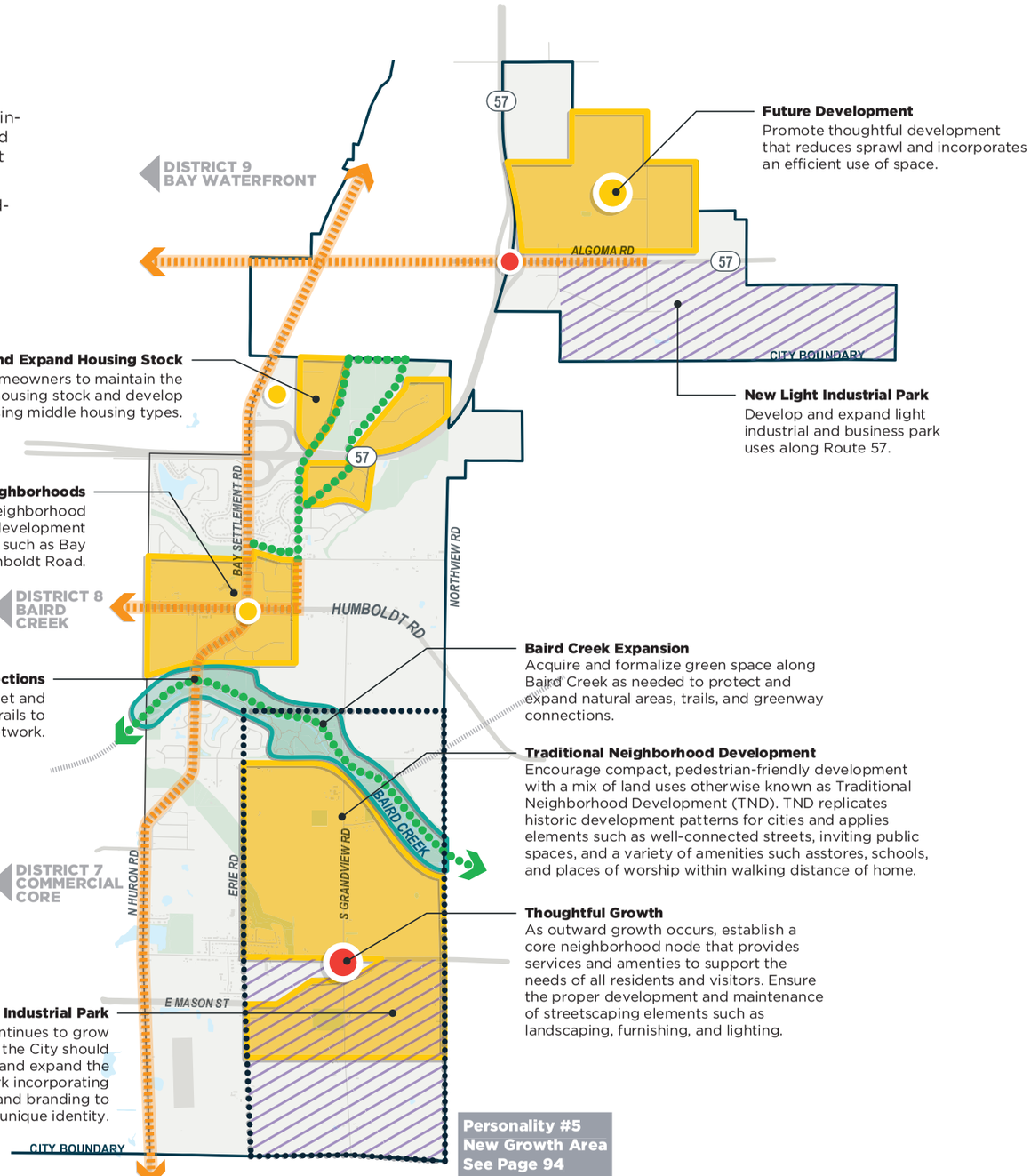
What am I looking at?

Major Node

Minor Node

- **Housing Opportunity:** As housing continues to be developed, these areas should focus on increasing density in a context sensitive manner.
- **Community Amenity:** Consider expanding recreational park and trail access along Baird Creek.





Future Development
Promote thoughtful development that reduces sprawl and incorporates an efficient use of space.

New Light Industrial Park
Develop and expand light industrial and business park uses along Route 57.

Maintain and Expand Housing Stock
Support homeowners to maintain the district's housing stock and develop missing middle housing types.

Mixed-Use Neighborhoods
Support a mix of uses such as neighborhood commercial and multifamily development around major intersections such as Bay Settlement Road and Humboldt Road.

Multi-Use Trail Connections
Where possible, connect on-street and off-street bikeways and pedestrian trails to encourage a wider reaching network.

Baird Creek Expansion
Acquire and formalize green space along Baird Creek as needed to protect and expand natural areas, trails, and greenway connections.

Traditional Neighborhood Development
Encourage compact, pedestrian-friendly development with a mix of land uses otherwise known as Traditional Neighborhood Development (TND). TND replicates historic development patterns for cities and applies elements such as well-connected streets, inviting public spaces, and a variety of amenities such asstores, schools, and places of worship within walking distance of home.

Thoughtful Growth
As outward growth occurs, establish a core neighborhood node that provides services and amenties to support the needs of all residents and visitors. Ensure the proper development and maintenance of streetscaping elements such as landscaping, furnishing, and lighting.

Grandview Industrial Park
As the City continues to grow and develop, the City should acquire and expand the industrial park incorporating amenities and branding to promote a unique identity.

Personality #5
New Growth Area
See Page 94

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
July 21, 2026	Thomas Walenski

AGENDA ITEM # P.1

To approve the contract, per RFP solicitation, to Berry, Dunn, McNeil and Parker LLC for consulting services for the City of Green Bay's Efficiency and Organizational Review #2025-36.

BACKGROUND

The City recognizes that evolving community needs, workforce changes, technology opportunities, and fiscal constraints all require an adaptive, data-driven approach to government operations. To that end, the City of Green Bay seeks to conduct a comprehensive Organizational Efficiency Review to first and foremost (1) identify cost savings or tax reductions and (2) identify opportunities for improving internal processes, optimizing staffing structures, leveraging technology and enhancing interdepartmental coordination.

RECOMMENDATION

To approve the contract for the City of Green Bays Efficiency and Organizational.

FISCAL IMPACT

Efficiencies will have a direct impact on fiscal funding and expenses. Until implemented, these improvements will not be able to be quantified. Contract will be funded through the innovation fund.

ATTACHMENTS

1. Letter of Intent 2025-36 Signed 7-8-2026
2. Efficiency and Organizational Review Cost Proposal
3. 2025-36 Bid Summary Final Scores
4. Contract Award Discussion Slides

Purchasing Department
100 North Jefferson Street • Room 410
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3047
Fax 920.448.3050

7/7/2026

RE: Notice of Intent to Award
2025-36 Efficiency and Organizational Review

Dear Sir/Madam:

The evaluation of proposals received for this RFP has been completed and the following is recommended for award:

The City of Green Bay is recommending awarding the Efficiency and Organizational Review to Berry Dunn. In the amount of $184,500 + $15,000 over estimated travel.

The recommended award will be brought for approval before the next Finance Committee meeting scheduled for July 14, 2026 at 4:30pm.

The meeting is open to the public and attendance is not required. As the room and time may change, please confirm the date, time, and location if you plan to attend.

Please see the summary of bids received for this project.

Thank you for your continued interest in doing business with the city of Green Bay. If you have any questions, or require additional information, please feel free to contact me at 920-448-3049.

Sincerely,

Thomas Walenski

Thomas J. Walenski
Procurement Manager
City of Green Bay

Attachment

CC: Joseph Faulds

BerryDunn

PROPOSAL

COST PROPOSAL FOR THE:

City of Green Bay

IN RESPONSE TO RFP 2025-36 FOR AN:

Efficiency and Organizational Review

SUBMITTED BY:

Berry, Dunn, McNeil & Parker, LLC
2211 Congress Street, Portland, ME 04102

Seth Hedstrom, Project Principal
Berry, Dunn, McNeil & Parker, LLC
shedstrom@berrydunn.com

Michelle Kennedy, Project Manager
Berry, Dunn, McNeil & Parker, LLC
mkennedy@berrydunn.com

February 19, 2026, before 2:00 p.m. CST

Cover Letter

February 19, 2026

City of Green Bay
Attn: Thomas J. Walenski, Purchasing Agent
100 North Jefferson Street, Room 410
Green Bay, WI 54301

Dear Thomas J. Walenski:

On behalf of Berry, Dunn, McNeil & Parker, LLC ("BerryDunn," "we," "our"), I am pleased to submit this cost proposal in response to the City of Green Bay's (the City's) request for proposals (RFP) Number 2025-36 for an Efficiency and Organizational Review. The City will find our full technical proposal included as a separate document. We have read the City's request and reviewed its terms, conditions, and the contents presented therein. Our proposal is a firm and irrevocable offer valid for 90 days from the submission deadline of February 19, 2026, before 2:00 p.m. CST.

As the City will learn more about in our technical proposal, BerryDunn is a nationally recognized professional services firm headquartered in Portland, Maine, with nine office locations across the country. **We specialize in meeting the needs of state and local governments, and we have 52 years of experience dedicated to helping local agencies succeed across the full spectrum of local government services and operations.** We are focused on inspiring organizations to transform and innovate and have lived our core values and preserved our reputation for excellence throughout our history.

Our firm's culture is centered on a deep understanding of our clients' commitment to serving the public. We collaborate closely with clients to identify and develop solutions that align with your environment, resources, and priorities, tailoring each of our projects to strengthen the essential services local governments provide. **We care about what we do, and we care deeply about the impact of our work and the people it serves—including those at the City and its stakeholders.**

We are confident that if we are chosen to partner on this important initiative, the City will realize the cost savings, internal process improvements, optimized staffing structures, enhanced application of technology, and enhanced interdepartmental coordination it desires. We appreciate the opportunity to propose, and the time and consideration taken by the City to review our submission.

As a principal and leader in our Local Government Practice Group, I can attest to the accuracy of our materials, and I am legally authorized to bind, negotiate, make presentations on behalf of, and commit our firm and our resources. If you have any questions regarding our proposal or updates on the evaluation process, please consider me your primary point of contact and feel free to contact me directly.

Sincerely,



Seth Hedstrom, PMP®, LSSGB, Principal
Berry, Dunn, McNeil & Parker, LLC
t: 207.541.2212 | e: shedstrom@berrydunn.com

BerryDunn is the brand name under which Berry, Dunn, McNeil & Parker, LLC and BDMP Assurance, LLP, independently owned entities, provide services. Berry, Dunn, McNeil & Parker, LLC provides tax, advisory, and consulting services. BDMP Assurance, LLP, a licensed CPA firm, provides attest services.

Fees and Expenses

Our proposed fixed-fee services cost to complete the City's desired project is broken down by phase in Table 1. Our costs are based on our experience conducting projects of similar size and scope, and the assumption that satisfying a deliverable is based on the City's signed acceptance. That said, the City will not incur any additional costs associated with the process of reaching deliverable acceptance.

We will utilize our hybrid methodologies through collaborative planning with the City to limit travel expense to the City as appropriate.

Table 1: Cost by Project Phase

Phase	Effort in Hours	Fixed-Fee Services Cost
Phase 1: Project Planning and Management	92	$24,500
Phase 2: Organizational Review and Staffing Analysis	312	$87,200
Phase 3: Operational and Process Review	120	$34,300
Phase 4: Future State Recommendations	140	$38,500
Total Fixed-Fee Services Cost	**664**	**$184,500**
*Travel expense estimated allocation**		*$15,000*
OPTIONAL Task 4.5: Detailed Implementation Action Planning	102	$28,200

**This travel expense allocation represents our best estimate to provide a hybrid approach to service delivery for our non-optional phases. We would be happy to further discuss and refine this estimate with the City. While our services are proposed as a fixed fee, we propose to only invoice the City for actual travel expenses incurred.*

Form E: Cost Proposal

RFP #: 2025-36

This form must be returned with your response.

Prepare the fee proposal as all inclusive, not-to-exceed, fixed fees:

- All Inclusive – Covers all direct and indirect necessary expenses including but not limited to; travel, telephone, copying and other out-of-pocket expenses.

Any pricing increases or additions must be agreed upon in writing by both parties.

Item No.	DESCRIPTION OF ITEMS		Extended Cost (USD)
1	Please use proposal for this detail		
	Reference Cost Document here and list proposed total cost on this page		
	Fixed fee services for Phases 1-4	Cost Proposal File	$184,500
	Travel expense estimated allocation	Cost Proposal File	$15,000
	Optional Task 4..5 services	Cost Proposal File	$28,200
TOTAL COST			

Questions:

1. What is the lead time after notice to proceed? Upon notice of award .

Proposal Should Include:

a. Describe the approach and methodology the Consultant will employ in carrying out the work described in Section III.

b. Include any services the Consultant may require from the City of Green Bay to perform the work described in the proposal.

Berry, Dunn, McNeil & Parker, LLC

COMPANY NAME

“BerryDunn” is the brand name under which Berry, Dunn, McNeil & Parker, LLC and BDMP Assurance, LLP, independently owned entities, provide professional services in an alternative practice structure in accordance with the AICPA Code of Professional Conduct. BDMP Assurance, LLP is a licensed CPA firm that provides attest services, and Berry, Dunn, McNeil & Parker, LLC, and its subsidiary entities provide tax, advisory, and consulting services.

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We will be utilizing generative AI programs where appropriate and permissible under client contracts and relevant laws. These AI tools are designed to support our team in various aspects of our work, including data analysis and project management. The integration of AI enables us to provide more accurate insights and streamline our processes, ultimately benefiting our clients through enhanced service delivery.

This proposal is the work of Berry, Dunn, McNeil & Parker, LLC and is in all respects subject to negotiation, agreement, and signing of specific contracts.

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CITY OF GREEN BAY BID SUMMARY	
RFP #2025-36	Efficiencey and Organizational Review
ISSUED: 1/7/2026 DUE: 2/19/2026	
CC: 3291158	
Scoring Criteria & Points	

		Highest Score (Avg.)				---->				---->				---->				---->				---->			
Evaluation Team Total Possible Points		Berry Dunn				Matrix				MGT				Baker Tilly				Public Consulting Group				Evergreen Solution			
	Categories	Option #1				Option #2				Option #3				Option #4				Option #5				Option #6			
		EV1	EV2	EV3	EV4	EV1	EV2	EV3	EV4	EV1	EV2	EV3	EV4	EV1	EV2	EV3	EV4	EV1	EV2	EV3	EV4	EV1	EV2	EV3	EV4
25	**Organizational Capabilities**	18	23	23	24	25	23	23	22	25	23	23	19	25	23	23	15	25	23	23	24	20	21	23	21
25	**Staff Qualifications**	25	23	24	24	25	23	23	22	25	23	23	20	25	23	23	15	25	23	23	23	25	21	23	20
15	**Proposal Requirements**	15	14	14	15	15	13	14	12	15	15	15	11	12	13	13	12	15	13	15	14	10	10	14	11
25	**Price**	25	21	21	22	20	23	25	21	20	23	25	23	20	23	25	25	20	10	20	5	15	15	24	15
10	**References**	8	10	10	10	8	10	10	7	8	8	10	6	10	7	8	6	10	7	10	9	8	5	10	8
100	Vendor Score(s) (Total Possible Points = 100)	91	91	92	95	93	92	95	84	93	92	96	79	92	89	92	73	95	76	91	75	78	72	94	75
		92.25				**91.00**				**90.00**				**86.50**				**84.25**				**79.75**			

		Highest Score (Cont.)				---->				---->				---->				Lowest Score (Avg.)			
Evaluation Team Total Possible Points		CGR (Center for Governmental Research)				KLSA				Pulbic Works LLC				Baton Global				The Strategy Huddle			
	Categories	Option #7				Option #8				Option #9				Option #10				Option #11			
		EV1	EV2	EV3	EV4	EV1	EV2	EV3	EV4	EV1	EV2	EV3	EV4	EV1	EV2	EV3	EV4	EV1	EV2	EV3	EV4
25	**Organizational Capabilities**	15	10	23	23	20	21	22	20	25	24	23	22	10	10	22	19	10	5	23	18
25	**Staff Qualifications**	25	15	23	22	25	15	22	21	25	23	24	21	25	10	22	18	25	10	24	19
15	**Proposal Requirements**	9	10	14	12	12	10	13	14	15	14	15	13	10	10	15	13	15	5	13	13
25	**Price**	20	15	24	17	20	10	20	10	5	0	15	9	20	10	21	12	20	10	20	9
10	**References**	10	5	10	8	10	5	10	6	8	3	10	8	8	5	10	5	8	0	9	6
100	Vendor Score(s) (Total Possible Points = 100)	79	55	94	82	87	61	87	71	78	64	87	73	73	45	90	67	78	30	89	65
		77.50				**76.50**				**75.50**				**68.75**				**65.50**			

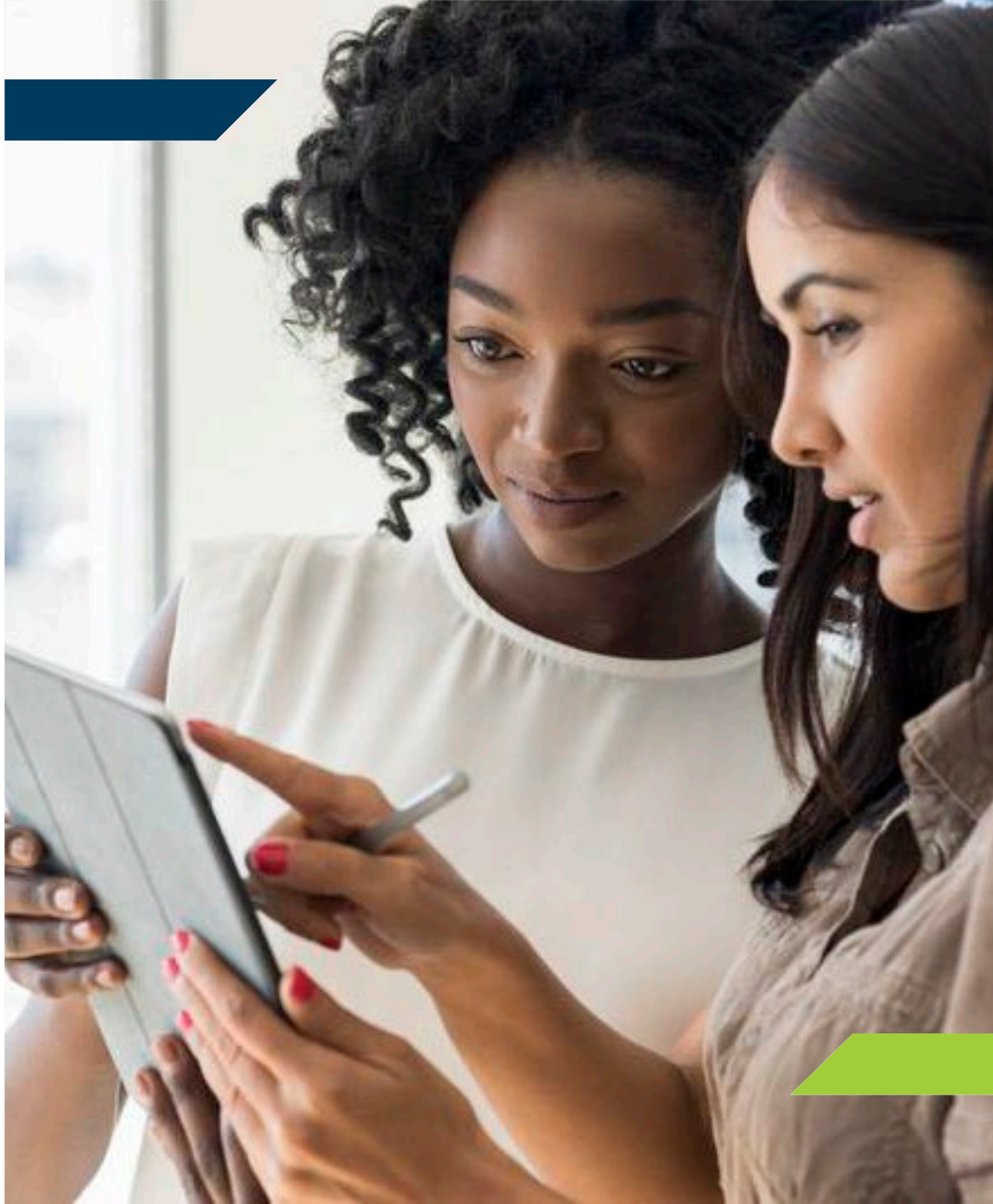
Recommendation: Award (Option #1) as the highest scoring vendor that provided the best overall solution and value to the City of Green Bay.

City of Green Bay

Efficiency and Organizational Review

May 27, 2026

BerryDunn



Keys to Successful Outcomes



Local government leaders and subject matter experts bring firsthand experience, practical insight, and deep expertise to deliver realistic, defensible recommendations through an engaging and accessible process.



We apply a proven, structured methodology that is thoughtfully tailored to each engagement, adapting tools and approach to align with your priorities and deliver practical, actionable results.



We develop recommendations grounded in real-world experience and that reflect operational realities, stakeholder needs, and resource constraints; the result is achievable solutions, aligned with your environment.



We will identify innovative opportunities to advance performance within a real-world framework, calibrating solutions to your context and resources to deliver accessible improvements that build from where you are today.

Components of High-Functioning Local Government Agencies

VISION AND STRATEGY

Enterprise-wide vision, goals, and priorities:

- Comprehensive Plan
- Strategic Plan

Financial Strength
Are there adequate resources?

Service
Are there documented and consistent processes that are understood?



Customer Satisfaction
Are residents and internal stakeholders happy with the services?

Optimized Workforce
Are your human strategy, structures, and systems supporting operational needs?

ORGANIZATIONAL IMPROVEMENTS

Steps an organization can take to improve one or more of the four key indicators or organizational health:

- Department work plans
- Succession planning
- Technology implementations
- Business process design
- Workforce assessments
- Fee and rate methodology studies

Project Approach

Phase 1
Project Planning and Management

Tools and Techniques

- ✓ Background research and orientation
- ✓ Early engagement of key stakeholders
- ✓ Ongoing and frequent status meetings and updates

Outcomes

We deliver a Project Work Plan and Schedule that is tailored to the City's specific needs.

Phase 2
Organizational Review and Staffing Analysis

Tools and Techniques

- ✓ Conduct interviews and employee discovery sessions
- ✓ Develop information request
- ✓ Facilitate benchmarking
- ✓ Review documents, data, and stakeholder input
- ✓ Analyze organization and services

Outcomes

We deliver a data-driven Current State Assessment that reflects stakeholder input and benchmarking insights.

Phase 3
Operational and Process Review

Tools and Techniques

- ✓ Facilitate business process reviews and functional analysis sessions
- ✓ Evaluate workflows, tools, performance metrics, and service delivery practices
- ✓ Identify opportunities for improvement
- ✓ Review findings

Outcomes

We develop a targeted analysis of key operations and processes and identify improvement opportunities.

Phase 4
Future State Recommendations

Tools and Techniques

- ✓ Develop future state recommendations
- ✓ Develop implementation roadmap
- ✓ Review and refine recommendations with leadership

Outcomes

We deliver recommendations and an implementation roadmap that position the City for success.

BerryDunn



Questions and Discussion

berrydunn.com

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
July 21, 2026	

AGENDA ITEM # P.2

To approve the general fund overtime report for 2026 through June compared to budget.

BACKGROUND

See the attachment of the general fund overtime actual for 2026 through June.

2026 through June General Fund summary with 13 of 26 payrolls complete, or 50% of the budget.

Admin Services
The clerks department was down staff members at the beginning of the year.
Elections on budget after the first election.

Information Technology & Services
-On budget

Community & ED
-On budget

Police – report to follow

Fire – report to follow

Public Works
We are projecting to be at or above our overtime budget by the end of the year due to several significant storm events within the first 6 months of the year (Winter Storm Elsa, 2 flooding events). We will continue to minimize overtime to the extent practical. Some activities require overtime, such as after-hours emergency calls, Special Events, Holiday week Solid Waste and Recycling collections, and Snow/Storm events.

Parks
Parks $8,107 overtime driven by snow removal, Triangle Hill weekend mechanic, park maintenance worker vacancies and a special event on June 13th.
Admin $3,437 overtime for cleaner coverage at WLS after hours and weekends.

RECOMMENDATION

Receive and Place on file.

FISCAL IMPACT

ATTACHMENTS

1. Q2 2026 OVERTIME SUMMARY
2. m071026-Davis(OT Report)
3. Final OT Justification (2)

Row Labels	Revised Budget	Actual thru June 2026	Available Budget
10 - CLERKS	$1,300	$1,218	$82
10 - ELECTIONS	$7,000	$3,859	$3,141
10 - FINANCE	$400	$0	$400
12 - INFORMATION TECH AND SERVICES	$4,000	$480	$3,520
25 - C&ED & INSPECTIONS	$4,000	$603	$3,397
30 - POLICE	$1,450,411	$793,712	$656,699
40 - FIRE	$1,360,152	$979,097	$381,055
50 - DEPT OF PUBLIC WORKS	$312,787	$201,601	$111,186
60 - PARKS, REC AND FORESTRY	$38,875	$11,279	$27,596
Grand Total	**$3,178,925**	**$1,991,851**	**$1,187,074**

% Used
93.70%
55.13%
0.00%
12.01%
15.09%
54.72%
71.98%
64.45%
29.01%
62.66%

Green Bay Police Department
307 South Adams Street
Green Bay, Wisconsin 54301-4582
www.gbpolice.org

Phone 920.448.3200
Fax 920.448.3248

July 10, 2026

To: Common Council Finance Committee

From: Chris Davis
Chief of Police

Subject: 2026 Q2 Overtime Report

As of June 30, 2026, the Green Bay Police Department has incurred a total General Fund overtime expense of $793,712.39. This includes $219,411 in overtime reimbursable by grants, special events, and other revenue sources. Total overtime expenditure to date represents approximately 54.7% of our total 2026 General Fund overtime budget.

The top ten drivers of overtime expenditure to date are:

- Patrol Backfill – Vacation/Comp/Personal Leave ($114,883.78): When an officer's use of paid leave pushes a shift below its minimum staffing level, overtime is required to meet the requirement. Officers must be given the opportunity to use accrued leave throughout the year, and each shift has a maximum number of officers who can be allowed off on such leave on any given day to avoid excessive overtime expense.
- Patrol Backfill – SWAT ($63,544.13): Special Weapons and Tactics (SWAT) team officers are required to attend regular bi-weekly and annual training, as well as ad hoc training related to the team's various roles. These training requirements have increased in 2024 due to changes in National Tactical Officers Association (NTOA) standards. In addition, SWAT officers are often needed to conduct planning for upcoming missions. SWAT is a detached assignment, and most SWAT officers serve in patrol, which has union contract-mandated minimum staffing levels. Therefore, when a SWAT member's absence pushes a patrol shift below its minimum, overtime is required to meet the requirement.
- Late Call ($62,368.20): Officers sometimes receive calls for service that require them to stay past the end of their regularly scheduled work hours. These include emergency situations, arrests that need to be processed, or cases in which reports are required to be completed before the officer leaves work for the day.
- Patrol Backfill – Sick Leave ($49,836.45): When an officer's use of sick leave pushes a shift below its minimum staffing level, overtime is required to meet the requirement.
- SWAT Call-In ($43,279.05): Certain types of incident require a SWAT response. The most common SWAT call-ins are for search warrant services and barricaded persons who are suspected to be armed. SWAT officers called to respond to such events while off duty are paid overtime.
- Circuit Court – Jury Trial ($27,891.61): Officers required to attend court pursuant to a subpoena during their off hours are paid overtime.
- Patrol Backfill – Overhire ($26,713.95): When call loads reach a level that exceeds available resources, such as during a major incident, patrol supervisors have the option of calling in additional

staff on overtime. This typically means calling in the oncoming shift early. We have restricted this practice this year.

- Patrol Backfill – Discretionary Training ($25,997.07): Patrol officers occasionally have the opportunity to attend non-mandatory training to develop skills that will benefit them and the community. In cases where an officer's attendance at such training causes patrol shift staffing to fall below contract-mandated minimum staffing levels, overtime is used to backfill the vacancy.
- Inversed ($21,281.23): This category covers mandatory overtime backfill to cover shifts where the actual staffing drops below the contract mandated minimum staffing level, regardless of reason, when there are no employees willing to work the overtime assignment on voluntary basis. In such situations, officers are ordered to work overtime by inverse seniority per the union contract.
- Circuit Court – Preliminary Hearing ($19,358.42): Officers are required to attend court for preliminary hearings in cases where an arrest is made. We have implemented a program to have a detective attend such hearings during their regular hours, but there are still cases where the arresting officer is required for the hearing.

At this point, overtime expenses are on pace to be within or slightly over our overtime budget. Ongoing overtime control efforts include bi-weekly reviews of spending by senior department leadership, restricting the use of overhire in Patrol, and strictly limiting the use of overtime for any discretionary purpose.

Our overtime burn rate tends to be higher in the summer, so we anticipate a slower rate of expenditure later in the year. As has been the case for some time, shortages in the number of fully deployable officers drive a significant amount of overtime expenditure. While increased recruiting helps, the lag between when an officer is hired and when they become fully deployable means a delay in seeing a reduction in overtime from increased staffing.

Green Bay Metro Fire Department
100 North Jefferson Street • Room 403
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov/fire

Phone 920.448.3280

GBMFD Response to 2026 Overtime

Budget Status Summary and Corrective Action Plan

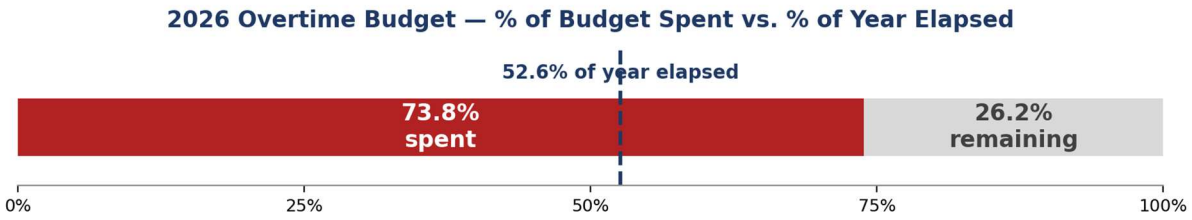
TO: Mayor and Common Council, City of Green Bay
FROM: Ray Fuiten, Fire Chief — Green Bay Metro Fire Department
DATE: July 12, 2026
RE: FY2026 overtime budget status and department action plan

PURPOSE

The Green Bay Metro Fire Department is closely monitoring its FY2026 budget, and overtime in particular. Based on year-to-date spending, GBMFD is projected to exceed its 2026 overtime budget. This memo summarizes current overtime spend against budget, identifies the largest contributing factors — chief among them the March 2026 blizzard and the Green Bay Converting fire — and outlines eight department action items already underway to reduce and monitor overtime spending for the remainder of the year.

2026 OVERTIME BUDGET STATUS

As of July 11, 2026 — with 52.6% of the calendar year elapsed — GBMFD has incurred an estimated $1,004,284 in overtime against a 2026 budget of $1,360,152, or 73.8% of the full-year budget already spent.



Figures are estimates only. Actual incident and FLSA-posting costs are drawn from payroll worksheets; general floor and order-in overtime are estimated using a blended average overtime rate applied uniformly across personnel, since the underlying payroll export does not include individual pay rates. See the department's companion Overtime Justification Memorandum (Parts 1–5) for the full supporting detail and methodology behind each figure.

Category	Amount	% of Budget
2026 Overtime Budget	$1,360,152.00	100.0%
Overtime Spent, Year-to-Date (est.)	$1,004,284.01	73.8%
Remaining Budget	$355,867.99	26.2%

PROJECTED YEAR-END TREND

At the current pace — 73.8% of budget consumed with 52.6% of the year elapsed — a simple run-rate projection puts full-year overtime spend near $1.9 million, roughly 40% over the $1,360,152 budget. This projection is illustrative, not a forecast: it assumes the year's spending pattern stays flat, which is

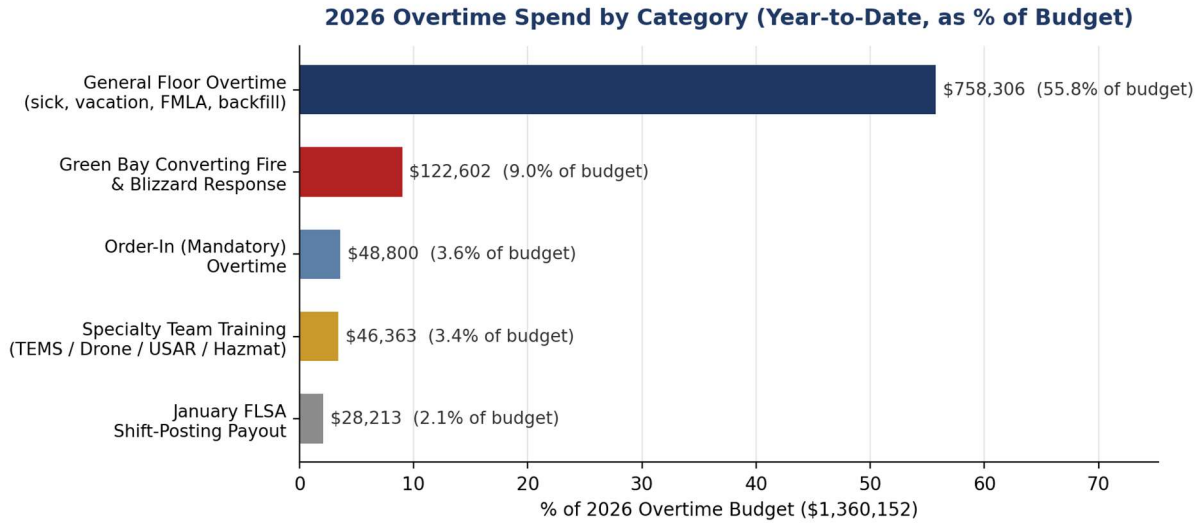
unlikely since the March blizzard and Green Bay Converting fire were a one-time event unlikely to recur, and several of the action items below are specifically intended to bend this curve downward. It is presented to size the concern, not to predict the outcome.

PRIMARY CONTRIBUTING FACTOR: BLIZZARD & GREEN BAY CONVERTING FIRE

March 2026 — A fifth-alarm structure fire at Green Bay Converting, fought during a concurrent blizzard that dropped over 26 inches of snow, required emergency callback of nearly the full off-duty roster plus interdivisional mutual aid from Winnebago County, Outagamie County, and Shawano County, and drove a single-event overtime cost of **$122,602.49** — 9.0% of the full-year budget and 12.2% of overtime spent to date, incurred in less than two weeks. Full incident detail is provided in Part 1 of the department's Overtime Justification Memorandum.

The remaining year-to-date overtime is driven predominantly by day-to-day minimum-staffing coverage (general floor and order-in overtime), which together account for $807,105.87 — 59.3% of the full-year budget and 80.4% of overtime spent to date. Unlike the blizzard and fire, this is a recurring, structural cost tied directly to daily staffing levels, sick leave, vacation, FMLA leave, and specialty-team backfill — which is precisely where the action items below are targeted.

2026 OVERTIME SPEND BY CATEGORY

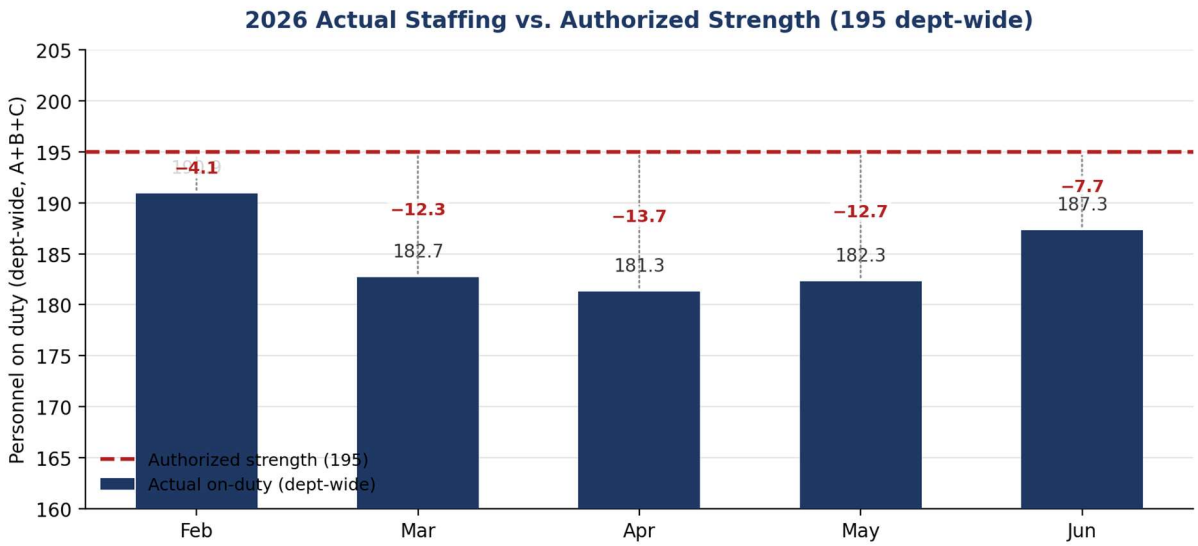


Category	Amount	% of Budget	% of Spent
General floor overtime (est.)	$758,305.57	55.8%	75.5%
Green Bay Converting fire & blizzard	$122,602.49	9.0%	12.2%
Order-in overtime (est.)	$48,800.30	3.6%	4.9%
Specialty team training	$46,363.07	3.4%	4.6%
January FLSA shift-posting payout	$28,212.58	2.1%	2.8%
TOTAL SPENT, YEAR-TO-DATE	**$1,004,284.01**	**73.8%**	**100.0%**

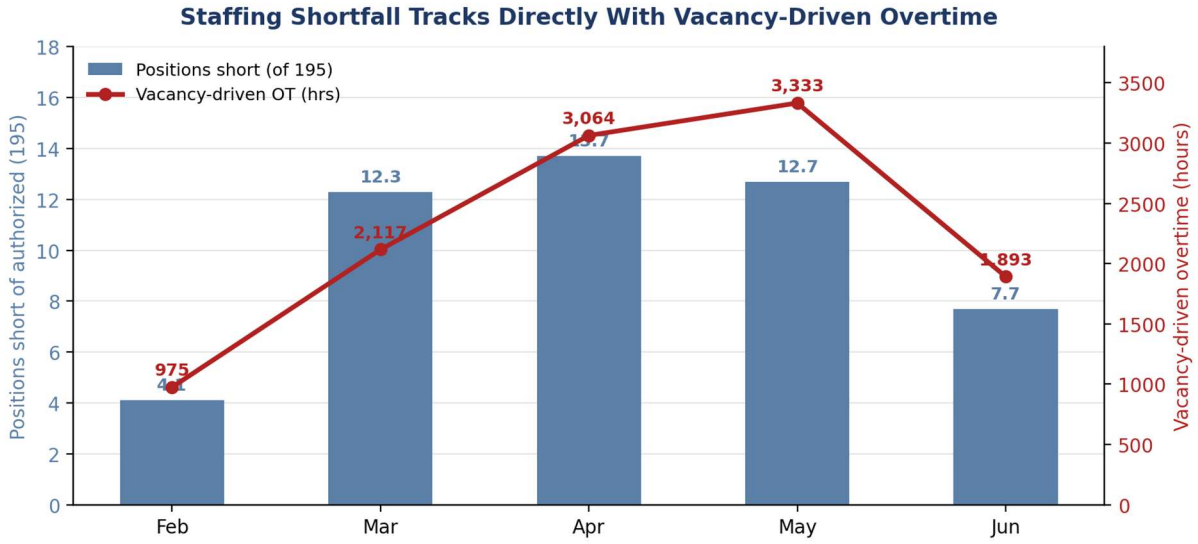
Full supporting detail for each category — hours, personnel counts, and cost methodology — is documented in the corresponding part of the department's Overtime Justification Memorandum.

STAFFING LEVELS BEHIND THE OVERTIME

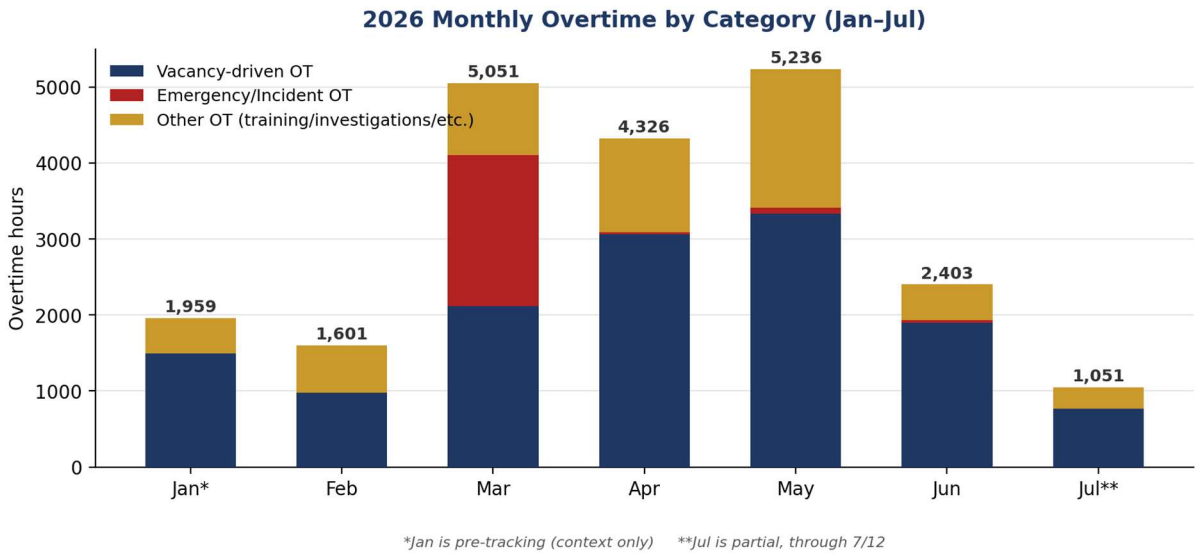
The overtime documented above does not happen in isolation — it tracks closely with how far actual staffing has run below authorized strength. Since live roster tracking began in late February 2026, the department has been 4 to 14 positions short of its 195-person authorized strength (65 per shift across A/B/C) in every month recorded. Vacancies stem from injury, illness, FMLA, military leave, light duty, and training/paramedic-school assignments — not discretionary staffing choices.



Figures reflect 12 live-tracking roster snapshots taken whenever staffing changed (retirements, returns from leave, light duty, new hires), day-weighted to a monthly average. Authorized strength is 65 per shift (195 department-wide).



The correlation is direct: April and May, the two months with the deepest staffing shortfall (12.7–13.7 positions short), also produced the two highest months of vacancy-driven overtime (3,063.8 and 3,332.8 hours). As staffing recovered in June, vacancy-driven overtime fell by nearly half.



Figures reflect 2,756 overtime records January 1 through July 12, 2026. Vacancy-driven OT is shift-coverage overtime (callback, regular, and order-in) filling open seats; Emergency/Incident OT is the March blizzard and Green Bay Converting fire response; Other OT covers training, USAR/TEMS/Hazmat, investigations, special events, and paramedic-school backfill. This is a monthly rollup from a separate department tracking export and groups categories more broadly than the incident-level breakdown in the attached Overtime Justification Memorandum (Parts 1–5); the two are complementary views of the same underlying overtime, not duplicate figures.

PROACTIVE OVERTIME AVOIDANCE: CROSS-SHIFT COVERAGE

Not every staffing gap has been filled with paid overtime. Since February 26, 2026, the department has cross-assigned two personnel (Kott and Corbley, both A-Shift to C-Shift) to cover chronic vacancies on C-Shift directly, rather than paying callback overtime to fill those seats.

Estimated savings — over the 84 days this coverage was in effect (February 26 through May 21), the two reassignments avoided an estimated **1,344 hours ($69,726.72)** in overtime that would otherwise have been required to fill those seats through callback — equivalent to roughly 16% of all vacancy-driven overtime paid over the same period. This estimate assumes each covered seat, on a 24-hour, 3-platoon (A/B/C) cycle, avoids one 24-hour callback shift every third duty day.

