AGENDA OF THE FINANCE COMMITTEE

TUESDAY, SEPTEMBER 8, 2026, 4:30 PM
In person at City Hall, Room 207.
Virtual attendance also available via Zoom.

A. Zoom Meeting Information.

1. Join Zoom Meeting Online:
   https://us02web.zoom.us/j/87567737346?pwd=WchWqTRhEEbe9eyr6iioqfEayqPHHK.1

   Or call in by phone: +1 312 626 6799
   Meeting ID: 875 6773 7346
   Passcode: 630553

   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: Jennifer Grant, Kathy Hinkfuss, Joey Prestley, Jon Shelton

C. Approval of the Agenda.

1. Approval of the agenda for the Tuesday, September 8, 2026, meeting of the Finance Committee.

D. Approval of Minutes.

1. Approval of the minutes from the August 13, 2026, Finance Committee meeting.

E. Regular Business.

1. Consideration with possible action on the recommendations from the Ad Hoc meeting on September 8, 2026.

2. Consideration with possible action on a request by the Finance Director to review and discuss the 2025 year-end financial results for the City. The City's audit firm, CLA (Clifton Larson Allen LLP), will present to the committee.

3. Consideration with possible action on a request for a second 60-day planning option extension to Keller Inc. for approximately 9 acres of land located on Erie Road, Parcel 21-199.

4. Consideration with possible action on the transfer of ownership of K-9 Officer Pete to Elite Canine Training and Outfitter, Jeremy VanBeek, for $8,500 in training services to be provided by December 31, 2026, pursuant to Addendum 1 of the 2024 Contract for Purchase of Services.

5. Consideration with possible action to approve the purchase of three (3) expedition-powered stair chairs for a total cost of $54,451.95 from Stryker Sales.

6. Consideration with possible action regarding a 2026 budget amendment resolution for unbudgeted overtime for special events.

F. Informational.

1. Claims Committee report — 2nd Quarter

   The Committee may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Committee will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

2. 2026 Contingency Account: $100,000

3. Next Meeting: September 29, 2026

G. Adjournment.

1. Adjournment of the Tuesday, September 8, 2026, meeting of the Finance Committee.

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 Finance 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.

Report to the
Finance Committee
of the City of Green Bay

MEETING DATE	PREPARED BY
September 8, 2026	

AGENDA ITEM # D.1

Approval of the minutes from the August 13, 2026, Finance Committee meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Minutes 81326

MINUTES OF THE FINANCE COMMITTEE

THURSDAY, AUGUST 13, 2026, 4:30 PM

In person at City Hall, Room 207.
Virtual attendance is also available via Zoom.
Immediately following the Personnel Committee Meeting.

A. ZOOM MEETING INFORMATION.

1. Join Zoom Meeting Online:
   https://us02web.zoom.us/j/87567737346?pwd=WchWqTRhEEbe9eyr6iioqfEayqPHHK.1

   Or call in by phone: +1 312 626 6799
   Meeting ID: 875 6773 7346
   Passcode: 630553

   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: Jennifer Grant, Kathy Hinkfuss, Joey Prestley, Jon Shelton

   Present: Kathy Hinkfuss, Joey Prestley, Jon Shelton
   Excused: Jennifer Grant
   Absent:

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the Thursday, August 13, 2026, meeting of the Finance Committee.

Moved by Ald. Joey Prestley, seconded by Ald. Jon Shelton to approve the agenda for the August 13, 2026, meeting of the Finance Committee.
Motion Passed.
Yes-Kathy Hinkfuss, Joey Prestley, Jon Shelton, No-None, Abstain-None.

D. APPROVAL OF MINUTES.

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

Moved by Ald. Joey Prestley, seconded by Ald. Jon Shelton to approve the minutes from the July 14, 2026, Finance Committee meeting.
Motion Passed.
Yes-Kathy Hinkfuss, Joey Prestley, Jon Shelton, No-None, Abstain-None.

E. REGULAR BUSINESS.

1. Consideration with possible action on the City of Green Bay's 2027 Fee schedule resolution.

Moved by Ald. Joey Prestley, seconded by None to approve.
Motion withdrawn by Alder Prestley.

Moved by Ald. Joey Prestley, seconded by Ald. Jon Shelton to amend the City of Green Bay's 2027 Fee schedule resolution for item 32-2 Bulk Waste Collection to be edited from 10+ cubic yards to 10-20 cubic yards.
Motion Passed.
Yes-Kathy Hinkfuss, Joey Prestley, Jon Shelton, No-None, Abstain-None.

Moved by Ald. Joey Prestley, seconded by Ald. Jon Shelton to approve as amended the City of Green Bay's 2027 Fee schedule resolution.
Motion Passed.
Yes-Kathy Hinkfuss, Joey Prestley, Jon Shelton, No-None, Abstain-None.

2. Consideration with possible action to revise General Ordinance No. 12-26; responsible bidder approval threshold change from $25,000 to $50,000 and public highway construction bid amounts.

Moved by Ald. Joey Prestley, seconded by Ald. Jon Shelton to approve the revision of General Ordinance No. 12-26; responsible bidder approval threshold change from $25,000 to $50,000 and public highway construction bid amounts.
Motion Passed.
Yes-Kathy Hinkfuss, Joey Prestley, Jon Shelton, No-None, Abstain-None.

3. Consideration with possible action to use the Innovation Fund to fund the addition of the Lead — Innovation and Data Strategy position to the Mayor's Office Table of Organization.

