



AGENDA OF THE MILITARY AVENUE BUSINESS IMPROVEMENT DISTRICT BOARD

WEDNESDAY, AUGUST 12, 2026, 1:00 PM
425 S. Military Ave.
Suite 206

A. Roll Call.

1. Members: Adam Kersten, EJ Dombrowski, Sharon Hack, Dan Burich, Ralph Jensen

B. Approval of the Agenda.

1. Approval of the agenda for the Wednesday, August 12, 2026, meeting of the Military Avenue Business Improvement District Board.

C. Approval of Minutes.

1. Approval of the Minutes from the May 13, 2026 meeting.

D. Approval of Financial Reports.

1. Approval of the Financial Reports as of July 31, 2026.

E. Regular Business.

1. Consideration with possible action on the Vision for Military Avenue Future Exercise.
2. Consideration with possible action on the 2027 Operating Plan.

F. Unfinished Business.

1. Consideration with possible action on the Harvest Hall Capital Campaign.

G. Informational.

1. City of Green Bay Update.
2. Communications Manager Report.
3. Director's Report.

H. Adjournment.

I. Adjournment of the Wednesday, August 12, 2026, meeting of the Military Avenue Business Improvement District Board.

- 1) **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.
- 2) **QUORUM:** Please take notice that a majority or quorum of the Common Council will attend this Military Avenue Business Improvement District Board meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 3) **REPRESENTATION:** The party requesting the communication, or their representative, should be present at this meeting.



Report to the
**Military Avenue Business Improvement District Board
of the City of Green Bay**

MEETING DATE

August 12, 2026

PREPARED BY

AGENDA ITEM # C.I

Approval of the Minutes from the May 13, 2026 meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Military Ave BID Minutes 5.13.2026



**Military Avenue Business Association
BID and MABA Joint Meeting Minutes**

May 13, 2026, at 1:00 PM

In Attendance BID:, Adam Kersten, Sharon Hack, Dan Burich

In Attendance MABA: Keith Zimmerman, Zak Bauer, Ald. Melinda Eck, Bethe Lane

Staff non-voting: Leah Weycker, Savana Mencheski

Guests: Jessica Maes, City of Green Bay

Absent: none

Excused: Jordan Weuve, Joe Mongin, Ralph Jensen, E.J. Dombrowski

Call to Order and Welcome. Adam called the meeting to order.

Approval of Agenda. BID Officer appointments was added to the agenda. *Sharon made a motion to approve the agenda as amended, seconded by Dan. Motion carried.*

Secretary's Report. Approval of BID Minutes February 11th, 2026. *Sharon made a motion to approve the minutes, seconded by Dan. Motion carried.*

Approval of Board Officers. *Sharon made a motion to approve the current slate of officers, seconded by Dan. Motion carried.*

It was suggested that we seek out new BID board members. Savana will share a post on social media to help with recruitment efforts.

Treasurer's Report. *Sharon made a motion to approve the treasurer's report, seconded by Dan. Motion carried.*

The auditor advised obtaining a second QuickBooks account to separate the BID and Military Avenue financials. It will be active for the building construction and less active once the construction is done.

Regular Business

City and Military Avenue BID and MABA Duties and Responsibilities - The board discussed exploring equity from the city and reviewing how all BIDs are supported. Leah will draft a letter to be sent for board approval via email. We will reach out to **Cheryl or Rebecca** to confirm the appropriate recipients and will also share the letter with the RDA for support. The letter will be sent on behalf of both the BID and MABA board.

Vision for Military Avenue Future - We ran out of time. This will be on the agenda soon.

Unfinished Business

Harvest Hall - Onedia is interested in sponsoring and has requested information on tiers with naming rights. It was suggested that a simplified offer without multiple levels may help avoid confusion. Leah will revise the offer and send it.

Leah is meeting with Bay Lakes Builders to rework the building quote with the goal of reducing costs and the overall footprint. She will provide an update to the BID following that meeting.

Executive Director Report: It was suggested by the board that we explore additional sources of income, including the possibility of increasing BID district dues.

City Update: The city has become a Kiva Trust ambassador for micro-loans. We can reach out to Jessica Maes for assistance regarding these three-year term loans, which offer up to \$15,000.

Adjourn Meeting. Motion made by Sharon, seconded by Dan, motion passed.

Submitted by Leah Weycker: 920-544-9503 Director@militaryave.org



Report to the
**Military Avenue Business Improvement District Board
of the City of Green Bay**

MEETING DATE

August 12, 2026

PREPARED BY

AGENDA ITEM # D.I

Approval of the Financial Reports as of July 31, 2026.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Military Ave Financial Reports 7.31.26

Military Avenue, Inc.

