AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, SEPTEMBER 8, 2026, 1:30 PM
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/83689641821?pwd=TsxNgY1vyEjb7VFaenJXEG21Lu6J5q.1

   Or call in by phone: +1 312 626 6799
   Meeting ID: 836 8964 1821
   Passcode: 881462

   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: Chair Gary Delveaux, Vice-Chair Matt Schueller, Deby Dehn, Ald. Kathy Hinkfuss, Stephen Srubas, Renita Robinson, and Timothy McCoy.
   Liaisons: Jeff Mirkes, Leah Weycker, and Brian Johnson.

C. Approval of the Agenda.

1. Approval of the agenda for the Tuesday, September 8, 2026, meeting of the Redevelopment Authority.

D. Approval of Minutes.

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

E. Regular Business.

1. Consideration with possible action on the Amended and Restated Development Agreement 25-08 with GenCap Green Bay Fire Station Apartments, LLC for the development of 420 S. Broadway, 402 S. Broadway, 421 Arndt Street, and portions of 419 Maple Avenue (Tax

Parcels 3-569, 3-572, 3-574, 2-947), subject to final legal review and approval, and authorizing the Director of Community and Economic Development to sign all referenced real estate documents and agreements.

The Authority 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 Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

2. Consideration with possible action to approve a 90-day extension to the planning option with MOE Development, LLC for the site located at 321 & 325 N Broadway.

3. Consideration with possible action on a substantial amendment to the 2025 Annual Action Plan to reallocate $400,000.00 of HOME funds to the Community Land Trust Down Payment Closing Cost Assistance Program.

4. Consideration with possible action to approve a Development Agreement with Greater Green Bay Habitat For Humanity for Lots 4-7 located on Vernon Taylor Drive of the JBS Redevelopment Site.

5. Consideration with possible action on a HOME request by NeighborWorks Green Bay for the JBS Townhome Development located on Lots 1-6 Dahlia Lane of the JBS Redevelopment Site.

6. Consideration with possible action on a substantial amendment of the 2025 Annual Action Plan to reallocate $200,000.00 of Community Development Revolving Loan Funds to Parks & Infrastructure Improvements.

7. Consideration with possible action to authorize staff to take all necessary action to foreclose on a delinquent loan for property at 1028 9th.

8. Consideration with possible action to approve proceeding with the bid process for facility improvements at the City of Green Bay Convention Center.

9. Consideration with possible action to award up to $40,000.00 of Community Development Block Grant(CDBG) funds to the City of Green Bay's Department of Public Works for the purchase of 3 sets of temporary speed tables to be installed in CDBG eligible neighborhoods.

F. Informational.

1. Financial report and check register.

2. EPA Brownfields Program Update

3. RDA Inventory and Development Update

4. Director's report and project updates.

5. Next Meeting: October 13, 2026

G. Adjournment.

1. Adjournment of the Tuesday, September 8, 2026, meeting of the Redevelopment Authority.

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 Redevelopment Authority 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
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
September 8, 2026	

AGENDA ITEM # D.1

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

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. RDA Minutes 07.14.2026

MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, JULY 14, 2026, 1:30 PM
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/83689641821?pwd=TsxNgY1vyEjb7VFaenJXEG21Lu6J5q.1

   Or call in by phone: +1 312 626 6799
   Meeting ID: 836 8964 1821
   Passcode: 881462

   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: Chair Gary Delveaux, Vice-Chair Matt Schueller, Deby Dehn, Ald. Kathy Hinkfuss, Stephen Srubas, Renita Robinson, and Timothy McCoy.
   Liaisons: Jeff Mirkes, Leah Weycker, and Brian Johnson.

   Present: Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Renita Robinson, Timothy McCoy, Deby Dehn
   Excused: Stephen Srubas
   Absent: None
   Liasons Present: Jeff Mirkes, Leah Weycker
   Others Present: Mayor Eric Genrich, Ald. Alyssa Proffitt, Ald. Ben DeBaker

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the Tuesday, July 14, 2026, meeting of the Redevelopment Authority.

   Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to approve. Motion Passed. Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Renita Robinson, Timothy McCoy. No—None. Abstain—None.

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the June 9, 2026, meeting.

   Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to approve. Motion Passed. Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Renita Robinson, Timothy McCoy. No—None. Abstain—None.