   Moved by Ald. Jon Shelton, seconded by Ald. Joey Prestley to approve the use of the Innovation Fund to fund the addition of the Lead — Innovation and Data Strategy position to the Mayor's Office Table of Organization.
   Motion Passed.
   Yes-Kathy Hinkfuss, Joey Prestley, Jon Shelton, No-None, Abstain-None.

F. INFORMATIONAL.

1. 2026 Contingency Account: $100,000.

2. Next Meeting: September 8, 2026.

G. ADJOURNMENT.

1. Adjournment of the Thursday, August 13, 2026, meeting of the Finance Committee.

   Moved by Ald. Joey Prestley, seconded by Ald. Jon Shelton to adjourn.
   Motion Passed.
   Yes-Kathy Hinkfuss, Joey Prestley, Jon Shelton, No-None, Abstain-None.

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
September 8, 2026	

AGENDA ITEM # E.1

Consideration with possible action on the recommendations from the Ad Hoc meeting on September 8, 2026.

BACKGROUND

Discussion of the Ad Hoc Facilities Committee, which was also held on September 8, 2026.

RECOMMENDATION

Approval of the Ad Hoc Committee recommendations.

FISCAL IMPACT

ATTACHMENTS

None

Report to the
Finance Committee
of the City of Green Bay

MEETING DATE	PREPARED BY
September 8, 2026	

AGENDA ITEM # E.2

Consideration with possible action on a request by the Finance Director to review and discuss the 2025 year-end financial results for the City. The City's audit firm, CLA (Clifton Larson Allen LLP), will present to the committee.

BACKGROUND

The 2025 year-end audit was conducted for the first year of a new auditor's contract by Clifton Larson Allen LLP (CLA) team based out of the Green Bay area.

There were no difficulties encountered in performing the audits for the City of Green Bay, Green Bay Water Utility, and Green Bay Metro.

The financial statements are fairly stated in all material respects and free from material misstatements. Issued as a "clean" audit report. No deficiencies in internal controls over financial reporting.

A single audit was performed on five major federal programs and two major state programs with no deficiencies in internal control over compliance and no findings identified and reported.

The City of Green Bay received the prestigious award of GFOA's Certificate of Achievement for Excellence in Financial Reporting for the 2024 ACFR and submitted the 2025 and pending review.

The General Fund's fund balance totals $33,813,033, an increase of $400,920 from the prior year.

The 2025 general fund revenues exceeded expenses for a net change in fund balance of $1,431,027.

The total Government Funds fund balance totals $173,673,460, an increase of $17,867,516 from the prior year. Major funds Sanitary Sewer fund balance increased by $3.9M, TIF's increased by $3.5M, and Compensated Absences & Sick Leave Escrow total of $15.2M increased by $790K.

The City, including Water Utility, is indebted a total of $309M an increase of $45M, driven by general obligations of $27M, Water Utility of $14M, and Leases & Subscription liabilities of $4M.

The City is required by State Statue to limit general obligation indebtedness to 5% of the city's equalized value and currently at 36.8% utilization of margin.

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

Included in the annual operating budget.

ATTACHMENTS

1. City of Green Bay - 2025 Financial Highlights and Audit Results

City of Green Bay, Wisconsin

Financial Highlights and Audit Services Summary

For discussion at the September 8, 2026 Finance Committee Meeting

This summary is intended to accompany the City of Green Bay's Annual Comprehensive Financial Report for the year ended December 31, 2025, and to highlight key financial reporting and audit matters for the Finance Committee. It is not a substitute for the full financial statements and related notes, but is designed to focus discussion on the most significant items identified in the report.

City Client Service Team

We encourage continual communication and are available to discuss not just the results of your audit, but also on current industry developments and ongoing financial matters. Please reach out to us with questions and for further discussion at any time.

Leah J. Lasecki, CPA, Principal
leah.lasecki@claconnect.com
920-455-4201

Hayle Lepak, CPA, Director
hayle.lepak@claconnect.com
920-455-4170

City of Green Bay, Wisconsin

Summary Audit Results

CLA audited the City of Green Bay, Wisconsin for the year ended December 31, 2025. As a result of the audit completed, the City and CLA have issued the following reports:

- Annual Comprehensive Financial Report (ACFR)
- Governance Communications
- Federal and State Awards Report (Single Audit)

Additional Services Provided to the City

- Green Bay Water Utility – separately issued Annual Comprehensive Financial Report (included within the City's ACFR as an enterprise fund)
- Green Bay Metro Transit – separately issued financial statements (included within the City's ACFR as an enterprise fund)
- Preparation of the City's Department of Revenue Form C (State Report)
- Tax 16 Opinion on the City's Form C (required by State Statute)

All services provided to the City were completed timely and before all regulatory deadlines.

There were no difficulties encountered in performing the audits. The City's staff were highly responsive, cooperative, and completed all requested information in a reasonable amount of time.

Results of CLA's Audits

Audit Opinion on the Financial Statements

The financial statements are fairly stated in all material respects and free from material misstatement. We issued what is known as a "clean" audit report.

Internal Controls over Financial Reporting

An "audit finding" is a comment on either the design and/or the effectiveness of the system of internal control. An audit finding may involve financial reporting, compliance, and/or the design or effectiveness of internal controls.

There were no deficiencies in internal control over financial reporting identified and reported.

