AGENDA OF THE TAX INCREMENTAL DISTRICTS JOINT REVIEW BOARD

FRIDAY, JULY 24, 2026, 8:30 AM

City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

1. Join Zoom Meeting Online:
   https://us02web.zoom.us/j/87686814598?pwd=Jq59QIF0hjjFaC5bWnRoHXeFAnUuUz.1

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

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

B. Roll Call.

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

C. Approval of the Agenda.

1. Approval of the agenda for the Friday, July 24, 2026, meeting of the Tax Incremental Districts Joint Review Board.

D. Approval of Minutes.

1. Approval of the minutes from the July 14, 2026, meeting.

E. Regular Business.

1. Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for Tax Increment District No. 12 (TID 12), I-43 Industrial Park.

F. Informational.

1. Next Meeting: August 25, 2026

G. Adjournment.

1. Adjournment of the Friday, July 24, 2026, meeting of the Tax Incremental Districts Joint Review Board.

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

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

MEETING DATE	PREPARED BY
July 24, 2026	

AGENDA ITEM # D.1

Approval of the minutes from the July 14, 2026, meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. TID JRB Minutes 07.14.2026

MINUTES OF THE TAX INCREMENTAL DISTRICTS JOINT REVIEW BOARD

TUESDAY, JULY 14, 2026, 10:00 AM

City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. ZOOM MEETING INFORMATION.

1. Join Zoom Meeting Online:
   https://us02web.zoom.us/j/87686814598?pwd=Jq59QIF0hjjFaC5bWnRoHXeFAnUuUz.1

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

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

B. ROLL CALL.

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

   Present: Brent Weycker, Diana Jacquet, Cale Pulczinski, Adam Pfost
   Excused: Dan Teaters
   Absent:

C. APPROVAL OF THE AGENDA.

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

Moved by Cale Pulczinski, seconded by Brent Weycker to approve the agenda.
Motion Passed.
Yes-Brent Weycker, Diana Jacquet, Cale Pulczinski, Adam Pfost, No-None, Abstain-None.

D. APPROVAL OF MINUTES.

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

   Moved by Brent Weycker, seconded by Cale Pulczinski to approve the minutes.
   Motion Passed.
   Yes-Brent Weycker, Diana Jacquet, Cale Pulczinski, Adam Pfost, No-None, Abstain-None.

E. REGULAR BUSINESS.

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

   Moved by Cale Pulczinski, seconded by Brent Weycker to approve the 2025 Annual Report on Tax Incremental Finance Districts in the City of Green Bay.
   Motion Passed.
   Yes-Brent Weycker, Diana Jacquet, Cale Pulczinski, Adam Pfost, No-None, Abstain-None.

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

   Moved by Adam Pfost, seconded by Brent Weycker to receive and place on file the draft Project Plan for Tax Incremental District No. 33 (TIF 33), Velp and Locust.
   Motion Passed.
   Yes-Brent Weycker, Diana Jacquet, Cale Pulczinski, Adam Pfost, No-None, Abstain-None.

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

   Moved by Cale Pulczinski, seconded by Brent Weycker to receive and place on file the draft Project Plan for Tax Incremental District No. 33 (TIF 33), Velp and Locust.
   Motion Passed.
   Yes-Brent Weycker, Diana Jacquet, Cale Pulczinski, Adam Pfost, No-None, Abstain-None.

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

   Moved by Brent Weycker, seconded by Cale Pulczinski to receive and place on file the draft

Project Plan for Tax Incremental District No. 35 (TID 35), 200 N Monroe.
Motion Passed.
Yes-Brent Weycker, Diana Jacquet, Cale Pulczinski, Adam Pfost, No-None, Abstain-None.

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

   Moved by Brent Weycker, seconded by Adam Pfost to receive and place on file a proposed Allocation Amendment and draft Amended Project Plan for Tax Incremental District No. 12 (TID 12), I-43 Industrial Park.
   Motion Passed.
   Yes-Brent Weycker, Diana Jacquet, Cale Pulczinski, Adam Pfost, No-None, Abstain-None.

F. INFORMATIONAL.

1. TID 5, East and West Downtown, Affordable Housing Extension

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

   The next scheduled meeting for the approval of the TID 12 Allocation Amendment Resolution and Amended Project Plan is July 24, 2026. Time is to be determined.

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

   The next scheduled meeting for the approval of the Creation Resolutions and Project Plans for TIDs 33, 34, and 35 is August 25, 2026. Time is to be determined.

G. ADJOURNMENT.

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

   Moved by Brent Weycker, seconded by Adam Pfost to adjourn.
   Motion Passed.
   Yes-Brent Weycker, Diana Jacquet, Cale Pulczinski, Adam Pfost, No-None, Abstain-None.

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

MEETING DATE	PREPARED BY
July 24, 2026	Rebecca Finco, Staff

AGENDA ITEM # E.1

Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for Tax Increment District No. 12 (TID 12), I-43 Industrial Park.

BACKGROUND

The Tax Incremental Districts Joint Review Board initially reviewed the proposed Allocation Amendment and Amended Project Plan for Tax Incremental District No. 12, I-43 Industrial Park (TID 12), on the morning of July 14, 2026. Subsequently, the Redevelopment Authority conducted a public hearing on the proposed Allocation Amendment and Amended Project Plan for TID 12 on the afternoon of July 14, 2026 and approved the resolution and the Amended Project Plan. Common Council approved the Allocation Amendment Resolution and the Amended Project Plan on July 21, 2026.