This is a direct, working example of Action Item 2 (Shift Balance) below: using the Live Roster Tracking Form to continually reassess shift staffing and shift personnel to reduce overtime wherever the roster allows it.

2026 ACTION ITEMS TO REDUCE AND MONITOR OVERTIME

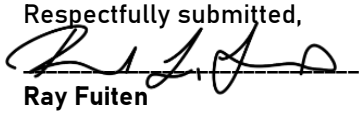
The following eight action items are underway across the department for 2026 to reduce discretionary overtime drivers and improve real-time budget visibility.

#	Focus Area	2026 Action Item
1	**Sick Leave Use**	Reinstituted and focused application of the Sick Leave Verification Policy.
2	**Shift Balance**	Continually assessing each shift's staffing and adjusting levels to decrease overtime where possible, using the Live Roster Tracking Form.
3	**Specialty Team Overtime Tracking Accountability**	Battalion Chiefs given a defined budget and tracking spreadsheet for each specialty team.
4	**Prioritization of Overtime Importance**	Trainings and other overtime-creating situations evaluated individually to ensure the best approach to each situation.
5	**Military Leave**	Monitoring return dates and discussing over-hire.

#	Focus Area	2026 Action Item
6	**FMLA / Injuries**	Workplace movement training; assessing commonalities and trends with GB Safety (Nick Wirgau).
7	**FMLA – Family Bonding**	Addressing a workforce age trending toward younger family formation.
8	**Budget Trends**	Weekly budget reviews.

The department will continue to track these action items against weekly budget reviews and will report progress and any material change in the year-end overtime projection as the year progresses.

Respectfully submitted,



Ray Fuiten
Fire Chief, Green Bay Metro Fire Department

ATTACHMENT
Overtime Justification Memorandum (Parts 1–5)

Supporting detail for the overtime figures summarized in the preceding response memo.

Green Bay Metro Fire Department
100 North Jefferson Street • Room 403
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov/fire

Phone 920.448.3280

OVERTIME JUSTIFICATION MEMORANDUM

Incident, Training, and Minimum-Staffing Overtime — 2026 Year-to-Date

TO: Finance Director, City of Green Bay

FROM: Ray Fuiten, Fire Chief — Green Bay Metro Fire Department

DATE: July 11, 2026

RE: Justification of overtime expenditures — (1) Green Bay Converting fire, Incident #2603840 (CAD #26GN03796); (2) January 2026 FLSA shift-posting payout; (3) 2026 specialty team training overtime; (4) 2026 general floor overtime; and (5) 2026 order-in overtime

PURPOSE

This memorandum documents and justifies five distinct, non-discretionary overtime expenditures incurred by the Green Bay Metro Fire Department. The five are separate in cause and are presented separately below:

1. **Green Bay Converting fire —** emergency overtime for response to a major structure fire at 2200 Larsen Road during a blizzard, totaling **$122,602.49** (1,870.43 hours / 105 personnel).

2. **January 2026 FLSA shift-posting payout —** overtime required under the Fair Labor Standards Act when personnel change shifts during the department's annual posting, totaling **$28,212.58** (600 hours / 41 personnel).

3. **2026 specialty team training overtime —** overtime required to train and maintain proficiency for the TEMS, Drone, USAR, and Hazmat specialty teams, totaling **$46,363.07** year-to-date (833.83 hours across three teams, plus a Hazmat reporting cost).

4. **2026 general floor overtime —** callback overtime required to maintain minimum staffing when line personnel are on sick leave, vacation, FMLA leave, or specialty-training backfill, totaling **$758,305.57** year-to-date (11,568.75 hours / 159 personnel), fully loaded using the Part 1 methodology.

5. **2026 order-in overtime —** mandatory overtime assigned when the voluntary callback list under Part 4 is exhausted, totaling **$48,800.30** year-to-date (744.50 hours / 43 personnel), fully loaded using the Part 1 methodology.

PART 1 — GREEN BAY CONVERTING FIRE (INCIDENT #2603840)

INCIDENT OVERVIEW

At 07:36 on Monday, March 16, 2026, Engine 4 was dispatched to a waterflow alarm at Green Bay Converting. Crews arrived to find smoke and fire showing and quickly upgraded the response to a working structure fire. The incident escalated to a fifth-alarm (5th box) commercial fire in a large paper-products manufacturing and warehouse complex, with fire through the roof, partial roof collapse, and threat of spread to an adjacent occupied structure. Given the scale of the incident, the department requested additional interdivisional mutual aid from Winnebago County, Outagamie County, and Shawano County.

The response was severely complicated by a concurrent blizzard that dropped more than 26 inches of snow in 48 hours with 40+ mph winds. Whiteout conditions and unplowed private lots delayed

apparatus, required city plows and heavy equipment to clear access, and strained the municipal water supply to near capacity. Because nearly all on-duty and mutual-aid resources were committed to storm and fire operations simultaneously, the department initiated emergency callback (overtime) to backfill stations and staff the incident.

Suppression, fire watch, and investigation operations continued through March 28, 2026. Estimated pre-incident property and contents value exceeded $200 million; the structure sustained major fire, smoke, and water damage.

BASIS FOR THE OVERTIME

The overtime charged to this incident falls into the following categories, all directly attributable to the emergency:

Emergency callback / suppression staffing — recall of off-duty personnel to staff apparatus at the scene and to backfill fire stations that would otherwise have been unstaffed during a citywide snow emergency. This accounts for the large majority of hours (approximately 1,675 hours).

Multi-day fire watch and long-term extinguishment — continuous coverage required over several days to control deep-seated fire in collapsed paper stock that could not be reached by exterior streams.

Fire investigation and fire marshal support — origin-and-cause investigation and related fire marshal activity (approximately 106 hours), including coordination with state investigators.

Drone / situational-awareness and logistics — aerial thermal monitoring, rehabilitation, fueling, and equipment shuttle operations supporting the extended incident (approximately 86 hours).

OVERTIME HOURS BY DAY

The concentration of hours on March 16–17 reflects the peak of active suppression during the blizzard, with a secondary increase on March 25–27 as crews completed extinguishment, demolition support, and investigation.

Date	Hours	Date	Hours
Mon 3/16	539.3	Mon 3/23	53.0
Tue 3/17	311.4	Tue 3/24	48.0
Wed 3/18	144.3	Wed 3/25	152.8
Thu 3/19	114.5	Thu 3/26	106.2
Fri 3/20	118.0	Fri 3/27	138.2
Sat 3/21	54.2	Sat 3/28	3.0
Sun 3/22	87.5		

INCIDENT COST SUMMARY

The figures below are drawn from department time records and payroll cost calculations for the incident. Amounts include statutory and department benefit loading applied to overtime wages.

Cost Component	Hours	Amount
Straight overtime wages	1,870.43 hrs	$97,041.70
Wisconsin Retirement System (18.70%)	—	$18,146.80
Medicare (1.45%)	—	$1,407.10
Workers' compensation (3.19%)	—	$3,095.63
General liability (3.00%)	—	$2,911.25
TOTAL FULLY-LOADED OVERTIME COST		**$122,602.49**

Figures reflect 1,870.43 total overtime hours worked by 105 individual personnel (average of approximately 17.8 hours per person). Wage and loading rates are as applied in the department's incident cost worksheet.

INCIDENT OVERTIME RECOMMENDATION

The incident overtime documented above was necessary, non-discretionary, and consistent with the department's obligation to protect life, property, and adjacent occupied structures during a simultaneous major fire and declared snow emergency. Adequate staffing could not have been achieved through on-duty personnel alone given the scale of the incident and the concurrent storm. The department respectfully requests that the Finance Director recognize the **$122,602.49** in fully-loaded overtime as an extraordinary emergency expenditure and advise on any supplemental appropriation or cost-recovery documentation required.

Supporting detail — the complete NERIS incident report, personnel time records, and the itemized cost worksheet — is available upon request.

PART 2 — JANUARY 2026 FLSA SHIFT-POSTING OVERTIME

Separate from the incident above, the department incurred overtime associated with its annual shift posting in January 2026. This overtime is a structural consequence of how line personnel are scheduled under the labor agreement and federal law, not a discretionary staffing decision.

HOW THE POSTING OVERTIME ARISES

Scheduling basis — Line personnel work a 24-hour shift under a three-platoon system averaging 53 hours per week (Agreement Article 17.1.2), scheduled under the department's "modified California Plan," which implements the Fair Labor Standards Act Section 7(k) partial exemption for fire protection employees. Because 53 hours exceeds the standard 40-hour threshold, the department periodically schedules each employee off on a Kelly Day (FLSA day) so that average hours worked fall within the applicable FLSA work-period threshold without triggering overtime. Hours actually worked beyond that average must be paid at 1.5 times the regular rate, consistent with the final FLSA regulations (Article 17.1.3).

How the posting disrupts it — The annual shift posting is conducted the Tuesday and Wednesday of the first full week of January (Article 7.1.1) and reassigns personnel to new stations, shifts, and platoons based on seniority. When a posting moves an employee to a new shift rotation, their previously scheduled Kelly/FLSA day can fall outside the new schedule. In that circumstance the employee works through the day that would otherwise have brought their hours below the FLSA threshold, and the hours worked in that FLSA work period exceed the 53-hour average. Article 17.1.3 requires those hours to be paid at the overtime rate, independent of whether any incident or emergency occurred.

This cost is recurring and non-discretionary: it results directly from the interaction of the annual posting process (Article 7.1.1) with the FLSA 7(k) work-period provisions incorporated into the labor agreement (Articles 17.1.2–17.1.3), and is required by federal wage-and-hour law regardless of incident activity. The payout was processed in pay period #7 (paid 3/26/26).

POSTING OVERTIME COST SUMMARY

The amounts below reflect the department's January 2026 posting payout as processed for import into the payroll system.

Description	Hours	Amount
FLSA shift-posting overtime payout (41 personnel)	600.00 hrs	$28,212.58
TOTAL FLSA POSTING OVERTIME COST		**$28,212.58**

Figures reflect 600.00 overtime hours paid to 41 individual personnel under OT code 201. Amounts are as calculated in the department's January 2026 posting payout worksheet.

The department requests that this FLSA-mandated posting overtime be recognized as a required, recurring personnel cost.

PART 3 — SPECIALTY TEAM TRAINING OVERTIME (YEAR-TO-DATE 2026)

Separate from the incident and posting overtime documented above, the department incurs recurring overtime to train and maintain proficiency for its specialty response teams — Tactical Emergency Medical Services (TEMS), the Drone Team, Urban Search and Rescue (USAR), and the Hazardous Materials (Hazmat) team. This overtime covers required drills, certification training, backfill of line positions during training, and team readiness meetings, and is tracked separately under budget line 50501.

YEAR-TO-DATE SPECIALTY TEAM OVERTIME

The table below summarizes overtime hours and cost by specialty team for calendar year 2026 through the most recent entries in the department's tracking log (dates range from January 5 through June 22, 2026).

Specialty Team	Hours (YTD)	Overtime Cost (YTD)	FY2026 Budget	Remaining Budget
TEMS	302.33	$15,116.50	$25,000.00	$9,883.50
Drone Team	182.75	$9,137.50	$25,000.00	$15,862.50
USAR	348.75	$17,437.50	$43,500.00	$26,062.50
Hazmat	—	$4,671.57	$0.00	($4,671.57)
TOTAL	**833.83**	**$46,363.07**	**$93,500.00**	**$47,136.93**

Figures reflect entries logged in the department's 2026 Special Teams OT tracking workbook (budget line 50501). The Hazmat entry reflects a required Q1 state report cost; the team has no dedicated FY2026 overtime allocation, so this amount is shown as over budget pending appropriation or reallocation.

SPECIALTY TEAM TRAINING OVERTIME RECOMMENDATION

This overtime is necessary and non-discretionary: certification standards for TEMS, Drone, USAR, and Hazmat personnel require recurring hands-on training and drills that routinely fall outside personnel's regular duty assignments, and backfill is required to maintain minimum line staffing while team members train. The department respectfully requests that the Finance Director recognize the **$46,363.07** in specialty team training overtime incurred year-to-date as a required, recurring training and readiness cost.

PART 4 — GENERAL FLOOR OVERTIME (MINIMUM STAFFING COVERAGE)

Separate from the incident, posting, and specialty-training overtime documented above, the department incurs day-to-day overtime to maintain minimum per-shift staffing whenever a scheduled line position would otherwise go unstaffed — including sick leave, vacation, FMLA leave, and backfill for members temporarily out on an approved specialty assignment such as paramedic school, USAR training, TEMS, or Hazmat callouts.

BASIS FOR THE OVERTIME

When a line member is unavailable for a scheduled shift, the resulting vacancy must be filled through the overtime callback rotation to keep apparatus staffed at the required level; there is no discretionary alternative to this coverage.

YEAR-TO-DATE FLOOR OVERTIME

The table below summarizes callback overtime hours logged January 1 through July 10, 2026, across 159 personnel.

Coverage Type	Hours (YTD)	Entries
General floor coverage (sick leave, vacation, FMLA, and other vacancy fill)	11,142.00	955

Coverage Type	Hours (YTD)	Entries
Backfill – Paramedic School	368.50	54
Backfill – USAR Training	49.00	8
Backfill – Hazmat Training	5.00	1
Backfill – TEMS	4.25	1
TOTAL	**11,568.75**	**1,019**

Figures are drawn from the department's overtime timesheet export (activity type "Overtime [201] (CallBack Shift)"). Excludes unpaid shift trades, the Green Bay Converting incident callback (Part 1), and specialty-team training misc.-hours entries (Part 3). The source export does not include payroll rates; see the fully-loaded cost summary below for the dollar total.

FULLY-LOADED COST SUMMARY

Consistent with the methodology applied to the incident overtime in Part 1, the figures below apply the department's blended average overtime rate to the floor overtime hours and layer on the same statutory and benefit loading percentages.

Cost Component	Hours	Amount
Straight overtime wages	11,568.75 hrs	$600,210.20
Wisconsin Retirement System (18.70%)	—	$112,239.31
Medicare (1.45%)	—	$8,703.05
Workers' compensation (3.19%)	—	$19,146.71
General liability (3.00%)	—	$18,006.31
TOTAL FULLY-LOADED FLOOR OVERTIME COST		**$758,305.57**

Figures apply the blended average overtime rate of $51.88 per hour (straight overtime wages of $97,041.70 across 1,870.43 hours, per the Part 1 incident cost worksheet) to the 11,568.75 floor overtime hours documented above, then apply the same Wisconsin Retirement System, Medicare, workers' compensation, and general liability loading percentages used in Part 1. Because the source export does not include individual payroll rates, this is a methodology-consistent estimate; actual cost will vary by employee rank and step. A rank-by-rank recalculation from payroll can be provided on request.

FLOOR OVERTIME RECOMMENDATION

This overtime is necessary and non-discretionary: Article 17.1.4 requires the department to maintain minimum per-shift staffing, and callback overtime is the only mechanism available to fill a vacant position when a member is on sick leave, vacation, FMLA leave, or backfill status for an approved training assignment. The department respectfully requests that the Finance Director recognize the **$758,305.57** in fully-loaded floor overtime (11,568.75 hours) incurred year-to-date as a required, recurring staffing cost.

PART 5 — ORDER-IN (MANDATORY) OVERTIME

Distinct from the voluntary callback coverage documented in Part 4, this section covers "order-in" overtime — shifts filled on a mandatory, non-voluntary basis when the voluntary callback list does not produce a volunteer and a vacant line position must still be staffed to meet minimum staffing requirements.

BASIS FOR THE OVERTIME

Article 17.1.4 of the labor agreement requires the department to maintain minimum staffing on a rank-for-rank basis regardless of whether a shift is filled voluntarily. When the voluntary callback rotation is exhausted, the department has no discretion to leave a position unstaffed; a member must be ordered in to fill the vacancy.

YEAR-TO-DATE ORDER-IN OVERTIME

The table below summarizes order-in overtime hours logged January 3 through July 11, 2026, across 43 personnel.

Order-In Category	Hours (YTD)	Entries
General order-in (mandatory vacancy fill)	726.00	67
Order-in – Hazmat Training backfill	10.00	2
Order-in – TEMS Training backfill	8.50	1
TOTAL	**744.50**	**70**

Figures are drawn from the department's order-in tracking export (activity type "Overtime [201]," subtype "Order In"). These records do not appear in the Part 4 floor overtime export and are not double-counted there.

FULLY-LOADED COST SUMMARY

Consistent with the methodology applied in Parts 1 and 4, the figures below apply the department's blended average overtime rate to the order-in hours and layer on the same statutory and benefit loading percentages.

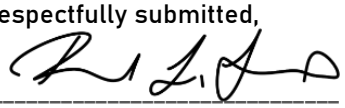
Cost Component	Hours	Amount
Straight overtime wages	744.50 hrs	$38,626.17
Wisconsin Retirement System (18.70%)	—	$7,223.09
Medicare (1.45%)	—	$560.08
Workers' compensation (3.19%)	—	$1,232.17
General liability (3.00%)	—	$1,158.79
TOTAL FULLY-LOADED ORDER-IN OVERTIME COST		**$48,800.30**

Figures apply the blended average overtime rate of $51.88 per hour (per the Part 1 incident cost worksheet) to the 744.50 order-in hours documented above, then apply the same Wisconsin Retirement System, Medicare, workers' compensation, and general liability loading percentages used in Parts 1 and 4. This is a methodology-consistent estimate; actual cost will vary by employee rank and step.

ORDER-IN OVERTIME RECOMMENDATION

This overtime is necessary and non-discretionary: once the voluntary callback list is exhausted, Article 17.1.4's minimum staffing requirement leaves the department no alternative but to order a member in to fill the vacancy. The department respectfully requests that the Finance Director recognize the **$48,800.30** in fully-loaded order-in overtime (744.50 hours) incurred year-to-date as a required, recurring staffing cost, distinct from the voluntary floor overtime documented in Part 4.

Respectfully submitted,



Ray Fuiten
Fire Chief, Green Bay Metro Fire Department

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
July 21, 2026	Thomas Walenski

AGENDA ITEM # P.3

To approve a 36-month contract with Cellcom that was referred to staff from the May 12, 2026, Finance Committee meeting.

BACKGROUND

Cellcom has been the provider of employee cell phones and tablets for the last 3 years. We recently did an RFP Solicitation and Cellcom is the recommended vendor going forward. Please see the bid summary, analysis and justification.

RECOMMENDATION

Approve a new 36-Month Contract with Cellcom with an available 24-Month extension at the end of the first term.

FISCAL IMPACT

Department expenses will remain static going forward for all departments except for DPW, which will incur these additional expenses on the new contract extension with the additional devices.

ATTACHMENTS

1. Cost Comparison Cellcom and AT&T 6-2026
2. Cellcom Proposal

Purchasing Department
100 North Jefferson Street • Room 410
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3047
Fax 920.448.3050

Bid Comparison – RFB #2026-17 Cellular Communication Services and Equipment

Category	Cellcom	AT&T / FirstNet
Smartphone Plan	$25.00 per line (Shield Data Priority)	$25.21 per line after 36-month discount ($27.99 standard AT&T plan; $25.43 FirstNet plan)
Tablet Plan	$10.00 per line	$20.00 per line
Mobile Broadband (MiFi)	10GB = $10.00 20GB = $20.00 Unlimited = $25.00	Unlimited MiFi = $30.00
Basic Phone Plan	$0.00 per line	$15.00 AT&T / $17.99 FirstNet
Device Pricing	iPhone 17 256GB = $0.01 Samsung Galaxy S25 = $0.01	iPhone 17e 256GB = $0.99 Samsung Galaxy S25 = $0.99
Activation Fees	$35 fee waived	Waived
Early Termination	Applies only if agreed minimum line count is not maintained	Waived under NASPO agreement (device subsidy differential may apply)
Additional Fees	Not identified in pricing sheet	Regulatory fee $1.25/line plus Administrative fee $3.49/line
Sign-On Incentive	$30,000 sign-on bonus	None identified
Public Safety Network	Not specifically identified	FirstNet priority network available for public safety users
Accessories/Optional Services	Fleet tracking, cameras, fiber, business phone and IT services	30% NASPO accessory discount, IoT Control Center, FirstNet services

Estimated Monthly Cost Based on Submitted Quantities

Cellcom

Service	Monthly Cost
Smartphones (145)	$3,625.00
Tablets (75)	$750.00
Mobile Broadband Unlimited (2)	$50.00
Mobile Broadband 10GB (59)	$590.00
Mobile Broadband 20GB (7)	$140.00
Features (Call Forwarding, Call Details, Static IP)	$164.94
Total Monthly Cost	**$5,319.94**

AT&T / FirstNet

Using quantities shown in the proposal:

Service	Monthly Cost
FirstNet Smartphones (144)	$4,462.56
FirstNet Tablets (58)	$1,160.00
FirstNet MiFi (69)	$2,070.00
Basic Phones (13)	$233.87
Subtotal Monthly Cost	**$7,926.43**

Note: AT&T's proposal also includes additional regulatory and administrative fees that would increase the monthly total.

Evaluation Observations

Cellcom Strengths

- Lowest overall pricing.
- $30,000 sign-on bonus.
- No-cost basic phone plan.
- Lower tablet and broadband pricing.
- Local provider with established City relationship.
- Device pricing essentially free.

AT&T / FirstNet Strengths

- Access to the FirstNet public safety network.
- National coverage footprint.
- NASPO cooperative contract support.
- Additional IoT management capabilities.
- Strong public safety and emergency response features.

Preliminary Cost Conclusion

Based strictly on the pricing submitted, **Cellcom appears to provide the lower-cost solution by a significant margin**, especially when considering:

- Lower monthly service costs.
- Lower tablet pricing.
- No-cost basic phones.
- $30,000 sign-on incentive.
- Absence of additional monthly administrative and regulatory fees identified in the proposal.

The primary non-price consideration favoring AT&T would be the value of the **FirstNet public safety network**, if that capability is considered critical to City operations and emergency response requirements.

Cellcom®

Wireless Solutions for the

City of Green Bay

RFB# 2026-17-Cellular Communications Services and Equipment

Pamela Mallien
(920) 655-4500
Pamela.Mallien@cellcom.com

June 25, 2026

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Executive Summary

Cellcom, a division of Nsight Telservices headquartered in Green Bay, Wisconsin, has been providing customer-driven service since 1987. We are the largest locally owned and operated communications service provider in Northeastern Wisconsin.

Cellcom is uniquely positioned to offer quality telecommunication solutions that are cost effective in our area. We have a keen sense of the local market and pride ourselves on extraordinary customer service that stands out from the competition.

With decades of market growth and financial stability, we are experienced at supporting small businesses to large corporate accounts as well as individual retail sales. We provide feature-rich product selections of wireless phones and services that include voice, text messaging, and data communications both locally and nationwide.

So that we may provide seamless coverage for our customers, we continue to invest in the latest technology and delivery systems. To achieve this, our communications network is built on optimization of digital technologies.

By partnering with a trusted telecommunications provider like us, customers receive extraordinary customer service from a company made up of seasoned industry professionals. We are customer-focused and provide solutions to customer needs. And, unlike larger companies, Cellcom does it in a personalized manner.

Our commitment to customer service has been at the root of our organization since its beginning in 1910. It is the blueprint for our success and the foundation for our future.

Cellcom®

Cellcom's Differentiating Factors

- **Dedicated account representative based in Brown County**
  Cellcom assigns a locally dedicated account representative to all business accounts, no matter what size. This representative can address any issue that may arise with the customer's account, from equipment issues to billing questions.

- **Responsive onsite service for business accounts**
  Your dedicated Cellcom representative will provide you with a fast, responsive (usually on the same day) onsite service for all your cellular needs. This eliminates any need to travel to a retail store, saving you time and money.

- **Authorized wireless provider for the Greater Green Bay Chamber**
  As a local company, Cellcom knows the importance of supporting the local economy. For this reason, Cellcom has partnered with many local associations as their preferred wireless provider and passes on additional savings to their members.

- **Pricing solutions that maximize your communication dollars**
  Cellcom offers several structured rate plans that can be built for your needs. We offer both shared and unlimited data plans with unlimited minutes, equipment installment plans, and traditional minute plans. Cellcom will work with you to find the most cost-effective solution for your communication dollars.

- **Feature-rich selection of wireless handsets from leading manufacturers**
  Cellcom offers a large variety of devices from the leading manufacturers in the cell phone industry.

- **Optimize wireless calling plans as your business grows**
  With Cellcom, you are never locked into a plan. We will change your plan as the wireless needs of your business change, and we will do it without any penalties or fees.

Cellcom®

Vendor Service Support

Major Account Representative – Pamela Mallien

Pamela.mallien@cellcom.com
920-655-4500

To make the interface with Cellcom as simple and straightforward as possible for our customers, the account is assigned a Major Account Representative responsible for the overall management of the business relationship. This representative is accountable for the resolution of any issue or need presented to the customer's satisfaction. Additionally, this representative will keep the customer informed of the status of the account, as well as any new programs, products and services developed by Cellcom that could be of value to the customer.

Business Customer Experience Specialists – Shannon Smith and Hannah Mabry

bus-sales-support-brown@cellcom.com
(920) 617-7590

The Business Customer Experience Specialists can assist the customer on a day-to-day basis, facilitating changes including, but not limited to: equipment changes, management reports, billing questions and more.

Cellcom Customer Care

(800) 236-0055 or *611 on the Cellcom Network

Cellcom's Customer Care Division is a local call center available Monday-Friday 8am to 8pm, and Saturday-Sunday 8am to 5pm. A single toll-free number (800-236-0055) will connect the customer with a Cellcom Customer Care Representative.

Website - **www.cellcom.com**

Other Contacts

Laura Hoppe – Business Sales Manager
(715) 851-3665

Description of Service/Commodities

2.1 Background

Ability to support approximately 300 active lines with flexibility for additions, removals, and upgrades throughout the contract term.

- Cellcom can support up to and beyond 300 active lines with flexibility throughout the contract term, the City will have the ability to add and delete lines as deemed necessary. All new lines will be considered coterminous within the context of the agreement. The City and Cellcom will agree on a minimum number of lines to be kept active on the account during the terms of the agreement. There will be no penalty for early deactivations based on the agreed upon minimum number of lines prior to the last three months of the agreement.

2.2 Pre-Bid Conference/Site Visit

N/A

2.3 Operational Requirements

Cellular Voice and Data Services

- *Cellcom will offer customized solutions for the City to include:*
  - *Nationwide voice calling*
    - Cellcom will offer Nationwide voice calling for the City including Canada, Mexico, Virgin Islands and Puerto Rico.
  - *Unlimited or pooled data plans*
    - Cellcom will offer the City both unlimited and pooled data options.
  - *Text messaging services*
    - Cellcom plans include text messaging services for all lines.
  - *Priority and emergency communication capabilities*
    - Our network supports data prioritization, ensuring that critical applications for public safety and government operations maintain reliable performance, even during periods of high network traffic. Our network is built leveraging a dedicated Quality of Service Identifier (QCI) voice, to enable voice services priority on the network. We are continually enhancing our network with new towers, small cells and, capacity adds with spectrum investments to ensure reliable performance and design based on peak usage events.
  - *Domestic roaming where applicable*
    - Cellcom has roaming agreements with other carriers to provide coverage where Cellcom lacks network, but the City will not see charges for this service. *One exception being on the Regional Government Plan.

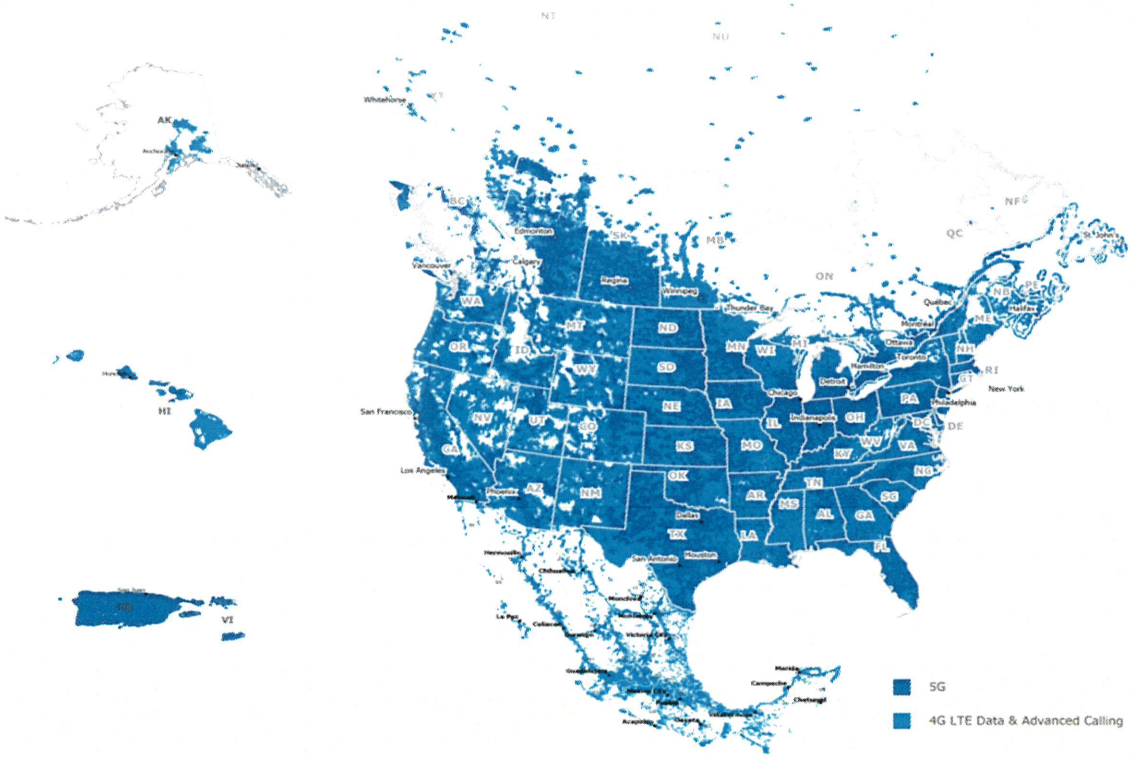
- *International service options as requested*
  - Cellcom does offer a service that the City can request and utilize while traveling internationally.
- *Hotspot/tethering capabilities*
  - Cellcom offers hotspot and tethering capabilities with no data limits.
- *Data-only plans available for tablets and equipment*
  - Cellcom offers data-only plans for tablets and equipment.

Equipment and Devices

- Cellcom offers a variety of Smartphones, ruggedized mobile devices, Tablets, Mobile Hotspots that Cellcom will offer the City at discount rates, Vehicle-mounted communications that can be ordered at any time, and accessories including chargers, cases, mounts with a discounted rate off the retail price of any accessories other than Apple, Samsung or Google branded accessories and replacement components. Please see Attachment A for pricing.

Coverage Requirements

- *Strong coverage within the City of Green Bay and reliable coverage throughout Brown County and surrounding operation areas*
  - Cellcom offers strong coverage within the City of Green Bay as well as Brown County and the surrounding areas. We have 95 cell sites in Brown County. Below is our full coverage map.



- *Indoor Coverage capabilities*
    - In Brown County we have our low band, band 5 (850 spectrum). Low band areas are used for voice coverage, and best for penetrating buildings. Building types and structures will always vary coverage inside the building. Cellcom has an In Building Team that is able to evaluate any in-building coverage issues and install boosters if needed.
- *Redundancy and network reliability*
    - Our network is built with redundancy – from the core to the edge. The mobile edge is geo-diverse, with voice and data cores located in two data centers. The transport network, the network between the core and cell site, is geo-diverse and has geo-diverse aggregation networks that tie into the transport core based on the region. Our cell sites connect into this transport aggregation network in 100Gbps access rings extending redundancy from core to the edge. Our team can respond rapidly in emergency situations and work alongside public safety agencies before planned events to assess needs and implement network enhancements. We ensure that first responders, emergency teams, and the community have the reliable connectivity they need—at no cost to your agency
- *Service uptime expectations*
    - Our network is locally managed in Brown County – we have 114 engineers, network operations center and operations all here in Brown County. Our operations team is built with RF + network + tower technicians that allow us to respond quickly to any need that develops. We proactively deploy temporary and permanent network enhancements to support increased demand, including: · Cell Sites on Wheels (COWs) – deployed at no charge to strengthen coverage during major events or emergencies, portable Wi-Fi Solutions - no cost to deploy, and can be quickly set up for added connectivity in key areas.
    - The COWs and portable WIFI solutions are in Brown County and can be deployed at any time. No waiting for RF technicians, tower technicians, or network technicians. These teammates are here, local, and ready to serve.

Account Management and Support

- *Dedicated account representative*
    - Cellcom will continue to have a single point of contact for the City in the form of a Major Account Representative – Pamela Mallien. Pamela has been with Cellcom for over 21 years and has been the City of Green Bay's direct contact for that same time. Pamela is located in Bellevue and she will be able to respond quickly as situations dictate. Pamela will also be supported by a vast network of professionals at Cellcom, ensuring that all of the City's needs and concerns are

addressed in a timely manner.

- Additional Support
  - Business Customer Experience Specialists: (920) 617-7590, this team can assist the customer daily, facilitating changes including equipment changes, management reports, billing questions and more.
  - Business Sales Manager, Laura Hoppe, (715) 851-3665.
  - Cellcom Customer Care: (800) 236-0055 or 611 on the Cellcom Network: Cellcom's Customer Care Division is a local call center available Monday-Friday 8am-8pm and Saturday and Sunday 8am-5pm.

- *Escalation Procedures*
  - Pamela has the ability to make immediate decisions and is dedicated to having full knowledge of the account. If higher escalation is required, Business Sales Manager, Laura Hoppe, can be contacted and will handle things promptly. *The City also has an escalation process for Technical Issues, please see Technical Support Services.
- *Online account management portal*
  - myCellcom is both a secure website and mobile application that provides you with quick access to usage information, your monthly invoice(s), a way to pay your bill online, and resources to help you use your device.
  - Account Owners can (for all lines on an account):
    - View minutes, messages, and data usage since the close of your last billing cycle.
    - View invoices for the last 24 months (PDF versions).
    - View call detail for the last 3 months.
    - View text, picture messaging detail & data (KB usage per day) detail.
    - Download and export detailed information to a .csv file.
    - Make one-time online payment with a debit/credit card or checking/savings account.
    - Establish a reoccurring payment using a debit/credit card or checking/savings account.
    - Set up Paperless Billing to receive your monthly bill electronically
    - You'll receive an email notification each time a new bill becomes available for viewing.
    - Manage wireless user capabilities.
    - Block talk, text or data via Usage Controls.
    - Allocate usage limits per line (paid feature).

        - Increase data plan if on share plan.
        - Manage notifications.
- *Usage reporting capabilities*
    - Cellcom has consistently provided, and will continue to provide, the City with any usage reports it requests.
- *Billing analysis and optimization recommendations*
    - Cellcom has proven time and again that it believes the customer should be on the most advantageous rate plan possible. Due to this belief, Cellcom is not only willing to change rate plans with no additional obligation, but we are proactive in presenting rate plan optimization changes to the customer. Cellcom will monitor the City's accounts to ensure that it is receiving all of the benefits possible. The City and Cellcom have enjoyed a business partnership, one that is open, fair, and beneficial to both parties, and we look forward to this continued relationship. All rate plan changes will be made through Cellcom's Major Account Representative that is assigned to the City.
- *Technical support services*
    - Cellcom has a Technical Support Team as well as Business Intelligence Team to assist the City as needed. Cellcom will also provide the City with After Hours contacts to assist if needed.
- *Device replacement procedures*
    - Devices can be requested through the Major Account Representative and will typically be delivered within the same business day.
- *Warranty processing support*
    - All warranty claims will be processed onsite at the City locations by your Major Account Representative. This representative will also provide a loaner phone to eliminate downtime.

Biling Requirements

- *Consolidated monthly invoicing*
    - In the past, the City and Cellcom have worked together continuously to devise a billing plan that meets the needs of the City. As the billing needs of the City have changed, Cellcom has shown the flexibility to help find the correct solution for these situations. Whether changes in billing groups or calling plans were needed, Cellcom provided this service with no additional obligation to the City. We look forward to working with the City, and welcome input to help us provide solutions that will enhance our partnership.
- *Department-level billing breakdowns*
    - The City currently has accounts broken down by department, and this set up can continue. Cellcom will work with the City if any breakdowns or changes are needed.
- *Electronic billing formats*
    - Invoices can be viewed online through the myCellcom portal with an email notification when they are available.

- *Itemized line usage reporting*
    - Cellcom will continue to offer the City monthly detailed excel reporting that indicates all cell phone features and activity per device that is within the plan as well as a summary as requested. The ability to obtain ad hoc reporting either online through the web portal or through the single point of contact at no cost.
- *Audit and dispute resolution process*
    - This will be funneled through the Major Account Representative and/or Business Sales Manager (if the Representative is unavailable) and will be handled promptly.

Implementation and Transition

- *Number porting process*
    - Cellcom's number porting process for new lines of service only requires the customer to provide the current carriers account number, porting pin, and billing address. All other aspects of the porting process will be handled by the Major Account Representative and Business Customer Experience Specialists making for a very seamless process.
- *Device deployment schedule*
    - Cellcom is committed to a seamless implementation process for new equipment and services and upgrading existing equipment and services. This process can start immediately upon the contract being awarded. Your Major Account Representative will work closely with department leadership to create a strategic plan for this seamless implementation. Because each department has varying schedules, Cellcom is committed to accommodating the specific needs for each department on a case-by-case basis. As in earlier implementation interactions, Cellcom will provide multiple Cellcom Representatives onsite to ease any transitions taking place.
- *Transition timeline*
    - As the incumbent provider, there would be no transition timeline required, saving the City time and resources.
- *Service activation procedures*
    - The assigned Major Account Representative will take care of any activations needed by the City and will hand deliver equipment to the user.
- *Staff training*
    - Cellcom Representatives will assist in phone information transfers, email setups, and detailed device training in a group or one-to-one setting.
- *Minimized operational disruption*
    - Cellcom's commitment to customer service has been at the root of our organization since its beginning in 1987. During the 33-year business partnership with the City of Green Bay, Cellcom has consistently exhibited this high level of customer service. Whether it's the immediate necessity of a new line, loaner phone, special event phone or administrative detail, Cellcom will continue to offer the City the same day delivery of phones and accessories as it has in the



assignable or transferable to any subsequent purchaser/end user. Defects or damages resulting from abnormal use, abnormal conditions, improper storage, and exposure to moisture or dampness will not be covered.

- Process – The non-working unit will be sent to Repair through your Major Account Representative and a loaner provided for use while the device is at Repair. If the device cannot be repaired in-house the Technician will proceed with an Advance Replacement or request a replacement from Apple on the City's behalf.

- Samsung
  - Warranty- Offers a twelve-month limited warranty that the product will be free from defects in material and workmanship for a period that expires after twelve months from the date of purchase with a valid proof of purchase. The limited warranty extends only to the original purchaser of the product and is not assignable or transferable to any subsequent purchaser/end user. Defects or damages resulting from abnormal use, abnormal conditions, improper storage, and exposure to moisture or dampness will not be covered.
  - Process – The non-working device will be sent to Repair through your Major Account Representative and a loaner provided for use while the device is at Repair. If the device cannot be repaired in-house, the Technician will send the non-working unit to the Manufacturer on the City's behalf as long as the unit falls within the warranty criteria.
- Google
  - Warranty - Offers a twelve-month limited warranty that the product will be free from defects in material and workmanship for a period that expires after twelve months from the date of purchase with a valid proof of purchase. The limited warranty extends only to the original purchaser of the product and is not assignable or transferable to any subsequent purchaser/end user. Defects or damages resulting from abnormal use, abnormal conditions, improper storage, and exposure to moisture or dampness will not be covered.
  - Process – The City will initiate the warranty/repair process on their handset, if operable, or on a computer/tablet by visiting https://store.google.com/repaircenter. A loaner can be provided by your Major Account Representative for the time the device is with Google.
    - The City will use their Gmail username/password to log into their account and complete the return authorization process. During the return authorization process, Google will offer two options, "Use Own Packaging" or "Send Me Packaging". A prepaid label will be provided with both options.
    - If Google finds additional damage, they will contact the City via their Gmail account with details of the cost difference. The City can choose to accept the charges and pay or decline the charges, and the device will be returned. If the customer doesn't respond within 10 days, the device will

be returned to the customer unrepaired.

- TCL
    - Warranty - Offers a twelve-month limited warranty that the product will be free from defects in material and workmanship for a period that expires after twelve months from the date of purchase with a valid proof of purchase. The limited warranty extends only to the original purchaser of the product and is not assignable or transferable to any subsequent purchaser/end user. Defects or damages resulting from abnormal use, abnormal conditions, improper storage, and exposure to moisture or dampness will not be covered.
    - Process – The non-working device will be sent to Repair through your Major Account Representative and a loaner provided for use while the device is at Repair. If the device cannot be repaired in house, the Technician will send the non-working unit to the Manufacturer on the City's behalf as long as the unit falls within the warranty criteria; the returning unit will then be checked in by the Technician and returned to the original customer drop off point.
- Novatel/Inseego
    - Warranty - Offers a twelve-month limited warranty that the product will be free from defects in material and workmanship for a period that expires after twelve months from the date of purchase with a valid proof of purchase. The limited warranty extends only to the original purchaser of the product and is not assignable or transferable to any subsequent purchaser/end user. Defects or damages resulting from abnormal use, abnormal conditions, improper storage, and exposure to moisture or dampness will not be covered.
    - Process – The non-working device will be sent to Repair through your Major Account Representative and a loaner provided for use while the device is at Repair. If the device cannot be repaired in house, the Technician will replace the device with a certified USED device of similar quality, on as long as the unit falls within the warranty criteria.
- Cradlepoint
    - Warranty – warranty on these devices vary depending on which product is purchased. Warranty can be 1 year, 3 years, or 5 years.
    - Process – the City will work directly with Cradlepoint for warranty issues. Your Major Account Representative and/or Cellcom's Technical Support Department can assist the City with working with Cradlepoint.

2.9 Bid Bonds, Performance Bonds, Progress Payments

N/A

2.10 Term

Cellcom will be offering the City a co-terminus contract as we have in the past. It will be a 36-month agreement and will include a 24-month extension upon agreement.

Form A – Signature of Affidavit

RFB #2026-17 Cellular Communication Services and Equipment

This form must be returned with your response.

In signing Bids/Proposals, we certify that we have not, either directly or indirectly, entered into any agreement or participated in any collusion or otherwise take any action in restraint of free competition; that no attempt has been made to induce any other person or firm to submit or not to submit Bids/Proposals, that Bids/Proposals have been independently arrived at, without collusion with any other Bidders/Proposers, competitor or potential competitor; that Bids/Proposals have not been knowingly disclosed prior to the opening of Bids/Proposals to any other Bidders/Proposers or competitor; that the above statement is accurate under penalty of perjury.

The undersigned, submitting Bids/Proposals, hereby agrees with all the terms, conditions, and specifications required by the City in this Request for Bids/Proposals, declares that the attached Bids/Proposals and pricing are in conformity therewith, and attests to the truthfulness of all submissions in response to this solicitation.

Bidders/Proposers shall provide the information requested below. Include the legal name of the Bidders/Proposers and signature of the person(s) legally authorized to bind the Bidders/Proposers to a contract.

Has your company ever been debarred?

X **NO**

_____ **YES** (please explain below):

_____

_____

_____

_____

_____

COMPANY NAME:	
Nsighttel Wireless LLC	
SIGNATURE:	
Lisa Beaupied-Pum	
PRINT NAME:	**DATE:**
Lisa Beaupied-Pum	6/8/2026

Form B – Receipt of Forms & Submittal Checklist

RFB # 2026-17 Cellular Communication Services and Equipment

This form must be returned with your response.