Single Audit Results

A Single Audit includes an audit of both your City's financial statements and compliance with federal and state award requirements for those programs identified as major programs, based on application of the risk-based approach and criteria outlined in Title 2 Code of Federal Regulations (CFR) Section 200.518 and .519 and the *Wisconsin State Single Audit Guidelines*. The following were the programs that were audited as major and the results of the procedures performed:

City of Green Bay, Wisconsin

Summary Audit Results

Federal and State Programs Audited as Major Programs:

Identification of Major Federal Programs

Assistance Listing Number	Name of Federal Program
	Transit Cluster:
20.507	Federal Transit - Formula Grants
20.507	COVID-19 - Federal Transit - Formula Grants
20.526	Buses and Bus Facilities Formula, Competitive, and Low or No Emissions Programs
21.023	COVID-19 Emergency Rental Assistance Program
21.027	COVID-19 Coronavirus State and Local Fiscal Recovery Funds

Identification of Major State Programs:

State ID Number	Name of State Program
395.175	Paratransit Aids
395.176	Tier B Transit Operating Aids

Total Federal Expenditures	$ 15,884,881
Federal Programs Tested	10,860,976
% of Total Expenditures Tested	68%
Total State Program Awards	$ 2,891,615
Federal Programs Tested	2,230,617
% of Total Awards Tested	77%

There were no Federal or State deficiencies in internal control over compliance identified and reported.

There were no Federal or State compliance findings identified and reported.

Government Finance Officers Association (GFOA) Award

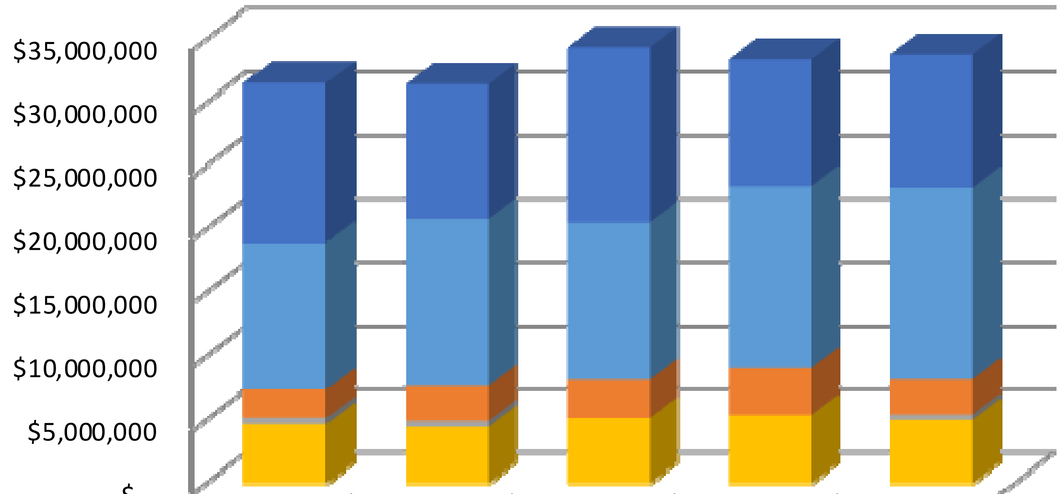
The GFOA's Certificate of Achievement for Excellence in Financial Reporting recognizes governments that prepare high-quality, transparent, and fully disclosed annual financial reports. The City submitted their 2024 ACFR application to the GFOA for consideration and was notified in 2026 that it again met the high standards required to earn another year of this prestigious award. The 2025 ACFR application was submitted again for the award and is pending review.

City of Green Bay, Wisconsin

Financial Highlights

GOVERNMENTAL FUND BALANCES – GENERAL FUND

The City's general fund's fund balance totals $33,813,033, an increase of $400,920 from the prior year. A summary of the significant general fund activity can be found within the City's ACFR. General fund balance is segregated into nonspendable, restricted, committed, assigned and unassigned components as follows:



	2021	2022	2023	2024	2025
Unassigned	12,587,816	10,638,652	13,856,698	9,960,997	10,478,626
Assigned	11,603,534	13,160,260	12,384,600	14,374,175	15,164,256
Committed	2,163,069	2,689,139	2,963,155	3,664,632	2,715,309
Restricted	492,972	479,845	-	12,037	418,028
Nonspendable	$4,707,295	$4,473,703	$5,173,129	$5,400,272	$5,036,814

Nonspendable general fund balance consists of amounts not available for appropriation as they are not in spendable form or are legally or contractually required to remain intact.

Restricted general fund balance represents funds restricted by third parties for specific purposes.

Committed general fund balance is constrained to specific purposes by action of the Common Council.

Assigned general fund balance consists of amounts assigned by the City represent the City's tentative plans for using fund balance for specific purposes, which can be expended or the purpose changed by the City's finance director in the future.

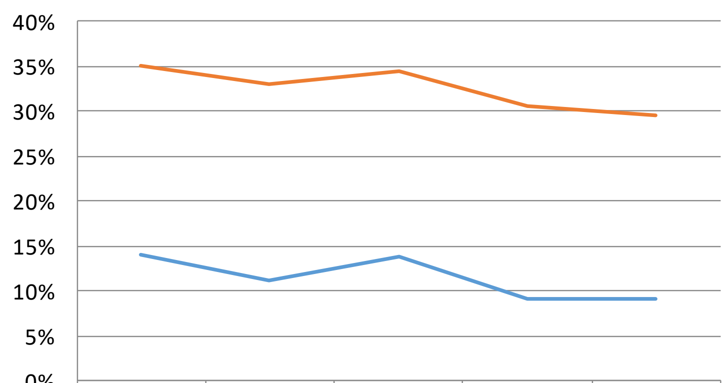
Unassigned general fund balance is an important indicator of the City's financial condition and are available for any purpose.