E. PUBLIC HEARINGS.

1. Public Hearing regarding the proposed Allocation Amendment for the Project Plan for Tax Increment District No. 12 (TID 12), I-43 Industrial Park.

   Speakers:
   Rebecca Finco—Staff

   Chair Gary Delveaux asked staff and the public three (3) times if there was any one else wishing to speak. Hearing/seeing no one else, the public hearing was closed.

2. Public Hearing regarding the proposed creation of Tax Incremental District No. 33 (TID 33), Velp and Locust, the proposed boundaries of the District, and the proposed Project Plan for the District.

   Speakers:
   Rebecca Finco—Staff
   Harry Allen—Ehlers

   Chair Gary Delveaux asked staff and the public three (3) times if there was any one else wishing to speak. Hearing/seeing no one else, the public hearing was closed.

3. Public Hearing regarding the proposed creation of Tax Incremental District No. 34 (TID 34), Brook Park, the proposed boundaries of the District, and the proposed Project Plan for the District.

Speakers:
Rebecca Finco—Staff
Harry Allen—Ehlers

Chair Gary Delveaux asked staff and the public three (3) times if there was any one else wishing to speak. Hearing/seeing no one else, the public hearing was closed.

4. Public Hearing regarding the proposed creation of Tax Incremental District No. 35 (TID 35), 200 N Monroe, the proposed boundaries of the District, and the proposed Project Plan for the District.

Speakers:
Rebecca Finco—Staff
Harry Allen—Ehlers

Chair Gary Delveaux asked staff and the public three (3) times if there was any one else wishing to speak. Hearing/seeing no one else, the public hearing was closed.

F. REGULAR BUSINESS.

1. Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 12, I-43 Industrial Park.

Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to approve the Allocation Amendment Resolution and the Amended Project Plan. Motion Passed.
Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Deby Dehn, Renita Robinson, Timothy McCoy. No—None. Abstain—None.

2. Consideration with possible action to adopt a Termination Resolution for TID 12, I-43 Industrial Park.

Moved by Matt Schueller, seconded by Renita Robinson to approve a Termination Resolution for TID 12, I-43 Industrial Park. Motion Passed.
Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Deby Dehn, Renita Robinson, Timothy McCoy. No—None. Abstain—None.

3. Consideration with possible action on a resolution establishing the boundaries of and approving the Project Plan for Tax Incremental District No. 33 (TID 33), Velp and Locust.

Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to approve a resolution establishing the boundaries of and approving the Project Plan for Tax Incremental District No.33 (TID 33), Velp and Locust. Motion Passed.
Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Deby Dehn, Renita Robinson, Timothy McCoy. No—None. Abstain—None.

4. Consideration with possible action on a Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 34 (TID 34), Brook Park.

   Moved by Ald. Kathy Hinkfuss, seconded by Renita Robinson to approve the resolution recommending adoption of the Project Plan and creation of Tax Incremental District No. 34 and forward the recommendation to the Common Council. Motion Passed.
   Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Deby Dehn, Renita Robinson, Timothy McCoy. No—None. Abstain—None.

5. Consideration with possible action on a Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 35 (TID 35), 200 N Monroe.

   Moved by Deby Dehn, seconded by Matt Schueller to approve the resolution recommending adoption of the Project Plan and creation of Tax Incremental District No. 35 (TID 35). Motion Passed.
   Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Deby Dehn, Renita Robinson, Timothy McCoy. No—None. Abstain—None.

6. Consideration with possible action to approve an Affordable Housing Extension Resolution for Tax Incremental District No.5 (TID 5), East and West Downtown.

   Moved by Matt Schueller, seconded by Deby Dehn to approve an Affordable Housing Extension Resolution for Tax Incremental District No.5 (TID 5), East and West Downtown. Motion Passed.
   Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Deby Dehn, Renita Robinson, Timothy McCoy. No—None. Abstain—None.

7. For consideration and possible action to allocate 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.

   Moved by Ald. Kathy Hinkfuss, seconded by Deby Dehn 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. Motion Passed.
   Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Deby Dehn, Renita Robinson, Timothy McCoy. No—None. Abstain—None.

8. Consideration with possible action on a 180-day planning option extension to GB Real Estate Investments, LLC for 1531 Main Street.

Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to approve a 180-day planning option extension to GB Real Estate Investments, LLC for a multifamily development on the site located at 1531 Main Street. Motion Passed.
Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Deby Dehn, Renita Robinson, Timothy McCoy. No—None. Abstain—None.

9. Consideration with possible action to award a contract to The Superlative Group for Naming Rights Marketing & Sponsorship Services for the City of Green Bay Convention Center.

   Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to approve the request to award a contract to The Superlative Group for Naming Rights Marketing & Sponsorship Services for the City Green Bay Convention Center. Motion Passed.
   Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Deby Dehn, Renita Robinson, Timothy McCoy. No—None. Abstain—None.

10. For consideration and possible action on Assignment of the Convention Center Management Agreement and Parking Agreement to Revir Hospitality Green Bay, LLC.

    Moved by Matt Schueller, seconded by Deby Dehn to approve the Assignment of the Convention Center Management Agreement and Parking Agreement to Revir Hospitality Green Bay, LLC. Motion Passed.
    Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Deby Dehn, Renita Robinson, Timothy McCoy. No—None. Abstain—None.

11. Consideration with possible action to approve a Development Agreement with NeighborWorks Green Bay for Lots 1-6 located on Dahlia Lane of the JBS Redevelopment Site.

    Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to approve a Development Agreement with NeighborWorks Green Bay for Lots 1-6 located on Dahlia Lane of the JBS Redevelopment Site. Motion Passed.
    Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Deby Dehn, Renita Robinson, Timothy McCoy. No—None. Abstain—None.

12. Consideration with possible action to approve a twelve-month contract extension with NeighborWorks Green Bay for the administration of the Home Improvement Loan Program.

    Moved by Matt Schueller, seconded by Deby Dehn to approve a twelve-month extension to the existing contract for the administration of the Home Improvement Loan Program. Motion Passed.
    Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Deby Dehn, Renita Robinson, Timothy McCoy. No—None. Abstain—None.

13. For consideration with possible action on 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

    Moved by Matt Schueller, seconded by Timothy McCoy 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. Motion Passed.
    Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Deby Dehn, Renita Robinson, Timothy McCoy. No—None. Abstain—None.

14. Consideration with possible action to approve 2026 Annual Action Plan for Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME) programs.

    Moved by Matt Schueller, seconded by Deby Dehn to approve the 2026 Annual Action Plan for Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME) programs. Motion Passed.
    Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Deby Dehn, Renita Robinson, Timothy McCoy. No—None. Abstain—None.

G. INFORMATIONAL.

1. Financial report and check register.

2. Director's report and project updates.

3. Next Meeting: Tuesday, August 11, 2026.

H. ADJOURNMENT.

1. Adjournment of the Tuesday, July 14, 2026, meeting of the Redevelopment Authority.

    Moved by Deby Dehn, seconded by Matt Schueller to adjourn. Motion Passed.
    Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Deby Dehn, Renita Robinson, Timothy McCoy. No—None. Abstain—None.

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
September 8, 2026	Matthew Buchanan, Staff, Lacey Cochart, City Attorney

AGENDA ITEM # E.1

Consideration with possible action on the Amended and Restated Development Agreement 25-08 with GenCap Green Bay Fire Station Apartments, LLC for the development of 420 S. Broadway, 402 S. Broadway, 421 Arndt Street, and portions of 419 Maple Avenue (Tax Parcels 3-569, 3-572, 3-574, 2-947), subject to final legal review and approval, and authorizing the Director of Community and Economic Development to sign all referenced real estate documents and agreements.

The Authority 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 Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

BACKGROUND

The Redevelopment Authority (RDA) and City of Green Bay approved Development Agreement 25-08 with GenCap Green Bay Fire Station Apartments, LLC for a project at 420 S. Broadway. The agreement authorized the transfer of RDA-owned property to the developer and Tax Increment Financing (TIF) assistance to support the construction of a mixed-use development. The project includes 85 affordable housing units, one commercial unit, a public meeting space, and a state-of-the-art fire station and administrative offices to be used by the Green Bay Metro Fire Department. The housing units will serve households with incomes between 30% and 80% of Area Median Income (AMI), as detailed in the matrix below. The developer has secured a 4% non-competitive housing tax credit award through the Wisconsin Housing and Economic Development Authority (WHEDA). The property's taxable assessed value is estimated to be $7 million after completion. The project is to commence by December 31, 2026, and be completed by December 31, 2028.