Bidders/Proposers hereby acknowledge the receipt and/or submittal of the following forms:

FORMS	Initial to Acknowledge **SUBMITTAL**	Initial to Acknowledge **RECEIPT**
Description of Services/Commodities	**N/A**	LH
FORM A: Signature of Affidavit	LH	**N/A**
FORM B: Receipt of Forms & Submittal Checklist	LH	**N/A**
FORM C: Vendor Profile Information	LH	**N/A**
FORM D: Bid Offer Form – Attachment A	LH	**N/A**
FORM E: References	LH	**N/A**
FORM F: Confidential & Proprietary Information	LH	**N/A**
Appendix A: Standard Terms & Conditions	**N/A**	LH
Appendix B: Contract for Purchase of Services	**N/A**	LH
Statement of Qualifications (SOQ) – If Required	**N/A**	**N/A**
Addendum #		
Addendum #		
Addendum #		
Addendum #		

COMPANY NAME:	
Cellcom	
SIGNATURE:	
Laura Hoppe	
PRINT NAME:	**DATE:**
Laura Hoppe	6/17/26

Form C – Vendor Profile Information

RFB # 2026-17 Cellular Communication Services and Equipment

This form must be returned with your response.

COMPANY INFORMATION

COMPANY NAME (Make sure to use your complete, legal company name):			
Nsighttel Wireless, LLC d/b/a Cellcom			
FEIN (If FEIN is not applicable, SSN collected upon award):			
39-2001896			
CONTACT NAME:	**TITLE:**		
Laura Hoppe	Business Sales Manager		
TELEPHONE NUMBER:	**FAX NUMBER:**		
715-851-3665			
EMAIL:			
Laura.Hoppe@cellcom.com			
ADDRESS:	**CITY:**	**STATE:**	**ZIP:**
2360 Costco Way	Green Bay	WI	54311

ORDERS/BILLING CONTACT

CONTACT NAME:	TITLE:		
Pamela Mallien	Major Account Representative		
TELEPHONE NUMBER:	**FAX NUMBER:**		
920-655-4500			
EMAIL:			
Pamela.Mallien@cellcom.com			
ADDRESS:	**CITY:**	**STATE:**	**ZIP:**
2360 Costco Way	Green Bay	WI	54311

PROCUREMENT CARD (P-CARD)

COMPANY ACCEPTS PAYMENT BY CREDIT CARD:	
YES __X__ or NO _____	**NOTE: The City does not pay service charges.**

The City of Green Bay has implemented a Procurement Card (P-Card) Program. Bidders/Proposers must have the capability to accept credit cards for payments or must be willing to take the necessary steps in order to accept credit card payments by the City prior to the implementation of this agreement as the City may opt to use the P-Card as its method of payment.

While acceptance of credit cards for payments may be mandatory, this shall not be the City's exclusive method of payment. Bidders/Proposers shall not charge a surcharge, convenience fee or any other fees associated with the acceptance of payment by the City's P-Card.

Form D – Bid Offer Form

RFB # 2026-17 Cellular Communication Services and Equipment

This form must be returned with your response.

Prepare the bid offer form as all inclusive, not-to-exceed, fixed fees:

Fixed Fee – All prices, rates, fees and conditions outlined in the proposal shall remain fixed and valid for the entire length of the contract and any/all renewals.

Any pricing increases or additions must be agreed upon in writing by bother parties.

ITEM	DESCRIPTION OF ITEMS	UNIT COST	EXTENDED COST
1.	Please See Attachment A for price Worksheet	See Attachment A	
2.	Attachment A shows 12-Month history for quantities and usage		
	TOTAL COST	**$ not needed here**	

LEAD TIME (UPON RECEIPT OF ORDER):
Same Day
PAYMENT TERMS (NET 30):
YES ___X___ **/ NO** _____ **/ OTHER** _____
EARLY PAYMENT DISCOUNT (SPECIAL TERMS):
None

Purchasing Department
100 North Jefferson Street · Room 410
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3047
Fax 920.448.3050

Attachment A

Price Sheet RFB # 2026-17 City of Green Bay Wireless Solution – Replaces Form D Bid Offer Form

Provide detailed pricing including:

- *Monthly service plans*
  - Shield Data Priority Smartphone and Tablet Plans with unlimited data and no throttling
    - Smartphones $25
    - Tablets $10
  - Business Premium Unlimited Mobile Broadband Plans
    - 10GB $10
    - 20GB $20
  - Regional Government Basic Phone Plans
    - $0 access fee
  - Also available: Shield Data Priority Mobile Broadband Plans for $25 per line
- *Unlimited and pooled data options*
  - Unlimited Data on all Smartphones and Tablets with no throttling
  - Mobile Broadband Devices at 10GB or 20GB Unlimited data based on usage, no overages throttles when usage limits are met.
  - Mobile Broadband Unlimited Data available for $25 per line if needed
- *Device pricing*
  - Special pricing for the City of Green Bay on all devices.
    - iPhone 17 256GB $0.01
    - Samsung Galaxy S25 $0.01
    - Other devices available
- *Upgrade pricing*
  - Special pricing available for both upgrades and new lines.
    - iPhone 17 256GB $0.01
    - Samsung Galaxy S25 $0.01
    - Other devices available
- *Equipment costs*
  - See Equipment page.
- *Activation fees*
  - $35 activation fee waived for all City of Green Bay lines.
- *Early termination fees*
  - Early termination fees only apply if the City drops below a minimum line count that is agreed upon by both parties.
- *Optional services*
  - Fleet tracking, security cameras, fiber internet, business phone solutions and IT services
- *Discounts available through governmental purchasing programs*
  - Special pricing for the City of Green Bay on all devices and service plans purchased from Cellcom.

Proposed Rates	Quantity	Access Rate	Total
Shield Plan			
Smartphones Unlimited Priority	145	$25.00	$3,625.00
Tablets Unlimited Priority	75	$10.00	$750.00
Mobile Broadband Unlimited Priority	2	$25.00	$50.00
Business Premium Unlimited			
Mobile Broadband 10GB	59	$10.00	$590.00
Mobile Broadband 20GB	7	$20.00	$140.00
Regional Government			
Standard Phones	10	$0.00	$0.00
Features			
Call Fwd Immediate	4	$0.99	$3.96
Call Details	2	$2.99	$5.98
Static IP	31	$5.00	$155.00
	Total	**$5,319.94**	

$30,000 Sign On Bonus

- Cellcom will apply a $30,000 sign on bonus to show appreciation to the City for their continued partnership.

Equipment Price List: Equipment is current device listed. The City of Green Bay will consider all products with Specifications that are equal in specifications

iPhone 17 256GB	$0.01
Samsung Galaxy S25	$0.01

Basic Phone Option

TCL Flip 2	$19.99

Smartphone Option ($830 off retail price of any smartphone)

iPhone 17e 256GB	$0.01

Tablet Option ($250 off retail price of any tablet)

Apple iPad A16 128GB	$249.99
Apple iPad Pro 11" M5 256GB	$949.99
Apple iPad Pro 13" M5 256GB	$1,249.99

Mobile Broadband Option ($250 off retail price of any Mobile Broadband)

Inseego MiFi 8000	$0.01
Inseego MiFi X Pro 5G	$99.99

Please See 12-Month Usage report to verify equipment and data requirements.
Attachment B

Form E – References

RFB # 2026-17 Cellular Communication Services and Equipment

This form must be returned with your response.

REFERENCE #1 – CLIENT INFORMATION			
COMPANY NAME:	**CONTANCT NAME:**		
Brown County	Ross Kornowske		
ADDRESS:	**CITY:**	**STATE:**	**ZIP:**
305 E. Walnut St., 5th Floor	Green Bay	WI	54301
TELEPHONE NUMBER:	**FAX NUMBER:**		
920-448-62968			
EMAIL:			
Ross.kornowske@browncountywi.gov			
CONTRACT PERIOD:	**YEAR COMPLETED:**	**TOTAL COST:**	
Currently 24 months per line with new equipment	1994-current	$12,716 per month	
DESCRPTION OF WORK PERFORMED:			
Smartphones, Mobile Broadband, Tablets, and Basic Phones			

REFERENCE #2 – CLIENT INFORMATION			
COMPANY NAME:	**CONTANCT NAME:**		
Northeast Wisconsin Technical College	Karl Reischl		
ADDRESS:	**CITY:**	**STATE:**	**ZIP:**
2740 W. Mason St.	Green Bay	WI	54307
TELEPHONE NUMBER:	**FAX NUMBER:**		
920-498-6933			
EMAIL:			
Karl.reischl@nwtc.edu			
CONTRACT PERIOD:	**YEAR COMPLETED:**	**TOTAL COST:**	
Current 2/1/25-2/1/28	2007-current	$4011 per month	
DESCRPTION OF WORK PERFORMED:			
Smartphones, Mobile Broadband and Tablets			

REFERENCE #3 – CLIENT INFORMATION			
COMPANY NAME:	**CONTANCT NAME:**		
Village of Ashwaubenon	Greg Wenholz		
ADDRESS:	**CITY:**	**STATE:**	**ZIP:**
2155 Holmgren Way	Ashwaubenon	WI	54304
TELEPHONE NUMBER:	**FAX NUMBER:**		
920-593-4419			
EMAIL:			
gwenholz@ashwaubenon.gov			
CONTRACT PERIOD:	**YEAR COMPLETED:**	**TOTAL COST:**	
Current 11/13/25-11/13/28	1989-current	$969 per month	
DESCRPTION OF WORK PERFORMED:			
Smartphones, Mobile Broadband, Tablets, Basic Phones and Fixed Services			

Form F – Confidential & Proprietary Information

RFB # 2026-17 Cellular Communication Services and Equipment

This form must be returned with your response.

Material submitted in response to the City of Green Bay's ("City") Bid/Proposal includes at least one formula, pattern, compilation, program, device, method, technique or process that derives independent economic value, actual or potential, from not being generally known to, and not being readily ascertainable by proper means by, other persons who can obtain economic value from its disclosure or use and is the subject of reasonable efforts to maintain its secrecy. Such information qualifies as a trade secret, as provided in Wis. Stat. § 19.36(5). As such, the Bidder/Proposer asks that the trade secrets contained on certain pages of this Bid/Proposal, as indicated below, be treated as confidential material and not be released to the public. I am providing the following information with the understanding that it is being submitted to the City under a pledge of confidentiality. I would not have submitted this information had the City not pledged to keep it confidential* and request that the following pages not be released:

SECTION	PAGE	TOPIC
2.4	11-12	List of municipal and government customers
Attachment A	21-23	Pricing

NOTE: Bidders/Proposers are cautioned that the entire Bid/Proposal may not fall withing the confines of the pledge of confidentiality. The about designation(s) of confidentiality in now way guarantees that designated information will be kept confidential. Under the provision of the Public Records Law, Bidder/Proposer is not entitled to notification prior to release of information and is not entitled to go to court to block disclosure of any portion of the Bid/Proposal.

If the City agrees with Bidders/Proposers designation of trade secret or confidentiality and the designation is challenged, the undersigned hereby agrees to provide legal counsel or other necessary assistance to defend the designation of trade secret or confidentiality.

Failure to include this designation in the Bid/Proposal response may mean that all information provided as part of the Bid/Proposal response will be open to examination and copying.

COMPANY NAME:	TITLE:
Cellcom	Business Sales Manager
SIGNATURE:	
Laura Hoppe	
PRINT NAME:	**DATE:**
Laura Hoppe	6/17/26

NOTE: The City as custodian of these public records has the obligation, pursuant to Public Record Laws, to determine whether the above information can be kept confidential.

5. ACCESS NUMBER.

A. Cellcom reserves the right, in its sole discretion, to change Customer's access number upon notice to the Customer. Customer acknowledges that Customer has no proprietary or ownership rights or interest in or to Customer's number(s), except as allowed for by law, and cannot acquire such rights or interest through usage, publication or otherwise.

B. Customer may request that Customer's access number(s) be transferred to or from another service provider.

C. If Customer transfers the access number(s) to Cellcom, all activation requirements and charges, including credit approval, apply. Customer remains liable for charges (including cancellation fees) incurred with a former service provider. If a transfer is unsuccessful and the request is cancelled, and Customer does not ask Cellcom to assign a new number, Customer shall be required to return to Cellcom all Equipment and/or goods supplied hereunder.

D. If Customer requests to transfer the access number(s) to another service provider, this request will be considered a notice of Customer's intention to terminate Service; and the terms of the Agreement set forth in the Termination of Service paragraphs will apply. Upon request, all amounts then owed to Cellcom (including the Service Cancellation Charge and any amounts that appear on the final invoice) shall become immediately due. If a transfer is unsuccessful for any reason, Customer's Service will not terminate, and Customer will continue to be responsible for all Service or other charges (not the Service Cancellation Charge).

E. When transferring access numbers to another service provider, voice mail, phone book or other Services will be lost.

F. Cellcom does not guarantee, in any way, that such access number transfers to or from Cellcom will be successful.

6. RATES AND CHARGES.

A. Customer acknowledges that it is responsible to pay to Cellcom all charges resulting from the use of the Service for calls, incoming or outgoing, either within or outside Cellcom's service area. Customer must also pay for all charges on calls billed to Customer's access number. Such charges are in addition to the charges for Service usage. Each partial minute of airtime shall be billed as a full minute unless otherwise noted for Customer's billing plan. Payment of the Service bill is due on the date when indicated on said bill. A balance which remains unpaid as of the next billing date shall accrue interest at the monthly rate of 1.5%, or $7, whichever is greater, from the original due date until such balance is paid in full.

B. Except as may be prohibited by law, Cellcom reserves the right to amend the terms and conditions of the agreement the Customer has signed, including, but not limited to, Customer's rate plan and rates charged to Customer under applicable rate plans, upon notice to Customer and the expiration of a thirty (30)-day objection period afforded to Customer. If, after receiving any such notice from Cellcom, Customer desires to terminate the Agreement due to the proposed amendment(s), Customer shall, within thirty (30) days of receipt of Cellcom's notice, deliver written notice of termination to Cellcom; and the Agreement and Customer's ability to utilize the Services shall terminate on the fifth (5th) day following Cellcom's receipt of Customer's notice of termination. Upon such termination by Customer, Customer will not be assessed an early termination fee. Notwithstanding, if Customer utilizes the Services or makes payment to Cellcom therefor after Customer's receipt of Cellcom's notice, Customer shall be deemed to have agreed to Cellcom's proposed amendment(s) and shall not thereafter have any right to terminate the Agreement due to such amendment(s).

C. There may be added to any charges incurred by Customer amounts equal to any industry-wide surcharges and/or fees and any surcharge, duty, levy, tax, or withholding, including, but not limited to, sales, property, ad valorem, excise and use taxes, or any tax in lieu thereof or in addition thereto, imposed by any local, state, or federal government or governmental agency with respect to the Services, or with respect to services provided to customers, excepting only taxes on the income of Cellcom. In addition, there may be added to any charges, additional charges to reimburse Cellcom for its reasonable and necessary costs and expenses incurred in maintaining compliance with regulatory requirements imposed by any local, state, or federal government or governmental agency having jurisdiction over Cellcom.

D. In the event Customer accesses or uses Cellcom's messaging or data services, Customer shall be responsible for all charges and the prompt payment of these services regardless of who initiates the activity or whether the Customer's Equipment actually received the data. This includes, but is not limited to, the amount of data associated with a particular service (applications, messaging etc.), additional data usage in accessing, transporting and routing this service on Cellcom's network, data from partial or interrupted downloads, re-sent data, and data associated with unsuccessful attempts to reach websites or use applications. The charges for Customer's access to or use of the messaging or data services shall be in addition to any charges specified in Customer's rate plan. Messaging and data usage may be charged against a feature package or on a fixed price per unit. Customer may not utilize airtime or any other benefit specified in Customer's rate plan as payment or credit towards Customer's access to or utilization of Cellcom's messaging or data services. Downloads cannot be transferred if Equipment is returned, upgraded or exchanged or lost. Estimates of data usage may not be an accurate predicator of actual usage. Data usage is measured and billed in kilobyte increments. Partial kilobyte increments of use will be rounded to the next full kilobyte. Unused kilobytes may not be carried over to subsequent monthly billing cycles. Customer may not receive voice calls while using data services. Customer may have access to "Premium Services" that are available for an additional charge (e.g., applications + other items). Customer will be billed for Premium Service purchases based on the charges as specified at purchase. Subject to the terms of the content purchased, Cellcom may delete premium and non-premium items downloaded to any storage areas Cellcom may provide, including any pictures, games and other content. We may limit the amount of Premium Services you may purchase in a specific timeframe (month, week, day or other period). We may terminate services without notice for any misuse. Customer's access to, and use of, Cellcom's messaging and data services is further governed by Cellcom's "Data Acceptable Use Policy" which can be found at www.cellcom.com/AUP. Among other things, the Data Acceptable Use Policy provides that Cellcom may terminate Customer's access or use of Cellcom's messaging or data services at any time and without notice to Customer in the event Customer violates any term or condition of the Data Acceptable Use Policy.

E. When Customer provides a check as payment, Customer authorizes Cellcom to make a one-time electronic funds transfer from Customer's account. Therefore, funds may be withdrawn from Customer's account on the same day Customer's payment is received. Customer may not receive Customer's check back from Customer's financial institution.

7. MISCELLANEOUS PROVISIONS.

A. **Entire Agreement.** These terms and conditions, together with all agreements and any other documents referenced herein, shall constitute the entire agreement between the parties; and no term or condition contained herein or therein may be modified or waived, except in writing signed by an authorized representative of Cellcom. The acceptance by Cellcom of any payment after it shall become due shall not constitute or be construed as a waiver of any or all of Cellcom's rights hereunder.0

B. **Assignment and Interpretation.** These terms and conditions shall be binding upon and inure to the benefit of the heirs, representatives, successors and assigns of the parties hereto; provided, however, that Customer may not assign this Agreement, or any or all rights or obligations hereunder, to any third party without the prior written consent of Cellcom. The interpretation of this Agreement shall be subject to the laws of the State of Wisconsin.

C. **Severability.** The invalidity of any portion of any provision of these terms and conditions shall not affect the validity of the remainder of the provisions hereof.

D. **Service Fee.** Customer will be billed monthly for Service pursuant to the terms of Cellcom's current Service price list pursuant to the applicable pricing package. Customer may change to other pricing plans available to existing customers, but the term of this Agreement will remain unchanged unless such term is otherwise extended under the terms of another pricing package selected by Customer.

E. Cellcom, in its sole discretion, may require Customer to provide a security deposit as a precondition to Service activation in an amount determined by Cellcom. Upon termination or expiration of this Agreement, Cellcom shall have the right to apply all or any part of the security deposit to the outstanding balance on Customer's account. If any surplus remains, such surplus shall be refunded to Customer. If Customer so requests, in writing delivered prior to the expiration or termination of this Agreement, Cellcom shall refund the security deposit to Customer if the following conditions are met:

1. Customer paid to Cellcom Customer's monthly invoices in a full and timely fashion in accordance with the terms of this Agreement and Cellcom's invoices for a period of not less than twelve (12) consecutive months; and

2. Customer's most recent bill has likewise been paid in a full and timely fashion.

3. Cellcom has received a verbal or written request for the refund. If Customer terminates service with Cellcom at any time, the deposit will be applied toward Customer's final bill. If any surplus remains, the balance will be refunded to Customer.

F. **Stolen or Lost Equipment.** Customer shall immediately report all lost or stolen Equipment to Cellcom and to an appropriate law enforcement authority. Customer remains responsible for paying all charges incurred on the stolen or lost Equipment prior to the notification to Cellcom. Any request for credit against such charges must be in writing, accompanied by a police report verifying law enforcement notification, and must be received by Cellcom before the date when payment for such charges is due.

G. **Technology Enhancements.** Cellcom reserves the right to change your Equipment's software or programming, over the air, without notice.

Report to the
Parks Committee of the City of Green Bay

MEETING DATE	PREPARED BY
July 21, 2026	James Andersen, Recreation Supervisor

AGENDA ITEM # Q.1

To approve the Badger Park Masterplan.

BACKGROUND

The public input process for the Badger Park Master Planning included an online survey launched on April 27th and closed on May 12th of 2026. An in-person meeting to discuss park amenities with the public was held on Tuesday, May 12th at the Badger Tracks Neighborhood Association monthly meeting on Tuesday, May 12th.

- General Comments from the Public Input Meeting
  - Residents liked the idea of a bike element in the park – enjoyed the work the kids put into the DIY bike course
  - Bathrooms with shelter for parkee program
  - Soccer field – nearby fields at school taken down Chappell?
  - Better sight lines for safety and more lighting
  - Make park neighborhood focused (site elements closer to neighborhood entrance
  - Parking along Badger Street park side
  - Meditative walking path
  - Keep basketball court
  - Focus on more of a passive, leisurely park
- Selecting elements and layout of the master plan:

Based on the input from the public, the overall design of the Badger Park Master Plan is a neighborhood-focused, passive activity park with a new playground, bike skills course for beginner to intermediate riders, and overall better safety for users and the neighborhood. The soccer field, bike skills course, buffer plantings, new playground, shelter with bathrooms, and existing basketball court were all requests from the public. The staff in the parks department would like to include Badger Park in the larger rotating art program within the City. The proposed stormwater management area will also act as a native pollinator habitat, a part of the larger Pollinator Corridor Project.

RECOMMENDATION

To Approve.

FISCAL IMPACT

Cost Estimate

Master Plan Element	Estimated Cost
Stormwater Management Area	$100,000
Soccer Field	$150,000 for grading

Bike Skills Course	$400,000
Playground	Already purchased
Shelter with Bathrooms	$800,000
Walkways, art pedestals, park sign, lighting	$100,000
A/E Services	$100,000
Total	**$1,650,000**

ATTACHMENTS

1. Badger Park Master Plan



STORMWATER MANAGEMENT

SHAWANO AVE.

EXISTING PARKING LOT

PARK SIGN

ART PEDESTAL

LIGHTING TO BE ADDED TO PARK

BIKE SKILLS COURSE



CHRISTIANA ST.

NEIGHBORHOOD ACCESS POINT

STORMWATER MANAGEMENT

WALKING LOOP: 3 LOOPS = 1 MILE

"EDDIES" – REST STOPS ALONG TRAIL FOR REST AND REFLECTION

BUFFER PLANTING

PLAYGROUND

BIKE SKILLS COURSE

SOCCER FIELD U11–12 210' X 135'

SHELTER W/ RESTROOMS



PARK SHELTER



PLAYGROUND

ON–STREET PARKING

BADGER STREET

EXISTING BASKETBALL

GREEN BAY PARKS, RECREATION, AND FORESTRY DEPARTMENT	*BADGER PARK* *MASTER PLAN*	NORTH	SCALE: 1"=10'–0" (0, 2.5', 5', 10')	DATE DRAWN: JULY 1992 LAST REVISION: JUNE 2026	PAGE 1 OF 1 BAD

Report to the
Parks Committee of the City of Green Bay

MEETING DATE	PREPARED BY
July 21, 2026	James Andersen, Recreation Supervisor

AGENDA ITEM # Q.2

To approve accepting an AmeriCorps Program Funding Grant for $389,701.00 to continue the Green Bay Conservation Corps program through 2027.

BACKGROUND

The City of Green Bay Conservation Corps is seeking approval to accept the Americorps grant for its 5th year. The overall program will remain the same. We have the same number of members and will aim to complete restoration across 125 acres. The grant will not impact the 2026 budget or impact the 2027 Budget, though this does not include any benefit rate changes.

RECOMMENDATION

To Approve.

FISCAL IMPACT

ATTACHMENTS

1. 2026-27 AmeriCorps Grant Application

PART I - FACE SHEET

APPLICATION FOR FEDERAL ASSISTANCE

Modified Standard Form 424 (Rev.02/07 to confirm to the Corporation's eGrants System)

1. TYPE OF SUBMISSION:
Application [X] Non-Construction

2a. DATE SUBMITTED TO CORPORATION FOR NATIONAL AND COMMUNITY SERVICE (CNCS):	3. DATE RECEIVED BY STATE: 26-MAR-26	STATE APPLICATION IDENTIFIER: N/A
2b. APPLICATION ID: 26AC281171	4. DATE RECEIVED BY FEDERAL AGENCY:	FEDERAL IDENTIFIER:

5. APPLICATION INFORMATION

LEGAL NAME: City of Green Bay
UEI NUMBER: ZCUZDCHFP7C6

ADDRESS (give street address, city, state, zip code and county):
100 N Jefferson St
Green Bay WI 54301 - 5006
County: Brown

NAME AND CONTACT INFORMATION FOR PROJECT DIRECTOR OR OTHER PERSON TO BE CONTACTED ON MATTERS INVOLVING THIS APPLICATION (give area codes):
NAME: Maria E. Otto
TELEPHONE NUMBER: (920) 448-3386
FAX NUMBER:
INTERNET E-MAIL ADDRESS: maria.otto@greenbaywi.gov

6. EMPLOYER IDENTIFICATION NUMBER (EIN):
396005458

7. TYPE OF APPLICANT:
7a. Local Government - Municipal
7b. Local Government, Municipal

8. TYPE OF APPLICATION (Check appropriate box).
[X] NEW [ ] NEW/PREVIOUS GRANTEE
[ ] CONTINUATION [ ] AMENDMENT
If Amendment, enter appropriate letter(s) in box(es): [ ] [ ]
A. AUGMENTATION B. BUDGET REVISION
C. NO COST EXTENSION D. OTHER *(specify below):*

9. NAME OF FEDERAL AGENCY:
Corporation for National and Community Service

10a. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 94.006
10b. TITLE: AmeriCorps State

11.a. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:
City of Green Bay
11.b. CNCS PROGRAM INITIATIVE (IF ANY):

12. AREAS AFFECTED BY PROJECT (List Cities, Counties, States, etc):
Brown County, Calumet County, Door County, Fond du Lac County, Kewaunee County, Manitowoc County, Marinette County, Menominee County, Oconto County

13. PROPOSED PROJECT: START DATE: 09/01/26 END DATE: 08/31/27

14. CONGRESSIONAL DISTRICT OF: a.Applicant [WI 08] b.Program [WI 08]

15. ESTIMATED FUNDING: Year #: [1]

a. FEDERAL	$ 389,701.00
b. APPLICANT	$ 138,043.00
c. STATE	$ 0.00
d. LOCAL	$ 0.00
e. OTHER	$ 0.00
f. PROGRAM INCOME	$ 0.00
g. TOTAL	$ 527,744.00

16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?
[ ] YES. THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON:
DATE:
[X] NO. PROGRAM IS NOT COVERED BY E.O. 12372

17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?
[ ] YES if "Yes," attach an explanation. [X] NO

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT, THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. TYPED NAME OF AUTHORIZED REPRESENTATIVE: Daniel Ditscheit	b. TITLE:	c. TELEPHONE NUMBER: (920) 448-3381
d. SIGNATURE OF AUTHORIZED REPRESENTATIVE:		e. DATE SIGNED: 02/26/26

Narratives

Executive Summary

The City of Green Bay will have 39 AmeriCorps members in Green Bay, Wisconsin. AmeriCorps members will remove invasive species, install native plants, maintain trails, host community educational events, and engage volunteers. At the end of the first program year, the AmeriCorps members will be responsible for 150 acres of parkland treated, 10,000 native plants installed, and hosting 7 community events. In addition, the AmeriCorps members will leverage 250 volunteers who will be engaged in restoration practices, trail improvements, and beautification activities. The AmeriCorps investment will be matched with $138,043 in public funding.

Rationale and Approach/Program Design

COMMUNITY

The City of Green Bay is a growing community experiencing one of the highest population growth rates in the state. According to the 2020 United States Census, Green Bay's population reached 107,395, representing a 3.2% increase since 2010. According to the Environmental Protection Agency, "Green spaces have been shown to enhance the strength of social ties between neighbors, which can lower rates of social disorder, anxiety, and depression within a neighborhood...Additionally, green infrastructure with vegetation can further benefit residents by improving air quality and reducing noise pollution." The City of Green Bay Park, Recreation, and Forestry Department manages nearly 3,000 acres of recreational open space; however, staffing levels are insufficient to meet maintenance and restoration needs. The National Recreation and Park Association indicates municipalities managing 2,000--4,000 acres typically employ 115--150 full-time staff, while Green Bay operates with only 95. This staffing gap limits the city's ability to adequately maintain parklands, address invasive species, and implement ecological restoration projects.

As the world's largest freshwater estuary, the Green Bay watershed presents significant environmental challenges that directly impact residents' quality of life. The City's 2023 City-Wide Green Stormwater Infrastructure (GSI) Plan identifies priority strategies to improve water management and resilience. The Green Bay Conservation Corps implements these priority solutions by installing bioswales and rain gardens, planting native vegetation and trees, and restoring wetlands. These interventions reduce stormwater runoff, mitigate flooding impacts, improve water quality, and protect community assets, including trails, parks, and residential neighborhoods.

Environmental degradation in Green Bay is long-standing and well-documented. In 1987, the United States Environmental Protection Agency designated Green Bay as an Area of Concern due to multiple

Narratives

Beneficial Use Impairments (BUIs), including degraded fish and wildlife populations, habitat loss, beach closings, restrictions on fish consumption, and degraded water quality. These impairments affect public health, recreation, local ecosystems, and the regional economy. The Wisconsin Department of Natural Resources Remedial Action Plan identifies habitat restoration and reduction of non-point source pollution as key recovery strategies. The Green Bay Conservation Corps directly advances these goals by removing invasive species, restoring native habitats, engaging volunteers in large-scale cleanups, and educating residents on conservation practices. Corps restoration efforts have also contributed to ecological monitoring of biodiversity recovery, including identifying the federally endangered rusty patched bumblebee at more than a dozen new sites.

Community priorities further reinforce the need for conservation work. The 2021 Brown County LIFE Study found strong public support for environmental stewardship, while also identifying opportunities for greater implementation of green practices and increased conservation engagement. The Green Bay Conservation Corps responds by delivering visible, high-impact restoration projects and engaging residents through volunteer service, education, and workforce development opportunities. The program recruits young conservation professionals from across the nation, building local capacity while fostering the next generation of environmental stewards. The Corps is expanding regional impact through its "Roving Crew," partnering with additional municipalities and organizations to extend conservation services beyond city boundaries.

GBCC carries out hands-on conservation work, including habitat restoration, invasive species removal, native plant installation, trail maintenance, monitoring habitat health through mapping and surveying, installing green stormwater infrastructure, and hosting community volunteer and education days to expand awareness. Since its inception, the Conservation Corps has restored more than 300 acres of parkland, planted over 100,000 native trees and plants, and engaged more than 650 community volunteers. In addition to serving all City of Green Bay parks and greenways, Corps members collaborate with local landowners and land managers to address habitat degradation at the ecosystem and watershed levels. This landscape-scale approach enables invasive species eradication across contiguous habitats and improves ecological function beyond jurisdictional boundaries.

EVIDENCE BASE

The Green Bay Conservation Corps aligns with the strong evidence tier, drawing on multiple quasi-experimental studies that use rigorous Before-After-Control-Impact (BACI) evaluation designs. These studies directly inform the program's approach to achieving National Performance Measure EN4: Acres of parks/public land treated and EN4.1: Acres improved. Two AmeriCorps-specific studies from

the Evidence Exchange were utilized to guide the design and implementation. Both studies were conducted across sites that are comparable in ecological context and invasive species pressure to those found in Green Bay. Each study evaluated the effectiveness of AmeriCorps-led invasive species removal using a BACI framework, comparing treated sites to control sites before and after intervention.

The 2019 Impact Evaluation of EarthCorps restoration methods examined whether AmeriCorps-led habitat restoration activities measurably improved ecosystem health, using invasive species cover as a primary indicator. Employing a quasi-experimental BACI design across multiple sites, evaluators assessed the question: Do restoration actions completed by AmeriCorps members result in healthier natural areas? Key findings included that average invasive species cover decreased from 93.2% pre-treatment to 16.3% post-treatment, AmeriCorps members spent approximately 70% of service hours performing direct restoration practices, and restoration methods included manual removal, herbicide application, and follow-up monitoring. The study concluded that AmeriCorps member interventions significantly reduced invasive species presence and improved overall habitat conditions. The Green Bay Conservation Corps mirrors these evidence-based restoration methods, with approximately 65% of member service hours dedicated to habitat restoration, native plant establishment, and ecological mapping/monitoring, consistent with the dosage evaluated in the EarthCorps study.

The 2019 evaluation of the Montana State Parks AmeriCorps program, conducted by Naiman-Sessions & Shteir, also used a BACI design to assess invasive species control outcomes. At the time of evaluation, noxious weeds infested approximately 20% of the Montana State Parks land base (1,291 of 6,255 acres). Treatment sites demonstrated a 25% reduction in mean noxious weed cover following AmeriCorps intervention, statistically significant improvements compared to control sites, and effective application of manual removal and herbicide treatments. The study concluded that AmeriCorps-led weed treatment efforts were successful in significantly reducing invasive species coverage. In Green Bay parks and greenways, invasive species are estimated to occur at comparable rates, reinforcing the applicability of this evidence base. The Green Bay Conservation Corps employs the same restoration techniques evaluated in the Montana and EarthCorps study, including manual removal and targeted herbicide application.

Focusing locally, the Green Bay Conservation Corps surpassed performance measure EN4.1 targets in the 2022-23 and 2023-24 program years by 107% and 101%, respectively. Program effectiveness is further illustrated through site-specific outcomes.

NOTICE PRIORITY

Narratives

The Green Bay Conservation Corps (GBCC) directly advances multiple AmeriCorps funding priorities through environmental stewardship, workforce development, and evidence-based service delivery. GBCC expands outdoor recreation by maintaining public lands, restoring native habitats, supporting sustainable urban forestry, and implementing reforestation and green stormwater infrastructure projects. These efforts improve ecosystem health, reduce flooding risks, and expand access to safe outdoor recreation spaces for current and future generations. GBCC creates workforce pathways for AmeriCorps members by providing structured training, industry-recognized certifications, and hands-on conservation experience. Members gain technical skills in habitat restoration, invasive species management, green infrastructure installation, and ecological monitoring. In addition, job shadowing and partnerships with local agencies and conservation professionals expose members to career pathways in natural resource management, environmental science, and public service. These experiences improve employability and support entry into high-demand environmental and public sector careers. Through community volunteer events, education initiatives, and visible conservation projects, GBCC strengthens civic engagement for its members. Members develop leadership skills, build meaningful connections with residents, and gain a deeper understanding of the communities they serve. These experiences support personal growth, civic responsibility, and long-term community engagement. Evidence to steer the program design comes from the AmeriCorps Evidence Exchange Catalogue to scale and adapt the interventions.

MEMBER EXPERIENCE

Throughout their term of service, members receive comprehensive, hands-on training aligned with conservation and natural resource career pathways. Planned trainings include small engine repair and maintenance, herbicide application and safety, greenhouse management, plant and wildlife survey protocols, species identification, introductory Geographic Information System (GIS), Global Positioning System (GPS) use and mapping, conflict management, public speaking, volunteer engagement and recruitment, and career readiness skills such as résumé development, mock interviews, and career panels. Members also earn certifications, including First Aid/CPR, Wildland or Wilderness First Aid, and state herbicide applicator licensing. Members have access to additional professional development through online learning platforms such as On3Learn, CivicMiC, and LifeMatters, which provide thousands of courses supporting leadership, workplace skills, and personal well-being.

Members build leadership capacity through structured team roles and responsibilities. Rotating leadership positions--including Safety Leader, Tool Manager, Record Keeper, and Crew Point of

Contact--provide experience in accountability, communication, logistics coordination, and risk management. Leadership roles rotate weekly to ensure all members gain supervisory and decision-making experience.

Members strengthen their connection to the community by planning and leading volunteer service events and educational outreach activities. These experiences require members to collaborate with local nonprofits, neighborhood groups, and residents, building relationships while promoting environmental stewardship. By leading community engagement efforts, members develop public facilitation skills and deepen their understanding of local needs and assets. Participation in National Days of Service and occasional incidental service opportunities further expands members' civic awareness and encourages continued community involvement beyond their service term.

Service in the Conservation Corps is recognized as a qualified pre-apprenticeship within local high school landscaping career pathways. Additionally, the program satisfies requirements for a Civic Engagement Internship through the University of Wisconsin--Green Bay and a Sustainable Agriculture internship through Northeast Wisconsin Technical College.

Disaster Response: AmeriCorps programs and members may participate in disaster relief. There is no cap on the amount of time programs and members may spend on disaster relief efforts during the program year; however, programs will not engage in disaster relief on such a long-term basis that the program's focus significantly changes. Hours served by members responding to disasters will count toward their AmeriCorps term of service, as long as they are pre-approved by the Program Director. Disaster response on-site supervisors will track and verify AmeriCorps members' activities and hours.

Incidental Service: AmeriCorps members will be provided the opportunity for occasional service outside the focus of this program in order to better understand and benefit their community and to participate in National Days of Service. These hours may be counted towards the member's term of service if they do not interfere with their normal service hours or conflict with prohibited activities, the service is approved by the member's supervisor [and/or] program director, and the supervisor of the service activity signs an agreement certifying the service and hours performed.

Organizational Capability

ORGANIZATIONAL BACKGROUND AND STAFFING

The City of Green Bay is a municipal government with established administrative infrastructure and internal controls to effectively manage federal funding and ensure compliance with AmeriCorps regulations. The AmeriCorps program is housed within the Parks, Recreation and Forestry Department and is supported by cross-departmental collaboration to ensure fiscal integrity, risk

mitigation, and operational oversight. Key supporting departments include Finance, which oversees federal grant accounting, internal controls, drawdowns, expense reconciliation, and audit compliance; Human Resources, which supports personnel policies and employment compliance; Risk Management, which oversees safety policies, liability mitigation, and insurance coverage; Information Technology, which provides secure data systems, creates data collection platforms, and manages account access; and Parks, Recreation and Forestry Administration, which provides strategic oversight and alignment with departmental priorities. This structure ensures separation of duties, multi-level review of expenditures, and adherence to municipal and federal grant management standards. The AmeriCorps program is directly staffed by two dedicated personnel: the Conservation Corps Coordinator and the Field Assistant.

The Conservation Corps Coordinator serves as the Program Director and provides overall leadership, compliance oversight, and strategic management of the AmeriCorps grant. Responsibilities include ensuring compliance with AmeriCorps regulations, grant provisions, and federal Uniform Guidance requirements; overseeing National Service Criminal History Check (NSCHC) compliance; implementing and enforcing the AmeriCorps Member Time and Activity Reporting Policy; preparing and submitting performance reports, financial reports, and continuation applications; managing grant budgets in coordination with the Finance Department; tracking match contributions and ensuring documentation of in-kind and cash match; serving as liaison between City departments, AmeriCorps, and community partners; and monitoring performance measures and progress toward Logic Model outcomes. The Conservation Corps Coordinator has a double college degree in Ecology and Conservation Biology, Animal Biology, and a minor in Environmental Sciences, with 10 years of professional experience in land management and volunteer management, and 4.5 years of AmeriCorps program management experience.

The Conservation Corps Coordinator submits biweekly division reports to the Park Director, which are reviewed by the Parks Committee, an advisory body to the City Council, providing additional public transparency and accountability. Additionally, the Conservation Corps Coordinator holds a seat on the City's Sustainability Commission and the internal Resilience and Sustainability Team, ensuring program alignment with citywide environmental priorities and strategic planning efforts.

The Field Assistant provides direct, day-to-day supervision of AmeriCorps members and oversees field implementation of service activities. Responsibilities include conducting daily check-ins and safety briefings; supervising members on project sites (approximately 75% of work time spent in the field); planning and coordinating weekly project schedules; delivering technical skills training and safety

instruction; monitoring member performance and providing coaching and support; and ensuring accurate documentation of service activities and outputs. The Field Assistant has a college degree in Ecology and Conservation Biology with a minor in Environmental Science and 9 years of professional land management experience.

AmeriCorps staff meet weekly to review program implementation, performance data, compliance requirements, and emerging needs. Regular coordination with Parks, Recreation and Forestry leadership ensures integration with departmental goals and appropriate resource allocation.

The City of Green Bay maintains established written policies and procedures governing timekeeping and payroll systems, procurement standards, financial management and audit controls, risk management and safety protocols, and data security and record retention. These systems provide sufficient administrative capacity to implement and oversee a federal grant in accordance with applicable regulations. The City of Green Bay has successfully implemented three full years of a formula-funded AmeriCorps program under the leadership of the current Conservation Corps Coordinator. The program also leverages partnerships, local grants, and private donations to maximize impact while minimizing cost to local taxpayers. This diversified funding approach demonstrates fiscal responsibility and long-term sustainability. This governance structure, combined with demonstrated performance history and strong municipal infrastructure, ensures the City of Green Bay has the staffing capacity, internal controls, and administrative systems necessary to effectively implement and oversee the AmeriCorps program.

MEMBER SUPERVISION

AmeriCorps members will receive direct supervision and support from the Field Assistant. Members will be assigned in crews of 5 to 10 members and will have morning meetings each day with the Field Assistant to review objectives and understand expectations. The Field Assistant will spend at least 75% of their time at project sites with the crews. Additionally, each crew will have an assigned "crew leader". This crew leader will be the point of contact with the Field Assistant and will be responsible for ensuring that any questions are addressed promptly. The crew leader is responsible for motivating the crew, ensuring all safety protocols are followed, and completing the daily progress mapping and reports. The crew leader will not act in a supervisory capacity for other members.

The Field Assistant and Conservation Corps Coordinator will maintain an online Microsoft Bookings link for members to schedule individual check-in meetings. These meetings are intended to support members, address concerns, and allow growth opportunities. Additionally, each Friday, members will journal and reflect on the five highs and 3 lows of that week to identify strengths and growth areas.

Narratives

All member training will be completed by the Field Assistant, Conservation Corps Coordinator, or qualified professional. All AmeriCorps members will start with a 2-week orientation to onboard members. Orientation topics include AmeriCorps policies, City policies, tours of the project sites, introductions with key staff and contacts, and an overview of project-specific training. Members will also have access to On3Learn courses, LifeMatters EAP webinars, and civmic to expand training opportunities.

As projects change throughout the seasons, members will receive project-specific training before and throughout projects. AmeriCorps members will come together monthly for professional development days focusing on topics such as Conflict Resolution, Unconscious Bias, Exploring Personal and Workplace Values, Strength-based Asset Assessments, Resume Building, and Life After AmeriCorps. AmeriCorps members serving longer than six months will receive mid-term evaluations, which start with a member's self-reflection. Then, members will have a meeting with their supervisor to discuss growth areas. All members receive an end-of-term evaluation.

Cost Effectiveness and Budget Adequacy

MEMBER RECRUITMENT

The program allocates $250 to support targeted, community-based recruitment strategies designed to attract AmeriCorps members who reflect and understand the community they will serve. Budgeted funds will support college and career fair registration fees at local institutions. These institutions enroll students pursuing environmental science, natural resources, sustainability, agriculture, and related career pathways aligned with program service activities. Participation in job and internship fairs allows staff to directly connect with candidates who possess relevant academic training and an interest in public service careers.

Recruitment efforts prioritize outreach to local residents. Printed recruitment materials will be distributed at accessible, community-centered locations such as the Oneida Nation Community Center, We All Rise: African American Resource Center, local public library branches, and area high schools. These efforts are designed to broaden access to service opportunities and build a diverse applicant pool reflective of the populations served. The City of Green Bay has an internal printing shop for all required needs at no cost to the program. AmeriCorps staff also attend local community events to engage and recruit a wide array of people. The events include local Farmer's Markets, Winterfest, and others. Staff also give class presentations to high school and college students. These events are free for staff to attend.

MEMBER RETENTION

Narratives

The Green Bay Conservation Corps prioritizes member retention by providing competitive benefits, removing barriers to service, strengthening workforce pathways, and fostering a supportive cohort experience. These strategies contribute to program stability and ensure members complete their terms of service while achieving meaningful professional and personal growth. The Conservation Corps Coordinator and Field Assistant are budgeted staff who support retention efforts.

Member benefits are adjusted annually to improve member retention. The living allowance has steadily increased each year of implementation and remains above the minimum living allowance. Full-time crew members receive a biweekly amount of $975, and members serving in a lead capacity receive $1,000 biweekly. To reduce transportation costs, the City of Green Bay provides free Metro bus passes to all members. Members receive a resource packet upon acceptance to support a smooth transition into service. Resources include housing guides compiled with We All Rise: African American Resource Center, connections to local landlords offering flexible lease options, information on home-sharing platforms, local meal discounts, budgeting tools, and guidance for applying to Supplemental Nutrition Assistance Program (SNAP) benefits. These supports help remove common barriers to national service participation.