A summary of the total general fund and unassigned general fund as a percentage of actual general fund expenditures for the past five years follows:

City of Green Bay, Wisconsin

Financial Highlights

Unassigned General Fund Balance as Percent of General Fund Expenditures



	2021	2022	2023	2024	2025
Unassigned fund balance as % of expenditures	14%	11%	14%	9%	9%
Total fund balance as % of expenditures	35%	33%	35%	30%	30%

City's General Fund - Fund Balance Policy

Total Fund Balance The City Council has adopted a financial policy to maintain a minimum level of total fund balance in the general fund of 17% to 25% of previous year's general fund expenditures. The City's total fund balance slightly exceeds the maximum per policy.

Total Fund Balance	$	33,813,033
Total General Fund Expenditures	$	114,393,269
Calculated Min/Max per Policy (17% to 25%)	$19,446,856 - $28,598,317	

Unassigned Fund Balance The City Council has adopted a financial policy to maintain a minimum level of unassigned fund balance in the general fund of 9% to 16% of previous year's general fund expenditures. The City is in compliance with its policy as follows:

Total Unassigned Fund Balance	$	10,478,626
Total General Fund Expenditures	$	114,393,269
Calculated Min/Max per Policy (9% to 16%)	$10,295,394 - $18,302,923	

GENERAL FUND – BUDGET RESULTS

	Final Budget	Actual	Variance
Revenues and Other Financing Sources	$ 112,323,173	$ 114,820,110	$ (2,496,937)
Expenditures and Other Financing Uses	113,353,280	114,419,190	(1,065,910)
Net Change in Fund Balance	$ (1,030,107)	$ 400,920	$ (1,431,027)

See supplementary information beginning at page 93 of the ACFR for budget versus actual schedule for all governmental funds of the City.

City of Green Bay, Wisconsin

Financial Highlights

GOVERNMENTAL FUND BALANCES

Presented below is a summary of the City's governmental fund balances on December 31, 2025 and 2024. This information is provided for assessing financial results for 2025 and for indicating financial resources available at the start of the 2025 budget year.

	2025	2024	Change in Fund Balances
General Fund Balance:			
Nonspendable:			
Delinquent Taxes and Special Assessments	$ 1,042,380	$ 755,260	$ 287,120
Noncurrent Advances	3,322,188	637,184	2,685,004
Inventories and Prepaid Items	672,246	4,007,828	(3,335,582)
Total Nonspendable	5,036,814	5,400,272	(363,458)
Restricted:			
Police and Fire Department	418,028	12,037	405,991
Committed:			
Transit Operations	2,552,309	3,487,751	(935,442)
2026 Carryover	163,000	176,881	(13,881)
Total Committed	2,715,309	3,664,632	(949,323)
Assigned:			
Compensated Absences	4,809,200	4,532,781	276,419
Sick Leave Escrow	10,355,056	9,841,394	513,662
Total Assigned	15,164,256	14,374,175	790,081
Unassigned	10,478,626	9,960,997	517,629
Total General Fund - Fund Balance	33,813,033	33,412,113	400,920
Sanitary Sewer Fund Balance:			
Committed:			
Sanitary Sewer	33,617,449	29,713,637	3,903,812
Assigned:			
Compensated Absences	80,206	81,429	(1,223)
Total Sanitary Sewer Fund - Fund Balance	33,697,655	29,795,066	3,902,589
ARPA/Innovation Fund Balance:			
Committed:			
Innovation Project	1,192,041	479,845	712,196
Assigned:			
Public Health and Safety	1,850,673	1,444,180	406,493
Total ARPA/Innovation Fund - Fund Balance	3,042,714	1,924,025	1,118,689
Debt Service Fund Balance:			
Restricted:			
Debt Service	3,507,978	4,310,062	(802,084)

Financial Highlights

GOVERNMENTAL FUND BALANCES (CONTINUED)

	2025	2024	Change in Fund Balances
Non-Major Fund Balances:			
Nonspendable:			
Inventories and Prepaid Items	-	4,681	(4,681)
Restricted:			
Debt Service	586,620	627,398	(40,778)
Community Development	2,554,911	1,548,492	1,006,419
Transit Capital Improvements	680,787	880,919	(200,132)
TIF Projects	22,180,921	18,727,230	3,453,691
Public Health and Safety	202,820	135,432	67,388
Park Development	683,271	129,879	553,392
Police and Fire Department	2,345,193	1,791,948	553,245
Unspent Debt Proceeds	23,108,146	19,698,434	3,409,712
KI Convention Center Maintenance and Capital	3,322,216	3,135,502	186,714
Transportation	2,188,803	1,778,535	410,268
Total Restricted	57,853,688	48,453,769	9,399,919
Committed:			
Sanitary Sewer	9,375,334	7,376,892	1,998,442
Parking Division	3,179,784	2,771,668	408,116
Storm Sewer	23,275,822	22,875,212	400,610
Bay Beach	698,501	929,871	(231,370)
Economic Development	126,974	92,882	34,092
Total Committed	36,656,415	34,046,525	2,609,890
Assigned:			
Compensated Absences	93,848	83,098	10,750
Employee Recognition	67,105	78,800	(11,695)
Property Acquisition and Capital Improvements	10,666,913	10,125,482	541,431
Total Assigned	10,827,866	10,287,380	540,486
Unassigned (Deficit)	(5,725,889)	(6,427,677)	701,788
Total Non-Major Funds - Fund Balance	99,612,080	86,364,678	13,247,402
Total Governmental Funds - Fund Balance	$ 173,673,460	$ 155,805,944	$ 17,867,516