The Development Agreement has been revised and is proposed as amended and restated. The development now specifically identifies that the RDA will authorize the plan and recording of a condominium development, consisting of three units. Condo Unit 1 will consist of 85 residential units and one first floor commercial unit. Condo Unit 3 will consist of a newly constructed fire station. Condo Unit 2 will be used as a "Community Service Facility" (CSF) to meet requirements associated with the WHEDA tax credit program. Condo Unit 2 will include portions of the fire station building, as well as a community room to be made available for various public uses and neighborhood activities. The City will lease condo unit 3 directly from the RDA and condo unit 2 from the developer until such time as the environmental cleanup is concluded, the property is transferred to the developer, and at a future date, the developer transfers the CSF to the City.

Financial terms of the approved Development Agreement include:

- Provide 80 percent PAYGo TIF incentive if the Developer guarantees annual property tax payments of $139,440 for tax year 2028 through tax year 2042. TIF PAYGo payments are capped at $1.5 million or

the total amount of Qualified Expenses, City Impact Fees, and City Permit Fees incurred and paid by developer.

- Pass through $417,349.98 in ERA2 federal grant funds through an allocation from Brown County. (This number was amended from the previous $2,051,800, due to US Treasury Department's interpretation of eligible uses.
- Provide a $5.1 million loan to developer for the construction of the CSF condo unit, meeting WHEDA tax credit requirements (Funding commitment approved by City). These funds will be held in escrow and drawn down as the CSF and Fire Station are constructed.
- Provide a project grant up to $3,170,000 for the value of General Capital's tax credits for the affordable housing, to be paid if the City fire station project is not completed by December 31, 2028.
- City is responsible for all costs for the fire station construction, which will be publicly bid later this year.

RECOMMENDATION

To approve the amended and restated Development Agreement 25-08 with GenCap Green Bay Fire Station Apartments, LLC for the development of 420 S. Broadway, 402 S. Broadway, 421 Arndt Street, and portions of 419 Maple Avenue (Tax Parcels 3-569, 3-572, 3-574, 2-947), subject to final legal review and approval.

FISCAL IMPACT

The amendment recognizes a $1,616,616 reduction in federal ERA2 grant funds allocated by Brown County through the City to the developer. The reduction is due to US Treasury's reinterpretation of eligible uses of the grant funds, which were to be used to support the affordable housing portion of the development, including land acquisition costs. The developer was able to secure other outside funding resources to offset the loss.

The amendment will also allow for a one-year extension to the project timeline, likely resulting in the loss of one year's worth of tax increment (approximately $139,440) that would have been generated had the project been constructed by the original completion date.

The proposed amendment allows for the developer to include City impact fees and City permit fees as a qualified expenditure and reimbursable through TIF PAYGo payments.

The potential TID expenditure of a project grant up to $3,170,000 for the value of General Capital's tax credits for the affordable housing, to be paid if the City fire station project is not completed by December 31, 2028.

No other fiscal impacts are expected as part of this amendment.

ATTACHMENTS

1. Fire Station Apartments DA Amended and Restated Draft Final w Attachments 9.7.2026

AMENDED AND RESTATED DEVELOPMENT AGREEMENT 2025-08
GREEN BAY FIRE STATION APARTMENTS

This Amended and Restated Development Agreement is made this _____ day of _____, 2026, by THE CITY OF GREEN BAY, a Wisconsin municipal corporation ("City"), THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY ("RDA"), and GENCAP GREEN BAY FIRE STATION APARTMENTS, LLC, a Wisconsin limited liability company ("Developer").

RECITALS

A. Developer has proposed to acquire and/or develop certain real property, identified for real estate tax purposes and address as:

Tax Parcel	Address	Acres	Assessed Value
3-569	420 S. Broadway	2.195	$0.00
3-572	402 S. Broadway	0.112	$0.00
3-574	421 Arndt Street	0.131	$0.00
A portion of 2-947	419 Maple Avenue	1.60+/-	$0.00

B. The real property described in Recital A above shall be referred to as the "Property." The Property comprises approximately four acres of land. A map of the Property is herein attached as EXHIBIT A; a legal description of the Property is herein attached as EXHIBIT B.