A total of $5,910 is budgeted for member training, certifications, and travel to professional development opportunities. Members receive industry-recognized certifications such as Wilderness First Aid and state herbicide applicator licensing, along with technical training aligned with conservation careers. Members may participate in the program's Leadership Pathway, an advanced professional development track designed to prepare participants for supervisory and leadership roles. The curriculum includes project planning, team motivation, conflict resolution, communication strategies, and leadership best practices. In 2025, the program was recognized as "Top Corps" for workforce development by The Corps Network, reflecting the program's strong emphasis on career readiness and skill attainment.

To support career exploration and professional networking, the program hosts panels featuring local professionals from government agencies, nonprofit organizations, and private-sector employers in natural resources and outdoor recreation. Members engage directly with professionals to gain career insights and build industry connections. All members receive a complimentary membership to Current Young Professionals (CYP) through the Greater Green Bay Chamber, providing access to professional development workshops, networking events, and community engagement opportunities. The program fosters a strong cohort culture through peer recognition and morale-building activities. Members participate in a peer-selected "Member of the Month" recognition program, with recipients

receiving small incentives such as AmeriCorps-branded gear. Recognition activities reinforce teamwork, celebrate accomplishments, and strengthen member engagement.

DATA COLLECTION

The Green Bay AmeriCorps program uses a coordinated digital data collection system to ensure accurate, verifiable, and timely performance reporting. Program staff and members utilize two Garmin GPS units, City-issued smartphones, a tablet, and secure online mapping and data management platforms to document service activities and performance outcomes. The devices have already been purchased; a total of $840 is budgeted for 2 staff smartphones. AmeriCorps members conducting habitat restoration and land management activities use ArcGIS Field Maps to record treatment areas in real time. Each service day is documented as a distinct polygon within the GIS system, allowing staff to accurately calculate acres treated and improved, prevent duplication of reported service areas, track progress toward quarterly and annual targets, and maintain spatial documentation for verification and audits. The City of Green Bay's ArcGIS account is not charged to the AmeriCorps program. This GIS-based documentation aligns directly with National Performance Measure EN4 and EN4.1 reporting requirements. Members complete standardized daily accomplishment reports using secure online forms accessible via smartphone, tablet, or computer. These reports include the date, activity completed, members present, and the location of the service project. The form collects detailed information for the week's progress, including, but not limited to, yards of mulch spread on trails, gallons of invasive plant material removed, number of community members engaged, and number of native plants installed. Finally, volunteer data is managed and maintained with Volgistics. The monthly fee for volunteer data collection is $36 per month, totaling $432.

The Field Assistant reviews data entries regularly to ensure completeness and accuracy. The Program Director conducts monthly reviews of performance data to confirm progress toward targets and verify alignment between GIS acreage records and daily accomplishment reports. Discrepancies are resolved promptly through site verification and staff review.

Community partners hosting service projects provide project confirmations and volunteer counts when applicable, supporting data verification and documentation requirements.

Evaluation Summary or Plan

N/A

Amendment Justification

Narratives

N/A

Clarification Summary

N/A

Continuation Changes

N/A

Grant Characteristics

Performance Measures





Table1: MSYs by Focus Areas

Focus Area	% MSYs
Environmental Stewardship	100%

Table2: MSYs by Objectives

Objectives	%MSYs
At - Risk Ecosystems	90%
Awareness & Stewardship	10%

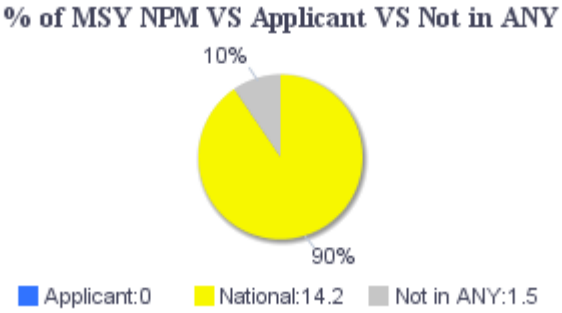


Table3: %MSYs by NPM vs.Applicant vs. Not in ANY

% MSYs	NPM	Applicant	Not in ANY
	90%	0%	10%

Table4: No of MSY and Members by Objective

Objectives	No of MSYs	No of Members
At - Risk Ecosystems	14.20	39
Awareness & Stewardship	1.50	39
Total	15.70	78

Primary Focus Area: Environmental Stewardship

Primary Intervention: Invasive Species Removal

Secondary Focus Area:

Secondary Intervention:

Performance Measure: Habitat Restoration

Focus Area:	Environmental Stewardship	Objective:	At - Risk Ecosystems	No of MSY's:	14.20	No of Members:	39

Problem Statement:

Green Bay is fortunate to have varying ecosystems and land cover, which act as critical habitats for numerous plants and wildlife. Poor land management practices and pollution from industries in the past have contributed towards the degradation of this critical and unique area, resulting in the Fox River and Bay of Green Bay being listed as an " Area of Concern " by the EPA.

Selected Interventions:

Invasive Species Removal

Plant Establishment

Describe Interventions:

Plant Establishment: Once per week for 9 - 10 hours from September to October and March to August. Plant maintenance 2 days/week, 8 hours each time, from September to October and March to August. Invasive Species Removal: treatments 1 - 2days/week, 9 hours each time, for 12 month term.

EN4 Output:

EN4: Acres of parks or public land treated.

Target: 150 Acres

Measured By: Tracking System

Described Instrument: Mobile devices using the ArcGIS FieldMap app. AmeriCorps members will map each day's treatment area in the mobile app with data fields including date, location, treatment, and photo.

EN4.1 Outcome:

EN4.1: Acres of parks or public land improved

Target: 125 Acres

Measured By: Land Manager Assessment

Described Instrument: Staff mobile device using ArcGIS FieldMaps app. Staff will survey the treatment sites and complete a land manager assessment, which includes metrics for 10 categories scoring on a scale of 1 to 10, with 1 being degraded/low quality and 10 being high quality. The land assessment will be completed in the FieldMaps app and allow staff to map the improved acres and ensure no duplication.

Program Information

AmeriCorps Funding Priorities

*Check any priority area(s) that apply to the proposed program. Please refer to the NOFO for the information on the threshold for meeting priority consideration.	Expanding outdoor recreation opportunities, Workforce pathways for AmeriCorps members, Evidence - based interventions

Grant Characteristics

*Check any characteristics that are a significant part of the proposed program	None of the grant characteristics

Additional Documents

*How many evidence documents did you submit? (Program Evaluation Report, Studies). Do not include evaluation plan in number.	Two
*Did you submit an evaluation plan?	No
*How many non - evidence documents did you submit? (In most cases, this will be zero)	Zero

Demographics

Other Revenue Funds	0
Number of volunteers generated by AmeriCorps members	250
Percent of disadvantaged youth enrolled	0

Required Documents

Document Name	Status
Evaluation	Not Applicable
Federally Approved Indirect Cost Agreement	Not Applicable
Labor Union Concurrence	Not Applicable
Other Documents	Sent

Logic Model

Problem	Inputs	Activities	Outputs	Short-Term Outcomes	Mid-Term Outcomes	Long-Term Outcomes
The community problem that the program activities (interventions) are designed to address.	Resources that are necessary to deliver the program activities (interventions), including the number of locations/sites and number/type of AmeriCorps members.	The core activities that define the intervention or program model that members will implement or deliver, including duration, dosage, and target population.	Direct products from program activities.	Changes in knowledge, skills, attitudes, and opinions. These outcomes, if applicable to the program design, will almost always be measurable during the grant year.	Changes in behavior or action. Depending on program design, these outcomes may or may not be measurable during the grant year.	Changes in condition or status in life. Depending on program design, these outcomes may or may not be measurable during the grant year. Some programs, such as environmental or capacity-building programs, may measure changes in condition over a period as short as one year.
Green Bay is a critical habitat for numerous wildlife and is currently listed as an "Area of Concern" by the EPA. Poor land management practices in the past have degraded this critical and unique area. With a limited number of staff, the Green Bay Parks, Recreation and Forestry department focuses its time on maintaining heavily used aspects of the parks system and does not have the capacity to address the need for conservation work.	Green Bay, Wisconsin, the third largest city and federally categorized as an "Area of Concern" due to habitat degradation with 2,658 acres of parks and greenways; spanning 67 parks, 13 greenways, and 1 natural area. Target Parks include: -8th Street Park -Arnie Wolff Sports Complex -Arthur C Keuller Place -Astor Park -Baird Creek Greenway -Baird Park -Bay Beach Amusement Park	HABITAT RESTORATION Invasive species removal and treatment within parks system and with project partners. Methods include cutting, hand pulling, applying herbicide, and mowing vegetation. 30% of Conservation Corps time annually Approximately twice per week for 8-9 hours throughout the entire year NATIVE PLANTINGS Establish native plantings following Pollinator Corridor	HABITAT RESTORATION 150 acres of invasive species treated within the City of Green Bay. 25 acres of invasive species treated at Project Partner properties. PM EN4: 150 acres treated NATIVE PLANTINGS Plant 10,000 native plants annually throughout the City	Increase habitat for wildlife within the City of Green Bay and at Project Partner sites. Improved access to public greenspaces. PM EN4.1: 125 acres improved Increased awareness of threats to habitat health within the community and local leaders. Increased pollinator population within the City of Green Bay with improved pathways for	Increased private landowners implementing environmental practices. Reduction of invasive populations across the public habitats in and around Green Bay. Increased partnerships with interested parties to implement these practices. Improved maps and funding priorities for the Rusty Patch Bumble Bee management. Increased visitor	Enhancement in the conservation of healthy, productive, and sustainable ecosystems for the benefit of wildlife and community. Increased biodiversity with the Green Bay Parks system and project partners Increased natural capacity for flood resilience and reduced displacement due to flooding events for the community. Increased adaptability of ecosystems to

Logic Model

Problem	Inputs	Activities	Outputs	Short-Term Outcomes	Mid-Term Outcomes	Long-Term Outcomes
Additionally, invasive species have invaded northeast Wisconsin and spread across property boundaries. A lack of awareness for many of these species threatens the long-term health of the ecosystems. As the world's largest freshwater estuary, the Green Bay watershed presents significant environmental challenges that directly impact residents' quality of life. Flooding, stormwater management, and declining water quality threaten neighborhoods, public infrastructure, and recreational resources. Green Bay Conservation Corps will address these issues by utilizing AmeriCorps members to complete habitat restoration and outreach on all City of Green Bay parks, trails and	-Bay Beach Wildlife Sanctuary -Bayview Park -Christa McAuliffe Park -Colburn Park -Danz Park -East River Emilie Park -East River Optimist Park -Farlin Park -Fireman's Park -Fox River Trail -Frank B Seymour Park -Fritsch Park -He-Nis-Ra Park -Joliet Park -Ken Euers Nature Area -Navarino Park -Newberry Conservancy -Perkins Park -Preble Park -Red Smith Park -Sergeant Benjamin Edinger Corridor/Westside Trail -Whitney Park -Wilder Park -Beaver Dam Greenway -East River Meyer Park -East River Sullivan Park -East River Van Beaver Park -Fort Howard Park	priorities. Maintain plantings weekly during growing season via weeding, watering, and mulching. Grow seeds in greenhouse for installation in the parks system. Collect native seeds. Plant trees across park system. 25% of Conservation Corps time annually. Approximately once per week for 9-10 hours from September to October and March to August. TRAIL MAINTENANCE Mulch trails to protect soil health and improve accessibility. Remove debris on trails from storm damage or flooding. Reroute trails to protect against erosion concerns. Develop new trails via mulching to improve accessibility to natural areas. Replace boardwalks to ensure safety and	of Green Bay. 30 native plantings maintained weekly. Grow 3,000 native plants annually in the greenhouse. Collect 5lbs of native seed annually. Plant 100 trees annually. TRAIL MAINTENANCE Mulch 1.5 miles of trail annually. Develop 0.25 miles of new trail annually.	pollinator movement. Increased stormwater management through green infrastructure solutions, reducing standing water. Increased skill of individuals to manage lands against invasive species. Improved public awareness of invasive species identification and management. Improved knowledge of the population status of the Federally Listed Rusty Patch Bumble Bee and other bumble bee species. More efficient and effective management plans through increased knowledge of the status of parkland habitats. Increased knowledge of environmental practices for	activity within the parks system. Reduced localized flooding and runoff in targeted project areas. Increased ecological connectivity across parks and greenways.	manage ongoing climate change Cultural change to value and invest in the environment more. Creation of a sustained regional pipeline of conservation professionals.

Problem	Inputs	Activities	Outputs	Short-Term Outcomes	Mid-Term Outcomes	Long-Term Outcomes
greenways; as well as, with project partners throughout the greater Green Bay area.	-Joannes Park -John Muir Park -Marquette Park -Willow Creek Greenway AmeriCorps members from 17-99 years old with no or minimal experience in an environmental career: -TQT AmeriCorps Members (3) -HT AmeriCorps Members (18) -QT AmeriCorps Members (15) -MT AmeriCorps Members (3) Member Training: 15% of member time annually. -First Aid/CPR -Career Panels -Conflict Resolution -Unconscious Bias -Resume Building -Exploring Careers in the Industry -Job Shadow Opportunities -Communications -AmeriCorps 101 -Safe Driving -Safe Loading and Handling of Trailers -Intro to GIS applications -Plant	accessibility of public trails. 10% of Conservation Corps time annually. Approximately once per month for 9-10 hours from September to November, and April to August. SURVEY AND MAP Complete anuran surveys across park system for species and abundance. Survey parks for bumble bee species presence. Map habitat types within the park system for improved project planning. Map trail system on a biannually basis for quality and erosion. Complete a full biodiversity inventory of parks. 10% of Conservation Corps time annually. Anuran surveys: 3 surveys per site lasting 5 minutes across 30 sites from April to July. All other surveys: approximately 20 hours per month	SURVEY AND MAP Document anuran species diversity and abundance at 30 survey sites. Survey all 68 parks for bumble bee species presence. Identify Rusty Patch Bumble Bee presence. Map 150 acres of park land annually. Complete a full biodiversity inventory of at least 1 park annually.	community members and AmeriCorps members. Increased credentials of AmeriCorps members and obtain industry-recognized certifications. Increased skill of individuals to manage lands against invasive species.		

Logic Model

Problem	Inputs	Activities	Outputs	Short-Term Outcomes	Mid-Term Outcomes	Long-Term Outcomes
	Identification -Wildlife survey protocols -Frog/Toad Identification Certification -Bumblebee identification -Building trails -Safe operation of brush cutters -Herbicide safety and protocols -Life After AmeriCorps City Staff (2): Conservation Corps Coordinator and Field Assistant AmeriCorps funding - $389,701 City funding (match) - $138,043 Volunteers (250) Local Partnerships: Baird Creek Preservation Foundation to provide volunteer recruitment, project supervision, and member training. Local Partnerships: Green Bay Botanical Garden providing an average of	from September to October and April to August COMMUNITY OUTREACH Organize and host volunteer events focused on Days of Service which may include MLK Day, Earth Day, and Make a Difference Day. 5 events per year. Record and edit educational videos for the public on environmental practices to expand the reach of information. Design and post social media graphics to promote AmeriCorps and the Conservation Corps. 10% of Conservation Corps time annually. Approximately 4 hours per week from September to August.	COMMUNITY OUTREACH Host 5 events, engaging 250 volunteers annually. Release 5 videos annually. Post 1 social media graphic per week for 40 weeks out of the year.			

Logic Model

Problem	Inputs	Activities	Outputs	Short-Term Outcomes	Mid-Term Outcomes	Long-Term Outcomes
	10,000 donated native plants annually and member training opportunities. Local Partnerships: Universities (University of Wisconsin - Green Bay, St. Norbert's College, and Northeast Wisconsin Technical College) providing member recruitment, internship credits and training opportunities. Project Partners, such as Village of Allouez, Village of Hobart, and others to continue habitat restoration across property lines to reach ecological restoration. 43 active Green Bay Neighborhood Associations to assist in recruitment, event promotion, volunteer engagement, and understanding the community need from local residents. Clean Energy Green					

Logic Model

Problem	Inputs	Activities	Outputs	Short-Term Outcomes	Mid-Term Outcomes	Long-Term Outcomes
	Bay Plan 2023 Green Stormwater Infrastructure Plan					

Report to the
Personnel Committee of the City of Green Bay

MEETING DATE	PREPARED BY
July 21, 2026	Brian Rollefson, Human Resources Director

AGENDA ITEM # R.1

To approve proposed changes to the City of Green Bay Personnel Policy Chapter 9 with regards to Vacation Accruals.

BACKGROUND

In alignment with our 2025-2027 City of Green Bay strategy of Employee Recruitment and Engagement and in response to our 2025 Employee Engagement Survey, we have conducted a review of our current paid time off categories. Specifically, we focused on vacation, bereavement and volunteer time. We believe that we have an opportunity to further our progress towards becoming an employer of choice in the community. Also, the voice of our employees, our engagement survey, identified pay and benefits as the lowest scoring category with the greatest opportunity for improvement. As a result of the 2025 Engagement Survey, we put together three engagement teams with representatives from all City departments to take action on its results. These employee-led teams focused on three areas of opportunity identified in the survey: pay and benefits, communication, and recognition. The pay and benefits engagement team conducted research, further polled employees and, in part, designed the below-identified enhancements/additions.

Currently, general non-represented employees accrue paid vacation at the following rates:

TENURE	ACCRUAL
0 – end of 5th year	80 hours
6th – end of 10th year	120 hours
11th – end of 15th year	136 hour
16th – end of 20th year	160 hours
21st +	200 hours

Employees are able to carry over up to 240-hours of vacation from year to year. All accrued vacation time is paid out at separation. We believe the accrual rates identified above are below market and are contributing to unnecessary voluntary turnover. There are a few areas that are impacting the City negatively. First, we are losing ground to our comparables/competition which makes recruiting top talent into our open positions difficult. We are also receiving negative reactions from candidates who we are offering positions to. Also, 78% of our voluntary turnover (not including retirements) within the last 5-years, is from employees that have less than 5 years of tenure. Enhancing vacation accruals could positively impact recruiting and retention.

RECOMMENDATION

We are recommending an increase in our vacation accruals. This will positively impact nearly all employees and all new hires. New hires would now be offered 120-hours of vacation, which is in alignment with our comparables/competitors. The proposed schedule provides more frequent increases (you gain an additional 8 hours of vacation for every two years worked). We would maintain the 240-hour carryover limit from year to year. However, we would enforce a mandatory two-week's notice that an employee must provide and fulfill in order for that employee to receive their accrued vacation payout (situation specific).

General non-represented employees would accrue vacation at the below rates:

TENURE	ACCRUAL
0 – end of 1st year	120 hours
2nd – end of 3rd year	128 hours
4th – end of 5th year	136 hours
6th – end of 7th year	144 hours
8th – end of 9th year	152 hours
10th – end of 11th year	160 hours
12th – end of 13th year	168 hours
14th – end of 15th year	176 hours
16th – end of 17th year	184 hours
18th – end of 19th year	192 hours
20th – end of 21st year	200 hours
22nd – end of 24th year	208 hours
25th +	216 hours

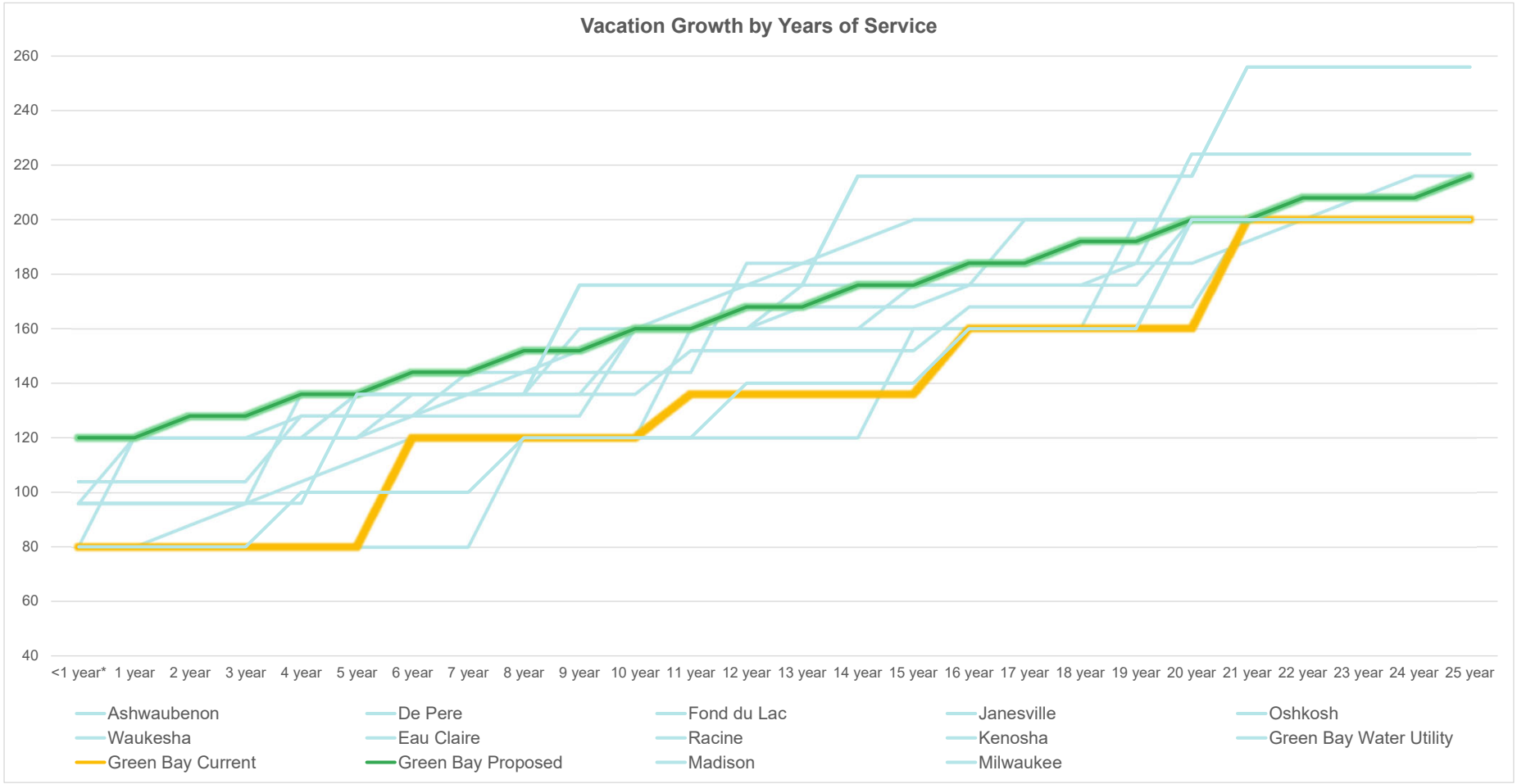
A comparison chart of vacation accruals with our comparable municipalities/competition (blue), Green Bay current (gold) and Green Bay recommended (green) is attached.

FISCAL IMPACT

Increase to vacation liability for 2027 based on current employees and the percentages that were rolled over at the end of 2025: $124,774.57

ATTACHMENTS

1. Vacation by Years of Service Graph
2. Time Off Comparison Table
3. Draft - Personnel Policy Chapter 9 Vacation


Vacation Growth by Years of Service
260
240
220
200
180
160
140
120
100
80
60
40
<1 year*
1 year
2 year
3 year
4 year
5 year
6 year
7 year
8 year
9 year
10 year
11 year
12 year
13 year
14 year
15 year
16 year
17 year
18 year
19 year
20 year
21 year
22 year
23 year
24 year
25 year
Ashwaubenon
De Pere
Fond du Lac
Janesville
Oshkosh
Waukesha
Eau Claire
Racine
Kenosha
Green Bay Water Utility
Green Bay Current
Green Bay Proposed
Madison
Milwaukee

Municipality	Population	<1 year	1 year	2 year	3 year	4 year	5 year	6 year	7 year	8 year	9 year	10 year	11 year	12 year	13 year
Ashwaubenon	16982	104	104	104	104	128	128	128	144	144	144	144	144	184	184
De Pere	25412	120	120	120	120	120	136	136	136	136	136	160	160	160	160
Fond du Lac	44469	80	80	80	80	80	80	80	80	120	120	120	120	120	120
Janesville	65633	120	120	120	120	120	120	128	136	144	152	160	168	176	184
Oshkosh	67242	80	80	80	80	80	80	120	120	120	120	120	160	160	160
Waukesha	72299	120	120	120	120	128	128	128	128	128	128	160	160	160	168
Eau Claire	72331	80	120	120	120	120	136	136	136	136	160	160	160	160	176
Racine	78337	96	96	96	96	136	136	136	136	136	176	176	176	176	176
Kenosha	99578	96	120	120	120	120	120	136	136	136	136	136	152	152	152
Green Bay Water Utility	107365	80	80	88	96	104	112	120	120	120	120	120	136	136	136
Green Bay Current	107365	**80**	**80**	**80**	**80**	**80**	**80**	**120**	**120**	**120**	**120**	**120**	**136**	**136**	**136**
Green Bay Proposed	107365	**120**	**120**	**128**	**128**	**136**	**136**	**144**	**144**	**152**	**152**	**160**	**160**	**168**	**168**
Madison	285300	80	80	80	80	100	100	100	100	120	120	120	120	140	140
Milwaukee	577897	96	96	96	96	96	136	136	136	136	176	176	176	176	176

Municipality	14 year	15 year	16 year	17 year	18 year	19 year	20 year	21 year	22 year	23 year	24 year	25 year
Ashwaubenon	184	184	184	184	184	184	224	224	224	224	224	224
De Pere	160	176	176	176	176	176	200	200	200	200	200	200
Fond du Lac	120	160	160	160	160	160	200	200	200	200	200	200
Janesville	192	200	200	200	200	200	200	200	200	200	200	200
Oshkosh	160	160	160	160	160	200	200	200	200	200	200	200
Waukesha	168	168	176	176	176	184	184	192	200	208	216	216
Eau Claire	176	176	176	200	200	200	200	200	200	200	200	200
Racine	216	216	216	216	216	216	216	256	256	256	256	256
Kenosha	152	152	168	168	168	168	168	200	200	200	200	200
Green Bay Water Utility	136	136	160	160	160	160	160	200	200	200	200	200
Green Bay Current	**136**	**136**	**160**	**160**	**160**	**160**	**160**	**200**	**200**	**200**	**200**	**200**
Green Bay Proposed	**176**	**176**	**184**	**184**	**192**	**192**	**200**	**200**	**208**	**208**	**208**	**216**
Madison	140	140	160	160	160	160	200	200	200	200	200	200
Milwaukee	216	216	216	216	216	216	216	256	256	256	256	256

organ donation procedure so that it does not unduly disrupt the employer's operations, subject to the approval of the health care provider of the bone marrow or organ donee.

9.8.5 FMLA. As stated in City of Green Bay Personnel Policy 23.4.4, eligibility requirements for a bone marrow or organ donor will normally meet requirements for the Family Medical Leave Act and allow the City to count the time used for these leaves against employees' FMLA entitlement. Therefore, FMLA forms are required for all bone marrow or organ donor leaves in excess of 3-consecutive scheduled workdays and may be required for less than 3 days given the circumstances.

9.8.6 File a Complaint. A complaint concerning a denial of rights under the Bone Marrow and Organ Donation Leave policy must be filed with the State of Wisconsin State Department of Workforce Development within 30 days after the violation occurs or when the employee should have reasonably known the violation occurred, whichever is later.

9.9 VACATION

9.9.1 All regular full-time employees will be entitled to a vacation and will earn annual vacations with pay as indicated by the following:

- ~~Start through end of 5th year 80 hours~~
- ~~6th through end of 10th year 120 hours~~
- ~~11th through end of 15th year 136 hours~~
- ~~16th through end of 20th year 160 hours~~
- ~~21st year plus 200 hours~~

- Start through end of 1st year 120 hours
- 2nd through end of 3rd year 128 hours
- 4th through end of 5th year 136 hours
- 6th through end of 7th year 144 hours
- 8th through end of 9th year 152 hours
- 10th through end of 11th year 160 hours
- 12th through end of 13th year 168 hours
- 14th through end of 15th year 176 hours
- 16th through end of 17th year 184 hours
- 18th through end of 19th year 192 hours
- 20th through end of 21st year 200 hours
- 22nd through end of 24th year 208 hours
- 25th year plus 216 hours

The City may credit a new employee with the number of years that the employee spent in a position or positions that were part of the required, minimum qualifications stated in that employee's job description, up to a maximum of the number of years' experience required by the job description, subject to approval by the Human Resources Director or designee.

9.9.2 An employee leaving the employ of the City will be required to repay the

appropriately prorated amount of vacation time used but unearned in that year. Employees who leave the employ of the City without providing and fulfilling notice of at least two weeks will not be eligible for payment of unused accrued vacation. Exceptions may be allowed at the discretion of the Human Resources Director.

9.9.3 Continuous service will not be considered interrupted while the employee is on military leave, leave of absence without pay, lay-off, or while the employee is receiving Worker's Compensation for an on-the-job injury.

9.9.4 An employee whose status changes from a benefit earning temporary position to a regular position without a break in service may receive vacation credits from the date of the employee's appointment to benefit earning temporary status.

9.9.5

Employees who are earning more than 200 hours of annual vacation as of March 25, 2011 will be grandfathered and redlined at their current amount of vacation accumulation while employed by the City.

Report to the
Personnel Committee of the City of Green Bay

MEETING DATE	PREPARED BY
July 21, 2026	Brian Rollefson, Human Resources Director

AGENDA ITEM # R.2

To approve proposed changes to the City of Green Bay Personnel Policy Chapter 9 with regards to Funeral Leave.

BACKGROUND

The current funeral leave policy provides employees with 3 days of paid time off due to the death of an immediate family member, and 1 day of paid time off to attend the funeral of a spouse's grandparents, sister-in-law, brother-in-law, aunt or uncle of the employee or spouse. Modernizing our funeral leave policy into a bereavement focused policy recognizes that the death of a family member often requires employees to be absent from work for reasons beyond attending a funeral. This change could positively impact recruiting and retention.

RECOMMENDATION

We recommend amending the Funeral Leave language within Chapter 9 to transition to a Bereavement Leave model.

FISCAL IMPACT

The amount of days available to employees following the death of a family member will remain the same with the exception of allowing three days for the death of a child-in-law rather than 1 day. The expected fiscal impact is minimal to none.

ATTACHMENTS

1. Draft - Personnel Policy Chapter 9 Bereavement

9.14 ~~FUNERAL LEAVE~~BEREAVEMENT LEAVE

Employees will be allowed ~~up to~~ 3-days off with pay for absences necessitated by ~~the~~ a death in the employee's immediate family, including spouse, parent, stepparent, child, stepchild, foster child, sibling, guardian, ward, parent-in-law, child-in-law grandchild, grandparent or step grandparent. In circumstances which require an employee to ~~attend a funeral of a member of the immediate family at a~~ travel a distance in excess of 300 miles from Green Bay or for other extenuating circumstances ~~an~~ up to 2 additional ~~2~~ days to be used consecutively ~~may~~ will be granted. Employees will be allowed 1-day off with pay ~~to attend the funeral~~upon the death of the spouse's grandparents or of a ~~son-in-law, daughter-in-law,~~ sister-in-law, brother-in-law, aunt or uncle of the employee or spouse.

In the event of the death of a co-worker presently working (within the past 90 days) and performing duties for the City, employees working in the same department and physical location having a close working relationship and others who worked closely with ~~this~~ the individual on a regular basis, ~~at the sole discretion of the department head,~~ may be allowed up to 3 hours of administrative leave ~~for attendance~~to attend ~~of~~ a local funeral and related event, at the sole discretion of the department head. For all~~All~~ other~~s~~ employees and time away from work in excess of 3 hours~~beyond this amount~~ will ~~be required to be accounted for by using~~ require the use of compensatory time or personal leave or other appropriate accumulated leave.

9.15 LEAVE OF ABSENCE

An unpaid leave of absence may be granted when it is in the best interests of the City and employee to do so. Requests for such leave will be approved prior to the taking of such leave.

9.15.1 Request for an unpaid leave of absence for justifiable reasons will be made by application as follows:

a. The applicant will submit a written request at least 48 hours prior to the leave.

b. Request for a leave that does not exceed 10 consecutive working days, must be made to the department head of the respective department.

c. Request for a leave in excess of 10 consecutive working days, must be made in writing to the Human Resources Department.

d. When a leave of absence for medical reasons is requested as an extension of Family and Medical Leave, acceptable medical verification must be provided.

e. A leave of absence may be granted to an employee who has been delegated to perform a service for a Union.

f. All leaves of absence in excess of 10 consecutive working days must be approved by the Personnel Committee.

g. Failure to comply with the provisions of this section will subject the employee involved to disciplinary action.

9.15.2 <u>Administration of Leave</u>

a. At expiration of an unpaid leave, the employee will be reinstated in the position vacated or in an equivalent position which is vacant if the employee meets the stated qualifications. If a suitable vacancy is not available, the employee's name will be placed on a reinstatement list.

b. Sick leave will be prorated while an employee is on an unpaid leave. Insurance may be retained if the entire premium is paid monthly by the employee during calendar months that the employee is off the payroll for the entire month. The City will continue to pay the insurance premiums during calendar months that the employee is on the payroll for any portion of the month.

Report to the
Personnel Committee of the City of Green Bay

MEETING DATE	PREPARED BY
July 21, 2026	Brian Rollefson, Human Resources Director

AGENDA ITEM # R.3

To approve the proposed changes to the City of Green Bay Personnel Policy Chapter 9 with regards to Volunteer Time as amended to include limiting volunteer opportunities to eligible nonprofits within the City of Green Bay.

BACKGROUND

We are recommending adding one day of paid volunteer time for each full-time employee. It will be a requirement that each employee who utilizes this paid time volunteer with a registered 501(c)(3) non-profit.

It was initially recommended that we encourage employees to use volunteer time within the City of Green Bay while allowing employees whose eligible volunteer opportunity of choice is outside the City of Green Bay to use this time as well. The requested policy language change has been amended to require that volunteer activities take place within the City of Green Bay in order to be eligible for Paid Volunteer Time.

Paid Volunteer Time would need to occur during an employee's normal working hours. At the end of a calendar year, any unused time would not be carried over into the new year. This time would not be available for an employee with recent documented discipline as determined by the leader. In order for new hires to be focused solely on settling into their new role, it would not be available in the first 6 months of employment. Also, there would be a verification process. Each employee, on a provided form, will document and communicate to their leader the following information before any paid volunteer time would be approved:

- Volunteering organization
- Purpose or the mission of the organization
- Location
- Dates
- Hours

This concept while gaining traction in local businesses is rather new in municipal government. However, in terms of relevant comparables, the City of Manitowoc grants each employee up to 4 hours of paid volunteer time to use in a similar fashion as we are recommending here.

Currently, there are no paid time off options for volunteering during normal working hours. Including this opportunity into our paid time off accruals could positively impact recruiting and retention.

RECOMMENDATION

We recommend, effective 1/1/2027, adding Paid Volunteer Time as detailed in the attached policy.

FISCAL IMPACT

Because unused Volunteer Time would not be paid out at the end of the year or when employees leave, there is no fiscal liability impact. The cost of this plan is loss of productivity, which will need to be managed on a department level.

ATTACHMENTS

1. Draft - Personnel Policy Chapter 9 Volunteer Time Amended

personnel are responsible for turning in the donated forms to Human Resources for authorization. Human Resources will forward a copy to the Payroll Division to process the request.

9.10.4 Once the posting is removed, Payroll will randomly assign selection numbers for use of donated time. If employees have donated more than one day, each day will be assigned a random selection number, as above. Single days will be used in each "round" and no employee will have more than one day at a time used unless all days donated by other employees have been exhausted. The department will be responsible for notifying payroll when an employee is on donated time so that the appropriate time is paid out.

9.10.5 Vacation hours must be donated in whole-hour increments and on an hour-for-hour basis irrespective of the base hourly rates of the donor and the recipient. Vacation donated but not used, will remain in the account of the donating employee, providing they would not have lost the days due to the 30 day rollover maximum.

9.10.6 Donated vacation hours may be used by the recipient retroactively. For a leave recipient who subsequently leaves the position and is no longer an eligible employee, donated vacation hours may only be used up to the date of ineligibility or separation.

9.10.7 Employees receiving donated vacation will not accrue any benefits (vacation, sick, etc). However, the total number of whole days donated will be calculated and the employee will be eligible to receive insurance benefits from the time that their paid leave expires until the time the donated days would have been exhausted.

9.10.8 Once donated vacation time has been exhausted, the department or union representative has the option of reposting the request.

9.10.9 The City will not allow vacation to be donated if any donation of time will create a fiscal liability for the City (i.e., it will create overtime). Time donated must represent a legitimate sacrifice and the donated time was not going to be lost anyway. Donated time will be used for wages only.

9.11 PERSONAL LEAVE

Beginning January 1, 2025, regular full time employees will be eligible for 28-hours of personal leave annually. Personal leave must be used during the calendar year earned and may not accumulate from year to year. Personal leave will be scheduled in the same manner as vacation. Personal leave may not be converted to escrow. Personal leave will be appropriately prorated for employees who work less than a calendar year.

9.12 PAID VOLUNTEER TIME OFF

Beginning January 1, 2027, the City of Green Bay has added a paid volunteer time policy.

9.12.1 Purpose. The City of Green Bay is committed to enhancing the quality of life for all residents, businesses, and employees in our community. The purpose of this program is to further that mission by allowing employees to support local causes, charities, and nonprofits to serve the community.

9.12.2 Eligibility. All Full-Time and 37.5-hour Employees who are not represented by a bargaining unit in the Fire, Police, and Transit Departments are eligible to participate in this program after six months from date-of-hire. An employee will be ineligible if the employee has received a disciplinary action within 6 months of the date of the request to volunteer, is on a Performance Improvement Plan (PIP), or if the employee is on leave of absence of any kind.

9.12.3 Amount of Time. Eligible employees are offered a maximum of one day paid leave to volunteer and serve the local community. The length of one day will be based on the employee's work schedule at the time of the volunteer activity. Paid volunteer time may be used in half of full day increments based on the employee's assigned shift. The time must be performed during the employee's working hours. The time will be refreshed at the beginning of each calendar year, cannot be accrued or carried over into the following year, and is never paid out if not used. The time cannot be counted as hours worked for the purpose of overtime.

9.12.4 Program Procedure. Eligible employees may use the time to serve and volunteer at a local cause, charity, or nonprofit event or activity within the City of Green Bay. The event or activity must be sponsored by a 501(c)(3) registered nonprofit in good standing. Participation is voluntary.

- An employee must complete a Volunteer Form and submit the form to his or her supervisor for approval with reasonable advance notice of the proposed time off to volunteer.
- The time off will be scheduled in the same manner as personal leave and vacation but not at a higher priority. Approval is within the discretion of the leader, based on the business and operational needs of the department. In the event that the time proposed conflicts with business and operational needs of the department, the leader may suggest alternate times that the employee may use the time to volunteer.
- The employee may not use his or her time to volunteer for an organization that discriminates based on creed, race, color, national origin, religion, age, disability, sex, gender identity, sexual orientation, marital status, pregnancy, or any other legally protected classification.

9.12.5 Discontinuance. The City reserves the right to modify, amend, suspend, or discontinue this program at any time. A supervisor along with Human Resources approval also reserves the right to revoke approval to prevent or address employee misuse of the program.

Report to the
Public Arts Commission of the City of Green Bay

MEETING DATE	PREPARED BY
July 21, 2026	Erick Ledesma Borrero, Staff

AGENDA ITEM # S.1

To approve 10 sculptures for the Rotating Arts Program and refer to staff to work with Neighborhood Associations for the placements of the first 5 approved art pieces for installation at the art pads and for staff to pick locations if the Neighborhood Associations do not provide input.

BACKGROUND

The Rotating Arts Program is a flagship initiative of the Green Bay Public Arts Commission and serves as a key strategy for bringing public arts into neighborhoods throughout the city. In June, the Commission issued an RFP inviting artists to submit existing or proposed sculptural works for installation on designated sculpture bases across Green Bay.
The City currently has six sculpture bases, with four additional bases scheduled for installation this summer, bringing the total to ten locations. Staff is recommending 10 sculptures will be installed for a one-year exhibition, providing experiences with public art throughout the community.

RECOMMENDATION

To select and approve 10 sculptures from the submissions from the Rotating Arts Programs RFP

FISCAL IMPACT

The program recommends a one-time honorarium per artist of $2,000 for the one-year exhibition of the sculptural work. Proposed funding sources are American Rescue Plan Act funds previously allocated to the RAP program and through the City's general unrestricted art funds.

ATTACHMENTS

1. RAP26_Rubric
2. RAP26_FullDocument

Rotating Arts Program 2026 – Sculpture Selection Rubric

Jurors should evaluate all submissions using the following criteria.

Each category should be scored on a scale of **1–5**, with **5** representing exceptional quality and **1** representing a submission that does not meet the artistic expectations. Keeping in mind that all artists are not at the same level of expertise and that assistance can be provided by staff to develop a strong and feasible final product.

A. Strength and Clarity of the Artistic Concept

Evaluate the overall artistic vision and conceptual strength of the sculpture.

5 – Excellent: The sculpture presents a compelling, well-developed concept with a clear artistic vision. The intent is evident and thoughtfully communicated.

4 – Good: The concept is strong and clearly expressed, with only minor opportunities for further development.

3 – Satisfactory: The concept is understandable but lacks focus or a fully developed vision.

2 – Needs Improvement: The concept is underdeveloped, unclear, or difficult to interpret.

1 – Unsatisfactory: The sculpture lacks a coherent artistic concept or clear creative direction.

B. Visual Impact

Evaluate the sculpture's visual presence, including its form, composition, scale, and color.

5 – Excellent: The sculpture demonstrates exceptional visual impact. Form, composition, scale, and color work together cohesively to create a powerful and engaging public artwork.

4 – Good: The sculpture has strong visual appeal and effectively utilizes most design elements.

3 – Satisfactory: The sculpture demonstrates adequate visual quality but could better integrate design elements to strengthen its overall impact.

2 – Needs Improvement: The sculpture has limited visual impact due to weaknesses in form, composition, scale, or color.

1 – Unsatisfactory: The sculpture lacks visual cohesion and does not effectively engage viewers.

C. Originality, Creativity, and Innovation in Design

Evaluate the uniqueness of the work and the artist's creative approach.

5 – Excellent: The sculpture is highly original and demonstrates exceptional creativity and innovation in both design and execution.

4 – Good: The sculpture presents a creative and distinctive approach with thoughtful design solutions.

3 –Satisfactory: The sculpture demonstrates some originality but relies on familiar concepts or approaches.

2 – Needs Improvement: The sculpture demonstrates limited creativity or originality.

1 – Unsatisfactory: The sculpture lacks originality and presents little evidence of creative or innovative thinking.

Overall Scoring

- **13–15 points:** Highly Recommended
- **10–12 points:** Recommended
- **7–9 points:** Consider with Reservations
- **3–6 points:** Not Recommended

Paul Bobrowitz

Artist Statement:

Found objects have been the seeds that sprouted to become my art, and I have always been inspired by nature. My earliest work

consisted of birds, animals, plants, and people. Rocks have been integrated into my work as symbolic of nature, often as a counterweight showing how all man kinds of actions affect the world around us as my materials started to include industrial scrap, my work took on more linear, abstract, and contemporary forms. Kinetic sculpture added movement and sound to my repertoire. Themes and stories emerged as some works became more intricate, and my life's experiences became more evident in the compositions. Relationships have emerged as one central theme for the greater body of my work, man's relationship to the environment, nature, and the effects we have on each other. I bring my message of caring for the environment and recycling scrap, transforming it into sculpture that inspires thought and stimulates emotions.

Website:

www.bobrowitzsculpture.com

Social Media:

https://www.facebook.com/profile.php?id=100057157131798

Paul Bobrowitz, Jr.
N93 W29174 Woodchuck Way, Colgate, WI 53017
262-538-1495 www.bobrowitzsculpture.com

Objective

To create metal sculptures that stimulate conversation and evoke emotional response.
I am profoundly influenced by the lines found in nature and frequently incorporate found objects of biomorphic or geometric shape to create my artwork. I work primarily in mild steel – stainless and aluminum – also utilizing copper, bronze, corten, concrete, bone, glass, stone, plastic and wood.