City of Green Bay, Wisconsin

Financial Highlights

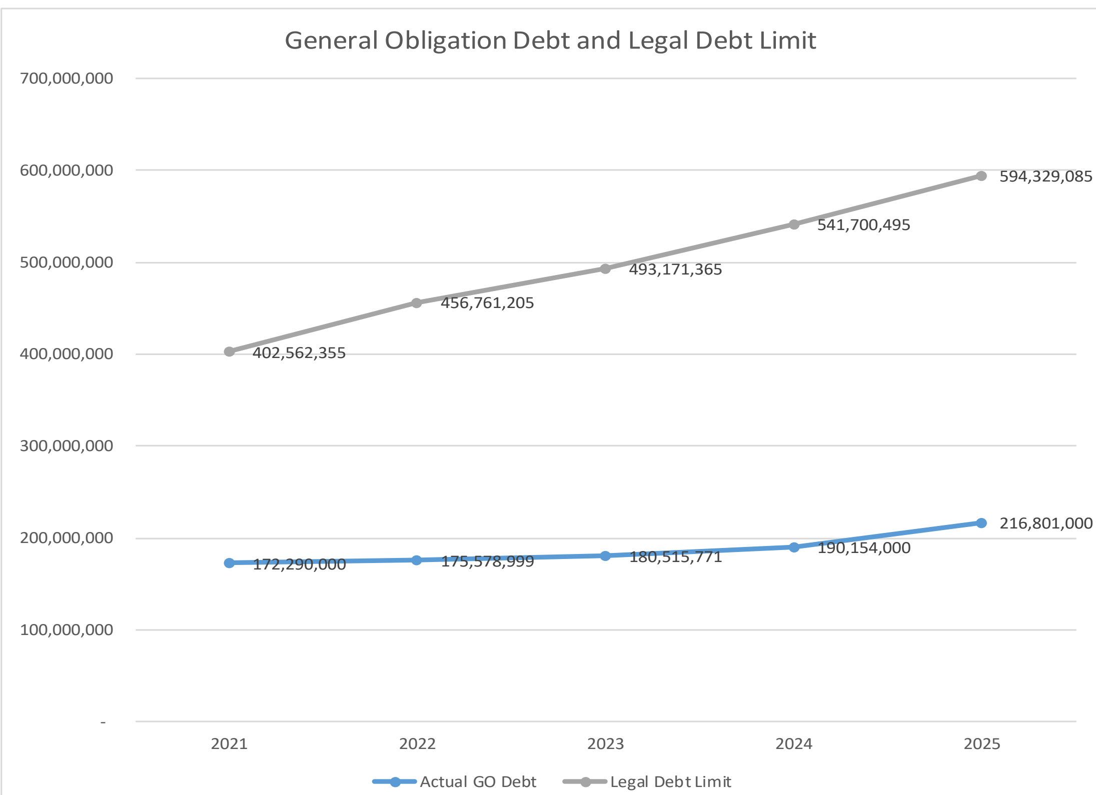
DEBT MANAGEMENT

The City, including the Water Utility, is indebted as follows:

	Governmental Activities	Business-Type Activities	Total 2025	Total 2024	Change
General Obligation	$ 216,801,000	$ -	$ 216,801,000	$ 190,154,000	$ 26,647,000
Revenue Bonds	2,612,000	45,120,000	47,732,000	33,388,000	14,344,000
Notes Payable	-	22,476	22,476	-	22,476
Debt Premium	8,139,408	2,439,802	10,579,210	9,747,566	831,644
Lease Liabilities	30,225,953	-	30,225,953	28,721,796	1,504,157
Subscription Liabilities	3,265,901	-	3,265,901	1,079,038	2,186,863
Advances from Other Governments	-	512,031	512,031	512,031	-
	$ 261,044,262	$ 48,094,309	$ 309,138,571	$ 263,602,431	$ 45,536,140

The City is required by State Statute to limit general obligation indebtedness to 5% of the City's equalized value of the taxable property within the City. Presented below are the legal debt margin being utilized in the prior five years.

Year	Utilization of Margin
2025	36.48%
2024	35.10%
2023	36.60%
2022	38.44%
2021	42.80%



Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
September 8, 2026	Rebecca Finco, Staff

AGENDA ITEM # E.3

Consideration with possible action on a request for a second 60-day planning option extension to Keller Inc. for approximately 9 acres of land located on Erie Road, Parcel 21-199.

BACKGROUND

In May 2024, the City purchased a 35.88-acre parcel of land (21-199) for the expansion of the Grandview Industrial Park. The property is located Southeast of E. Mason Street and S. Erie Road. To support future development, the City approved a Planned unit Development (PUD) in July 2024 permitting industrial and commercial land uses. The City has also begun planning for future public infrastructure, including regional stormwater ponds, streets, and utilities.

In September 2025, the City approved a 180-day planning option for Keller Inc. covering approximately 9 acres of the property. Keller's proposed project includes a 70,000 square foot light industrial facility consisting of approximately 60,000 square feet of warehouse space and 10,000 square feet of office space. The estimated construction cost is $8.5 million. The project would support the continued growth of an existing Green Bay-based company whose current location does not provide sufficient space for future expansion.

In April 2026, the Finance Committee approved a 60-day extension of the planning option to allow Keller and its client additional time to finalize the terms of a development agreement with the City.

Keller is now requesting a second 60-day extension to complete the remaining legal review of the development agreement and financing-related due diligence. Keller reports that the project has received recent board approval and is moving through the final steps necessary to complete the development agreement. Staff anticipates the development agreement to come before the Finance Committee on October 13, 2026, followed by Common Council consideration on October 20, 2026. Construction is currently anticipated to begin in March 2027, with occupancy targeted for December 2027.

RECOMMENDATION

To approve a second 60-day planning option extension to Keller Inc. for approximately 9 acres of the property located on Erie Road, Parcel 21-199.