C. Developer intends to complete a Project, which is comprised of a mixed-use affordable housing development containing 85 units of multifamily housing and community serving uses. The Project will be subjected to a condominium form of ownership ("Condominium") through the recording of a condominium declaration (the "Declaration") and a condominium Plat (the "Condominium Plat" and together with the Declaration and the other agreements governing the Condominium, the "Condominium Documents"). It is anticipated that the Condominium will be comprised of three units (each, a "Condominium Unit"). The first Condominium Unit will consist of a portion of the Property together with a building (the "Residential Building") containing the residential units and related spaces, including a portion of the Community Service Facility (as defined below), and related improvements to be constructed thereon by Developer (the "Residential Unit" or "Unit 1"). The third Condominium Unit will consist of the remainder of the Property together with a building (the "Fire Station Building") and related improvements to be constructed thereon by the City, less those portions of the Fire Station Building consisting of the CSF Unit (as defined below) ("Unit 3"). Developer is not engaged by the City to construct a completed fire station, and the City, at its sole cost and expense, shall separately procure, contract for, and complete construction of Unit 3. The second Condominium Unit (the "CSF Unit" or "Unit 2") will consist of approximately [_____] square feet of space within the Fire Station Building to be used as a "Community Service Facility" as a such term is defined in Section 42(d)(4)(C)(iii) of the Internal Revenue Code of 1986, as amended from time to time (the "Code"). The CSF Unit will be constructed in connection with the City's construction of the Fire Station Building by the general contractor procured by the City to construct Unit 3 pursuant to a

contract between such general contractor and Developer. The City and Developer agree and acknowledge that the Community Service Facility shall be designed to serve primarily individuals whose income is 60 percent or less of area median income and that any fees charged for the services provided at the Community Service Facility shall be affordable to individuals whose income is 60 percent or less of area median income. The CSF Unit will be leased by the City from Developer and contain ancillary facilities to Unit 3; provided. The CSF Unit and the Residential Unit are referred to collectively herein as the "LIHTC Project". The proposed Project improvements are shown on a Preliminary Concept Plan, which is herein attached as EXHIBIT C.

D. As of January 1, 2026, the Property is tax exempt:

E. Upon completion of proposed Project, the City estimates the aggregate assessed property value of the Property, including the value of the Private Improvements (as defined below) to be constructed thereon, will be seven million dollars ($7,000,000), which is anticipated to yield approximately:

1. One hundred thirty nine thousand four hundred forty dollars $139,440 in total real estate taxes annually (assessed mill rate of $19.92);

2. Fifty-six thousand eight hundred forty dollars $56,840 in real estate taxes to the City of Green Bay annually (assessed mill rate of $8.12) which will comprise a portion of the $139,440 of total real estate taxes referenced above.

The City Assessor or their designee may not use this Agreement or any provisions herein as the sole basis to determine the value of the Project.

F. Pursuant to the provisions of §66.1105, Wis. Stats. (the "Tax Increment Law"), the City has included the Property within Tax Increment District Number 22 ("TID 22" or the "TID"), which will provide part of the financing for certain costs of the Project.

G. Developer has requested Tax Incremental Finance ("TIF") assistance from the City and RDA with regard to certain expenses, including, but not limited to environmental remediation; demolition; clearing of land; construction of new buildings; or the construction of public works infrastructure, which will constitute qualified expenditures for which TIF assistance may be afforded Developer.

H. The City and RDA desire to have Developer perform the Project in order to generate economic activity and tax base for the community consistent with the City Comprehensive Plan.

I. In order to induce Developer to undertake the Project, such that the physical environment will be enhanced, the range of residential real estate products and community serving uses will be increased, and the public will generally benefit, the City has agreed to provide assistance to Developer as provided by this Agreement, all in accordance with the terms and conditions of this Agreement.

J. The City, RDA and Developer entered into that certain Development Agreement 2025-08 Green Bay Fire Station Apartments dated as of September 29, 2025 (the "Original Agreement") in connection with the development of the Project. City, RDA and Developer wish to amend and restate the Original Agreement in its entirety as set forth in this Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

I. PURPOSE

A. Incorporation of Proceedings, Exhibits, and Recitals. All motions adopted, approvals granted, minutes documenting such motions and approvals, and plans and specifications submitted in conjunction with any and all approvals as granted by the City or RDA, including but not limited to adopted or approved plans or specifications on file with the City or RDA, along with all of the Recitals set forth above, shall be incorporated into this Agreement by reference, upon attachment, or upon consent by amendment if necessary if not referenced or attached at the time of execution of this Agreement.