Exhibits

- West Bend Art Museum – "From Found Objects to Fine Art" 1993
- Paine Art Centre – "Contemporary Sculpture Infiltrates Paines' White Garden" 1998
- West Bend Art Museum 1999
- Quad Cities – 2008, 2009, 2011 and present
- Kenosha Community Foundation – 2010 to present
- Merton Town Hall Library – 2020
- Fiddleheads Solo Show - Nov. 2024
- Chicago Sculpture Exhibition - 2023, 24, 25
- Riverfront Sculpture Walk Rockford, IL – 2018 to present
- Art in Hart Park – 2018, 2019
- St. Charles, IL - 2024, 25
- Spectacular Sculpture Garden – 1989 to present
- Ames Iowa Sculpture Walk – 2018, 2019
- Kenosha Harbor Park, Kenosha, WI – 2014 - Present
- Green Bay Rotating Program, Green Bay, WI – 2022, 23, 24
- Cappert Art Gallery, Door County, WI - 2022 - Ongoing
- Cedarburg Art Museum, Cedarburg, WI - 2023

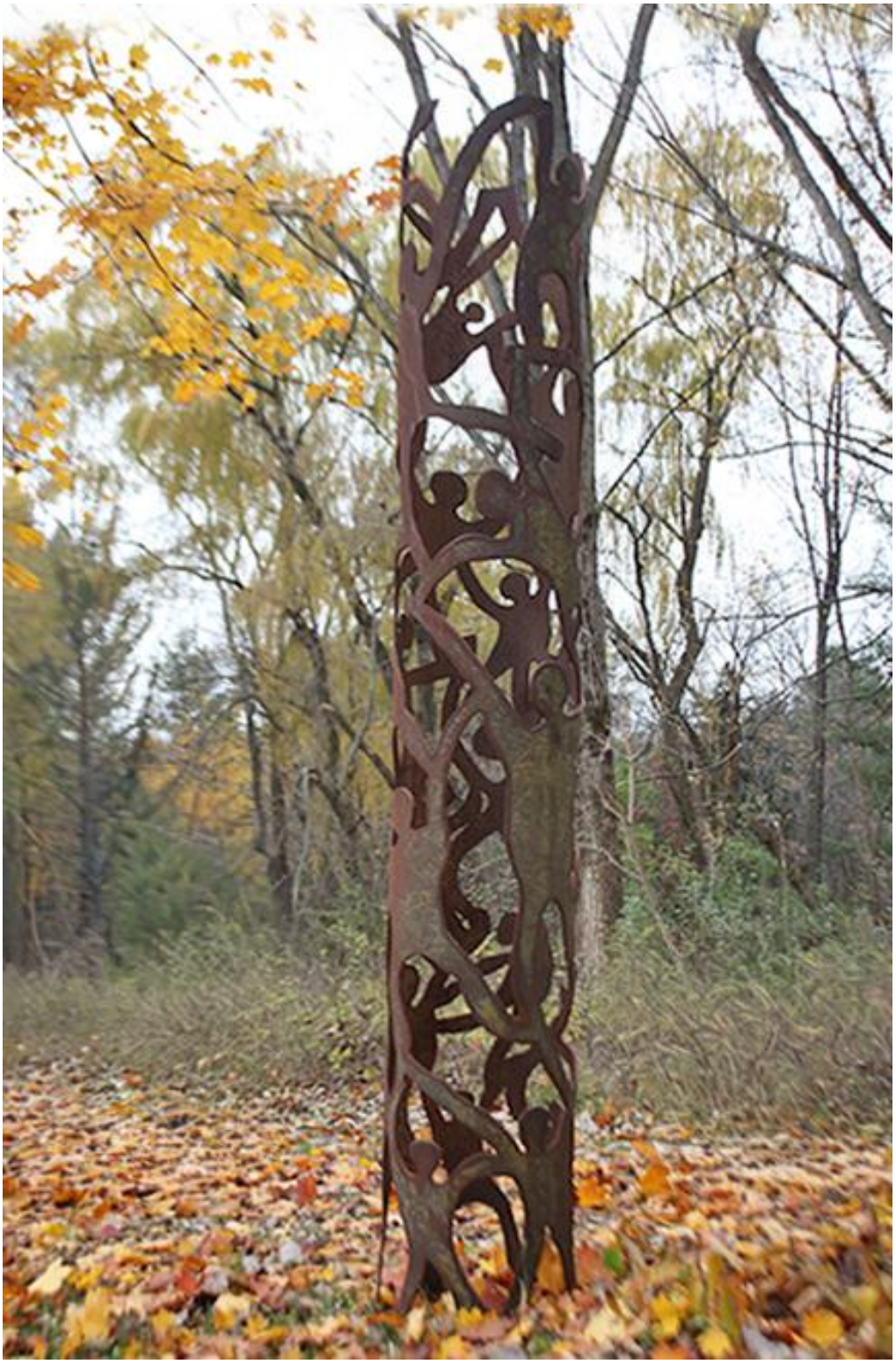
Collections

- University Wisconsin Madison – Babcock Hall and Primate Research Facility
- Lake Front Brewery – Milwaukee
- Wisconsin Department of Public Instruction – Madison
- Waukesha City Hall - Waukesha, WI
- MATC Mequon Campus - Mequon, WI
- West Bend Insurance Company
- McDonald's Corporation, Brookfield
- Waukesha Frame Park - Waukesha, WI
- Hartford Union High School District
- St. Charles School, Watertown
- North Lake Elementary School
- University of Wisconsin – Oshkosh
- Greenfield High School – Greenfield
- Bayside Elementary School – Bayside
- Tools Inc. - Sussex, WI
- Artist in Residence - Collaborated with students at nine schools to create sculpture on permanent display
- Ziegler Investments, Chicago
- River's Edge. Waukesha
- Town Hall Library, North Lake
- Rockford Riverfront Sculpture Walk permanent
- Kenosha Harbor Park, Kenosha, WI
- Fiddlehead Coffee Shop (3 locations) Milwaukee, Shorewood, Grafton
- Aurora Hospital, Kenosha, WI 2021
- Waukesha Frame Park (2022) and City Hall (2023), Waukesha, WI
- Cedar Community, West Bend, WI 2023
- Village of Oak Park, IL - 2024
- Milwaukee Area Technical College - Milwaukee, WI - 2025

Previous Work:



Convergence 3



Collaborative Community



Heels Over Head

Proposed Works:

Proposed Work Title: Blended Family

Proposed Work Dimensions: 139"x 80"x 80"

Proposed Work For Sale?: Yes

Proposed Sale Price: 22,000







Proposed Work Title: Botanical Ascent

Proposed Work Dimensions: 134"x49"49"

Proposed Work For Sale?: Yes

Proposed Sale Price: 24,000







Proposed Work Title: Sphere

Proposed Work Dimensions: 96"x96"x96"

Proposed Work For Sale?: Yes

Proposed Sale Price: 14,000



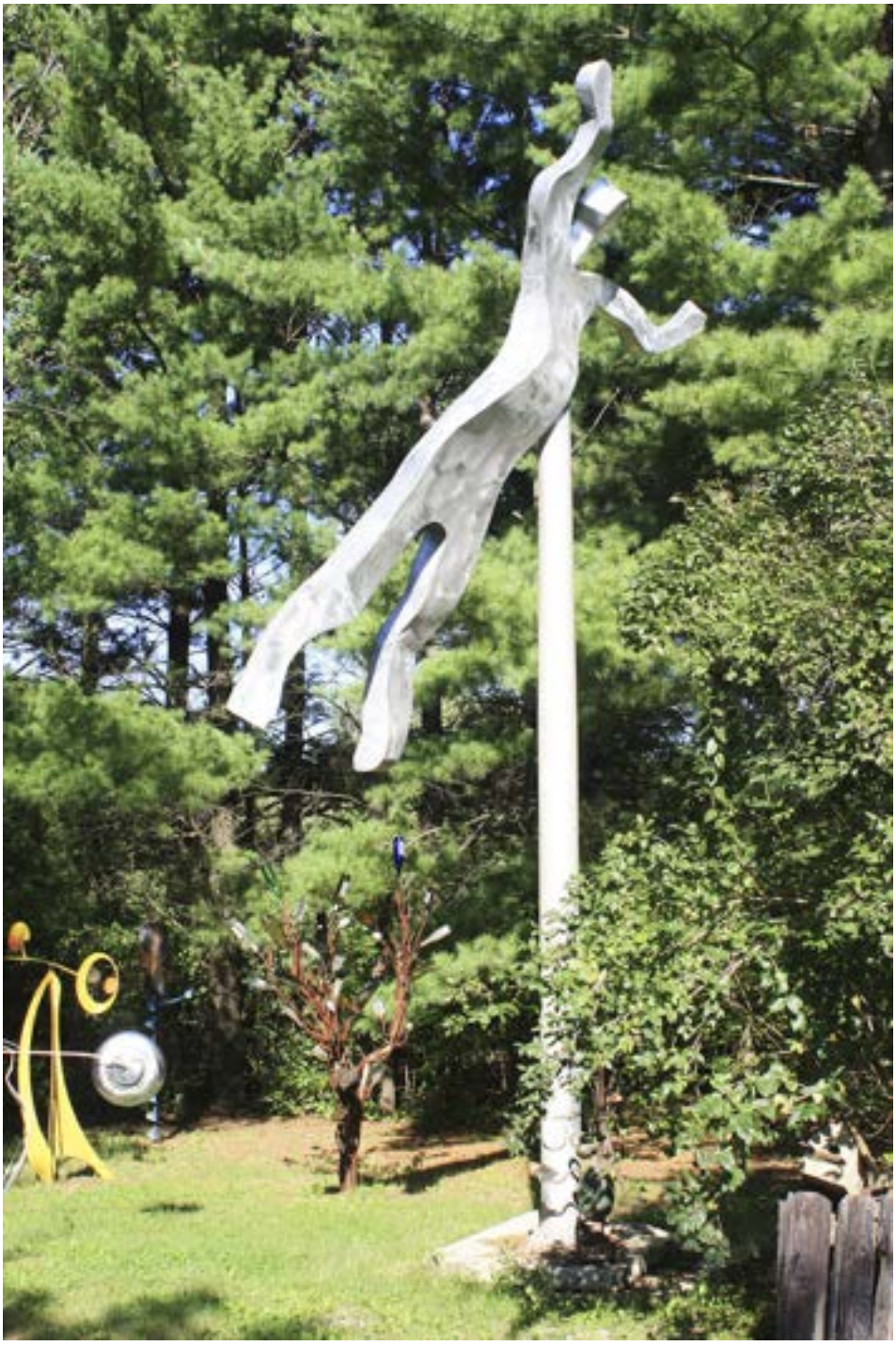


Proposed Work Title: Sweet Dreams Fly Away

Proposed Work Dimensions: 134"x49"x49"

Proposed Work For Sale?: Yes

Proposed Sale Price: 24,000







Luke Achterberg

Artist Statement:

Luke Achterberg explores the subcultures of Americana found in automotive customizing, style writing, graffiti, comics, snow/skateboarding and street art—all of which display extremely high technical skills developed outside of academia.

Working to overturn the standardization of mass production, he is continually playing with balance, both physical and aesthetic, to create a pronounced visual sleekness.

Luke received his undergraduate degree at the University of Wisconsin-La Crosse in 2004, then obtained a Welding Technical Diploma from Western Technical College in La Crosse the following year. After spending time as a certified welder at a custom job shop, he attended graduate school at the University of Kentucky, completing his Master of Fine Art.

Luke has received many prestigious awards from institutions such as the International Sculpture Center in New Jersey, and Art-St-Urban in Switzerland.

He currently lives and works in La Crosse, WI.

Website:

www.lukeachterberg.com

Social Media:

Instagram @lukeachterberg

LUKE WILLIAM ACHTERBERG
308 14th Ave N, Onalaska, WI 54650
achtersculptor@live.com, 859-327-4599, www.lukeachterberg.com

EDUCATION

2009 Master of Fine Art, University of Kentucky, Sculpture Focus, Lexington, KY
2005 Welding Technical Diploma, Western Technical College, La Crosse, WI
2004 BA, University of Wisconsin at La Crosse, La Crosse, WI

SOLO EXHIBITIONS

2023 *Curves in the Fast Lane,* Art Gallery, Metropolitan Community College, Omaha, NE
2022 *Convolutions,* The Art Gallery, Lowe Art Center, UW-La Crosse, La Crosse, WI
2021 *Urban Abstract,* Inez-Greenberg Gallery, Bloomington Art Center, Minneapolis, MN
2020 *Balancing Act,* Kader Gallery, Pumphouse Art Center, La Crosse, WI
2018 *Luke Achterberg,* Sherrie Gallerie, Columbus, OH
2016 *Cultivating Connections,* Contemporary Art Center of Peoria, Peoria, IL
2015 *Made in the USA,* Kathryn Markel Fine Arts, New York City, NY
2014 *Style Investigations,* Central Library Gallery, Lexington Public Library, Lexington, KY
2011 *The Writing Off the Wall*, Kathryn Markel Fine Arts, New York City, NY

GROUP/JURIED EXHIBITIONS (selected)

2024 *Rosemary Beach Sculpture Exhibition,* Public Art Exhibit, Rosemary Beach, FL
SculptureWalk Sioux Falls, Public Art Exhibit, Sioux Falls, SD
Art on the River, Public Sculpture Exhibit, Dubuque, IA
Sculpture Walk Harbor Park, Public Art Exhibit, Kenosha, WI
2023 *Newport Beach Civic Center Sculpture Exhibition,* Newport Beach, CA
Rotating Art Program, Public Sculpture Exhibition, Green Bay, WI
Art on the Rooftop, Monona Terrace and Convention, Madison, WI
Chicago Sculpture Exhibition, Chicago, IL
2022 *Wisconsin Biennial,* Museum of Wisconsin Art, West Bend, WI
Art in Public Places, Dogwood Arts, Knoxville, TN
Art on the Prairie, Fine Line Art Center, St. Charles, IL
SculptureWalk Sioux Falls, Public Art Exhibit, Sioux Falls, SD
2021 *First City Public Sculpture Exhibition,* Vincennes, IN
WVU Sculpture Tour, West Virginia University, Morgantown, WV
Arts R Alive, Sculpture Exhibit, West Twin Park, Webster City, IA
Sculpture Exhibition, Clear Lake Art Center, Clear Lake, IA
2020 *Chicago Sculpture Exhibition,* Chicago, IL
City Art Walking Sculpture Tour, Mankato, MN
SculptureWalk, Peoria, IL
Art in Public Places, Knoxville, TN
2019 *The Art Advocacy Project 3-D,* Loveland Museum, Loveland, CO
Art on the Rooftop, Monona Terrace and Convention Center, Madison, WI

Previous Work:











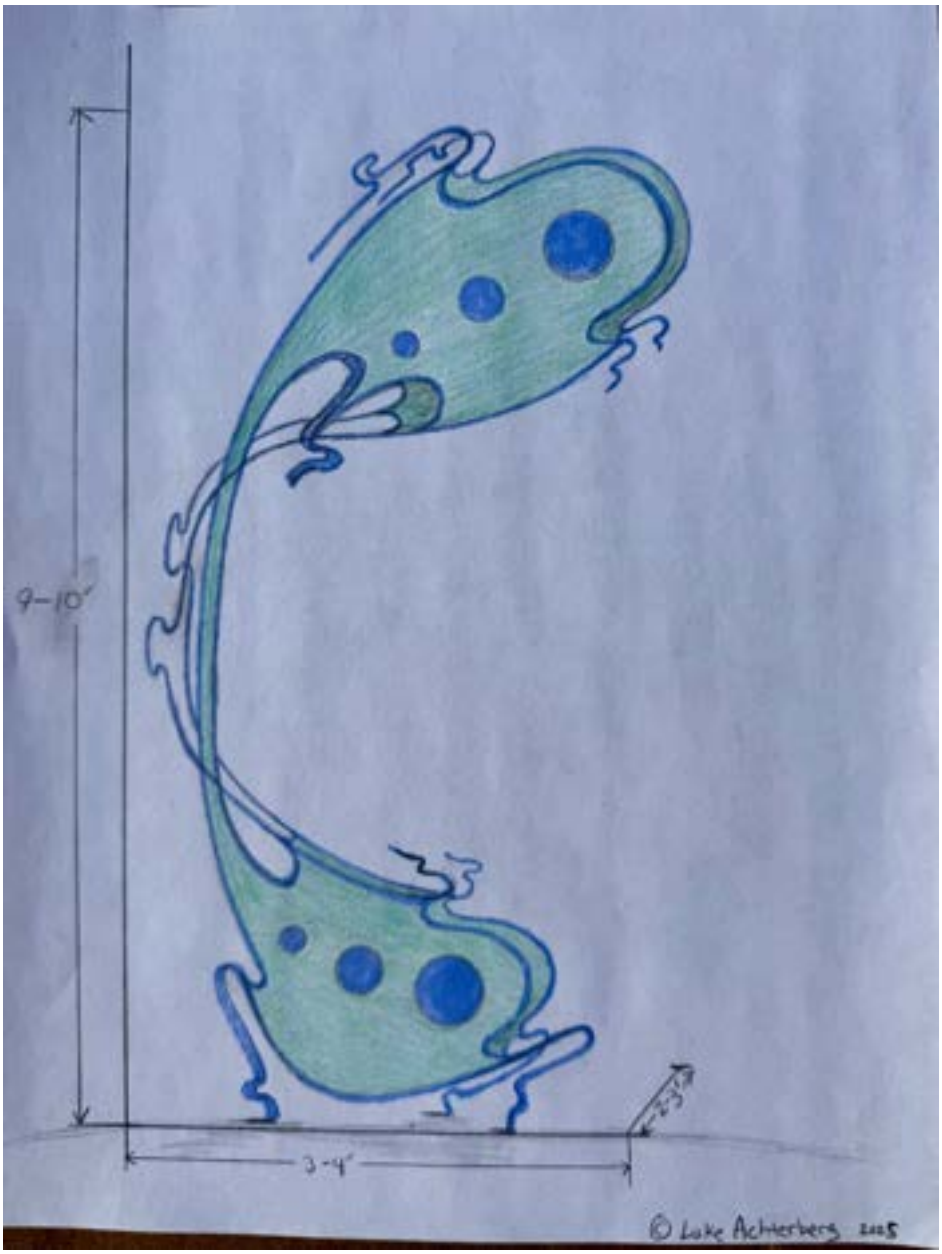
Proposed Work:

Proposed Work Title: Confluence

Proposed Work Dimensions: 9’x4’3’

Proposed Work For Sale?: Yes

Proposed Sale Price: 18,000









Chris Plaisted

Artist Statement

As a sculptor, I explore the interplay between form, texture, and space. I am particularly interested in the relationship between positive and negative space and how it can be manipulated to create a sense of movement and dynamism within the work.

In terms of form, I am drawn to organic shapes and structures found in nature, which I seek to emulate and abstract in my work. Using materials such as wood, stone, and metal, I aim to create tactile and sensory experiences for viewers, encouraging them to engage with the work visually and physically.

Furthermore, creating a sculpture is just as important as the finished product. As such, I approach each piece with a sense of experimentation and spontaneity, allowing the materials and the act of creation to guide the work.

Ultimately, my goal with this sculpture project is to create works that challenge the viewer's perception of space and form while inviting them to engage with the work on a visceral and emotional level.

Website:

https://cfplaistedsculpture.com

Social Media:

N/A

CHRIS PLAISTED SCULPTURE LLC

sculpture in metal • concrete • wood • stone

cfplaistedsculpture.com
facebook.com/cfplaistedsculpture/

PROFILE

Chris Plaisted was born in a tiny NH town surrounded by artists, including his family, many painters, and a neighbor who was a welder and woodcarver, and he seized the opportunity to learn from him. He is an emerging artist drawn to travel, architecture, cities, and water. He works primarily as a sculptor with a studio and workshop near the lake in New Milford, CT, with trains, planes, boats, and NYC close at hand. His sculptures evoke emotions drawn from his experiences traveling and observing the world. They are mainly welded steel constructions, but he also uses copper, wood, concrete, and other metals. The work is primarily abstract but often includes figurative elements. His work has appeared in dozens of large-scale outdoor shows nationwide and in galleries.
Christopher resides in New Milford, CT, with his wife, two children, and Leonidas, the dragon.

Member of the New England Sculptors Association
Member of the National Sculpture Society
Air Certified Facilitator for the AIR Collaborative
CT Regional Scholastic Art Awards - Juror

CONTACTS

chrisplaisted@proton.me
203.731.4029
100 Candlewood Lake Road North
New Milford, CT 06776



HE HAS RECENTLY SHOWN SCULPTURAL WORK IN:

MASSACHUSETTS:
3rd Avenue in Burlington purchased for permanent collection
SculptureNow @ The Mount, Lenox 2014, '15 '16 '17 '18 '19
2050: High Water art exhibition, Boston
Three Sisters Sanctuary, Goshen
Art In the Orchard, Easthampton 2017, '18 '19 '20 '21 '23 '24 '25
Activating The Cultural Landscape, Worcester 2019, '20 '21 '22, '23 '24
Art in the Yard, Oxford 2021,'22 '23 '24 '25
First and Second phases of the Burlington Sculpture Park
Looking Back with 2020 Vision, Eustis Museum in Milton
Exhaale, Anna Maria College, Worcester
Flying Horse Outdoor Sculpture Exhibit at Pingree School 2021,'22
Newbury Court 2022, '23 '24 '25 Exhibition, Concord
Summer Surprise NESA Exhibit Molly Harding Nye Gallery, Lexington 2022
2nd 3rd 4th & 5th Annual Inside and Out Exhibition, Whittenville
Viewers Choice Awards
Art In The Park, Worcester Love In Action 2023, '24
Art In The Heart of Worcester 2023, '24
Winchester Riverwalk Sculpture 2023–24
Norman Rockwell Museum in Stockbridge MA
Multiple shows at The Red Frame Gallery, East Hampton
New Bedford Creative, New Bedford

NEW HAMPSHIRE:
21st Outdoor Sculpture Exhibit, Concord
Art on Main, Concord, 2021,'22 '23 '24 '25
Franconia Artwalk, Franconia, 2023, '24 '25 '26

NEW YORK:
Collaborative Concepts at Saunders Farm, Garrison 2017, '18
Mills Pond House Gallery, St. James
The Gallery @ Eastern Hay, Pawling
Steamer Firehouse Gallery, Ossining
Highland Falls Art Walk, Highland Falls
Ceres Gallery, New York City 2017, '18
Gallery 66, Cold Spring
Edward Hopper House, Nyack
Into The Art Immersive Exhibition, Brooklyn

NORTH CAROLINA:
Down East Sculpture Exhibition, Greenville, 2019, '20 '22 '23 '25
Wake Forest Temporary Sculpture Exhibit, Wake Forest 2019 '20 '21 '22
ArtScape Public Art, Fayetteville NC 2022, '24 '25
Salisbury Sculpture Show 2024 '25
Huntersville SculpTOUR 2025

CONNECTICUT:
New Canaan Sculpture Trail 2022
The Sculpture Field at the Silo featuring sculptures by Chris Plaisted
The Windham Project, Willimantic
Solo show "alloy & abstraction", Danbury
Studio 80, Summer Sculpture Showcase, 2017, '18 '21 Old Lyme
Eric Sloane Museum, Kent
Pierce Ball Gallery, Stamford
The Avenue Gallery, Norwalk

ILLINOIS:
Sculpture Walk Peoria 2022
Exploring The Sculptures Of Rockford02025-27

WISCONSIN:
Sculpture Walk - HarborPark Exhibit, Kenosha 2022

FLORIDA:
The Florida Outdoor Sculpture Competition, Lakeland 2018, '19
City of Tamarac Inspiration Way, 2024

RHODE ISLAND;
The first installment of the Warren Arts & Cultural Commission's Sculpture Program

MARYLAND:
ARTsites Clarksville 2019, purchased for the permanent collection, 2023
Howard County Arts Council Artsites 2024 '25

MISSISSIPPI:
Yokna Sculpture Trail 2023, '24 '25
The Hattiesburg Public Art Trail, 2025

OHIO:
Troy Main Street Sculptures on the Square 2023 '25

TENNESSEE:
Biennial Outdoor Sculpture Exhibition: Johnson City, 2023-25
Dogwood Arts, Art In Public Places 25-26

VIRGINIA:
Roanoke Rising - Elmwood Art Walk, Roanoke

GEORGIA:
ArtAround Roswell Sculpture Tour 2020
Augusta Sculpture Trail 2023

IOWA:
Art on the River, Dubuque 2025
Quad City Arts Public Sculpture Program, Bettendorf, 2025
Quad City Arts Public Sculpture Program, Clinton, 2025
Quad City Arts Public Sculpture Program, Davenport, 2025

MISSOURI:
Springfield, MO Sculpture Walk 2025

WASHINGTON:
Price Sculpture Forrest, Coupeville, permant collection

SOUTH CAROLINA:
Hilton Head Island 2018 Public Art Exhibition

Previous Work:











Proposed Work:

Proposed Work Title: Whole of My Heart

Proposed Work Dimensions: (height: 96 width: 32 depth: 32 inches)

Proposed Work For Sale?: Yes

Proposed Sale Price: 8,900





Proposed Work Title: Composition #2

Proposed Work Dimensions: height: 9 width: 8 depth: 6 feet

Proposed Work For Sale?: Yes

Proposed Sale Price: 12,500





Proposed Work Title: Critter Carousel

Proposed Work Dimensions: 10’ x 5’ x 5’

Proposed Work For Sale?: Yes

Proposed Sale Price: 18,000





Proposed Work Title: Critter Carousel

Proposed Work Dimensions: 10’ x 5’ x 5’

Proposed Work For Sale?: Yes

Proposed Sale Price: 18,000





Steven Haas

Artist Statement:

I made my first mobile in my high school art class with Caulder as my reference. (which surprises no one) I continued to make them casually for a number of years with the idea percolating of a style of mobile I believe to be unique. I bought tools that allowed me to make tools that allow me find balance points on vertical surfaces and began experimenting with what I could do with it.

Now, years later I have had the good fortune to have been collected all over the USA as well as internationally I have also been privileged to be commissioned by corporate and public large scale projects.

A number of years ago I decided a break from making mobiles was in order and started making closed form fabricated sculpture in bronze, stainless steel and mostly, aluminum. These naturally took me off in other directions. I have made static and kinetic outdoor pieces as high as 17'

Website:

www.stevenhaasmobiles.com

Social Media:

Youtube Stevenhaasmobiles.com

STEVEN HAAS
Mobiles and Sculpture

RESUME

Partial list of public/corporate installations and commissions
All Saints Hospital – Racine WI
Wausau Hospital – Wausau WI
Miron Construction – Neenah WI
KI Convention Center – Green Bay WI
Grinnell College – Grinnell IA
Patricia Haase Public Library – Sussex WI
University of Wisconsin – Eau Claire , LaCrosse, Green Bay, Milwaukee and Madison
Neville public Museum – Green Bay WI
City of Green Bay – Green Bay WI
North Central Technical College – Wausau WI
Sanai Samaritan Hospital – Milwaukee WI
L.E. Jones Co. – Menominee MI
Humana Insurance – DePere WI
Epic Systems – Madison WI
Cuna Mutual Insurance – Madison WI
Holt Smith and Yates Advisors – Madison WI
Post Effects – Chicago IL
S.B. International – Nashville TN
AMOCO – Chicago IL
Warrenville Public Library – Warrenville IL
Northeast Wis. Technical College – Green Bay and Sturgeon Bay WI
Brooklyn Center High School - Brooklyn Center MN
Edgewood College – Madison WI
UW Stevens Point

Exhibitions
University of WI – Wisconsin Visual Artists Exhibit 1999
Charles Allis Art Museum – Milwaukee WI 1997
University of WI – Eau Claire WI –Metalwork Exhibit 1996
Wisconsin Visual Artists – Portrait Exhibit 1995
Art Annual – Neville Public Museum Green Bay WI 1991, 92, 95
49th Annual Colorado Springs Art Exhibit- Colorado Springs CO 1993
Gallery 10 Regional Juried Art Exhibit – Rockford IL 1993
AGA/Secura Insurance, 12th Annual Art Exhibit – Appleton WI 1992
Sculpture on the Plaza – St. John Uihlein Peters gallery – Milwaukee WI 1992

Shows/Featured
Dual Show – Riverside Art Center, Stevens Point WI 2008
Contemporary Art and Sculpture – Katie Gingrass Gallery, Milwaukee WI 2007
Solo Show – Monfort Gallery, Racine WI 2005

Solo Show – The Gift Itself, Green Bay WI 1997, 1999, 2004
Solo Show – University of Wisconsin, Oshkosh WI 2002
Shows/Featured
Abstract Sculpture Show – Katie Gingrass Gallery, Milwaukee WI 2001
Contemporary Group Exhibit – Katie Gingrass Gallery, Milwaukee WI 1999
Outdoor Sculpture Show – Birchstone Gallery, Egg Harbor WI 1998
Solo Show – Art Rage Gallery, Menominee MI 1998
Solo Show – Plymouth Art Foundation, Plymouth WI 1996
Solo Show- Harry Nohr Gallery, UW Wisconsin, Platteville 1995
Guest Exhibitor – 30th Annual Art Exhibit, Hardy Gallery, Ephraim WI 1992

Numerous awards have been won over the years in exhibition and juried art fairs throughout the mid-west and work has found its' way to over forty states, Canada, Switzerland, England, The Netherlands, Australia and Panama.

CONTACT

Steven Haas
2611 East Shore Drive
Green Bay WI 54302

Phone 920 737 7343
Email HYPERLINK "mailto:stevhaas@gmail.com" stevhaas@gmail.com
Web site www.stevenhaasmobiles.com

Previous Work:







Proposed Work:

Proposed Work Title: Mantis

Proposed Work Dimensions: 14'h x 1.5'w x 3'd

Proposed Work For Sale?: Yes

Proposed Sale Price: 12,000



Owl Arts LLC

Statement:

Karen Eckberg is a former academic librarian. After being laid off, she sat behind the potter's wheel after a 20 year hiatus. What started as a hobby turned into the small business Owl Arts LLC in 2021 after completing the certificate in ceramics from NWTC. Owl Arts grew over the next 5 years to include small business partners throughout Wisconsin who sell her work, partnerships with nonprofits who commission to create unique handmade pieces, and handbuilding classes for interested parties of all ages. Karen has exhibited individual pieces at The Neville Public museum (Green Bay) & The Art Garage (Green Bay), and collaborative pieces with fiber artist Ellen Rosewall and sculptor Naomi Moes for with Wisconsin Visual Artists shows as well as ArtPrize in Grand Rapids, Michigan. Eckberg is a founding member of nonprofit arts organization The Messy Arts Guild whose purpose is to elevate the practicing artist via increasing one's skills, education, networking, and marketing.

Website:

www.OwlArts920.org

Social Media:

Instagram @OwlArts920

Previous Works:






88991
FRAGILE!

Proposed work:

Proposed Work Title: Hope

Proposed Work Dimensions: 4’ x 6'

Proposed Work For Sale?: Yes

Proposed Sale Price: 4,000

Proposed Work Title: Home

Proposed Work Dimensions: 3’ x 6'

Proposed Work For Sale?: Yes

Proposed Sale Price: 2,000

HOPE

Proposal by Karen Eckberg, Owl Arts LLC



Based on a sculpture I made a number of years ago, my proposal is to make a bigger version of a small grouping of sunflowers. The sunflower itself would be ceramic. The center of this sunflower is embroidery thread and I may make them similar and strengthen them with epoxy to insure that it's weather resistant. I would make a number of these sunflowers to fill a space allotted. They would be placed on metal poles perhaps with leaves and other to cover the base.

HOME
Karen Eckberg
Owl Arts

This proposal would be to make an oversized Welcome Pole with a variety of things on a metal pole. I've made a variety of things that could go on the pole, such as an owl and leaves that were imprinted into clay,





RAP SUBMISSIONS FOR CONSIDERATION/PROPOSED WORK

1. **Blended Family**





2. **Botanical Ascent**



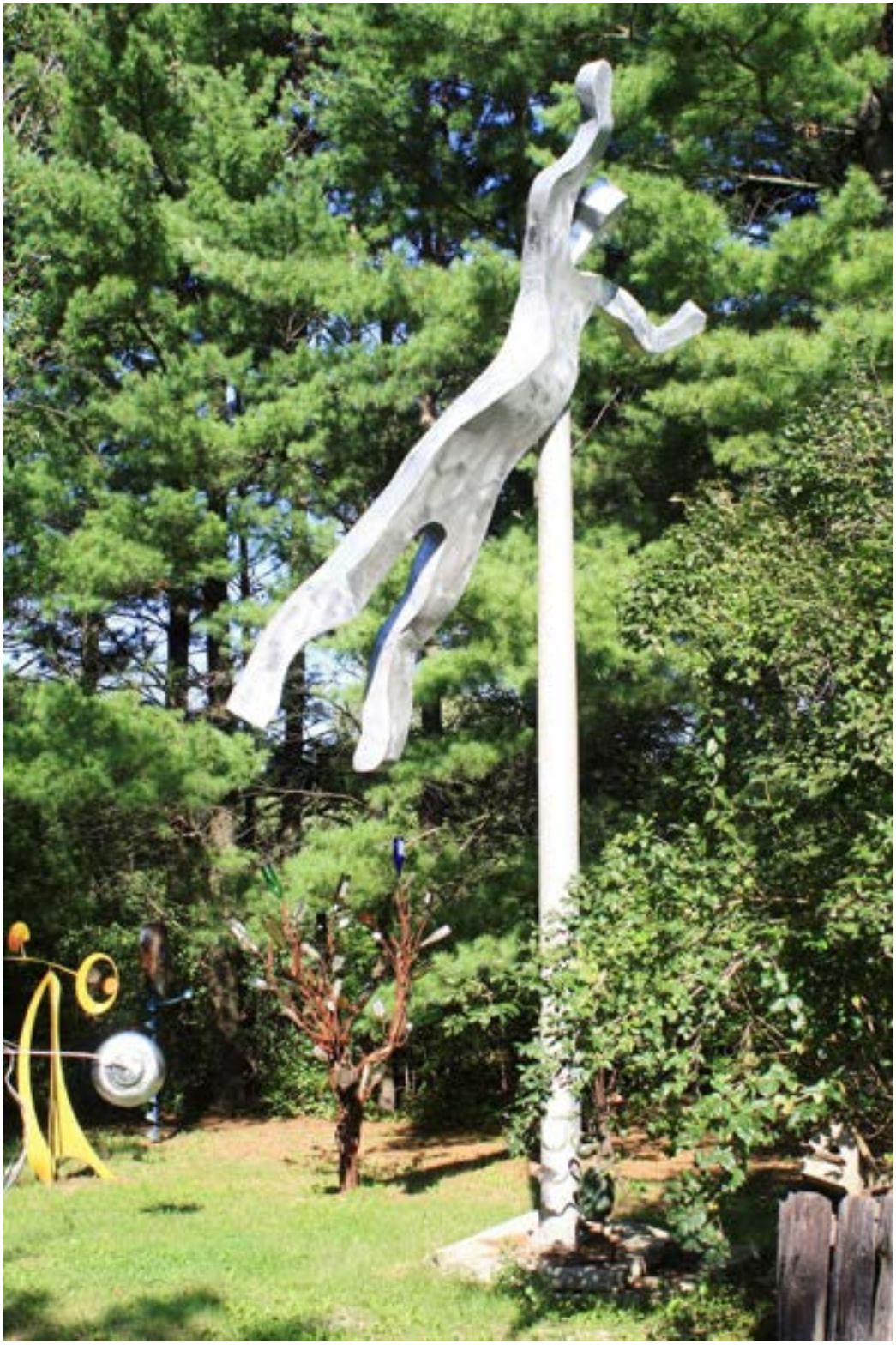


3. **Sphere**





4. **Sweet Dreams Fly Away**



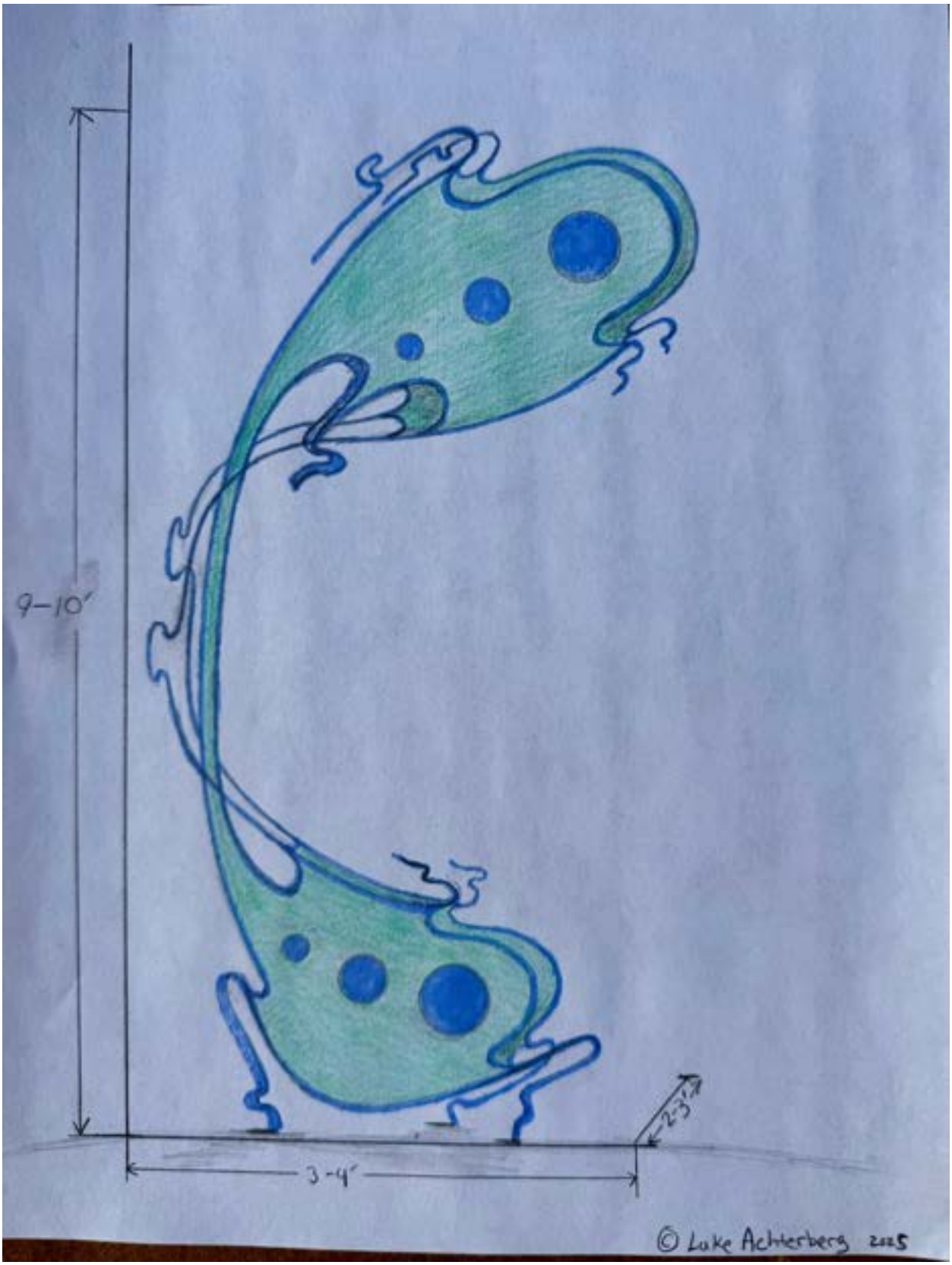




5. **Confluence (IN PROGRESS)**






9–10'
2-3'
3-4'
© Luke Achterberg 2025

6. **Whole of My Heart**





7. **Composition #2**





8. **Critter Carrousel**







9. **The Watcher**





10. Mantis



11. HOPE

HOPE

Proposal by Karen Eckberg, Owl Arts LLC



Based on a sculpture I made a number of years ago, my proposal is to make a bigger version of a small grouping of sunflowers. The sunflower itself would be ceramic. The center of this sunflower is embroidery thread and I may make them similar and strengthen them with epoxy to insure that it's weather resistant. I would make a number of these sunflowers to fill a space allotted. They would be placed on metal poles perhaps with leaves and other to cover the base.

12. HOME

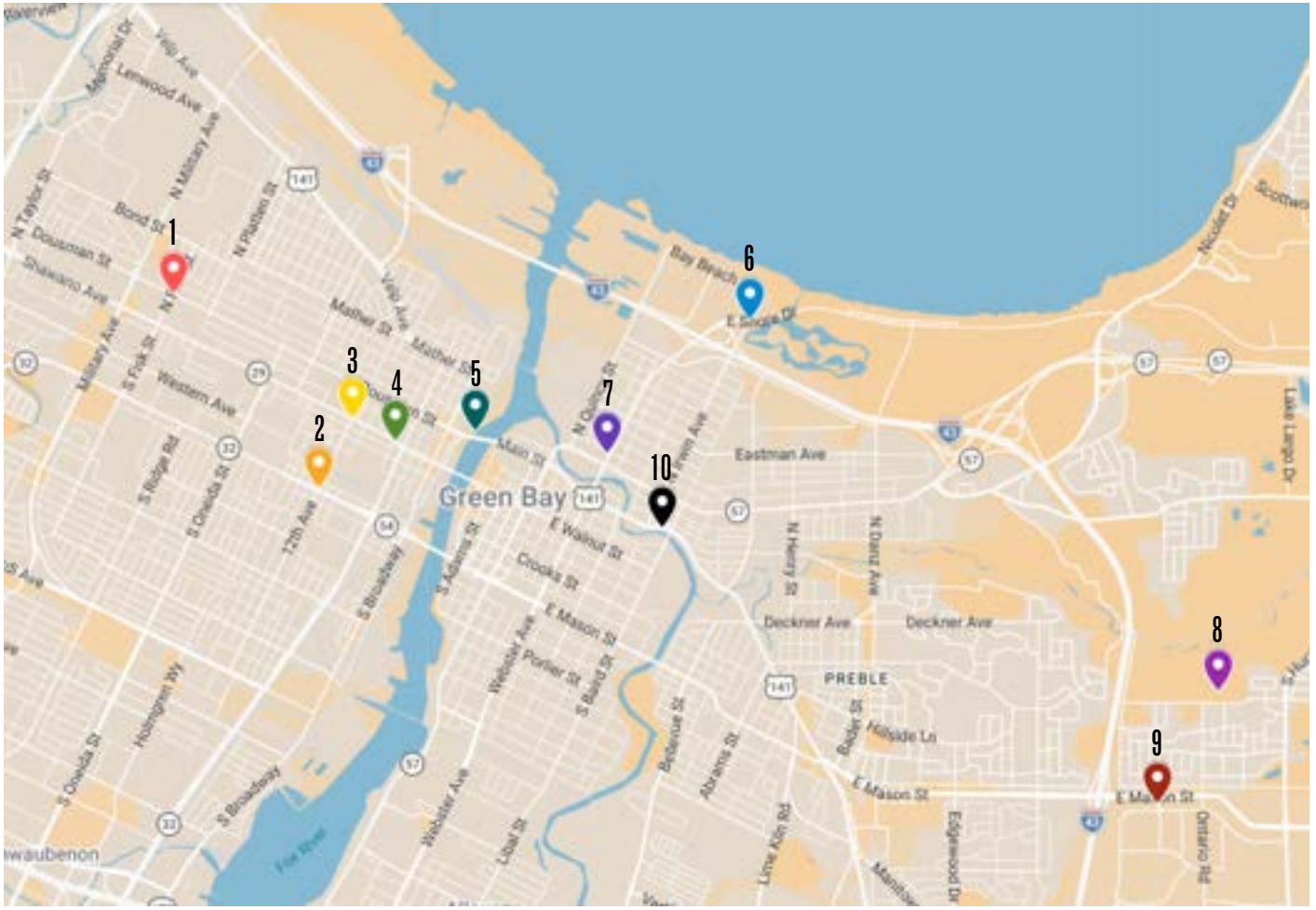
HOME
Karen Eckberg
Owl Arts

This proposal would be to make an oversized Welcome Pole with a variety of things on a metal pole. I've made a variety of things that could go on the pole, such as an owl and leaves that were imprinted into clay,



Rotating Arts Program Map - Sculpture Bases

1. N Fisk St & Dousman St
2. 12th Ave & W Mason St
3. Shawano Ave & 12th Ave,
4. N Oakland Ave & W Walnut St
5. Leicht Memorial Park
6. North Irwin Avenue & East Shore Drive
7. Harvey St Park/Olde North Crossing
8. McAuliffe Park
9. Challenger Drive
10. Main Street



Report to the
Sustainability Commission of the City of Green Bay

MEETING DATE

July 21, 2026

AGENDA ITEM # T.1

To refer to the Parks Committee a recommendation of the Sustainability Commission regarding the proposed revisions to Section 28-3 of the Green Bay Municipal Code relating to the harvesting of edible plants, fruits, nuts, and seeds on City-owned park lands, as presented in the draft ordinance.