Statement of Activity January-July, 2026

	Total
Revenue	
301 BID Assessments	116,298.00
310 Event Fees and Sponsorships	\$11,559.94
310.4 EBT	5,189.98
Total for 310 Event Fees and Sponsorships	\$16,749.92
380 Interest Income	5,006.67
Total for Revenue	\$138,054.59
Gross Profit	\$138,054.59
Expenditures	
501 Advertising & Marketing & Social Media	5,348.02
504 Street Planters and Medians	13,569.64
506 Website Expenses & Hosting	97.50
510 Dues and Subscriptions	1,367.95
513 Staff Wages	
Staff Wages	53,836.60
Total for 513 Staff Wages	\$53,836.60
514 Employment Fees and Taxes	
Taxes	4,191.50
Total for 514 Employment Fees and Taxes	\$4,191.50
523 Postage	75.81
525 Training/Education	
525.1 Travel	2.50
525.2 Meals & Entertainment	8.23
Total for 525 Training/Education	\$10.73
531 Office Printer	1,471.35
533 Audit Review	3,691.24
535 Events	\$5,233.52
535.4 EBT	3,496.67
Total for 535 Events	\$8,730.19
548 Year Round Market Construction	6,981.04
549 Computers/Software	188.77
555 Insurance	3,009.00
561 Legal & Professional Services	
561 Accountant	1,320.00
Total for 561 Legal & Professional Services	\$1,320.00
571 Gateway Lombardi	751.83
579 Rent & Lease	4,934.58
581 Office Supplies	272.41
585 Phone and Internet	500.00
596 Bank Charges & Fees	79.99

Military Avenue, Inc.

Statement of Activity
January-July, 2026

	Total
QuickBooks Payments Fees	326.92
Total for Expenditures	\$110,755.07
Net Operating Revenue	\$27,299.52
Net Revenue	\$27,299.52

Military Avenue, Inc.
Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L
January - July, 2026