The proposed Allocation Amendment amends the TID 12 Project Plan to authorize the allocation of up to **$1,400,000** of existing tax increments from TID 12 to Tax Incremental District No. 22 to fund eligible project costs in accordance with Wis. Stat. § 66.1105. The amendment does not extend the life of TID 12 or alter the previously approved Affordable Housing Extension.

Pursuant to Wis. Stat. § 66.1105(4m)(g), the Joint Review Board is required to review the Allocation Amendment Resolution and Amended Project Plan and determine whether the proposed amendment is feasible and in compliance with the requirements of Wisconsin's Tax Increment Law.

RECOMMENDATION

Approve the Resolution Approving the Allocation Amendment and Amended Project Plan for Tax Incremental District No. 12.

FISCAL IMPACT

ATTACHMENTS

1. TID 12 Amended Project Plan Final 7.21.26
2. TID 12 JRB Allocation Amendment Resolution 7.24.26
3. TID 12 RDA Allocation Amendment Resolution - Signed 7.14.26
4. TID 12 CC Allocation Amendment Resolution 7.21.26

City of Green Bay
Department of Community and Economic Development

Tax Increment District Twelve (12)

I-43 Industrial Park

Amended PROJECT PLAN

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*

Table of Contents

Summary of Findings

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

other real property in TID 12 and TID 22; and

6.8. The economic benefits of TID 12 and TID 22, as measured by increased property value, employment, and income,

6.8.1. Are greater than the cost of the improvements identified in the Project Plans; and

6.8.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and

6.9. The TID 12 and TID 22 Project Plans are feasible and in conformity with the City *Comprehensive Plan;* and

6.10. TID 22, as a Blight TID, is an eligible recipient district for donor TID 12 pursuant to Wis. Stats. §66.1105(6)(f)2 and this amendment constitutes an allocation amendment under Wis. Stats. §66.1105(6)(f); and

6.11. TID 12 and TID 22 have the same overlying taxing jurisdictions; and

6.12. TID 12 has sufficient revenue to pay all its current project costs; and

6.13. TID 12 has surplus revenue to pay eligible costs of TID 22; and

6.14. The Amended Project Plan will not change the boundaries of TID 12; and

6.15. The Amended Project Plan contains no other changes from the original Project Plan; and

6.16. On May 9, 2025, the Wisconsin Department of Revenue approved a prior Allocation Amendment authorizing TID 12 to serve as a donor district to TID 22 and TID 28. The current amendment is intended to provide an additional allocation of surplus revenues from TID 12 to TID 22; and

6.17. On August 26, 2025, the Wisconsin Department of Revenue approved an Affordable Housing Extension for TID 12 pursuant to Wis. Stat. §66.1105(6)(g), extending the life of TID 12 through August 18, 2026.

Proposed Amendments

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

Appendix A: City Attorney Legal Opinion

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

JOINT REVIEW BOARD
RESOLUTION APPROVING AN ALLOCATION AMENDMENT FOR TAX INCREMENT DISTRICT NUMBER TWELVE (12), I-43 INDUSTRIAL PARK ("TID 12")

WHEREAS, the City of Green Bay (the "City") has proposed an Allocation Amendment to Tax Increment District Number Twelve (12), I-43 Industrial Park ("TID 12"), to authorize the allocation of surplus revenues from TID 12 to Tax Increment District Number Twenty-Two (22), The Shipyard ("TID 22"); and

WHEREAS, Wisconsin Statutes Section 66.1105(4m) requires that a Joint Review Board (the "JRB") convene to consider such proposal; and

WHEREAS, the JRB consists of one representative chosen by the School District, one representative chosen by the Technical College District, and one representative chosen by the County, all of whom have the power to levy taxes on property within the District; and one representative chosen by the City, and one public member; and

WHEREAS, as required by Wisconsin Statutes Section 66.1105(4m)(b)1., the JRB has reviewed the public record, the Amended Project Plan, the Resolution adopted by the Redevelopment Authority, and the Resolution adopted by the Common Council; and

WHEREAS, the JRB has considered whether, and concluded that, the Allocation Amendment meets the following criteria as required by Wisconsin Statutes Section 66.1105(4m)(c):

1. The development and improvements anticipated within Tax Increment District Number Twenty-Two (22), The Shipyard, would not occur in the manner desired by the City without the Allocation Amendment;

2. The economic benefits of the Allocation Amendment, as measured by increased employment, business and personal income, property value, public investment, and redevelopment activity, are sufficient to compensate for the cost of the improvements; and

3. The benefits of the Allocation Amendment outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

NOW, THEREFORE, BE IT RESOLVED that the Joint Review Board hereby approves the Resolution adopted by the Common Council approving the Allocation Amendment and Amended Project Plan for Tax Increment District Number Twelve (12), I-43 Industrial Park.

BE IT FURTHER RESOLVED that, in the judgment of the Joint Review Board, the development and improvements described in the Amended Project Plan would not occur in the manner desired by the City without the Allocation Amendment, that the economic benefits of the proposal are sufficient to compensate for the cost of the improvements, and that the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

SIGNATURE PAGE TO FOLLOW.

Passed and adopted this 24th day of July, 2026.

Resolution introduced and adoption moved by JRB member: ______________________________

Motion for adoption seconded by JRB member: ______________________________

On roll call motion passed by a vote of ______ ayes to ______ nays.

ATTEST:

Joint Review Board Chairperson

____
Diana Jaquet, JRB Chairperson

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

Gary J. Delveaux
Redevelopment Authority, Chair

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