BACKGROUND

The Healthy Habitat for All workgroup first introduced this topic in the March 18, 2026 meeting of the Sustainability Commission. Workgroup members have consulted with the Resiliency Coordinator and Parks Director about drafting the ordinance amendment. The City's Law Dept. has reviewed the draft ordinance revision.

RECOMMENDATION

The Sustainability Commission recommends that the Parks Committee review and consider adoption of the proposed revisions to Section 28-3 relating to the harvesting of edible plants, fruits, nuts, and seeds on City-owned park lands.

FISCAL IMPACT

N/A

ATTACHMENTS

1. Draft G.O. 14-26 Relating to harvesting in public parks and greenways

GENERAL ORDINANCE NO. 14-26

AN ORDINANCE
AMENDING SECTION 28-3,
GREEN BAY MUNICIPAL CODE,
RELATING TO PROTECTION OF PARKS AND GREENWAYS

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

SECTION 1. Section 28-3, Green Bay Municipal Code, is hereby amended to read:

Sec. 28-3. Protection of parks and greenways.

(a) *General prohibitions.* No person shall play ball games, golf, archery, or paintball, or use any device which propels a projectile using the force of a compressed gas or a motorized toy in public parks and greenways, except in and upon areas designed for such purposes.

(b) *Damage to or removal of plants.*

(1) ***In general.*** No person shall pluck**, remove,** or cause damage **or destroy** any flowers, plants, fungi, shrubs, or trees**, or any parts thereof,** growing in any public park or greenway ~~. No person shall pluck or remove any plant, or parts of a plant, including fruit and seeds,~~ without ~~permission~~ **written approval** of park staff **except as provided in subsection (2).**

(2) ***Harvesting:*** **A person may harvest edible plants, or parts of plants, including fruits and seeds, from any public park or greenway, subject to the following requirements:**

a. Harvesting must be done by hand-picking.

b. Harvesting must be done in small quantities for personal consumption.

c. No person shall sell, or allow to be sold, any edible plant or parts of plants harvested or gathered on City-owned lands.

e. No person shall use ladders, mechanical devices, or tools to assist in harvesting that cause damage to trees, plants, or soil.

(c) *Care of or removal of any living bird, animal, animal parts, or non-living objects.* No person shall mistreat or collect, remove from or add to (release of animals on site) from any City park or greenway any bird, animal, mammal, fish (outside of urban fishing regulations for the lagoon at the Wildlife Sanctuary), reptile, amphibian or insect, nor remove nests, feathers, pellets, dens, antlers, and bones (including any approved research project) without permission of park staff.

(d) *Damage to or removal of property.* No person shall damage, deface, destroy, steal, take, or carry away any equipment used in or about the City parks and greenways. No person shall place equipment or items in parks and greenways (including, but not limited to, cameras, geo caches, deer stands, blinds, traps, etc.) without permission of park staff.

(e) *Trail use in parks and greenways.* All persons are to remain on staff designated and marked nature trails for walking/hiking, and cross-country skiing. Biking shall only be allowed on trails so designated. After cross-country ski trails have been groomed for the season, no activity that damages the groomed trails shall be permitted (i.e., ski skating, snowshoeing, walking, etc.). Wildlife Sanctuary nature trails are not open for public biking, skate skiing, or snowshoeing. At the Wildlife Sanctuary, walking off of the trails is not permitted unless conducting an approved research project.

(f) *Encroachment.* No property owner shall be allowed to intrude upon any public parks and/or greenways including, but not limited to, through the creation or extension of any mowing, physical structure, or flora above or below the surface of land, except as provided in Section 44-358.

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

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

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

APPROVED:

_____

Eric Genrich, Mayor

[Date]

Report to the
Sustainability Commission of the City of Green Bay

MEETING DATE

July 21, 2026

AGENDA ITEM # T.2

Informational: Waste Reduction Workgroup Update

BACKGROUND

Workgroup updates from June & July 2026.

RECOMMENDATION

To recieve and place on file.

FISCAL IMPACT

ATTACHMENTS

1. NHWFPP Ending Wasted Food Program Request for Applications
2. Waste Reduction Workgroup_June-July 2026



Ending Wasted Food Program

National Household Wasted Food Prevention Project

(NHWFPP)

Request for Applications

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National Household Wasted Food Prevention Project (NHWFPP)
Request for Applications (RFA)

RFA No.: EWF-RFA-001

Key Information

Issue Date	May 15, 2026
Informational Webinar	May 28, 2026, 2:00-3:00 p.m. ET
Question Submissions Due	Questions accepted anytime and responded to on a rolling basis through August 14, 2026, 5:00 p.m. ET Responses to submitted questions will be posted on the grant website at grants.endingwastedfood.org
RFA Closing Date and Time	September 1, 2026, 5:00 p.m. ET
Grant Value	Innovator Grants: $75,000 - $300,000 Catalyst Grants: $300,000 - $750,000 Average grant size: ~$300,000
Number of Grants	Approximately 15 total grants
Project Duration	Innovator and Catalyst Grants must begin on January 4, 2027, and must conclude by February 28, 2030. Grant Duration: 24 to 38 months.
Eligible Applicants	Nonprofits; local governments; Tribal governments; educational institutions; and others *(Additional details on eligibility can be found in Section 6. Eligibility below)*
Application Requirements *(Additional details provided in Sections 8, 9, and 12 below)*	**Technical Application:** ❑ Cover Letter ❑ Technical Narrative ❑ Leadership Letter(s) of Support ❑ Copy of current operating registration (certificate issued by the government to operate) ❑ Completed Monitoring and Evaluation Framework ❑ *Multi-organization applications*: Project Team Letter(s) of Commitment from partner organizations ❑ *Optional:* Unique Entity Identifier (UEI) number. This is not required for applications but will be required for awards. Organizations that do not already have a UEI must obtain one upon notification that a proposal has been selected for award. ❑ *Optional:* Annex of CVs of up to 5 proposed staff ❑ *Optional*: Additional General Project Letter(s) of Support **Cost Application:** ❑ Detailed budget, by cost category and funding year as applicable (see *ATTACHMENT 5 Budget Template*) ❑ Completed pre-award survey questionnaire (see *ATTACHMENT 6 Pre-Award Survey Questionnaire*) ❑ Copy of organizational Negotiated Indirect Cost Rate Agreement (NICRA) with the U.S. Government (if applicable). If the applicant does not have a NICRA, it may elect to apply the 15% de minimis indirect cost rate in accordance with 2 CFR 200.414.
Submission:	Applicants must submit their proposals electronically via the website (grants.endingwastedfood.org) by **September 1, 2026, 5:00 p.m. ET**

1. Ending Wasted Food Within a Generation Program Overview

The Ending Wasted Food Within a Generation (EWF) Program includes three projects that will reduce wasted food in households, expand the market for compost, and do outreach and education to increase participation and decrease contamination in composting programs. The Program will be implemented through a coalition partnership that includes WRAP, the Ad Council, ReFED, the U.S. Composting Council, and the Institute for Local Self-Reliance. This RFA pertains to the first of the three projects: the National Household Wasted Food Prevention Project (NHWFPP).

American consumers spend more than $762 (in and out of the home) per person every year on food that goes to waste according to the 2026 ReFed report, Progress on the Plate. Additionally, consumers account for nearly 50% of food waste between their homes and restaurant dining. World Wildlife Fund, inc. (WWF) is administering community grants through the National Household Wasted Food Prevention Project (NHWFPP), to develop, launch, and implement a coordinated, nationwide effort to reduce wasted food in households by 10% per capita nationally and by 20% per capita in communities supported through grants by 2030.

The National Household Wasted Food Prevention Project will include:

- A national media campaign developed by the Ad Council, and
- Community grants

Both the national media campaign and community grants will focus on changing specific habits and behaviors to prevent wasted food in households. Grantees will design and deliver hands-on programs that build on the impact of the national media campaign and help households prevent wasted food and will address local barriers through structured interventions tailored to the communities they serve. Projects are encouraged to include, but do not need to be limited to, members of low-income, rural, and/or Native American communities.

Research has identified two audiences that both the national media campaign and the community grants will need to target: parents of children under 18, and young adults ages 18 to 35. Community grant activities must have enough depth and reach to make a meaningful impact, with clear measurement and reporting of results.

Key Definitions

Behavior is the way a person performs a task—their manner and/or habits.

Catalyst Grants support larger-scale projects that are ready to implement and can demonstrate effective household wasted food prevention strategies across a variety of communities. Catalyst applicants must demonstrate depth of community engagement and measurable household-level impact at each project site, not simply broad audience exposure. Catalyst awards may range from $300,000 to $750,000.

Local Community is the geographic area where a project will be implemented (e.g., city, county, state, etc.).

Innovator Grants support focused, creative, locally-tailored strategies to motivate target audiences to prevent wasted food. Innovator awards may range from $75,000 to $300,000.

Intervention is a structured action, program, or strategy designed to influence behavior, address barriers, and create positive changes.

Lead Applicant is the organization designated to submit a proposal and serve as the primary grantee, providing overall project management, financial oversight, compliance, and coordination for a multi-organization project.

Low-Income Community is defined as a community in which the median household income is at or below 200% of the Federal Poverty Level. The Federal Poverty Level Calculator is an optional resource that may be helpful. Applicants should use the most recently available federal poverty level data at the time of application.

Multi-organization Application is when more than one organization applies together for the grant. However, a lead applicant must be identified and is responsible for overall project management, compliance, and coordination.

Native American Community is a community that meets the definition of Native American pursuant to Section 2(9) of the Native American Graves Protection and Repatriation Act (25 U.S.C. 3001(9)). Communities identified as Native American mean communities of, or relating to, a Tribe, people, or culture that is indigenous to the United State (see also, Tribes Recognized by the Bureau of Indian Affairs, for a list of federally recognized Tribes).

Rural Community is A) a local area with populations of 50,000 or less that has limited access to public or private resources commonly found in metropolitan areas; or B) located within non-metro counties, as defined by Office of Management and Budget (OMB) 2023. Non-metro counties include micropolitan (micro) areas, and “noncore” counties. (See USDA Economic Research Service Rural Classifications - What is Rural? | Economic Research Service for maps with additional details). This definition is used for the purposes of this program and may differ from other federal rural classification systems.

Supporting Organizations are organizations that contribute to or collaborate on the project but do not receive grant funds through this award.

Target Audiences are primary groups that the communications and outreach efforts are aimed at reaching (parents and children under age 18 and/or young adults aged 18 to 35).

Wasted Food Prevention is the exclusive focus of this grant program—helping households buy, store, prepare, and use food in ways that prevent food from being thrown away. Composting, anaerobic digestion, and other wasted food diversion strategies, while valuable, are outside the scope of this program and will not be funded.

2. NHWFPP Community Grants

WWF will award grants that support targeted, localized behavior change efforts to prevent wasted food in households, bringing the campaign's message directly into communities.

Grant-funded projects will serve one or both target audiences, similar to the national media campaign - parents of children under 18 and young adults ages 18 to 35. These grants aim to help American households save money and prevent wasted food by changing the everyday habits that lead to food being thrown away. Proposed projects must present a credible, measurable approach to reducing household food waste by 20% and include mechanisms for tracking target audience engagement and behavior before and after implementation.

Proposals are being sought for activities to prevent wasted food in households, such as:

- Designing and implementing behavior change interventions at the local level, using a clear strategy for reaching and changing the habits of target audiences. Education, peer engagement, service design, practical tools, and other approaches may all form part of the strategy;
- Developing or distributing food management or waste prevention tools (e.g., portion guides, inventory trackers, storage aids, or meal planning resources) that make it easier for households to adopt priority behaviors; and/or
- Actively engaging in a “community of learning” with the other grantees.

Grantee Support

Community of Learning: The EWF Coalition is committed to supporting grantees with technical assistance, peer learning opportunities, and direct coaching throughout implementation. This includes helping grantees understand local context, generate insights, design effective interventions, measure impact, and refine programs. Grantees will participate in a shared community of learning to exchange experiences, lessons learned, and best practices, supported by practical tools and resources at each stage of the project.

Geographic Focus

The grants program supports work occurring within the United States and its territories. Projects may be local, regional, or statewide. Community grants can be administered by local governments (as defined by 2 CFR 200.1 which includes cities, towns, municipalities, counties, public housing authorities, school districts, and councils of government), nonprofit organizations, tribal governments, or institutions of higher education (e.g., private and public universities and colleges, including community colleges). *For the full list of eligible applicants, see Section 6. Eligibility*. Multi-site and national applicants, while eligible, must clearly identify the local communities and demonstrate that program activities will achieve meaningful depth of engagement within each location.

Grant Information

Applicants may propose a project corresponding to either an Innovator or Catalyst grant (see descriptions in *Section 4. Funding Opportunities* below) with a total budget ranging from $75,000 to $750,000**.** The average grant size is expected to be $300,000 and the EWF Coalition anticipates awarding 15 or more grants across both grant types (Innovator and Catalyst). All projects will begin on January 4, 2027 and conclude no later than February 28, 2030. Smaller, targeted projects are eligible and encouraged to apply. Requests at or near the maximum grant amount will be considered for exceptional, high-impact projects with demonstrated capacity to deliver at scale.

Proposed projects must be 24 to 38 months in duration. All projects will begin on January 4, 2027 and conclude no later than February 28, 2030.

Applicants may apply as individual organizations or jointly as a multi-organization application led by one designated lead applicant.

In a multi-organization application, the lead applicant is the organization responsible for overall project management, compliance, and coordination. All multi-organization applications must be submitted by a single lead applicant and must include a detailed coordination plan describing how participating organizations will divide responsibilities, align on shared timelines, avoid duplication of effort, and communicate progress across the project team.

The lead applicant serves as the primary point of coordination for the project's joint work and as the primary point of contact with the EWF Coalition team. The lead applicant must include, as part of the overall budget, detailed budgets for each subrecipient organization. The combined total budget for multi-organization applications may not exceed $750,000.

Organizations who are part of a multi-organization application but are not the lead applicant must have clearly defined roles and responsibilities and are accountable for delivering specific project activities funded under this award. Proposals involving multiple tiers of subgrants must clearly justify the approach and demonstrate sufficient management capacity, oversight mechanisms, local engagement, and risk controls commensurate with the complexity of the structure.

The lead applicant serves as the primary point of coordination for the project's joint work and as the primary point of contact with the EWF Coalition team. The lead applicant must include, as part of the overall budget, detailed budgets for each subrecipient organization. The combined total budget for multi-organization applications may not exceed $750,000.

Supporting organizations may be included as part of the application and may contribute expertise, coordination, data, outreach, or other in-kind support, but are not included in the project budget.

All awards are subject to the availability of funds. Proposed projects must be 24 to 38 months in duration and must be completed by Feb 28, 2030.

3. Project Requirements Overview

Since communities vary widely in food practices, attitudes toward waste, and awareness of the hidden costs of wasted food, the outreach program aims to support a wide variety of projects. Applicants must demonstrate a clear understanding of the communities they intend to serve and explain how outreach materials and program design will resonate effectively with the intended audiences. National organizations and multi-site applicants should describe how local context will be gathered and incorporated at each site, including any community advisory structures, local partnership arrangements, or site-level customization processes.

Projects are encouraged to include, but do not need to be limited to, members of low-income, rural, and/or Native American communities. Proposals serving these communities should clearly describe how program design, delivery channels, and trusted messengers reflect the lived realities of those households, including economic constraints, geographic access barriers, and cultural context.

Applicants should demonstrate a clear behavior change strategy that will prevent wasted food in the local community and describe efforts to extend national messaging through customized education, support, and outreach to the target audience(s). Grant recipients will employ interventions to drive behavior changes in communities with flexibility to design programs for the community's specific context.

Consistent Campaign Messaging

The EWF Coalition will leverage consistent, research-based messaging and branding across the NHWFPP. The Ad Council’s national media campaign will build broad awareness and motivation among two target audiences: parents of children under 18, and young adults aged 18 to 35.

The NHWFPP grantees are responsible for converting the national messaging into action by delivering programs and interventions. Grantees will design and deliver activities that actively support households in these two target audiences within communities to change behavior. Wherever possible, grantees are expected to deploy and adapt the core materials, tools, and assets developed by the EWF Coalition, rather than creating entirely separate campaign systems or branding. This will strengthen consistency and cumulative impact across communities, while still allowing for meaningful local adaptation and innovation.

The EWF Coalition will convene a structured *Community of Learning* for all grant recipients throughout the program period. This will include quarterly virtual convenings (approximately 90 minutes each) to share progress, learnings, and challenges across the grantee cohort; an annual in-person summit for deeper peer exchange and technical sessions (at the annual ReFED Summit); and a shared digital workspace where grantees can access resources, post interim findings, and connect between sessions. Each grantee will be expected to contribute at

least one documented case study or learning summary per grant year for inclusion in the shared portfolio. Participation in the Community of Learning is a grant condition, and grantees should reflect this time commitment in the project budgets. The EWF Coalition will provide facilitation and coordination; grantees are responsible for meaningful engagement and timely knowledge-sharing.

Toolkits will be made available to grantees which will include core intervention materials, templates, and branding assets designed to support consistent and effective delivery, alongside guidance on how these can be adapted for local use. Grantees should plan and budget for adapting, printing, and distributing materials rather than the development of entirely new communication assets for their local interventions. All materials and assets used by grantees — including fact sheets, guides, flyers, digital content, and practical household tools — should be plainly written, accessible, and culturally relevant. Grantees are encouraged to deploy and adapt shared tools developed by the EWF Coalition, while retaining the flexibility to tailor delivery to their local context. These may include meal planning templates, storage guidance, portioning aids, or other practical supports that help households adopt priority behaviors.

Priority Household Behaviors

Research shows the following behaviors are the most impactful and relevant to the target audiences:

- Plan meals;
- Maintain a grocery list and check before shopping;
- Store food in the best way to maximize product life;
- Prepare the right amount of food;
- Keep and use leftovers;
- Recognize when food is still good to eat; and
- Shift from impulse-driven purchasing to intentional decision making.

Successful projects will drive households to adopt one or more of these behaviors, prioritized based on what is most relevant to the community and partners. Projects may target multiple behaviors, and these behaviors can build across grant years in a deliberate sequence.

Selecting Behaviors and Interventions

Projects should deploy multiple interventions to drive adoption and demonstrate measurable effects at the household level.

Example project: A project targeting low-income households in a mid-size city might select “maintaining a grocery list and check before shopping” as the behavior for Year 1, focusing specifically on grocery list habits and inventory tracking, based on local knowledge that time pressure and lack of a simple system (not lack of motivation) are the primary barriers to overcome in improving behaviors associated with food purchasing. An intervention might combine distribution of a practical fridge inventory tool with a peer group challenge run through a local community center. In Year 2, they might move to proper food storage to maximize product life, building on the organizational habits developed in Year 1.

Projects should deploy multiple interventions to drive adoption and demonstrate measurable effects at the household level.

What Counts as an Intervention?

An intervention is a structured action, program, or strategy designed to influence behavior, address barriers, and create positive change. Strong proposals will combine multiple intervention types with particular attention to approaches that lower barriers to adoption of

behaviors and make the behavior the easier choice. Interventions may include, but are not limited to:

Education and Training - Workshops, demonstrations, and instructional resources that build knowledge and practical skills around the focal behavior;

Communications and Messaging - Targeted outreach through digital, print, or in-person channels that reinforce behavior change using community-relevant framing;

Engagement and Modeling Norms - Community-based activities, peer networks, public commitment campaigns, behavior prompts and reminders, and trusted messenger programs that normalize and diffuse the desired behavior within the target population;

Service and Process Design - Modifications to systems, environments, or service delivery that lower barriers to adoption and make the target behavior easier to adopt; and

Physical Tools and Practical Resources - Development or distribution of tangible assets (e.g., fridge inventory trackers, portion guides, storage label kits, meal planning sheets) that directly support households in adopting priority behaviors. These materials can serve as standalone interventions or reinforce other approaches, and should be designed to reach and remain in use by target households

4. Funding Opportunities

There will be one application round with two grant types. Awards will be announced in the fall of 2026 and all grant projects will begin on January 4, 2027.

Innovator Grants

Innovator Grants support focused creative, locally tailored strategies to motivate target audiences to reduce wasted food. Innovator applications must demonstrate a deep understanding and history of local action and include mechanisms for capturing and incorporating lessons learned for future scaling of interventions can generate practical learnings for scaling. Innovator grant awards may range from $75,000 to $300,000.

Catalyst Grants

Catalyst Grants support larger-scale projects to implement household wasted food prevention strategies across a variety of communities. While multi-site and national organizations are eligible to apply, proposals must demonstrate depth of community engagement and potential for measurable household-level impact in each community. Catalyst award applicants may request $300,000 to $750,000.

Awards at or near the maximum amount will be reserved for applicants with demonstrated capacity to deliver significant, localized, measurable impact across communities.

Continued on next page…

5. Timeline

- May 15, 2026: RFA released (grants.endingwastedfood.org)
- May 28, 2026 from 2:00p.m. - 3:00 p.m. ET: Informational webinar *(Webinar will be recorded and posted on* grants.endingwastedfood.org*)*
- August 14, 2026: Final day to submit questions for Q&A response
- September 1, 2026 5:00 p.m. ET: Application window closes
- Fall 2026: Anticipated notification of awards
- January 4, 2027: Start date for grants
- All grants must end by February 28, 2030

6. Eligibility

Eligible applicants must submit proposals that support targeted, localized behavior change efforts to prevent wasted food in households. Grant funded projects will serve one or both target audiences: parents of children under 18 and young adults ages 18 to 35.

Eligible applicants:

- Nonprofit organizations;
- Tribal governments (both federally recognized and state-recognized) and intertribal consortia as defined by Code of Federal Regulations (CFR) 40 CFR 35.504;
- Local governments (as defined by 2 CFR 200.1 – includes cities, towns, municipalities, counties, public housing authorities, school districts, and councils of government);
- Institutions of higher education (e.g., private, and public universities and colleges, including community colleges);
- U.S. Territories and States;
- Native Hawaiian organizations (as defined in Section 6207 of the Elementary and Secondary Education Act of 1965 (20 U.S.C. 7517));
- The Department of Hawaiian Homelands; and
- The Office of Hawaiian Affairs.

Ineligible applicants:

- Individuals;
- For-profit businesses;
- Applicants must not be suspended, debarred, or otherwise excluded from participation in Federal programs, as reflected in the System for Award Management exclusion records, in accordance with 2 CFR 200.214. Applicants must also not be identified on applicable U.S. sanctions lists, including those maintained by the Office of Foreign Assets Control (OFAC).

7. Application Scoring Criteria

Applications will be reviewed based on:

1. **Administrative review**: Applications will first undergo an administrative review to confirm eligibility and completeness. This review is limited to determining whether:
    - The applicant is an eligible entity under the funding opportunity; and
    - The application package is complete and includes all required forms, attachments, and certifications submitted by the stated deadline.

No evaluation of programmatic quality, merit, or competitiveness will occur during the administrative review. Only applications that are deemed eligible and complete will move forward to the technical and budget review. Incomplete or ineligible applications will not be reviewed further.

2. **Technical review**: Applications that pass the administrative review will undergo a technical review conducted by a review panel. The technical review will be scored using the evaluation criteria described in the table below.
3. **Budget review**: This review will assess reasonableness and cost-effectiveness, as described below in *Section 9: Cost Application Format* and include due diligence (financial and compliance) checks.
4. **Portfolio review:** Applications that meet the above requirements will then undergo a holistic review aimed at building a balanced portfolio and a broad range of geographies and local communities.

Grant Selection Scoring Rubric

All eligible applications will be scored against the 100-point scale Base Evaluation Criteria. Catalyst applicants will also be evaluated on an additional 50 points of Catalyst-specific Criteria. These additional criteria allow Catalyst applicants to demonstrate elevated readiness, capacity, regional influence, and overall eligibility for consideration as a Catalyst grantee.

All applicants may apply for ***Catalyst*** or ***Innovator Grants*.** Final selection of both types of grants will be based on type-specific rankings and the goals of covering a broad range of geographies and communities. Base Evaluation Criteria points for all applicants are provided in the table (see below). Applicants who would like to be considered for Catalyst awards should provide information relevant to the five Catalyst Criteria in addition to the Base Evaluation Criteria.

Base Evaluation Criteria	**Points**
Project Summary	10
Behavior Change Strategy	20
Technical Approach (project goals, objectives and workplan)	30
Data and Reporting	10
Leveraged Funds	5
Innovation	15
Capacity and Past Performance	10
Base Evaluation Total	**100**
Catalyst Criteria	**Points**
Impact and Influence	10
Network and Partnership Strength	10
Leadership	10
Program Readiness	10
Transferability and Scale	10
Additional Catalyst Criteria Total	**50**

Continued on next page…

8. Technical Application Format

Applicants will be required to submit a technical application describing the proposed project within the prescribed page limits (see *Section 12. Grant Application Document Checklist*). The technical application must include the following elements:

ALL APPLICANTS (both Innovator and Catalyst)

(1) Project Summary (10 points)
In a short abstract, describe the proposed project, including:

1. Compelling abstract describing the project's approach to reducing wasted food in households by 20% in the local community within the target audiences (parents of children under 18, and/or young adults ages 18 to 35).
2. Identify local community – the geographic area where the project will be implemented (e.g., city, county, state, etc.).
3. Identify benefitting low-income, rural, and/or Native American community zip code(s).
4. Applicant's organizational details. If submitting a multi-organizational application:
   - Identify the lead organization
   - Describe each organization's role and contribution

(2) Behavior Change Strategy (20 points)

Describe the specific behavior change logic behind the project. This section should explain:

1. Who the project is targeting, and why? Provide a profile of the actions these households are engaging in that result in wasted food and the behavior the project intends to change.
2. The specific households the project intends to reach within their local community, with reference to the national campaign's target audiences (parents of children under 18 and young adults ages 18–35). Reviewers will consider:
   - Is the target population clearly defined and appropriately sized for the proposed grant level?
   - Is there evidence of local insight into this population's barriers, motivations, and food management context?
   - What specific barriers prevent households from wasting less food? Are these barriers primarily about knowledge and skills (capability), environment and access (opportunity), or motivation and habit (motivation)? This analysis should be grounded in community evidence, not assumed from national data.
   - How will the proposed grantee and partners (if applicable) reach and influence them? What channels, relationships, or mechanisms will be used to ensure interventions engage and change the behavior of the target population, and not just raise awareness among them?
   - Does the applicant demonstrate existing relationships or access to the local community that would support effective delivery?
3. For each barrier identified, which intervention(s) directly address it? Strong proposals will demonstrate how interventions will drive desired behavior by overcoming barriers.
4. Briefly describe the evidence base or precedent for the chosen approach, including any similar projects showing this approach would be effective. This does not require academic citations; it may reference local pilots, practitioner experience, or comparable programs.

5. State the expected outcomes as specific behavioral shifts, then connect those to the grant program's goal — a 20% reduction in wasted food.

(3) Technical Approach (30 points)

Project Goal and Objectives (10 points)

Describe the project's overall goal, objectives, and planned activities grounded in a clear, locally-informed behavior change strategy. Objectives should be specific, measurable, and time-bound.

Explain how the project will build on the impact of an over-arching national media campaign aimed at preventing wasted food by translating the message into real behavior change in your local community. Describe the interventions you will implement to help the target audience(s) change behavior around buying, storing, and using food.

The approach should reflect an understanding of the people you serve — their daily routines, household realities, economic pressures, and the local food environment. Address how factors like access constraints, shopping habits, storage challenges, and everyday decision-making have shaped your strategy.

Describe how the project will reach the target audience(s) through trusted communication channels and culturally relevant outreach and explain why those channels are the right fit for your local community.

If the project is building on an existing program, describe what has worked, what challenges remain, and how this project addresses those gaps.

Work Plan (20 points)

Describe your plan for implementing the project including how you will staff and manage the project and the role of each member of a multi-organization application or supporting organization(s) involved in achieving the project's objectives. Provide a detailed timeline outlining major activities, tasks, deliverables, and collaboration points. The work plan should align with the project activities and the proposed project budget.

Attached Letters of Support:

- A Leadership Letter of Support (from local or municipal government or tribal council leadership) is required for **all** applicants.
- Multi-organization applications must identify a lead applicant and participating partner organizations roles and responsibilities must be clearly delineated in the application. All organizations receiving funds from the grant must provide Project Team Letters of Commitment specifying their intent to partner with the lead applicant in the implementation of the grant project and their commitment to implement the activities described in the proposal.
- Applicants may provide General Project Letter(s) of Support from stakeholders

Letter(s) do not count toward page limits. See *ATTACHMENT 3: Letters of Support* for more information.

(4) Data and Reporting (10 points)

Describe how the project contributes to the NHWFPP goal of reducing household wasted food by 20 percent by 2030, and how this metric will be reported. Describe how other major objectives and outcomes will be measured. Outline data collection and tracking methods with clearly defined roles and responsibilities. Describe systems for measurement, quality assurance processes, and quarterly reporting procedures.

Please download and complete the monitoring and evaluation framework found in *ATTACHMENT 2 Monitoring and Evaluation Framework*. The framework will be submitted separately so does not fall within page limit restrictions.

Note that:

- Any survey-based data collection, interviews, or focus groups of 10 (ten) or more people **may <u>not</u>** be charged to the award and must be funded or leveraged from non-award resources (see (5) Leveraged Funds below).
- Grantees must report any new jobs created that result directly or indirectly from grant-funded activities. Grantees should specify how they plan to estimate this in the application.
- The National Household Food Waste Tracking Study[1] is an example of a methodology to measure household food waste. Applicants are encouraged to think creatively about how to measure the reduction in household wasted food using methods which may be more suitable for their contexts.

(5) Leveraged Funds (5 points)

Leverage funds are encouraged but not required. In this section, describe any plans to secure and/or use non-award (leveraged) funding or in-kind resources to support project activities. Leveraged support may include but is not limited to private or non-federally funded grants, philanthropic funding, partner cost share, institutional resources, or documented in-kind contributions (e.g., staff time, access to existing datasets, or partner-led data collection).

Applicants should clearly explain the source(s) of leveraged support, how these resources will be used to carry out data collection or evaluation activities, and how they will complement award-funded work.

Applicants will also be evaluated based on the amount and type of leveraged resources to be provided, how they will obtain the leveraged resources, the likelihood the leveraging will materialize during grant performance, the strength of the leveraging commitment, and the role the leveraged funds/resources will play to support the proposed projects' activities, including surveys related to evaluation activities.

(6) Innovation (15 points)

Describe any innovative tools, models, or partnerships that the project will use. Applicants should demonstrate a willingness to try novel approaches and/or pilot test those approaches. This could include novel relationships or wasted food prevention strategies.

(7) Capacity and Past Performance (10 points)

Demonstrate the organization's ability to carry out the work, including organizational capacity to implement the project and relevant past donor- or grant-funded projects that demonstrate ability to achieve project goals and objectives at similar scale and complexity.

[1] Additional studies where the tracking study, also known as RECIPES (Resilient, Equitable, and Circular Innovations with Partnership and Education Synergies), was employed to track household food waste: https://onlinelibrary.wiley.com/doi/10.1002/jaa2.59; https://www.sciencedirect.com/science/article/pii/S2352550924000150

Additional Narrative Requirements for Catalyst Projects Only

(1) Impact and Influence (10 points)

Describe the project's potential to influence behavior and practice beyond the immediate community. Describe how the project can serve as a model and demonstrate openness to testing new approaches that amplify education, outreach, or wasted food prevention.

(2) Network and Partnership Strength (10 points)

Describe the strength and depth of community and cross-sector partnerships supporting the project. Identify key partners and their roles in supporting the project's efforts to prevent wasted food in households. Partners could support projects by leveraging additional funds (i.e., providing in-kind resources), amplifying or extending outreach messages, or a commitment to data sharing (e.g., waste composition studies, survey data). Multi-organization applications should include a detailed coordination plan describing how parties will divide responsibilities, align shared timelines, avoid duplication of effort, and communicate progress across the group.

(3) Leadership (10 points)

Describe evidence of municipal or other community leadership support from one or more sectors (e.g., retail, academic, faith-based organizations, and/or cultural institutions). Explain how leadership engagement will support implementation and how the team has and will continue to engage with municipal or other community leadership to implement the grant.

(4) Program Readiness (10 points)

Describe existing or near-term wasted food prevention programs or pilots that position the project for immediate or imminent implementation. The proposed project must show a credible pathway to achieving measurable household behavior change at scale, building on existing infrastructure, partnerships, or prior program experience. Highlight any momentum or prior efforts that demonstrate readiness.

(5) Transferability and Scale (10 points)

Describe how the project could be replicated or scaled by other communities facing similar challenges. Describe how the project could be sustained beyond the life of the grant.

Additional notes:

Please utilize the formats provided in *ATTACHMENT 1 Technical Narrative Template* and *ATTACHMENT 2 Monitoring and Evaluation Framework* for your submission.

Applicants must also submit a Cost Application. See *Section 9 Cost Application Format* below for detailed information.

9. Cost Application Format

Applicants must provide a detailed budget covering all the proposed activities in the technical application. All budgeted expenses must be directly connected to the proposed scope of work and supported by appropriate description, basis for calculation and justification as described below.

Cost Application Requirements

Applicants must submit a complete, itemized project budget and budget justification as part of the application package. All budget information must be presented using the Budget Template provided in *ATTACHMENT 5 Budget Template* of this RFA.

Note: Applications that do not use the required budget template, or that submit incomplete or insufficient budget information, will be deemed non-responsive and will not be considered for funding.

The proposed budget must:

- Itemize all anticipated costs by category;
- Clearly correspond to the proposed scope of work;
- Reflect costs that are reasonable, allowable, allocable, and necessary in accordance with Title 2 of the Code Federal Regulations, Part 200 (2 CFR 200); and
- Include clear, concise budget justification narratives for each cost category. Use the Budget Notes column in the budget template to briefly explain the purpose of each cost, how it supports the project, and how the amount was estimated.
- Use rates that reflect a January 2027 start date.
- Are rounded to the nearest dollar ($1.00)

Eligible Costs

Eligible costs may be incurred only during the grant period, beginning on the date the grantee receives a Notice to Proceed from WWF.

Allowable costs include, but are not limited to, the following categories:

(1) Personnel Costs

Salary for staff who directly support the project is allowable for the proportion of time spent on grant activities. Personnel costs should include at least one staff member responsible for managing project activities at a minimum of 20% level of effort (approximately 8 hours per week). Compensation must be consistent with the organization's established payroll practices and supported by appropriate documentation of time and effort.

(2) Fringe Benefits

Fringe benefits for staff who directly support the project are allowable for the proportion of time spent on grant activities. Fringe benefits must be provided in accordance with the organization's established written policies, applied consistently to both federally funded and non-federally funded activities, and be reasonable and allocable in accordance with 2 CFR 200.431. Allowable fringe benefits may include, but are not limited to, employer contributions for: health insurance, retirement, payroll taxes, and paid leave.

(3) Travel

Project-related travel is allowable when justified and consistent with federal travel cost principles as outlined in 2 CFR 200.475.

Applicants **must** budget for one to two people per organization per year of the grant to attend an annual convening held the day prior to and at the location of the Annual ReFED Food Solutions Summit. Applicants need to budget for registration fees for the Summit which are capped at $500 per person. The registration fee does not include travel or lodging costs. The summit is usually held in May or June each year and would occur over 4 days.

(4) Supplies and Materials

Costs for supplies that directly support project activities include, but are not limited to:

- Outreach and education materials (printed items, toolkits);
- Curriculum-related products (digital or physical);
- Office and meeting supplies (paper, notepads, easels, etc.);
- Food-storage containers and food-safety materials; and
- Laptops, computers, tablets, or software required for project activities with a per-unit cost below the equipment threshold.

General-purpose IT or communication costs should be recovered through the indirect cost rate. These costs may only be charged as direct costs if they are specifically and exclusively attributable to a single project activity.

Supplies may also include tangible personal property with a per-unit acquisition cost below $10,000. In accordance with 2 CFR 200.1, “Supplies” are defined as all tangible personal property other than equipment. Equipment, as defined in 2 CFR 200.1, is not an allowable cost under this funding opportunity.

(5) Contractual

Contractual costs may include consultant or vendor agreements for: curriculum development, design and communications, social media content development, translation or formatting services, honoraria for guest speakers, and accessibility adaptation services (508 compliance).

(6) Other

(6.1) Meetings and Workshops

Costs associated with meetings, workshops, or convenings that strengthen skills or resources needed to meet project goals are allowable when directly tied to project objectives. Examples include training and technical assistance activities conducted through convenings or workshops.

(**6.2) Other Direct Costs (ODCs)**

Other direct costs include but are not limited to:

- Rental costs for space, utilities, and facilities that are directly used for the project and that remain cost-effective throughout the grant period are allowable;
- Leasing office space, equipment, vehicles, or facilities necessary for the project is allowable when directly allocable; and
- Project-specific communication costs not otherwise captured under Supplies or Contractual.

(7) Indirect Costs

Indirect costs are allowable in accordance with 2 CFR 200, provided they are charged using either the organization’s federally negotiated indirect cost rate agreement (NICRA) or, if the applicant does not have one, the de minimis rate (currently at 15% of Modified Total Direct Costs) as permitted under 2 CFR 200.414.

Ineligible Costs

The following costs are unallowable under U.S. Government (USG) General Terms and Conditions or federal cost principles and may not be charged to this grant. Ineligible costs include, but are not limited to:

(1) Food for consumption: Meals, snacks, or refreshments for events.

(2) Advertising and public relations costs: General promotions serving a grantee’s public image rather than the specific goals of the grant.

(3) **Marketing items and giveaways:** Swag, door prizes, or promotional goods.

(4) **Prizes and monetary awards:** Gift cards, cash awards, vacations, hotel stays, spa packages.

(5) **Monetary assistance**: Loans, cash assistance, or similar transfers.

(6) **Capital expenditures and improvements:** Construction, property improvements, or major facility upgrades.

(7) **Lobbying:** Activities intended to influence government action.

(8) **Costs not related to the project/personal use**: Personal items or goods/services for personal use.

(9) **Alcoholic beverages**: Unallowable under all circumstances.

(10) **Entertainment costs**: Amusement, diversion, social activities, and associated expenses.

(11) **Fines and penalties**: Expenses arising from violations of laws or regulations.

(12) **Equipment and related costs**: Equipment, as defined in 2 CFR 200.1, is not allowable under this funding opportunity. This includes the purchase, lease, and upkeep (including repair and maintenance) of equipment.

Important Restriction - Data Collection Costs

Costs associated with surveys, interviews, or focus groups involving 10 or more respondents may not be charged to this award due to Paperwork Reduction Act requirements. Applicants who intend to use surveys as the primary measurement method must demonstrate a non-award funding source for those costs in the budget (*see Section 8.5 Leveraged Funds above*).

The EWF Coalition will provide guidance on approved measurement methods during onboarding.

10. Grant and Financial Compliance Requirements

All awardees must adhere to standard federal financial management practices consistent with USG federal requirements and remain in good financial standing throughout the grant period. Compliance with these requirements is a condition of receiving and maintaining a subaward issued by WWF under a federal-funded program.

Pre-Award Financial Assessment

All award finalists are required to participate in a financial assessment session with WWF prior to final award issuance. This assessment allows WWF to:

- Verify compliance with basic federal subgrant requirements
- Assess the organization’s financial management capacity
- Determine the appropriate level of financial monitoring and technical support needed during the grant period

Unique Entity Identifier (UEI)

A Unique Entity Identifier (UEI) is required to receive a federal subgrant under this program.

Applicants are not required to complete full registration in the System for Award Management (SAM.gov) to receive a subgrant from WWF, however, applicants must obtain a UEI through SAM.gov using the UEI-only request process.

Applicants that do not currently have a UEI are strongly encouraged to begin the application process at the time of proposal submission. A valid UEI must be obtained and submitted to WWF prior to execution of a grant agreement.

Guidance for obtaining a UEI is included in *ATTACHMENT 4 Instructions for Obtaining a UEI.* Applicants who need assistance obtaining a UEI should contact the Federal Service Desk at fsd.gov.

Expense Tracking and Recordkeeping:

Grantees must implement reliable financial systems to:

- Track all grant-related expenditures;
- Maintain records of financial transactions, including invoices, receipts, and supporting documentation; and
- Ensure records are available for monitoring, reporting, or audit purposes.

Procurement (Acquiring Goods or Services)

All procurement conducted using grant funds must comply with 2 CFR 200.318-200.327, including general procurement standards and methods of procurement.

- Micro purchases (≤ $15,000 per transaction)
    - May be made without competitive quotations provided prices are reasonable, and purchases comply with federal guidelines.
- Simplified acquisitions (> $15,000 per transaction)
    - Require price or rate quotations from an adequate number of qualified sources.
- Procurement limitations
    - No individual procurement transaction under this RFA may exceed $50,000 without prior written approval from WWF.

Grantees must maintain transparent and competitive procurement practices and retain documentation that clearly justifies procurement decisions.

Compliance Documentation:

Grantees must maintain complete and accurate documentation demonstrating compliance with federal grant requirements, including financial records, procurement files, and required reports. All grantees are responsible for timely, accurate communication and reporting throughout the grant period.

Financial Reporting:

Grantees must prepare and submit financial reports that:

- Clearly detail how grant funds were used; and
- Comply with format and content requirements as per WWF and 2 CFR 200.

Programmatic Reporting:

Grantees must submit quarterly narrative reports that:

- Highlight key achievements, milestones, and lessons learned; and
- Track progress toward grant objectives, including relevant performance metrics (e.g., percentage reduction in household wasted food and success stories)

Compliance with Federal Regulations:

Grantees must understand and comply with 2 CFR 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards) and EPA's supplemental

regulations in 2 CFR Part 1500. All grant-funded activities must be conducted in accordance with WWF guidance to fulfill the federal requirements. For questions related to grant or fiscal compliance, applicants are encouraged to submit their questions to EWF.rfa@wwfus.org. *(See Section 13. Application Support below).*

11. Award Structure, Support, and Required Deliverables

This section describes the award structure for successful applicants and the commitments and deliverables required of all grantees under this award.

What the Grant Award Will Include

WWF will issue a grant award to selected applicants. Each award will include the following components:

- **Grant Funding.** Subject to availability of funds, WWF will provide grant funding consistent with the approved proposal and budget. Funds will be administered in accordance with federal cost principles and USG award terms.
- **Dedicated Project Support.** WWF, through the EWF Coalition Team, will provide ongoing, one-on-one technical assistance throughout the grant period. Support may include assistance with project implementation, reporting, learning activities, and connections to relevant resources and partners.

  NOTE: Although grant recipients are responsible for developing and executing an approved monitoring and evaluation plan, WWF, through EWF coalition partners, can provide grantee monitoring and evaluation support. This could include coaching or technical assistance on how to implement the grantees monitoring and evaluation plan. In addition, the EWF Coalition will provide support in the form of data cleaning and analysis as part of grantee efforts to evaluate the efficacy of the community-specific campaign deployment in reducing household food waste (i.e. the Project Goal). However, grant recipients are responsible for developing and executing a plan to collect primary data to estimate the reduction of household food waste, and to do so using funds external to this project if the collection of self-reported consumer survey data is proposed similar to that of the National Tracking Survey (see *Section 8.4 Data and Reporting* for more details on measuring the Project Goal, including which methods are allowable). Data would need to be collected both before and after deployment of the local campaign, in coordination with local community contacts.
- **Community of Learning.** WWF, through the EWF Coalition Team, will convene a community of learning to support peer exchange, knowledge sharing, and coordinated progress toward shared goals. Grantees will have opportunities to participate in structured learning sessions, discussions, and convenings designed to accelerate impact and innovation.