FISCAL IMPACT

Approval of the extension would reserve the approximately 9-acre development area for Keller Inc. for an additional 60 days. There is no direct expenditure associated with the requested extension.

ATTACHMENTS

1. Planning Option Extension Request 9.8.26

2. Keller Conceptual Plans 9.8.26

Keller
Planners | Architects | Builders
Offices in Fox Cities, Madison, Milwaukee, & Wausau

Dear City of Green Bay Finance Council,

I (Grant Frazer with Keller Inc.) am writing to respectfully request a 60-day extension to a recently expired planning option for Grandview Industrial Park, property area of 9 Acres as noted below.

We are requesting additional time to complete the necessary legal review of the development agreement terms, and financial lending institution work associated with the project. We would also like to note that recent board approval is moving our project forward and are taking the final steps to complete the Development Agreement for Final Approval.

Our target submittal dates are listed below:

September 8th – Finance Council granting 60-day extension to confirm property availability
September 18th – Anticipated Submittal of Development Agreement to Economic Development Staff
October – Finance and Common Council Approval

ADDRESS
P.O. Box 620, Kaukauna, WI 54130-0620

PHONE
920·766·5795 1·800·236·2534

FAX
920·766·5004

WEB SITE
www.kellerbuilds.com

We appreciate the City's consideration of this request and would be grateful for approval of the 60-day extension. Our goal with this extension is to confirm property availability given recent project approvals. We remain committed to moving the project forward and working cooperatively with City staff throughout the process.

Please let me know if any additional information or documentation is required to process this request. Thank you for your time and consideration.

Sincerely,
Grant Frazer
Construction Project Manager, Keller Inc
920.841.5489
gfrazer@kellerbuilds.com

Previous Application and Description:

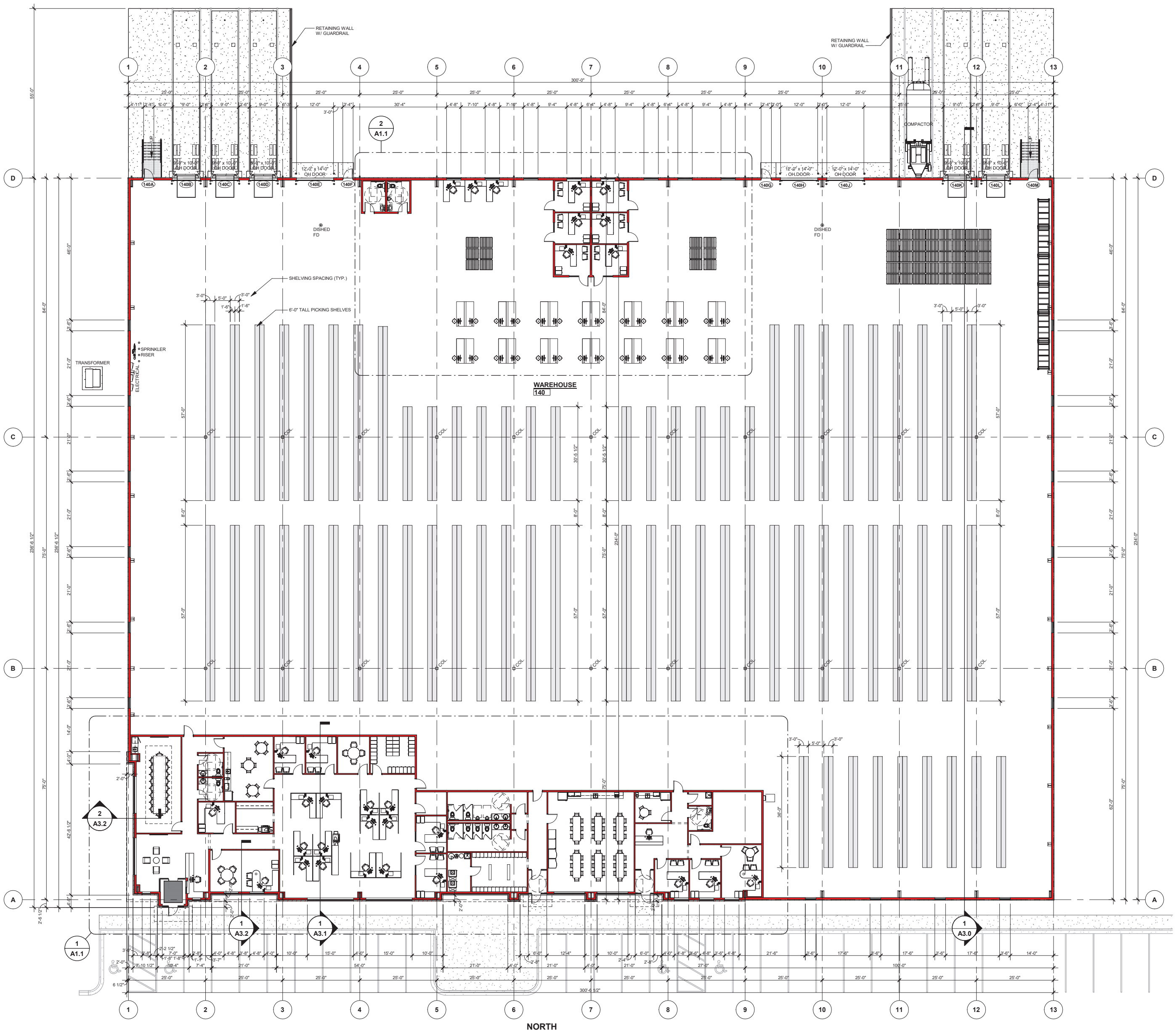
Grandview Industrial Park – Planning Option Application

- Project Description:
  - Ground-Up, 70,000 SQ FT Warehouse/Office Facility. This new facility will support approx. 10K Sq Ft of office where the company operations are headquartered.
  - This project will support a local, Green Bay based company, continuing to expand capacity and grow operations here locally.
  - The current location provides no room for expansion; and are capped on both the capacity and hiring of additional employees.