B. Implementation Schedule. TIME IS OF THE ESSENCE with regard to all dates and time periods set forth and/or incorporated herein. Any material modification or deviation from an approved schedule described in this Agreement shall occur only upon approval of the City and RDA, with any such approvals required to be in writing as an amendment to this Agreement, and which approvals shall not be unreasonably withheld. City shall cooperate and act promptly with respect to any and all permits or approvals necessary for completion of the Project. Notwithstanding the above, this Agreement shall not limit the discretion of the City, or any of its duly appointed and authorized governing bodies, boards or entities, in approving or rejecting any aspect of the Project or improvements contemplated on or about the Property.

C. Entire Agreement. This writing including all exhibits hereto, and the other documents and agreements referenced herein, constitute the entire Agreement between the parties hereto in respect to the Project and all prior letters of intent or offers, if any, are hereby terminated. This Agreement shall be deemed to include and incorporate such minutes, approvals, plans, and specifications, as referenced in this Agreement, and in the event of a conflict between this Agreement and any action of the City or RDA, granting approvals or conditions attendant with such approval, the terms of this Agreement shall be deemed controlling and the City and RDA will take the necessary action to amend any conflicting approvals or conditions.

D. Purpose of the Agreement. In order to cause the Project to occur and to induce Developer to undertake the Project, to promote community development, industry and job creation and to expand and enhance the tax base within the City, the City intends to provide the TIF Incentives as set forth in this Agreement. The City intends to recover its costs through the Available Tax Increment generated by the Property and the Private Improvements to be constructed thereon. The parties intend to enter into this Agreement to record the understandings and undertakings of the parties and to provide a framework within which the Project may proceed.

II. DEFINITIONS; EXHIBITS

Whenever in this Agreement a pronoun is used it shall be construed to represent either the singular or the plural, masculine or feminine, as the case shall demand. As used in this Agreement, the following terms, when having an initial capital letter, shall have the following meanings:

A. "Agreement" means this Amended and Restated Development Agreement among the City, RDA, and Developer, as amended and supplemented from time to time.

B. "Annual Assessed Value" means the assessed value of the Private Improvements and the Property, as defined in this Agreement, as of January 1 of any calendar year.

C. "Available Tax Increment" means the amount of Tax Increment (as defined below) actually received by the City generated by the Private Improvements and any increase of value of the Property above the Base Value and attributable to development within a tax incremental finance district, during the tax year preceding the year in which a PayGo Reimbursement payment is made in accordance with

this Agreement. The amount of Available Tax Increment may fluctuate based on variations in the property valuations, tax rate, depreciation and other independent factors.

D. "Base Value" means the aggregate assessed value of the Property when the TID was created, which shall be Zero Dollars ($0.00).

E. "City" means the City of Green Bay, Brown County, Wisconsin.

F. "Concept Plan" means the plan for the Project.

G. "Developer" means GenCap Green Bay Fire Station Apartments, LLC, a Wisconsin limited liability company, or any assignee of the same.

H. "Financial Closing" means the admission the Investor Members (as defined below) to Developer and closing on Developer's senior construction loan for the Project.

I. "Plans and Specifications" means the plans and specifications developed for the Project.

J. "Preliminary Concept Plan" means the initial Concept Plan, a copy of which is attached as EXHIBIT C and which is subject to such changes as Developer, the City or RDA may propose and the City and RDA may accept in its sole discretion.

K. "Private Improvements" means the improvements to be constructed on the Property that are not Public Improvements.

L. "Project" means the Project as defined in the Recitals.

M. "Public Art" means art that shall be accessible to the public, and includes all forms of original creations of visual art, conceived in any medium, material, or combination thereof, including paintings, drawings, stained glass, and murals in any media; statues, bas relief, mobile, kinetic, electronic, neon, or other sculptures; environmental artworks; fountains, arches or other structures intended for ornament; integrated and functional architectural elements of a structure; video and other media-based works; inscriptions, fiber works, carvings, mosaics, photographs, drawings, collages, textile works and prints; crafts, both decorative and utilitarian in clay, fiber, wood, metal, glass, stone, plastic and other materials; artist-designed public spaces and functional elements which are either a part of a larger project or a separate entity in and of itself. Public Art does not include decorative concrete in sidewalks or other thoroughfare, decorative lighting with the primary purpose of providing street, sidewalk, or parking lot light, usual and customary landscaping, awnings or other building adornment, or any other improvements incidental to building construction.