Grantee Commitments and Required Deliverables

As a condition of receiving a grant under this program, grantees are required to meet the following commitments and deliverables:

- **Project Implementation.** Grantees must implement the approved project in accordance with the proposal, budget, and executed grant agreement. Grantees are expected to monitor progress regularly and adjust activities as needed to achieve project goals.

- **Participation in Training and Convenings.** Grantees are required to participate in regional and local training, learning activities, and convenings facilitated by the EWF coalition team. For each year of the project, grantees must budget for one to two project team members to attend the annual ReFed Food Solutions Summit (*see Section 9. Cost Application Format*).
- **Regular Check-Ins.** Grantees must participate in at least monthly one-on-one check-ins with an EWF Coalition team member. These check-ins will be used to share project updates, request technical assistance, and contribute information for required reports and success stories.
- **Quarterly Programmatic Updates.** Grantees must submit quarterly programmatic updates describing major activities, achievements, challenges, and lessons learned. Reports will address progress toward project objectives and include relevant metrics, such as household wasted food prevention indicators, curriculum development, communications and outreach efforts, and education events.
- **Financial Reporting and Compliance.** Grantees must comply with all financial management, reporting, and documentation requirements as prescribed in the executed grant agreement. This includes submitting financial reports in the format and frequency specified and maintaining adequate records to support allowable grant expenditures.
- **Evaluation and Learning.** Grantees are required to assess project outcomes against stated objectives and document the effects of grant-funded activities on households in the community or communities served. Grantees will work collaboratively with EWF partners to access and evaluate data as it becomes available and in accordance with the approved monitoring and evaluation plan. This information will support continuous improvement, accountability, and shared learning across the cohort.
- **Community Engagement.** Grantees must engage households in the target audience(s) in the local community(s) to better understand behaviors, needs, and barriers related to the prevention of wasted food. A comprehensive engagement plan is not required at the time of application. WWF will provide training, tools, and technical support related to community engagement on a rolling basis.
- **Project Documentation.** Grantees must document project activities through photos, videos, and written materials and share these with the EWF team for use in award updates, success stories, and other communications. Grantees must also maintain appropriate programmatic documentation of activities, outputs, and outcomes.
- **Progress Toward Project Goals.** Grantees must demonstrate steady progress toward the goals and milestones outlined in the approved application and work collaboratively with the EWF team to refine implementation approaches and maintain alignment with the approved budget.
- **Job Creation Tracking.** In addition to reporting against project outcomes and objectives (see the M&E table – *ATTACHMENT 2 Monitoring and Evaluation Framework*), grantees are required to report on any new jobs created in the focus communities or municipalities that result directly or indirectly from grant-funded activities. Grantees should specify how they plan to estimate this in the application.

Continued on next page…

12. Grant Application Document Checklist

Technical Application:

- ❑ Cover Letter (1 page, does not count towards page limits)
    - Must be signed by an authorized representative of the lead applicant organization
- ❑ Technical Narrative (10 pages max for Innovator or 15 pages max for Catalyst Grants):
    - The Technical Narrative is to be submitted as a single word document or PDF file following the structure of the requirements in *Section 8* (*use ATTACHMENT 1 Technical Narrative Template*). The document must use standard margins; all font sizes must be 11 point font or larger, and all figures and tables must be legible.
- ❑ A Leadership Letter(s) of Support is required for all applicants (see *ATTACHMENT 3: Letters of Support*. Does not count towards page limits).
- ❑ Copy of current operating registration (Certificate issued by the government to operate. Does not count towards page limits).
- ❑ Completed Monitoring and Evaluation Framework (*use ATTACHMENT 2 Monitoring and Evaluation Framework*. Does not count towards page limits).
- ❑ Multi-organization applications require Project Team Letters of Commitment from each partner organization (see *ATTACHMENT 3: Letters of Support*. Does not count towards page limits).
- ❑ *Optional:* Unique Entity Identifier (UEI) number. This is not required for applications but will be required for awards. Organizations that do not already have a UEI must obtain one upon notification that a proposal has been selected for award (see *ATTACHMENT 4: Instructions for Obtaining a UEI*).
- ❑ *Optional:* Annex of CVs of up to 5 proposed staff (max 2 pages each, which do not count towards page limits).
- ❑ *Optional:* Additional Letters of Support, such as a General Project Letter of Support (see *ATTACHMENT 3: Letters of Support* which do not count towards page limits).

Cost Application: The Cost Application package must be submitted separately from the Technical Narrative (see *Section 9. Cost Application Format*). Applicants must develop budgets in accordance with allowable and unallowable cost requirements also described in Section 9 Cost Application Format. The total proposed budget must not exceed the amounts noted in *Section 5: Funding Opportunities*.

- ❑ Detailed budget by cost category and funding year, as applicable (see *ATTACHMENT 5 Budget Template*)
    - Please submit total budgets rounded to the nearest dollar ($1.00)
- ❑ Completed pre-award survey questionnaire (see *ATTACHMENT 6 Pre-Award Survey Questionnaire*)
    - Please note the general documentation required as part of this questionnaire.
- ❑ Copy of organizational Negotiated Indirect Cost Rate Agreement (NICRA) with the U.S. Government (if applicable). If the applicant does not have a NICRA, it may elect to apply the 15% de minimis indirect cost rate in accordance with 2 CFR 200.414.

13. Application Support

Question-and-Answer Period

The question-and-answer period is now open and available on the grants.endingwastedfood.org website through 5:00 p.m. ET on Friday, August 14, 2026. All questions must be submitted to EWF.rfa@wwfus.org. Questions will be reviewed and addressed on a rolling basis. Questions and responses will be posted publicly on the website and may be updated as needed. It is each applicant's responsibility to check the grants.endingwastedfood.org web page for the most up-to-date information.

Webinar

WWF will host an informational webinar on May 28, 2026, from 2:00 p.m.-3:00 p.m. ET. Visit grants.endingwastedfood.org or register for the webinar directly. The session will be recorded and made available on the grant web page.

Budgeting Office Hours

To support applicants during the application window, we will offer optional budgeting office hours Tuesdays and Thursdays from 2:00 p.m.-4:00 p.m. ET throughout the application period. Applicants interested in participating must schedule time in advance using the following link: http://tiny.cc/pi93101.

Office hours are intended to provide guidance on budget design only and will not include technical assistance or feedback on project concepts or proposals. If the Tuesday and Thursday office hours are not feasible, applicants may email EWF.rfa@wwfus.org to request a meeting outside of these times; however, accommodation outside of scheduled office hours cannot be guaranteed. Use of office hours does not confer any advantage in the review process.

14. Terms and Conditions

This award will be issued as a subaward under a program funded by the U.S. government. Recipients will be subject to the terms and conditions set forth in the subaward agreement, including applicable federal and Agency requirements. These will include, but are not limited to:

- Anti-terrorism and anti-money laundering compliance;
- Environmental and social safeguards;
- Paperwork Reduction Act;
- Intellectual property rights (if relevant); and
- Reporting requirements.

15. Attachments

- ATTACHMENT 1 Technical Narrative Template
- ATTACHMENT 2 Monitoring and Evaluation Framework
- ATTACHMENT 3 Letters of Support
- ATTACHMENT 4 Instructions for Obtaining a UEI
- ATTACHMENT 5 Budget Template
- ATTACHMENT 6 Pre-Award Survey Questionnaire

ATTACHMENT 1 Technical Narrative Template

Innovator Grants: 10 pages max. Catalyst Grants: 15 pages max.

Project Name:

(1) Project Summary (10 points)

(2) Behavior Change Strategy (20 points)

(3) Technical Approach (30 points)

Project Goal and Objectives (10 points)

Activities and results for each objective must be included in the narrative.

Work Plan (20 points)

Responsible party role for each activity/task should be identified (e.g., project manager, X organization).

Activity/Task	Objective	Timeline (MM/YY)	Responsible Role (organization affiliation)

(4) Data and Reporting (10 points)

(5) Leveraged Funds (5 points)

(6) Innovation (15 points)

(7) Capacity and Past Performance (10 points)

<u>Additional Categories for Catalyst Projects</u>

(1) Impact and Influence (10 points)

(2) Network and Partnership Strength (10 points)

(3) Leadership (10 points)

(4) Program Readiness (10 points)

(5) Transferability and Scale (10 points)

ATTACHMENT 2 Monitoring and Evaluation Framework

Monitoring and Evaluation Framework	Indicator	Methodology	Baseline	Target	Funding	Assumptions/ Risks
Goals: Reduce wasted food in households by 20% per capita in communities supported through grants by 2030 [2]	Change in the amount of household wasted food generated per capita in local community (in tons).	How do you plan to measure the indicator?	Please provide a baseline (existing or proposed).	End of project target (in tons)	How will you fund the measurement of the indicator? Remember that WWF funding cannot be used for surveys. If a survey is the preferred method, please demonstrate through leverage.	Please list any assumptions/ risks
Outcomes: What are the changes to behaviors, attitudes, competencies, or systems you expect from your intervention? List 1-2						
Outputs: What are the products, outputs, and/or deliverables resulting from these activities?						
Activities: What are the specific interventions that will lead to the identified outcomes and outputs above?						

[2] Please refer to Section 8.4 (Data and Reporting) for more details on measuring the Project Goal, including which methods are allowable.

ATTACHMENT 3: Letters of Support

Letters of Support are required for grant applications. These letters demonstrate that your partners are committed to and invested in your project.

Always Required:

- **Leadership Letter of Support.** Every project must include one or more Leadership Letter(s) of Support to demonstrate committed leadership support. This letter could be from municipal leadership, tribal council, or city council member(s), as appropriate. This ensures local leadership is aware of your application and prepared to support the project's efforts.

Required for Multi-Organization Applications:

- **Project Team Letters of Commitment.** Every organization listed in the Project Team Information section that would receive funding in a multi-organization application must submit a letter of commitment that includes the project team scope of work. Letters from unfunded collaborators are recommended but not required. At least one partner is expected to represent one of the following:
    - Community leadership
    - Tribal Council
    - Non-profit organization
    - School or educational partner
    - Grocery store or food retailer
    - Municipal/county departments/groups (e.g., Food Policy Council)
    - Other food system partner

Recommended:

- **General Project Letter of Support.** Strong grant applications demonstrate broad community backing. Since systems-change efforts succeed through wide-ranging support, letters from key stakeholders (including legislators, community leadership, school districts, community organizations, and residents) are highly recommended. Letters from representatives whose support is critical to the project's success are especially encouraged, as are letters from community partners who can speak to the applicant’s and project's integration into the community.

Other Tips:

- **Start early.** Gathering letters of support takes time, so begin reaching out as soon as possible.
- **Pre-fill the templates.** Before sending templates for completion and signature, fill in key details such as your organization's name and project title to save time and ensure consistency.
- **Align your Project Team Letter of Commitment with your application.** The scope of work described for each partner needs to match exactly what is outlined in the application narrative.
- **Gather broad support.** General Project Letters of Support are recommended to demonstrate wide-ranging confidence in your project among key stakeholders and supporters.

TEMPLATE: Leadership Letter of Support

[*DATE*]

[*ADDRESS*]

Dear Ending Wasted Food Committee,

[*Leadership*] is pleased to submit this Letter of Support for the [Lead Applicant Organization's] grant application for the Ending Wasted Food Award, [Project Title].

[*Leadership*] is committed to ending wasted food in our communities, and this project aligns well with existing efforts to [*list a few relevant efforts*].

This initiative represents an exciting opportunity to advance meaningful change, and [*Leadership*] commits to *[list the work you will perform for this projec*t].

[*Leadership*] looks forward to supporting *[Lead Applicant Organization*] should this grant be awarded.

Sincerely,

[*Signature*]

Name

Title

Phone Number

Email

TEMPLATE: Project Team Letter of Commitment

[*DATE*]

[*ADDRESS*]

Dear Ending Wasted Food Committee,

[*Organization name*] is pleased to submit this Letter of Commitment for the [*Lead Applicant Organization's*] grant application for the Ending Wasted Food Award, [*Project Title*].

[*Organization's*] mission is to […]. This project aligns well with existing efforts to [*list a few relevant efforts*].

As an enthusiastic participant in this innovative work, [*Organization Name*] commits to [*list the work you will perform for this project*] in support of improving the food system and advancing efforts to end wasted food.

Should [*Lead Applicant Organization*] be awarded this grant, [*Organization Name*] looks forward to a strong and impactful partnership.

Sincerely,

[*Signature*]

Name

Title

Phone Number

Email

TEMPLATE: General Project Letter of Support

[*DATE*]

[*ADDRESS*]

Dear Ending Wasted Food Committee,

[*I/Organization*] [*am/is*] pleased to submit this Letter of Support for the [*Lead Applicant Organization's*] grant application for the Ending Wasted Food Award, [*Project Title*].

[*Briefly describe your role and why ending wasted food matters to you - or, if writing as a community partner, describe your role, your ability to speak to the applicant's community impact, and why this work is important to you.*]

This project merits funding because [*describe a few ways it will benefit your local food system and/or community*].

Should [*Lead Applicant Organization*] be awarded this grant, [*I/we*] look forward to following its progress and offering support as needed. [*Optional: add any specific ways your organization would contribute if the project were funded.*]

Sincerely,

[*Signature*]

Name

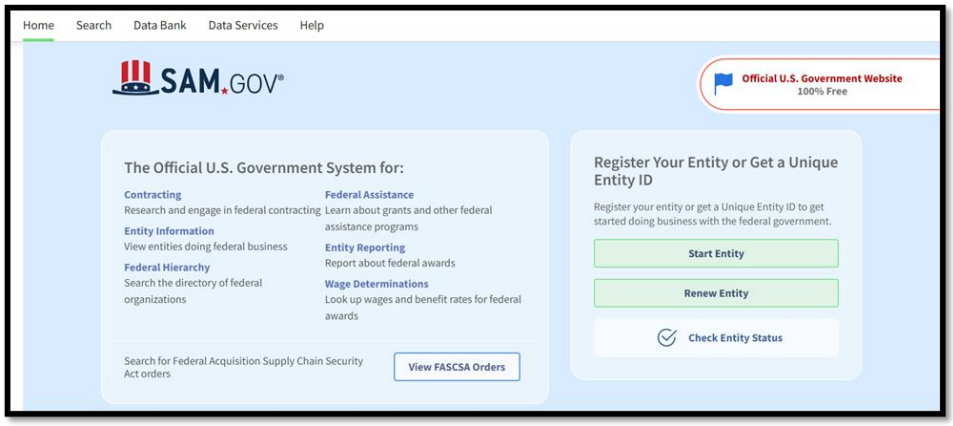
Title

Phone Number

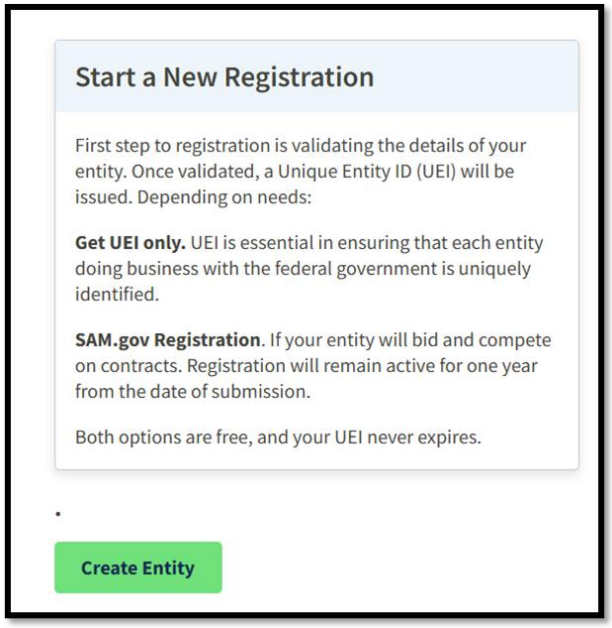
Email

ATTACHMENT 4 Instructions for Obtaining a UEI

1. Navigate to SAM.gov and log in
2. From the home page you can select "**Start Entity**"

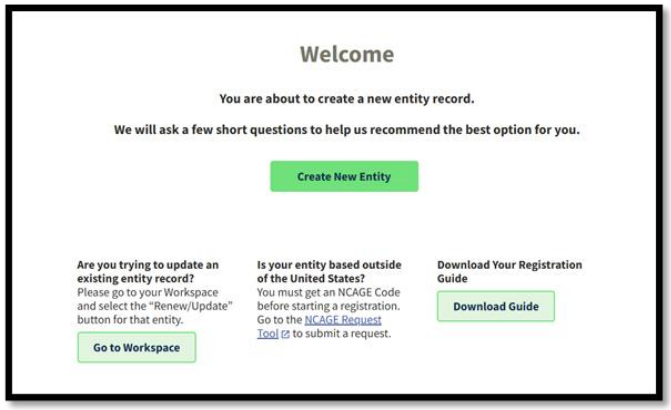


3. You will be directed to "**Start a New Registration**", select "**Create Entity**"

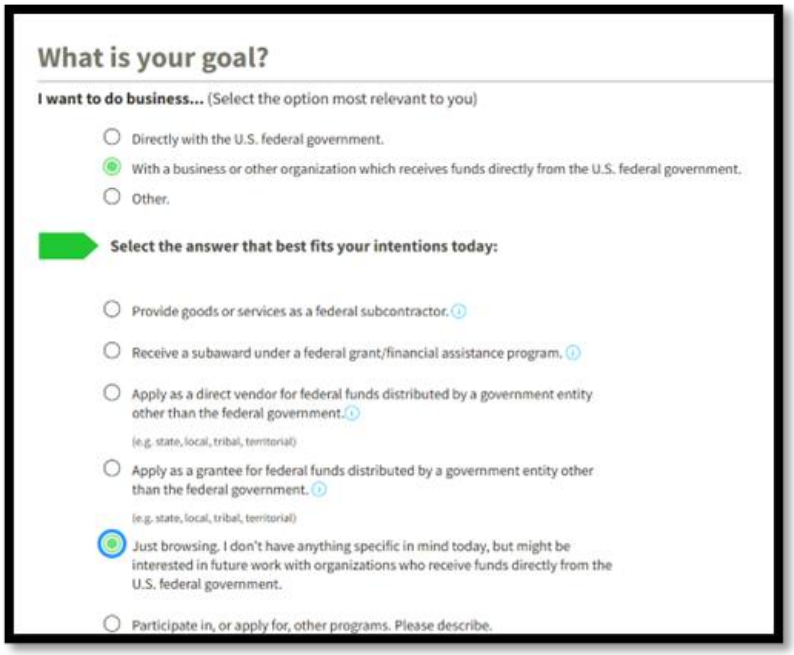


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4. Select “**Create New Entity**"

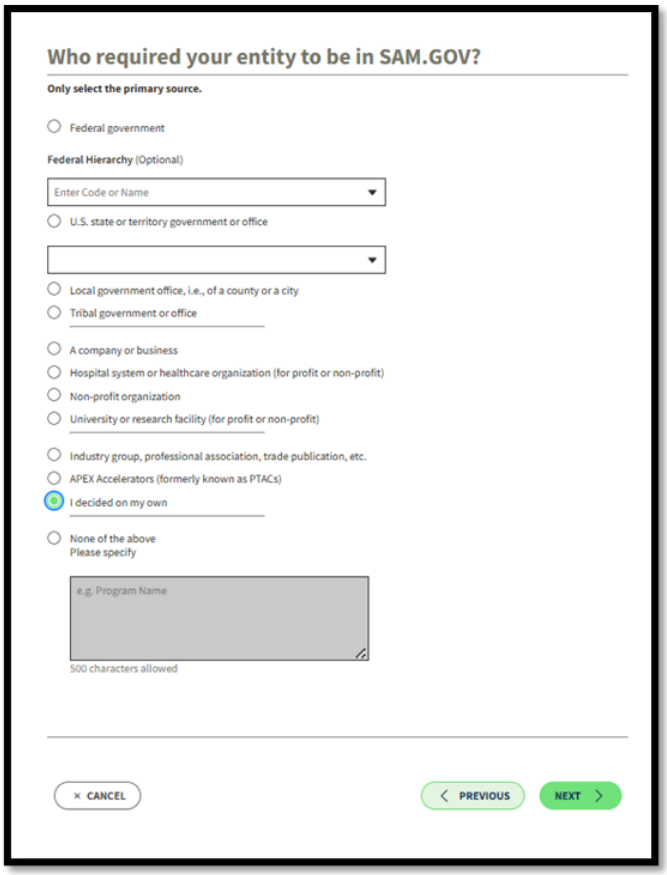


5. Select the option that applies under “**What is your Goal**?”

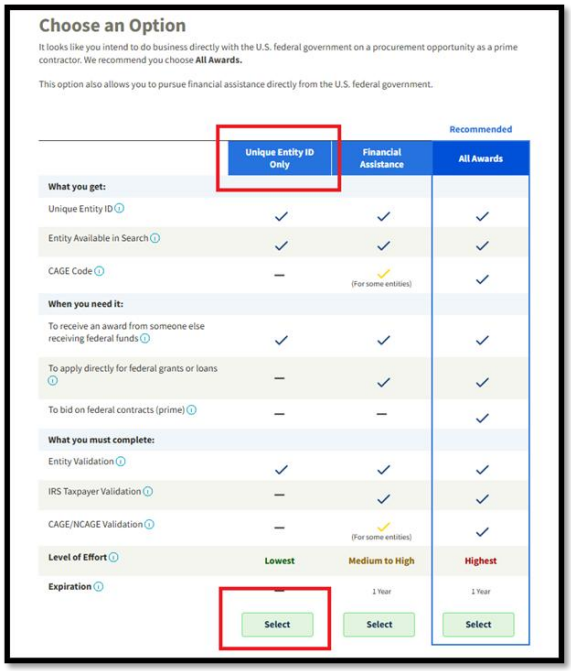


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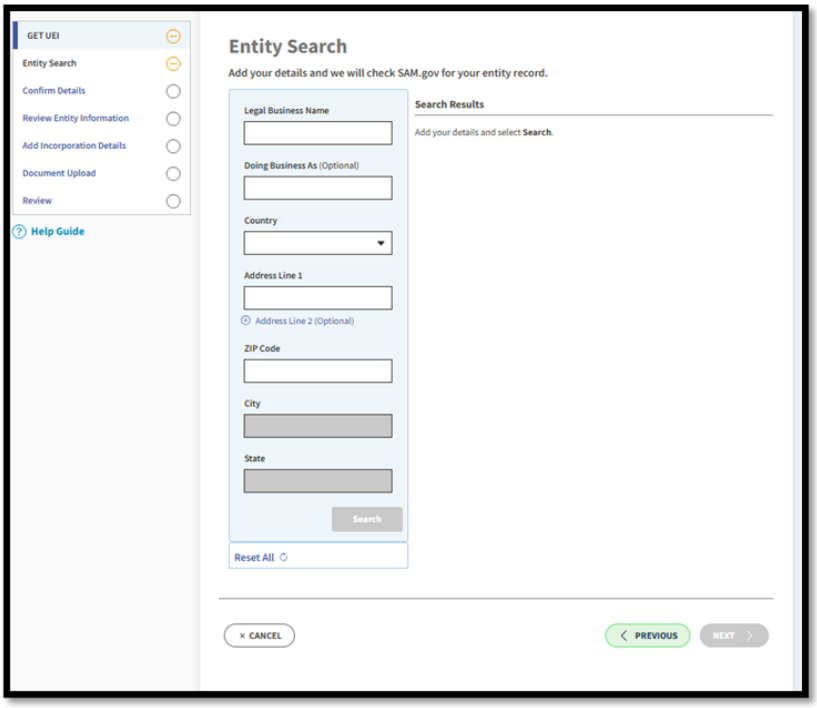
6. Select the option that applies to you under "**Who required your Entity to be in SAM.gov**?"
Note: The selection you choose on this page determines whether you will be able to select a UEI only on the next page.



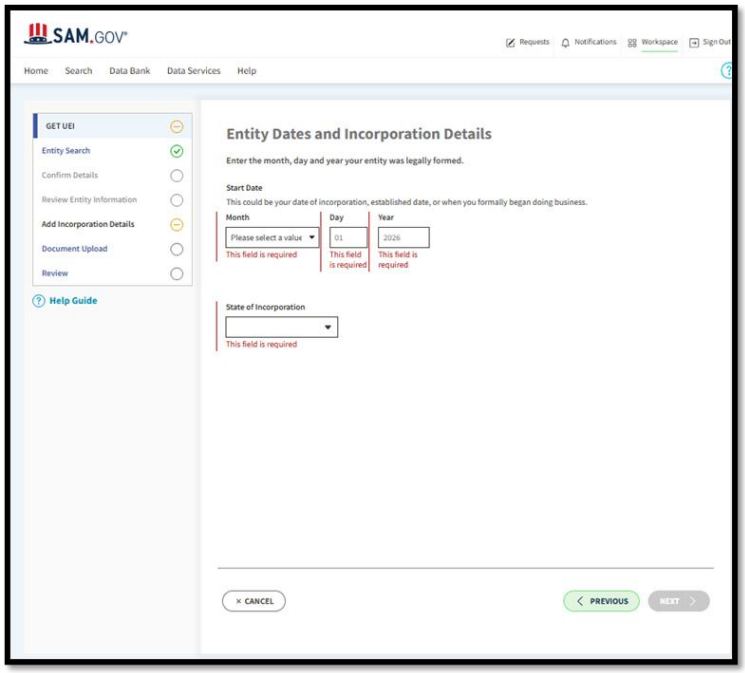
7. Select "Unique Entity ID Only" when prompted to Choose an Option and select Next.



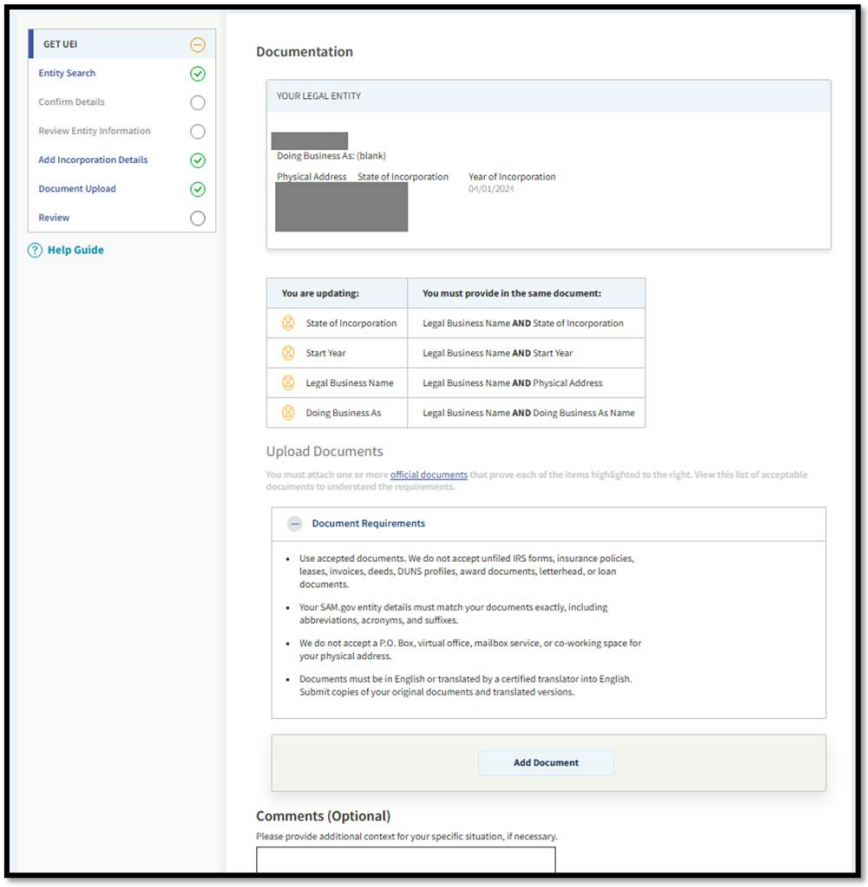
8. Add your details in **Entity Search** so that SAM.gov can search for your entity record and select Next.

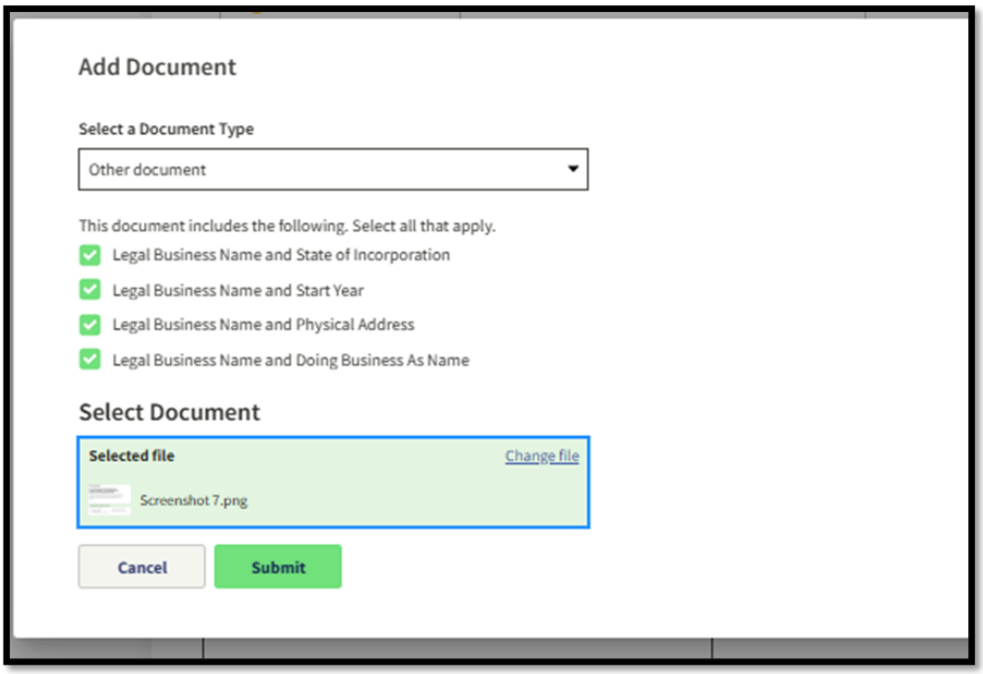


9. Provide your Entity Dates and Incorporation Details and select Next.

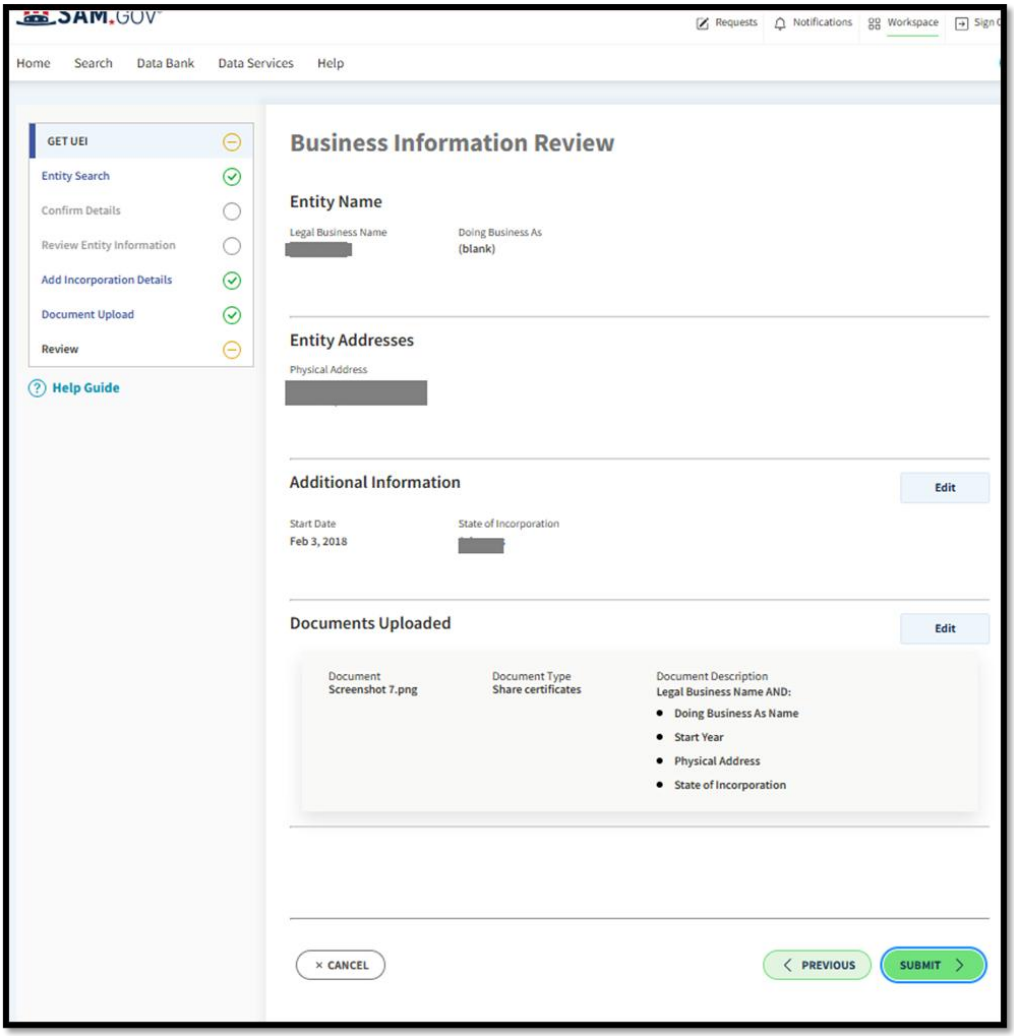


10. Provide documentation to prove your organization is a legitimate, unique entity, preventing fraud and ensuring data integrity and select Next.



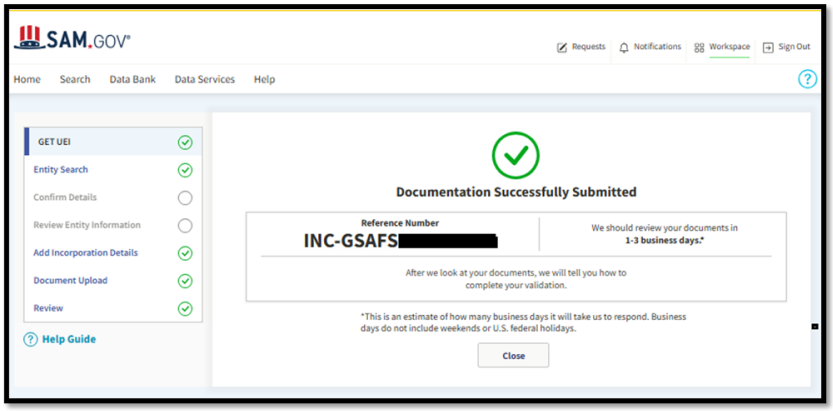


11. Review your information for accuracy before you select **Submit**.



12. You will receive confirmation along with a reference number that your documents have been successfully submitted. After submitting documentation to validate your entity for a Unique Entity ID (UEI) only on SAM.gov, the Entity Validation Service (EVS) will review your documents. Once validated, you receive an email to finalize the process, resulting in your assigned UEI.

Note: Use the "Check Entity Status" feature on the SAM.gov home page to monitor progress.



ATTACHMENT 5 Budget Template

The required budget template is available in Microsoft Excel (see link below or download on grants.endingwastedfood.org. The Budget Notes column serves as the budget narrative.

A basic outline is below:

[*Organization Name*]

BUDGET ITEM	Units	Unit Cost	YEAR 1	YEAR 2	YEAR 3	YEAR 4	TOTAL	Budget Notes
1. Personnel	*Annual Salary*	*LOE (%)*	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
Position 1							**$ -**	
Position 2							**$ -**	
Position 3							**$ -**	
Position 4							**$ -**	
Position 5							**$ -**	
Position 6							**$ -**	
2. Fringe Benefits			**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
							$ -	
3. Travel								
#1: Annual Convening + Conference	*#Units*	*Cost*					**$ -**	
Airfare R/T	*2*	*$ 1,000*	$ 2,000	$ 2,000	$ 2,000	$ 2,000	**$ 8,000**	
Lodging (Nights)	*6*	*$ 200*	$ 1,200	$ 1,200	$ 1,200	$ 1,200	**$ 4,800**	
Meals & Incidentals (Days)	*8*	*$ 65*	$ 520	$ 520	$ 520	$ 520	**$ 2,080**	
Ground Transportation	*4*	*$ 100*	$ 400	$ 400	$ 400	$ 400	**$ 1,600**	
4. Equipment			**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
							$ -	
5. Supplies			**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
							$ -	
6. Contractual			**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
							$ -	
7. Other								
7.1 Meetings and Workshops								
Annual Conference Registration	*2*	*$ 500*	$1,000	$1,000	$1,000	$1,000	**$4,000**	
7.2 Other Direct Costs			**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
TOTAL DIRECT COSTS			**$ 5,420**	**$ 5,420**	**$ 5,420**	**$ 5,420**	**$ 21,680**	
8. Indirect Costs			$ -	$ -	$ -	$ -	**$ -**	
GRAND TOTAL			**$ 5,420**	**$ 5,420**	**$ 5,420**	**$ 5,420**	**$ 21,680**	

ATTACHMENT 6 Pre-Award Survey Questionnaire

This questionnaire should be submitted through the application on grants.endingwastedfood.org, which has space for relevant document uploads. Below is a preview of the questionnaire.

Organization Name:	
Address:	
Form Completed By:	
Date Completed:	

I. GENERAL TECHNICAL QUESTIONS

Does the organization have experience related to the activities outlined in the request for proposals?	Yes	No
Does the organization have demonstrated experience with promoting positive messaging in the community for reducing wasted food?	Yes	No
Does the organization have demonstrated experience implementing education and outreach programs on wasted food prevention?	Yes	No
Does the organization currently have staff with experience implementing such programming?	Yes	No

If yes to questions above, please list 2 to 3 recent programs, funding source, program timeframe, and outcomes:

Program Name	**Funding Source**	**Program Timeframe**	**Program Outcomes**

II. GENERAL ORGANIZATIONAL QUESTIONS

Type of Organization:				
☐ Non-Profit	☐ Tribal Government or intertribal consortia	☐ Local Government	☐ Institution of Higher Education	☐ U.S. Territory
☐ U.S. State	☐ Native Hawaiian Organization	☐ Department of Hawaiian Home Lands	☐ Office of Hawaiian Affairs	

Please select your organization's current sources of revenue (select as many as apply):					
☐	U.S. Government	☐	Individual Donors	☐	Other NGO
☐	Other Government	☐	WWF Network	☐	Corporations
☐	Foundations	☐	Multilateral Organizations	☐	Miscellaneous/Other

Annual operation budget (estimate):	
Number of employees in your organization:	

Does the organization have an electronic accounting system that allows the tracking of project expenses separately from other projects?	☐ Yes	☐ No

Beginning and ending dates of the organization's fiscal year	From:	To:

Does the organization undergo an annual organizational audit by independent external auditors?	☐ Yes	☐ No
If yes, does the most recent external audit contain any findings and/or deficiencies?	☐ Yes	☐ No

If the audit report contains findings, submit an attachment with a summary of audit findings and management recommendations with requested documentation.

Within the previous three years has or is the organization, its key staff, officers, or directors currently subject to any investigation or litigation? Have any of your organization's key staff, officers, or directors been involved in investigations for improper management of funds, such as fraud, collusion, money-laundering, embezzlement, theft, forgery, bribery, falsification, or destruction of records?	☐ Yes	☐ No

IF YES, PLEASE EXPLAIN:

Does the organization have written accounting policies and procedures?	☐ Yes	☐ No
Does the organization have written policies, procedures, and practices in place regarding segregation of duties to ensure that funds above a certain threshold can only be disbursed with dual signatures?	☐ Yes	☐ No

Does the organization have a defined process with respect to financial management (i.e., different individuals are responsible for approving, disbursing, and accounting of transactions)?			☐ Yes	☐ No
Does the organization have a written process or procedure for cash management, including petty cash, staff advances, etc. (i.e., processes for the disbursement, reporting, and reconciliation of cash)?			☐ Yes	☐ No
How does the organization typically disburse payment?	☐ Bank Transfer/Wire	☐ Purchasing-Card	☐ Check	☐ Cash
If cash, what is the average monthly volume of cash-based transactions?	☐ High		☐ Low	☐ N/A

Does the organization maintain a chart of accounts and corresponding General Ledger that are used to prepare financial statements?	☐ Yes	☐ No
How often are bank accounts reconciled?		
Does the organization have and maintain a system to track labor activity (i.e., timesheets)?	☐ Yes	☐ No
Can labor activity be tracked by project?	☐ Yes	☐ No
Is this system automated or handwritten?	☐ Automated	☐ Hand-written
Does the organization have a Whistle Blower Policy?	☐ Yes	☐ No
Does the organization have written human resources policies and procedures or a manual?	☐ Yes	☐ No
Does the organization issue contracts for goods and/or services?	☐ Yes	☐ No
Does the organization have written policies and procedures in place to procure goods and/or services?	☐ Yes	☐ No
Does your organization maintain an inventory of equipment?	☐ Yes	☐ No
If yes, how often is inventory checked?		
Does the organization issue grants?	☐ Yes	☐ No
If yes, does the organization have written policies and procedures in place for the issuance of grants?	☐ Yes	☐ No
Does the organization have standardized template(s) used during the issuance of grants?	☐ Yes	☐ No

III. U.S. GOVERNMENT FUNDING

Please complete the following section if the organization has recent experience with U.S. Government funds.

Does the organization have experience managing U.S. Government funds within the last three years?	☐ Yes	☐ No
Has the organization obtained a Unique Entity Identifier (UEI) from the System for Award Management (www.sam.gov) website?	☐ Yes	☐ No
If yes, please provide the organization's UEI number:		
Does the organization have a Negotiated Indirect Cost Rate Agreement (NICRA)?	☐ Yes	☐ No
If your organization does **not** have a NICRA, does it or has it ever used the **15% de minimus rate** as defined under 2 CFR 200.68? (NOTE: organizations that have never obtained a NICRA from the U.S. Government may elect to charge a rate of 15% of modified total direct costs, which may be used indefinitely. This option, once chosen, must be used consistently for all USG Grants until such a time that the organization wishes to negotiate a rate).	☐ Yes	☐ No

If your organization has experience managing U.S. Government funds, please list 3 to 5 of the largest USG funded projects your organization has received below.

Program Name	***Funding Period***	***Funding Agency/Organization***	***Award Amount (Total)***

In its last fiscal year, did the organization meet the requirements for an audit under 2 CFR 200 Subpart F (Single Audit), i.e., did the organization expend $1,000,000 or more in U.S. Government funds, whether received as a direct grant or a subaward from another organization, in the last fiscal year?	☐ Yes	☐ No

If so, please provide a copy of your most recent Single Audit. If your Single Audit includes material findings, please submit an attachment with a summary of the material findings, management response letter, and your organization's corrective action plan with requested documentation.

IV. GENERAL DOCUMENTATION

Please provide a copy of the following documents:

	Attached	Not Available
Certificate of registration, incorporation or an equivalent document granting legal status to do business	☐	☐
Tax Exempt Certificate (if applicable)	☐	☐
Negotiated Indirect Cost Rate Agreement (NICRA) (if applicable)	☐	☐
Most recent externally audited or prepared Financial Statements with summary of audit findings and management recommendations (if applicable)	☐	☐

This questionnaire must be signed and dated by an authorized person who has either completed or reviewed the form.