- Location/Land Use:
  - 9 Acres located center, south of the Grandview preliminary concept map.
  - Land Use Warehouse/Light Industrial

- Anticipated Construction Timeline:
  - Planning Option Period
    - Plan Development – Complete
    - Proposal/Estimating – Complete
  - Development Agreement Date
    - Executed October 2026
    - Utility Infrastructure – Fall 2026
  - Begin Construction
    - Anticipated Construction Begin – 03/01/2027
  - Occupancy Date
    - Targeted Move-In – 12/15/2027

- Construction Proposal Cost:
  - Construction Cost of 8.5M



OVERALL FLOOR PLAN
1/16" = 1'-0"

WALL KEY

- NEW WALL/FURRING
- NEW MASONRY/ VENEER WALL
- NEW COOLER/ FREEZER WALLS
- NEW FOUNDATION WALL
- NEW IMP WALL
- NEW PRECAST WALL
- EXISTING MASONRY WALL
- TYPICAL EXISTING WALL
- DEMO MASONRY WALL
- DEMO WALLS
- FIRE WALL OR FIRE BARRIER

PRELIMINARY - NOT FOR CONSTRUCTION

Keller™
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Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

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Wausau, WI 54401
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FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:
P25028
GREEN BAY, WISCONSIN 54311

REVISIONS

1	02.05.2026	ACM
2		
3		
4		
5		
6		

PROJECT MANAGER: G. FRAZER
DESIGNER: T. TISLAU
INTERIOR DESIGNER: -------
DRAWN BY: J.R.S.
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P25028
CONTRACT NO: -------
DATE: 11.07.2025
SHEET: A1.0

P25028

GREEN BAY, WISCONSIN

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CONCEPT ONLY

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
September 8, 2026	

AGENDA ITEM # E.4

Consideration with possible action on the transfer of ownership of K-9 Officer Pete to Elite Canine Training and Outfitter, Jeremy VanBeek, for $8,500 in training services to be provided by December 31, 2026, pursuant to Addendum 1 of the 2024 Contract for Purchase of Services.

BACKGROUND

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. Canine Addendum (003)

CITY OF GREEN BAY
ADDENDUM ONE
TO CONTRACT FOR PURCHASE OF SERVICES #2024-01

This Contract Addendum (“Addendum”) dated ____________________, 2026, is entered into between the City of Green Bay, Wisconsin, a municipal corporation (“City”), and Elite Canine Training and Outfitter, through its authorized representative Jeremy VanBeek (“Contractor”).

This Addendum amends the Contract for Purchase of Services #2024-01, dated January 1, 2024, between the City and Contractor (the “Contract”), for the purpose of establishing the terms under which the City will transfer ownership of K-9 Pete to the Contractor and the Contractor will provide the City with an $8,500.00 credit toward eligible services under the Contract.

The parties desire to amend the Contract on the terms and conditions set forth in this Addendum.

In consideration of the parties agreeing to amend their obligations under the existing Contract, and for other valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. The City owns a police canine known as K-9 Pete (“Pete”).
2. Execution of this Addendum is contingent upon a K-9 Transfer Agreement approved and signed by the City and the Contractor.
3. The transfer shall occur on the date designated in the separate K-9 Transfer Agreement (“Transfer Date”).
4. Upon the Transfer Date, Pete shall no longer be owned by, employed by, assigned to, or considered a K-9 of the City of Green Bay or the Green Bay Police Department.
5. The Parties agree to a transfer fee of Eight Thousand Five Hundred Dollars ($8,500.00) (Transfer Fee).
6. The Parties further agree that the $8,500.00 Transfer Fee shall be paid by the Contractor as a service credit for costs incurred by the City under this Contract.
7. Eligible services may include services authorized under the Contract that are outside the routine annual maintenance training obligations, including additional canine training, specialized training, boarding, or other eligible canine-related services mutually agreed upon by the parties.
8. The credit shall be applied to invoices and no payment shall be made for by the City for Services until the full $8,500.00 credit has been applied.
9. The Contractor shall identify the application of the credit on each applicable invoice submitted to the City.
10. The Parties shall maintain an accounting of the credit and the remaining balance.
11. The Parties acknowledge that Contract #2024-01 expires December 31, 2026, and the $8,500.00 agreed value of K-9 Pete shall be applied as a credit, and the parties shall reconcile the credit by December 31, 2026. To the extent the total value of eligible services provided to the City during that period is less than $8,500.00, Contractor shall pay the City the difference between $8,500.00 and the value of such eligible services no later than 10 business days after the final invoice of 2026 is issued.
12. Nothing in this Addendum requires the City to purchase services that it is not otherwise authorized or obligated to purchase under the Contract.

13. Except as expressly provided in this Addendum, all other terms and conditions of Contract #2024-01 remain unchanged and in full force and effect.
14. In the event of a conflict between this Addendum and the Contract, this Addendum shall control only with respect to the subject matter expressly addressed herein.
15. This Addendum, together with Contract #2024-01 and the K-9 Transfer Agreement executed in connection with the transfer of Pete, constitutes the complete agreement of the parties concerning the subject matter addressed herein.
16. No amendment, modification, or waiver of this Addendum shall be effective unless made in writing and signed by duly authorized representatives of both parties.
17. If any provision of this Addendum or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Addendum and the application of such provision to other persons or circumstances shall not be affected and shall remain valid and enforceable to the fullest extent permitted by law.
18. This Addendum may be executed in several counterparts, each of which shall be considered an original, and all of which together shall constitute one and the same instrument.
19. Signatures may be transmitted electronically, including by electronic or scanned PDF, and shall be deemed valid and binding to the same extent as original signatures.