	Jul 2026				Total			
	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget
Income								
301 BID Assessments		8,847.33	-8,847.33	0.00%	116,298.00	61,931.31	54,366.69	187.79%
304 Grants Restricted Revenue		1,666.67	-1,666.67	0.00%	0.00	11,666.69	-11,666.69	0.00%
310 Event Fees and Sponsorships	791.94	2,916.67	-2,124.73	27.16%	11,559.94	20,416.69	-8,856.75	56.62%
310.4 EBT	1,431.00		1,431.00		5,189.98	0.00	5,189.98	
Total 310 Event Fees and Sponsorships	\$ 2,222.94	\$ 2,916.67	-\$ 693.73	76.21%	\$ 16,749.92	\$ 20,416.69	-\$ 3,666.77	82.04%
380 Interest Income	71.07	125.00	-53.93	56.86%	5,006.67	875.00	4,131.67	572.19%
Total Income	\$ 2,294.01	\$ 13,555.67	-\$ 11,261.66	16.92%	\$ 138,054.59	\$ 94,889.69	\$ 43,164.90	145.49%
Gross Profit	\$ 2,294.01	\$ 13,555.67	-\$ 11,261.66	16.92%	\$ 138,054.59	\$ 94,889.69	\$ 43,164.90	145.49%
Expenses								
501 Advertising & Marketing & Social Media	2,359.81	833.33	1,526.48	283.18%	5,348.02	5,833.31	-485.29	91.68%
504 Street Planters and Medians	400.00	1,250.00	-850.00	32.00%	13,569.64	8,750.00	4,819.64	155.08%
506 Website Expenses & Hosting		66.67	-66.67	0.00%	97.50	466.69	-369.19	20.89%
507 Licenses and Fees		8.33	-8.33	0.00%	0.00	58.31	-58.31	0.00%
510 Dues and Subscriptions	368.37	254.17	114.20	144.93%	1,367.95	1,779.19	-411.24	76.89%
513 Staff Wages			0.00		0.00	0.00	0.00	
Staff Wages	7,918.40	8,166.67	-1,248.27	86.38%	53,836.60	64,166.69	-10,330.09	83.90%
Total 513 Staff Wages	\$ 7,918.40	\$ 8,166.67	-\$ 1,248.27	86.38%	\$ 53,836.60	\$ 64,166.69	-\$ 10,330.09	83.90%
514 Employment Fees and Taxes		0.00	0.00		0.00	0.00	0.00	
Taxes	605.76	701.25	-95.49	86.38%	4,191.50	4,908.75	-717.25	85.39%
Total 514 Employment Fees and Taxes	\$ 605.76	\$ 701.25	-\$ 95.49	86.38%	\$ 4,191.50	\$ 4,908.75	-\$ 717.25	85.39%
515 Payroll Processing Fees		83.33	-83.33	0.00%	0.00	583.31	-583.31	0.00%
523 Postage		8.33	-8.33	0.00%	75.81	58.31	17.50	130.01%
525 Training/Education		66.67	-66.67	0.00%	0.00	466.69	-466.69	0.00%
525.1 Travel			0.00		2.50	0.00	2.50	
525.2 Meals & Entertainment	1.28		1.28		8.23	0.00	8.23	
Total 525 Training/Education	\$ 1.28	\$ 66.67	-\$ 65.39	1.92%	\$ 10.73	\$ 466.69	-\$ 455.96	2.30%
531 Office Printer	56.05	166.67	-110.62	33.63%	1,471.35	1,166.69	304.66	126.11%
533 Audit Review		250.00	-250.00	0.00%	3,691.24	1,750.00	1,941.24	210.93%
535 Events	252.48	2,500.00	-2,247.52	10.10%	5,233.62	17,500.00	-12,266.48	29.91%
535.4 EBT	1,015.06		1,015.06		3,496.67	0.00	3,496.67	
Total 535 Events	\$ 1,267.54	\$ 2,500.00	-\$ 1,232.46	50.70%	\$ 8,730.19	\$ 17,500.00	-\$ 8,769.81	49.89%
541 Grant Expenses		4.17	-4.17	0.00%	0.00	29.19	-29.19	0.00%
546 Economic Development		41.67	-41.67	0.00%	0.00	291.69	-291.69	0.00%
548 Year Round Market Construction		1,250.00	-1,250.00	0.00%	6,981.04	8,750.00	-1,768.96	79.78%
549 Computers/Software		66.67	-66.67	0.00%	188.77	466.69	-277.92	40.45%
555 Insurance		258.33	-258.33	0.00%	3,009.00	1,808.31	1,200.69	166.40%
557 Street Decor and Banners		250.00	-250.00	0.00%	0.00	1,750.00	-1,750.00	0.00%
561 Legal & Professional Services		41.67	-41.67	0.00%	0.00	291.69	-291.69	0.00%
561 Accountant	560.00	250.00	310.00	224.00%	1,320.00	1,750.00	-430.00	75.43%
Total 561 Legal & Professional Services	\$ 560.00	\$ 291.67	\$ 268.33	192.00%	\$ 1,320.00	\$ 2,041.69	-\$ 721.69	64.65%
571 Gateway Lombardi	108.88	133.33	-24.45	81.66%	751.83	933.31	-181.48	80.56%
579 Rent & Lease	704.94	705.00	-0.06	99.99%	4,934.58	4,935.00	-0.42	99.99%
581 Office Supplies	-10.00	66.67	-76.67	-15.00%	272.41	466.69	-194.28	58.37%
585 Phone and Internet	80.00	125.00	-45.00	64.00%	500.00	875.00	-375.00	57.14%
596 Bank Charges & Fees		4.17	-4.17	0.00%	79.99	29.19	50.80	274.03%
QuickBooks Payments Fees	65.95		65.95		326.92	0.00	326.92	
Total Expenses	\$ 14,486.98	\$ 18,552.10	-\$ 4,065.12	78.09%	\$ 110,755.07	\$ 129,864.70	-\$ 19,109.63	85.28%
Net Operating Income	-\$ 12,192.97	-\$ 4,996.43	-\$ 7,196.54	244.03%	\$ 27,299.52	-\$ 34,975.01	\$ 62,274.53	-78.05%
Net Income	-\$ 12,192.97	-\$ 4,996.43	-\$ 7,196.54	244.03%	\$ 27,299.52	-\$ 34,975.01	\$ 62,274.53	-78.05%



Report to the
Military Avenue Business Improvement District Board
of the City of Green Bay

MEETING DATE

August 12, 2026

PREPARED BY

AGENDA ITEM # E.I

Consideration with possible action on the Vision for Military Avenue Future Exercise.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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MEETING DATE

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PREPARED BY

AGENDA ITEM # E.2

Consideration with possible action on the 2027 Operating Plan.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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MEETING DATE

August 12, 2026

PREPARED BY

AGENDA ITEM # F.I

Consideration with possible action on the Harvest Hall Capital Campaign.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
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MEETING DATE

August 12, 2026

PREPARED BY

AGENDA ITEM # G.I

City of Green Bay Update.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Military Avenue Business Improvement District Board
of the City of Green Bay

MEETING DATE

August 12, 2026

PREPARED BY

AGENDA ITEM # G.2

Communications Manager Report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Military Avenue Business Improvement District Board
of the City of Green Bay

MEETING DATE

August 12, 2026

PREPARED BY

AGENDA ITEM # G.3

Director's Report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None