Signature Date

Printed Name Title

Sustainability Commission Agenda Item: June 17, 2026

Agenda Item Title:

Waste Reduction Work Group Update

Item Category (pick one):

- Regular Business (action item to be voted on)
- Informational
- Announcement
- Presentation (limited to 20 minutes)
- **Work Group Update**

For Work Group Updates Only:

- **Work Group Name:**
  Waste Reduction

- **Update Summary:**

1. Marissa Michalkiewicz connected with **Cody Sandahl** on May 19. Cody is the Energy Manager for Skogen's Festival Foods. Discussed how Festival Foods currently manages its organic and meat/seafood waste from their Wisconsin grocery store locations. Cody shared they use a company called **Organix** for their organic waste and **Sanimax** for their meat/seafood waste. Organix is owned by **Denali**, which is a food waste recycler that provides collection, depacking, and recycling services to food industry partners nationwide. The industries they provide food waste recycling services to include grocery, food distributors and warehouses, food manufacturers, schools and universities, hospitality, restaurants, entertainment, and healthcare. The Work Group plans to connect with a representative from Denali to determine if they would be a good fit for food industry entities in the City of Green Bay.

2. Group members connected with **Selena Darrow** from **Rooted In Inc.** on May 27. Selena shared information about the National Household Wasted Food Prevention Project community grants led by the World Wildlife Fund. The goal of this project is to develop, launch, and implement a coordinated, nationwide effort to reduce wasted food in households by 10% per capita nationally and by 20% per capita in communities supported through grants by 2030. There are two grants being offered through this Project – Innovator Grants and Catalyst Grants. Innovator Grants have a value between $75,000 to $300,000 and Catalyst Grants between $300,000 to $750,000. **Rooted In Inc.** does not have capacity to apply on their own but is open to collaboration should the City be interested.

3. Group members still plan to connect with **Valerie Joosten**, Director of the City's Public Works Department, to discuss the Department's goals and interests as it

relates to waste reduction and food waste in the City. Group members plan to meet with Valerie before developing a recommendations report to the Commission regarding community composting programs or food waste reduction initiatives for the City to consider.

4. Group members continue plans to add community members to the Waste Reduction Work Group. *Meetings with the chosen Waste Reduction Work Group community members will occur on an as-needed basis.* Chosen community members will represent one of the following sectors related to food waste reduction initiatives:

    - **City of Green Bay Public Works Department** (Residential, Waste Hauler) –
    - **Brown County Resource Recovery** (Landfill) – Mark Walter, Business Development Manager
    - **Green Bay Neighborhood Associations** – TBD
    - **Green Bay Area Public School District** – Jeanette Knill, Board Member
    - **UW-Green Bay** – John Arendt, Director of the Environmental Management & Business Institute (EMBI)
    - **NWTC** – Dillon Weist,
    - **Food Processing Businesses** (Manufacturing) – TBD
    - **Agricultural Food Production** (Farms) – Sarah Valentine, Co-Owner of Valentine Gardens; *Amy Eckelberg, Executive Director of Public Relations for Wisconsin Farm Bureau Federation*
    - **Grocery Stores** (Retail) – TBD
    - **Food Recovery** – Selena Darrow, Founder of Rooted In

- **Attachments (if applicable):**
    1. National Household Wasted Food Prevention Project, Ending Wasted Food Program Request for Applications

Report to the
Sustainability Commission of the City of Green Bay

MEETING DATE

July 21, 2026

AGENDA ITEM # T.3

Informational: Climate Resilience Workgroup

BACKGROUND

Updates relating to the East River gage network and developing an East River flood warning system.

RECOMMENDATION

To receive and place on file.

FISCAL IMPACT

ATTACHMENTS

1. Developing an East River Flood Warning System_Fact_Sheet
2. FAQ East River Flood Warning System

Developing an East River Flood Warning System

The Need Funding is needed for river flow monitoring as part of a flood warning system for the East River.

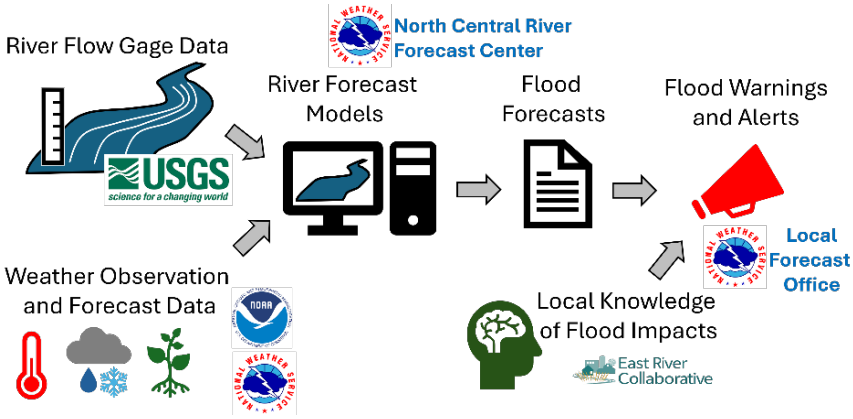


Flooding of the East River is a threat to thousands of residents and hundreds of businesses in Brown County, Wisconsin. Despite the risk of flooding, the East River has no flood warning system. A lack of river flow data is the primary barrier to developing a flood warning system for the East River. At least one new flow gage is needed near flood-impacted communities while existing gages need to be maintained.

What is a flood warning system?

A flood warning system monitors river levels, lake levels, precipitation and more so it can send alerts when dangerous conditions approach.

A river forecast model is used to predict flood conditions that arise from many factors, including intense rainfall, snow melt, high lake levels, northeast winds and saturated soils.



What are the benefits of investing in a flood warning system?

- Safer communities - early warning of a flood event can protect people, homes, and businesses
- Flood response - First responders can better prepare for flood emergencies with early warning
- Lower flood insurance rates – providing early flood warnings is worth points in the FEMA Community Rating System that can lower flood insurance premiums in your community

Why doesn't a flood warning system exist for the East River?

River flow data is lacking for the East River, which is preventing the development of a river forecast model. Without adequate river flow data, a river forecast model cannot be validated to ensure accuracy. One new gage is needed near the most flood-impacted areas while existing gages need to be maintained. The map on the following page shows existing and proposed river flow gages for a flood warning system.

What funding is needed to develop a flood warning system?

<u>Priority #1: East River at Allouez Avenue Bridge</u>

Goal	Begin automated measurement of flow downstream of Bower Creek
Status	Grant secured for installation but need long-term operations funds
Cost	$29,000 to install + $18,750/year

<u>Priority #2: East River at County Highway ZZ</u>

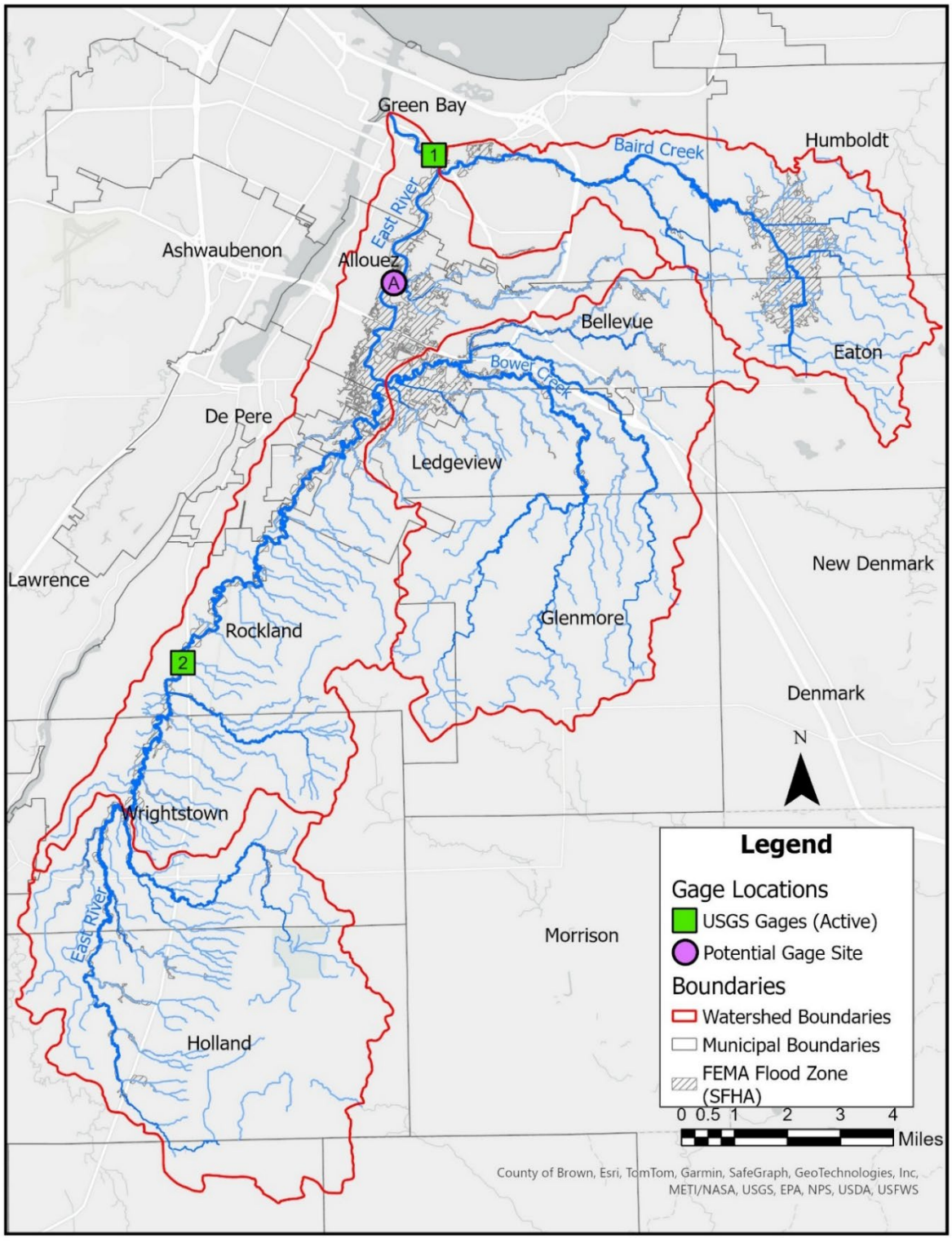
Goal	Continue automated measurement of flow near the headwaters of the river
Status	Installed but will be unfunded 9/30/27
Cost	$15,000 / year (annual operations)

Partners: Several organizations have worked together in this effort so far, but the team is always growing

City of Green Bay	Brown County	Village of Bellevue
Village of Allouez	NEW Water	Town of Ledgeview
Green Bay Fire Department	United States Geological Survey	National Weather Service
Wisconsin Sea Grant	The Nature Conservancy	Great Lakes Observing System

Existing and proposed East River flow gages with funding status

Gage	Cost	Funding Status
1) East River at Baird Street (USGS Gage 04085138)	$18,750/year to operate	Funded by Federal Priority Streamgage Program. Future funding uncertain.
2) East River at County Highway ZZ (USGS Gage 04085108)	$15,000/year to operate	Will be unfunded on 9/30/27
A) East River at Allouez bridge (priority new gage)	$18,750/year to operate	Grant will fund installation in 2026 Will be unfunded on 9/30/27



East River Collaborative

East River Flood Warning System
Frequently Asked Questions

Prepared by Wisconsin Sea Grant & Brown County Emergency Management – June 2026

*This document is a draft and will be updated in the future as additional questions arise.

**Many of the answers below were provided during previous East River Collaborative meetings or by experts from the National Weather Service (NWS) Green Bay Forecast Office, the NWS North Central River Forecasting Center (NCRFC), and the United States Geological Survey (USGS).

East River Questions

Q1: Why is the East River being prioritized for a flood warning system?

A: The East River watershed has by the largest floodplain of any river in Brown County, putting thousands of residents, hundreds of businesses, and critical infrastructure at risk. The areas surrounding the East River are particularly low-lying, making them especially vulnerable to flooding. As part of past water quality monitoring initiatives, river flow gages were installed in the East River. These gages provide a portion of the infrastructure needed to build a flood warning system. Future efforts could be directed towards other flood-prone watersheds like Duck Creek or the lower Fox River.

Q2: Why would a flood warning system only be for the East River and not include other flood-impacted systems like Duck Creek or the Fox River?

A: The East River has a separate drainage area (i.e., watershed) from Duck Creek and much of the Fox River. In other words, flooding along the East River happens independently of flooding in Duck Creek or the main stem of the Fox River. Therefore, each of these rivers would need their own flood warning system. While flood warning systems could eventually be developed for each of these rivers, it is best to start with one at a time. There are automated river gauges with established flood stages on the Fox River and Duck Creek, so when observations indicate the river is above flood stage, a river flood warning can be issued. River forecasts are not available for these locations at this time.

Q3: Who has responsibility for warning of floods on the East River?

A: There are many organizations that play a role in warning people of potential floods:

- The National Weather Service (NWS) is responsible for issuing forecasts and warnings of floods.
- The United States Geological Survey (USGS) operates river gages that monitor river flow and water levels. This data is essential to the NWS flood forecasts.
- Local governments help communicate flood warning information to their residents and businesses so action can be taken during a flood to protect people and property. Local governments also help financially support the USGS's river monitoring gages that are essential to flood forecasting.

DRAFT

River Gage Network Questions

Q4: Who is responsible for maintaining river flow gages?

A: The United States Geological Survey (USGS) maintains river flow gages for an annual fee, ranging from $15,000 to $18,700 depending on the gage. This includes maintenance and periodic calibration, roughly every 6 weeks, to ensure readings are accurate. There is no work or maintenance required of any local partners.

Q5: Will the gages do water quality sampling?

A: The quoted rates are only for river flow monitoring. Water quality could be sampled but would cost more. Baird Street and Highway ZZ had an ISCO sampler for water quality but the quote does not include continuation of sampling.

Q6: Why isn't the current river gage network enough to support a flood forecast?

A: Flood forecasting involves advanced modeling that integrates several factors, such as weather, topography, and soil conditions, to predict how water moves through a watershed (i.e., drainage basin). Currently, the limited number and placement of current river gages do not provide enough observational data across the watershed to deliver a reliable forecast. Predicting flooding in the East River is complicated due to its geography and several other risk factors, including:

- Intense rainfall events
- High Lake Michigan/bay of Green Bay water levels
- Northeast winds pushing water up into the river from the bay
- High Fox River water levels from flood conditions upstream
- Ice jams
- Frozen ground conditions

NWS has developed a flood forecast model that will incorporate all these factors and can give a better prediction of flooding than just a single gage can, however, additional observational data is needed to validate the forecast model

Q7: What is the role of each the gages in the network for a flood forecast?

A: Each of the three gages in the proposed network measures river flows from different subdrainage areas of the watershed. Together, they will provide a more complete picture of water movement throughout the watershed, and which tributaries contribute more flood waters.

- Baird Street: Measures downstream river flows and the impact of Lake Michigan/bay of Green Bay water levels.
- Allouez Avenue: Measures river flows near the most flood-impacted areas, including from high flow volume tributaries like Bower Creek.
- Highway ZZ: Measures river flows from the upstream rural areas (also important for water quality monitoring).

DRAFT

Q8: Can flooding be forecasted from just the upstream Highway ZZ gage?

A: The gage at Highway ZZ only gives a partial picture of the water coming from upstream areas of the East River Watershed. For example, Bower Creek drains nearly 30% of the entire East River watershed, but these flows are not captured by the upstream Highway ZZ gage. The National Weather Service has observed flood stage at the Highway ZZ gage while also observing nothing abnormal at Hoffman Road or other downstream locations on the East River.

Flood Prediction and Forecasting Questions

Q9: What is the current status of East River flood forecasting?

A: A flood model has been developed for the East River by the NWS, but it lacks sufficient observational river flow data for validation. Without adequate river flow data, a model cannot be validated to ensure the results of the model are accurate. Current river level data is needed to relate the model data and the resulting river forecast level to current conditions. The NWS requires current gage readings to create a river forecast.

Q10: How long will the gage network need to be fully in place before a flood warning system is operational?

A: Typically, NWS needs five years of observational monitoring data to calibrate a flood model. This increases the confidence in the output of the flood model to provide more accurate forecasts and warnings.

It is possible that an East River forecast model could be run with less than five years of data. In this case, the model could be tweaked and improved as more data is collected. The trade off with this would be a lower confidence in the flood model than a typical model with enough monitoring data. If the flood warning system is a critical need, NWS might speed up their process on shorter timeframe to get warning system running. In this case, the NWS NCRFS would communicate with the NWS Green Bay office about the less-than-ideal calibration and how it impacts forecast product until enough data is collected.

Q11: Will Lake Michigan and bay of Green Bay water levels be incorporated into the flood forecast model?

A: Yes, a flood forecasting model will factor in Lake Michigan and bay of Green Bay water levels as well as the impacts of northeast winds, storm surge, and seiche on East River flooding. The NWS Green Bay office monitors the potential for lake level issues at least a few days ahead of time and can issue messaging about it, especially when stronger northeast winds are involved.

DRAFT

Q12: Can the gage network be discontinued after five years of data is collected?

A: Not ideally. Five years is the minimum amount of data needed to fully calibrate the flood forecast model. NWS needs to have current river level data to create river forecasts. NWS would also like gages they rely upon for forecasting to be in continuous operation to account for changes in the watershed, including changes to the river channel and development that changes runoff patterns. Additionally, when future flood events happen, the data the gages collect can help improve the model accuracy. If gages are discontinued after just five years, the accuracy of the flood forecast system will degrade over time.

Flood Warning Questions

Q13: What are flood warnings used for?

A: A flood warning system gives advance notice of dangerous river conditions. This includes estimates of how high a river may rise, when flooding will occur, and what areas may be impacted. This warning can be used by first responders to prepare response and rescue efforts, proactively close flood-impacted roadways before vehicles get stuck, begin evacuations of areas that will be impacted, and help mobilize flood fighting resources like sandbags.

Q14: How would local governments be given notice from a flood warning system?

A: The warnings will come via the same channels as the current NWS weather warnings, via the local Weather Forecast Office in Green Bay. These notices could include:

- NWS river flood warnings posted on the NWS website, NOAA Weather Radio, and warnings disseminated via other channels like media, integrated public alert and warning system, or anything else using common alerting protocol software
- NWS briefing webinars
- Targeted emails and phone calls from NWS to local officials. This could include a river forecast in the days ahead of a potential flood and/or probabilistic outlooks in the days ahead of a potential flood.
- ALERT type warnings from local officials

Q15: How far in advance can a flood warning system give warning of floods?

*First responders are looking for two types of warnings:

- “proactive warning” of when to be on heightened alert for flooding
- “reactive warning” of imminent flooding

A: River flood warnings from the NWS are typically issued 1 day in advance. Heads up emails, phone calls and webinars can be utilized on a case-by-case basis when forecasters see conditions favorable for flooding, typically 1-3 days prior to the issuance of a river flood warning. The NWS may be able to create additional probabilistic river level outlooks for the next 10 days or 3 month outlooks. The 3 month outlooks show the probability of flooding relative to historic conditions. These products get developed once a flood warning system is

DRAFT

operational and probabilistic scenarios can be run. For example in Fargo, ND, NWS staff begin looking at the probabilistic forecast in January to start preparing for the flood season.

Funding Questions

Q16: Who funds USGS river flow gages in Wisconsin?

A: There are close to 200 streamflow gages in Wisconsin (https://waterdata.usgs.gov/state/Wisconsin/) with close to 60 different funding partners. The funding sources for gages in Wisconsin vary. Below is a historical breakdown from 2025 of overall funding sources for gages in Wisconsin. Note that these percentages are not constant and do change as funding shifts.

21% - Power Companies
20% - City or Towns
15% - Federal (mostly the Army Corps)
13% - USGS
13% - Counties
12% - DNR
4% - interest groups with taxing authority (mostly lake groups)
3% - tribes

*It should be noted that many existing funding arrangements date back decades and potentially reflect past funding environments which are different from the realities of today.

Q17: Can USGS fund a river gage?

A: Generally, not for new river gages. USGS contributes funding to some existing gages through Cooperative Matching Funds (CMF) appropriated by Congress. Currently, CMF funds are completely obligated so USGS cannot contribute to new gages. USGS CMF funds have not been increased by Congress for many years, so it is unlikely that more gages will be funded. As gages and projects are discontinued in the future, it is possible CMF funds will become available. However, communities should not plan on this as a source of funding.

The USGS also funds a limited number of gages that provide critical data as part of the Federal Priority Stream Gage Network. There are currently close to 20 gages in Wisconsin that are fully funded under this program. In the East River, USGS funded the Baird Street Gage (No: 04085138) for 2026 when the initial grant enabling installation of the gage ended. Federal Priority Stream Gage Network funds are also limited and are subject to congressional appropriations.

DRAFT

Q18: Can Wisconsin DNR or the U.S. Army Corps of Engineers fund new gages?

A: It is unlikely Wisconsin DNR would fund new gages. Wisconsin DNR funds some USGS gages but has a limited budget for monitoring. As costs to operate gages have risen with inflation, WDNR is able to fund fewer existing gages with its limited resources.

The U.S. Army Corps of Engineers investigated its ability to fund these gages as part of their 2024 East River Watershed Floodplain Management Services Studies (Flood Warning System Study on pg 11). It was determined that funds from the study could not fund gages.

Q19: Are there grants to pay for gages?

A: Yes and no. Grants are commonly used for the initial purchase of gage equipment and installation but are rarely used for long-term operations. Some funders may provide stopgap or bridge funding to keep gages operational while long-term funding is being pursued, however, long-term grant support for gages is highly unlikely.

Q20: What is a typical funding arrangement for a river gage?

A: Typically, gages are funded with an agreement between the USGS and a sponsor (e.g., municipality, county, or other partner with taxing authority). Agreements are signed on an annual basis.

Q21: Is there a model for a multi-partner funding arrangement?

A: There are several examples of multiple partners collaborating to fund a gage. Three example agreements are available upon request.

The Southeastern Wisconsin Regional Planning Commission has an agreement with USGS to fund 15 gages in southeastern Wisconsin. SEWRPC collects funds from several local governments and other partners to fund the individual gages.

For the Namekagon River gage, USGS has an agreement with Bayfield County, which receives funds from the National Park Service and Wild Rivers Conservancy.

Q22: Can USGS bill several partners separately?

A: Yes, but it is not preferred by USGS. The preferred option is for the USGS to maintain a single contract with a lead entity that manages agreements with the other parties. For example, four municipalities sending their funds through a fifth municipality that holds the contract with USGS.

Q23: What happens if a gage becomes unfunded?

A: If funding runs out, a gage can go into standby mode for about a year before it becomes decommissioned and equipment is moved to other locations. No data will be transmitted but gage will be in a state that is easy to restart. Any river forecasts associated with the gage will likely stop because the NWS requires current gage readings to create a river forecast.

DRAFT

RESOLUTION AUTHORIZING
A CONDITIONAL USE PERMIT
AT 1445 BYLSBY AVENUE
(ZP 26-27)

July 21, 2026

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Zoning Petition 26-27 and the recommendation of the Plan Commission on July 13, 2026, the City of Green Bay does authorize a Conditional Use Permit (CUP) to allow for buildings not to exceed 70 feet in height on the following described property:

> That part of Lot 47 according to the recorded Plat of Fort Howard Military Reserve, in the City of Green Bay, West Side of Fox River, Brown County, Wisconsin, described as follows: Commencing at the Northwest corner of Lot 49 in said Fort Howard Military Reserve; thence North 64° -12' -4 6" West, along the East-West Centerline of said Lot 47, a distance of 140.00 feet to the point of beginning; thence South 26° -17' -14" West {recorded as South 26°-18' -05" West), along the West right-of way line of Bylsby Avenue, 103.00 feet; then North 64°-12'-46" West {recorded as North 64°-15'-19" West), 336.70 feet; thence South 26°-17'-14" West, (recorded as South 26°-18'-05" West) 504.70 feet; thence North 64°-12'-46" West (recorded as North 64° -15' -19" West) along the South line of said Lot 47, a distance of 849.43 feet (recorded as 850.00 feet); thence North 26°-16'-21" East (recorded as North 26°-18'-05" East), along the West. line of said Lot 47, a distance of 607.70 feet; thence South 64°-12' -46" East (recorded as South 64°-15' -19" East), along said East-West centerline of Lot 47, a distance of 1186.29 feet (recorded as 1186.7 feet) to the point of beginning.
>
> Tax Parcel No. 6-32-A-1

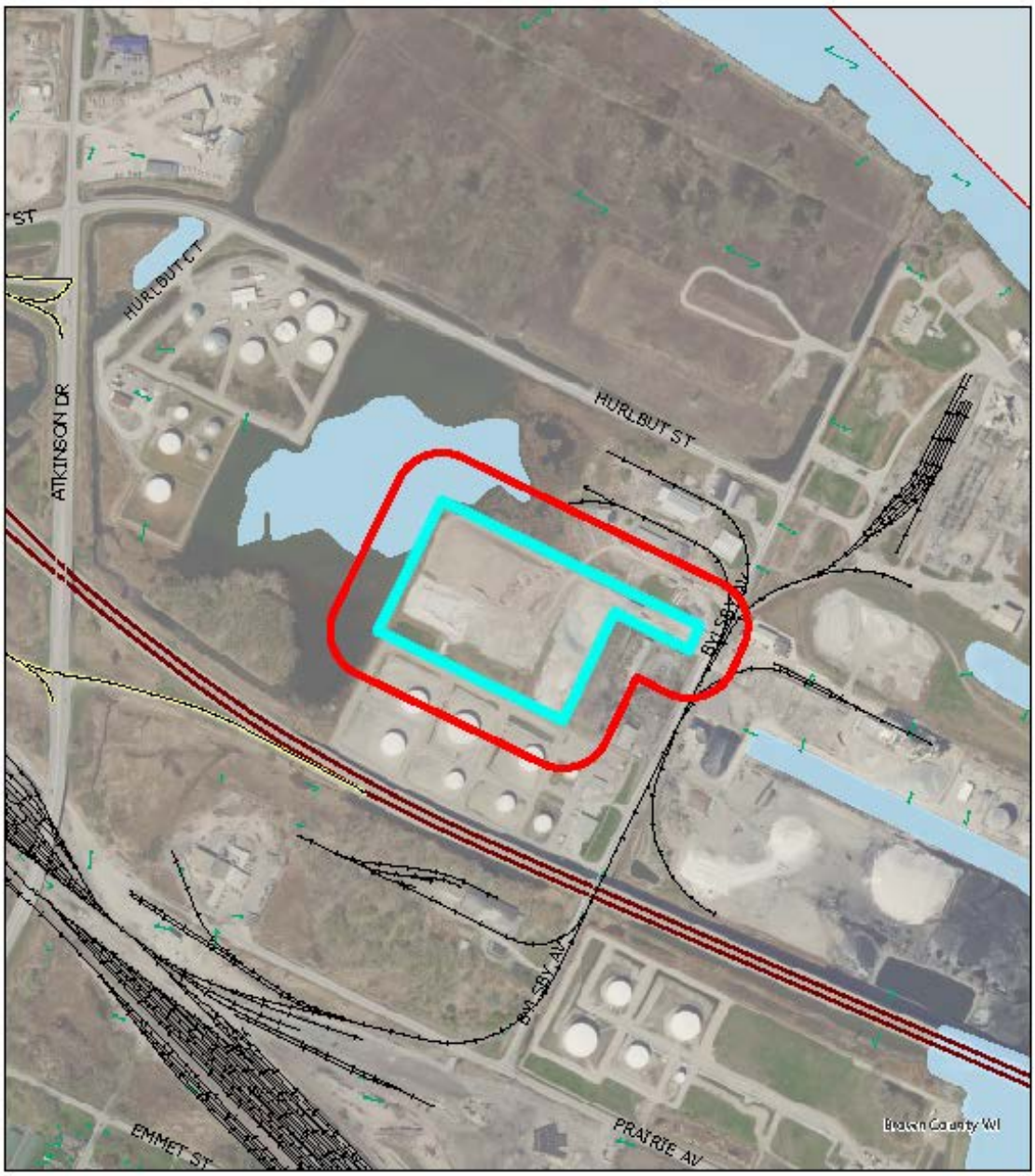
Said CUP shall be granted.

Adopted _____

Approved _____

_____
Eric Genrich, Mayor

sh
Attachment – Map



(ZP 26-27) CUP for Height
at 1445 Bylsby Avenue

Feet
0 155 310 620

N

1445 Bylsby Avenue

Buffer

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 C:\Users\stephenerhl\Documents\ArcGIS\Projects\MyProject\MyProject.aprx

RESOLUTION APPROVING AN ALLOCATION AMENDMENT FOR TAX INCREMENT DISTRICT NUMBER TWELVE (12), I-43 INDUSTRIAL PARK ("TID 12")

July 21, 2026

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Twelve (12), I-43 Industrial Park ("TID 12"), on September 6, 2005; and

WHEREAS, 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

WHEREAS, the RDA proposed allocating excess incremental property taxes from TID 12 to Tax Increment District Number Twenty-two (22), The Shipyard ("TID 22"); and

WHEREAS, the RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:

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
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
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. 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. On Tuesday, July 14, 2026, approved the Amended Project Plan and Allocation Amendment Resolution for TID 12 and recommended approval to the Common Council; and,

WHEREAS, the Original Project Plan and Amended Project Plan meet all the requirements of Wis. Stats. §66.1105, to wit:

1. An economic feasibility study; and
2. A detailed list of estimated project costs; and
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
4. A map showing existing uses and conditions of real property within TID 12; and
5. A map showing proposed improvements and uses in TID 12; and
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
7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
8. A list of estimated non-project costs; and
9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
10. A statement indicating how creation of TID 12 promotes the orderly development of the City; and
11. An opinion of the City Attorney that the Amended Project Plan is complete and complies with Wis. Stats. §66.1105; and

WHEREAS, the Common Council hereby adopts and incorporates the findings of the Redevelopment Authority as required by Wis. Stats. §66.1105, to wit:

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); and

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
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
4. The mandatory termination date for TID 12 is August 18, 2026; and
5. Wis. Stats. §66.1105(6)(f) permits the City to donate surplus funds from TID 12 to TID 22; and
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
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
8. The economic benefits of TID 12 and TID 22, as measured by increased property value, employment, and income,
    8.1. Are greater than the cost of the improvements identified in the respective Project Plans; and
    8.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
9. The TID 12 and TID 22 Project Plans are feasible and in conformity with the City *Comprehensive Plan*; and
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
11. TID 12 and TID 22 have the same overlying taxing jurisdictions; and
12. TID 12 has sufficient revenue to pay all its current project costs; and
13. TID 12 has surplus revenue to pay eligible costs of TID 22; and
14. The Amended Project Plan will not change the boundaries of TID 12; and
15. The Amended Project Plan contains no other changes from the original Project plan; and
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
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.

NOW, THEREFORE, BE IT RESOLVED that the Common Council hereby approves and adopts the Amended Project Plan for Tax Increment District Number Twelve (12), I-43 Industrial Park, dated July 21, 2026, as recommended by the Redevelopment Authority; and

BE IT FURTHER RESOLVED that the Common Council approves the Allocation Amendment and authorizes the transfer of up to one million, four hundred thousand dollars ($1,400,000) from TID 12, I-43 Industrial Park, to TID 22, The Shipyard, as set forth in the Amended Project Plan.

SIGNATURE PAGE TO FOLLOW.

Adopted _____

Approved _____

COMMON COUNCIL
OF THE CITY OF GREEN BAY

_____

Eric Genrich, Mayor

RESOLUTION REGARDING AN AFFORDABLE HOUSING EXTENSION FOR TAX INCREMENT DISTRICT NUMBER FIVE (5) EAST AND WEST DOWNTOWN ("TID 5")

July 21, 2026

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Five (5) ("TID 5") East and West Downtown on December 21, 1999, and successfully completed implementation of the Project Plan and sufficient tax increment has been or will be collected in January 2027 from the 2026 tax roll to pay all of its aggregate project costs; and

WHEREAS, state law requires termination of a TID after all project costs have been paid; however, Wis. Stats. §66.1105(6)(g) authorizes an extension of the life of a TID for up to one (1) year to improve the City's housing stock; and

WHEREAS, no less than seventy-five percent (75%) of the final increment must benefit affordable housing, with affordable being defined as housing that costs no more than thirty percent (30%) of the gross monthly income of a household, with the remaining portion used to improve housing stock within the City; and

WHEREAS, on July 14, 2026, the City of Green Bay Redevelopment Authority ("RDA") approved an Affordable Housing Extension Resolution for TID 5; and

THEREFORE, BE IT RESOLVED, that the Common Council of the City of Green Bay hereby extends the life of TID 5 for twelve (12) months commencing on the date of adoption of this resolution, to July 20, 2027, to use the final year's increment, collected in January 2028 from the 2027 tax roll, to benefit affordable housing; and

BE IT FURTHER RESOLVED, that the City shall use the final increment to improve housing quality and affordability by transferring the final year's increment, collected in January 2028 from the 2027 tax roll, to the Tax Increment District Affordable Housing (TIDAH) Fund; and

BE IT FURTHER RESOLVED that such TIDAH Fund will improve housing stock within the City through projects that include, but are not limited to, the construction and/or rehabilitation of larger multi-unit (rental or owner-occupied) projects located outside of a TID; rehabilitation of multi-unit (rental or owner-occupied) structures; the construction and/or rehabilitation of residential space above retail establishments; public-led construction of new (rental or owner-occupied) single or multi-unit structures; and home improvement loans for applicants who are not eligible under federal program regulations; and

BE IT FURTHER RESOLVED that no less than seventy-five percent (75%) of money within the TIDAH Fund shall be allocated to affordable housing projects, with affordable being defined as housing that costs no more than thirty percent (30%) of the gross monthly income of a household; and

BE IT FINALLY RESOLVED that the Common Council of the City of Green Bay shall adopt a termination resolution for TID 5 by July 20, 2027.

SIGNATURE PAGE TO FOLLOW.

Adopted _____

Approved _____

CITY OF GREEN BAY
COMMON COUNCIL

_____
Eric Genrich, Mayor

FINAL PAYMENTS RESOLUTION
July 21, 2026

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That the City Clerk be and is hereby instructed to draw FINAL ORDERS in favor of the following contractors for their projects in the amounts listed as follows:

1. **RESURFACING 1-25 (INCLUDING SEWER & WATER)**
PETERS CONCRETE CO.

TOTAL AMOUNT EARNED:	$	2,804,973.77
LESS AMOUNT RETAINED:	$	0.00
	$	2,804,973.77
LESS AMOUNT PREVIOUSLY PAID:	$	2,566,669.45
AMOUNT DUE THIS PAYMENT:	**$**	**238,304.32**

ACCOUNT NUMBERS
401500E-55303-65105: $206,092.06
412500E-55303-65105: $20,354.30
403500-55303-65105: $8,291.20
501-12201-65105: $3,566.76
217500-55305-65105: $0.00
PO #2500112

2. **SEWERS 3-24 (COUNTRY CLUB ROAD)**
PTS CONTRACTORS, INC.

TOTAL AMOUNT EARNED:	$	1,188,404.25
LESS AMOUNT RETAINED:	$	0.00
	$	1,188,404.25
LESS AMOUNT PREVIOUSLY PAID:	$	1,143,306.79
AMOUNT DUE THIS PAYMENT:	**$**	**45,097.46**

ACCOUNT NUMBERS
501-12201-68044: $30,375.00
403500-55355-68044: $14,722.46
PO #2500112

Adopted _____, 2026

Approved _____, 2026

_____
Mayor

ATTEST:

_____
City Clerk

BMJ

MISCELLANEOUS ORDINANCE NO. 04-26

AN ORDINANCE ADOPTING AN AMENDMENT TO THE GO BIG GREEN BAY 2050 COMPREHENSIVE PLAN OF THE CITY OF GREEN BAY PERTAINING TO PROPERTIES LOCATED AT 3290 HUMBOLDT ROAD AND A PORTION OF 515 WOODSIDE DRIVE (CPA 26-04)

WHEREAS, pursuant to Wis. Stats. §§ 62.23(2) and (3), the City of Green Bay is authorized to prepare, adopt, and amend a comprehensive plan, as defined in Wis. Stats. § 66.1001(4)(a); and

WHEREAS the Common Council has adopted the Go Big Green Bay 2050 Comprehensive Plan for the purpose of guiding future land-use decision making, but recognizes that from time-to-time amendments may be necessary to reflect changes in the land use and planning needs of the community; and

WHEREAS the Common Council of the City of Green Bay has adopted written procedures (known as the Public Participation Plan for Periodic Comprehensive Plan Amendments) designed to foster public participation in every stage of the preparation of periodic comprehensive plan amendments required by Wis. Stats. § 66.1001(4)(a); and

WHEREAS the City of Green Bay has held at least one public hearing on this ordinance in compliance with the requirements of Wis. Stats. § 66.1001(4)(d), and it is the Common Council's belief that this comprehensive plan amendment is necessary and consistent with the overall goals, policies, and other related elements of the plan;

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

SECTION 1. Comprehensive Plan Amendment CPA 26-04 is hereby adopted pursuant to Wis. Stats. § 66.1001(4)(c). A copy of the comprehensive plan amendment is attached to this ordinance.

<u>PARCEL 21-373 AND A PORTION OF PARCEL 21-365</u>

PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, T24N-R21E, CITY OF GREEN BAY, BROWN COUNTY WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 35, T24N-R21E; THENCE S00°59'31"W 1400.41 FEET ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35 TO THE POINT OF BEGINNING; THENCE S88°43'45"E, 417.68

FEET; THENCE S53°16’14”E, 43.06 FEET; THENCE S88°48’30”E, 252.32 FEET; THENCE S01°05’26”W, 487.94 FEET: THENCE S88°48’49”E, 590.70 FEET; THENCE S01°05’25”W, 784.40 FEET; THENCE N88°48’01”W, 1918.27 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST ¼ AND THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST ¼ OF SAID SECTION 35; THENCE N00°56’37”E, 686.56 FEET; THENCE S89°03’48”E, 293.19 FEET; THENCE N00°58’04”E, 606.79 FEET; THENCE S89°19’33”E, 330.44 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2,000,276 SQUARE FEET, 45.92 ACRES MORE OR LESS.
PARCEL SUBJECT TO EASEMENT AND RESTRICTIONS OF RECORD.

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

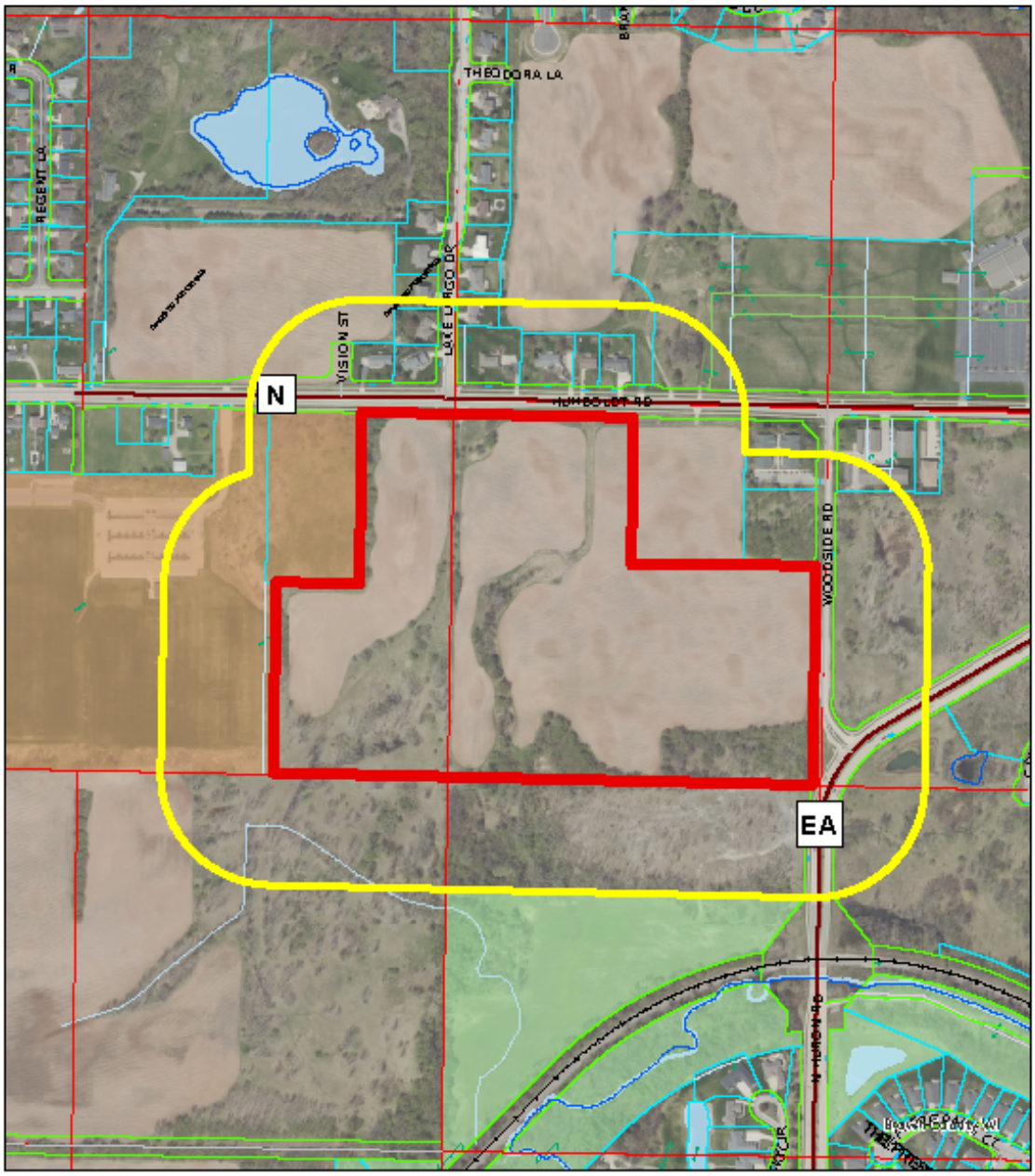
SECTION 3. This ordinance shall take effect upon its passage and publication.

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

APPROVED:

_____
Eric Genrich, Mayor

DM:
Attachments – Location Map



Comprehensive Plan Amendment Request (CPA 26-04)
3290 Humboldt & a portion of 515 Woodside

0 130 260 520 Feet

N

Parcel

400' Notification Buffer

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, S.S.
25 Jun 2026 C:\Users\SteveS\Documents - City of Green Bay\Documents\MicroGIS\Projects\MapProject\CPA 26-04.aprx

GENERAL ORDINANCE NO. 13-26

AN ORDINANCE
AMENDING SECTION 10-460,
GREEN BAY MUNICIPAL CODE,
RELATING TO PUBLIC VEHICLE REGULATIONS

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

SECTION 1. Section 10-460, Green Bay Municipal Code, is hereby amended to read:

Sec. 10-460. Public vehicle regulations.

The owner and operator of a public vehicle are both responsible for ensuring compliance with this section.

(1) *Maintenance.* No person may operate a vehicle registered under this article unless the vehicle complies with all the conditions necessary to become a licensed public vehicle at the time it is in operation.

(2) *Receipts.* Upon a customer's demand, the operator of a public vehicle shall provide a receipt at the time of payment in legible type or writing containing the firm name, operator's name and number, any items for which the charge is made, the total amount paid, and the date of payment. The receipt may be provided in electronic form if payment is made by electronic means.

(3) *Rates.* Public vehicles may charge for service at a rate per unit of time, a rate per unit of distance, a flat rate per ride, or by using a taximeter.

a. *Report to Clerk.* The owner or operator of a public vehicle shall at all times maintain a schedule of rates on file with the City Clerk and may not charge any rate higher than the rate on file with the City Clerk.

b. *Taximeters.* A public vehicle may use a taximeter to determine the cost of service, subject to the following regulations:

1. No person shall use or permit to be used upon any public vehicle a taximeter which is in error more than four percent in efficiency and more than one percent in excess interval under test.

2. After sundown, the face of the taximeter shall be illuminated by suitable light so arranged as to be readily discernible to the passengers.

3. The case of the taximeter shall be sealed and have its cover gear intact.

4. Upon complaint to the Clerk's Office, the taximeter subject to complaint shall be inspected by the Inspection Department.

(4) *Operator ID display.* No person may operate a public vehicle unless the person who is licensed to operate it is displaying their operator's license.

(5) ***Location Restriction.*** **No public vehicle may operate within Lambeau Field parking lots during any professional or collegiate sporting events.**

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

SECTION 3. Effective date. This ordinance shall take effect on January 1, 2027 and after its passage and publication.

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

APPROVED:

_____
Eric Genrich, Mayor