ELITE CANINE TRAINING AND OUTFITTER

By: ____

Jeremy VanBeek

Date: ____

CITY OF GREEN BAY, WISCONSIN
A municipal corporation

By: ____

Eric Genrich, Mayor

Date: ____

GREEN BAY POLICE DEPARTMENT

By: ____

Chief of Police

Date: ____

Report to the
Finance Committee
of the City of Green Bay

MEETING DATE	PREPARED BY
September 8, 2026	Raymond Fuiten

AGENDA ITEM # E.5

Consideration with possible action to approve the purchase of three (3) expedition-powered stair chairs for a total cost of $54,451.95 from Stryker Sales.

BACKGROUND

The equipment will be used by Emergency Responders to safely handle and transport people in emergency situations. These units will offer additional efficiencies that the Stryker Power Cots aren't designed for.

RECOMMENDATION

Approval of the purchase.

FISCAL IMPACT

The three (3) Stryker Expedition Stair Chairs with the required batteries and chargers for a total cost of $54,451.95. Items will be purchased on a Purchasing Cooperative: Sourcewell Contract # 041823. This purchase will come from account 424400-55501-41247, 2025 borrowed money for Lucas CPR Devices unspent.

ATTACHMENTS

1. Green Bay Xpedition

stryker

Xpedition

Quote Number:	11318484	Remit to:	Stryker Sales, LLC 21343 NETWORK PLACE CHICAGO IL 60673-1213 USA
Version:	1	Division:	Medical
Prepared For:	GREEN BAY FIRE DEPT	Rep:	Joe Lancelle
	Attn:	Email:	joe.lancelle@stryker.com
		Phone Number:	
Quote Date:	09/02/2026		

Sourcewell Solicitation Number: 041823

Delivery Address		**Sold To - Shipping**		**Bill To Account**	
Name:	GBMFD SHOP	Name:	GREEN BAY FIRE DEPT	Name:	GREEN BAY FIRE DEPT
Account #:	20274117	Account #:	20041561	Account #:	20041561
Address:	130 N HENRY ST	Address:	100 N JEFFERSON ST RM 403	Address:	100 N JEFFERSON ST RM 403
	GREEN BAY		GREEN BAY		GREEN BAY
	Wisconsin 54302-2612		Wisconsin 54301-5006		Wisconsin 54301-5006

Equipment Products:

#	Product	Description	Qty	Sell Price	Total
1.0	625705550003	6257 XPEDITION MID EXT HANDLES	3	$16,115.65	$48,346.94
2.0	650707000002	KIT, ALVARIUM BATTERY, SERVICE	6	$587.50	$3,525.00
3.0	650700450301	ASSEMBLY, BATTERY CHARGER	3	$840.50	$2,521.50
4.0	650700450102	ASSEMBLY, POWER CORD, NORTH AM	3	$19.50	$58.50
				Equipment Total:	$54,451.95

Price Totals:

Estimated Sales Tax (0.000%):	$0.00
Shipping and Handling:	$0.00
Grand Total:	$54,451.95

Prices: In effect for 30 days

Terms: Net 30 Days

Report to the
Finance Committee
of the City of Green Bay

MEETING DATE	PREPARED BY
September 8, 2026	

AGENDA ITEM # E.6

Consideration with possible action regarding a 2026 budget amendment resolution for unbudgeted overtime for special events.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Combined Resolution for 9.8.26 Finance Meeting

RESOLUTION AUTHORIZING
BUDGET AMENDMENT

September 15, 2026

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

Pursuant to the recommendation of the Finance Committee at its meeting of September 8, 2026, the following 2026 amendment of funds is hereby authorized:

	ACCOUNT		AMOUNT
Increase:	101300 50501	Police-Overtime	$40,488.70
Increase:	101300 46223	Police Overtime Reimbursement	$40,488.70

***This budget amendment is for 2026 unbudgeted overtime for staffing at the FBI, ATF, US Marshal and Internet Crimes Against Children Task Forces, unbudgeted special events such as Cnesses Temple Security, Friday's on the Fox, Senator Baldwin Visit, GB Pride Event, Bellin Children's Run, Bellin Run, DJ on the Deck, Packers Shareholder Meeting, Packer Children's Run, Packers 5K, Stars and Strides Event and the Wednesday and Saturday Farmer's Markets.*

Increase:	101400 50501	Fire-Overtime	$18,010.57
Increase:	101400 46223	Fire Overtime Reimbursement	$18,010.57

***This budget amendment is for 2026 unbudgeted overtime for staffing at events such as the Epic Marathon, Luke Combs Concerts, Packer 5K and the Brown County Fire Investigation Task Force.*

Increase:	101400 50501	Fire-Overtime	$24,557.50
Increase:	101400 43611	Fire-State Overtime Reimbursement	$24,557.50

***This budget amendment is for 2026 unbudgeted state reimbursements of costs incurred for employees to attend USAR (Urban Search & Rescue) trainings.*

Adopted ____________________________

Approved ___________________________

____
Mayor

____
Clerk

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
September 8, 2026	

AGENDA ITEM # F.1

Claims Committee report — 2nd Quarter

The Committee may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Committee will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

BACKGROUND

For information only.

RECOMMENDATION

No action needed.

FISCAL IMPACT

ATTACHMENTS

1. Claims Committee 2nd Qtr 2026