N. "Public Improvements" means the infrastructure improvements in connection with the Project, if any, that will ultimately be dedicated for public service, including, without limitation:

1. road, pedestrian, and bicycle improvements; and

2. sanitary sewer, storm sewer, and potable water and wastewater mains and laterals, and storm water management facilities; and

3. telephone, high-speed cable, and related technology infrastructure; and

4. natural gas, electrical power, and other public utilities; and

5. any related engineering, grading, erosion control, and landscaping; and

6. any related land acquisitions and anticipated and intentional corrections to adjacent property affected by the public improvements, including grading.

O. "Qualified Expenditures" means any expenditures of Developer for the Project that are eligible for TIF Incentives as defined in Section III. B. 4.

P. "Special Assessment" means any special assessment levied against the Property by the City under §66.0701-0733, Wis. Stats., the City Code of Ordinances and this Agreement.

Q. "Special Charge" means any special charge levied against the Property by the City under §66.0627, Wis. Stats., the City Code of Ordinances and this Agreement.

R. "Tax Increment" means that amount obtained by multiplying the total county, city, school and other local general property taxes levied on all taxable property within a TID in a year by a fraction having as a numerator the value increment for that year in the district and as a denominator that year's equalized value of all taxable property in the TID.

S. "TID" means Tax Increment District Number 22 ("TID 22" or the "TID"), of the City of Green Bay, which has been established and is in good standing by the City of Green Bay, Wisconsin. The City created TID 22 in 2019; TID 22 terminates in 2046.

T. "TIF" means Tax Increment Financing, as described in Section III below and in particular, Tax Increment Financing relating to the TID.

U. "TIF Incentive" means the incentive as set forth in Section III of this Agreement including specifically the PayGo Tax Incentive Cap.

III. TAX INCREMENT FINANCING AND OTHER OBLIGATIONS OF THE CITY

A. Qualification for TIF. Developer shall demonstrate to the satisfaction of City and RDA a need for TIF, with such determination to be made according to the "but for" test, that is, that but for the City and RDA providing TIF, the Project would not happen. At the request of the City or RDA, Developer shall provide an independent analysis from a consultant expert in TIF to justify to the satisfaction of the City and RDA the Developer's qualification and need for TIF, both in terms of Qualified Expenditures and the amount of money to be paid to Developer.

B. Nature of TIF Incentive. The TIF Incentive available to Developer under this Agreement shall be defined as the following:

1. Property Transfer. The RDA shall convey a leasehold interest in the Residential Unit and the CSF Unit to the Developer through the following process:

a) The RDA previously conveyed a leasehold interest in the Property to Developer pursuant to that certain Ground Lease dated as of September 29, 2025, as amended by that certain First Amendment to Ground Lease dated February 24, 2026 and that certain Second Amendment to Ground Lease dated as of _____, 2026 (the "Ground Lease"). Prior to the Financial Closing: (i) RDA and Developer shall terminate the Ground Lease, (ii) RDA shall record the Condominium Declaration and the Condominium Plat, (iii) RDA shall convey or lease Unit 3 to the City, (iv) RDA shall lease the Residential Unit to Developer pursuant to a lease agreement between RDA and Developer (the "Residential Unit Lease"), and (v) RDA shall lease the CSF Unit to Developer pursuant to a lease agreement between RDA and Developer (the

"CSF Unit Lease"). The RDA and Developer shall use good faith efforts to negotiate the terms of the Residential Unit Lease and the CSF Unit Lease on or before October 31, 2026. The Residential Unit Lease and CSF Unit Lease shall provide that the Developer will lease the Residential Unit and the CSF Unit, respectively, for a period of ninety (90) years from the date of the Residential Unit Lease (the "Residential Unit Lease Term") and the CSF Unit Lease (the "CSF Unit Lease Term"), respectively. "Base Rent" under both the Residential Unit Lease and the CSF Unit Lease will be in the amount of $1.00 for the Residential Unit Lease Term and CSF Unit Lease Term, respectively, and will be payable in a single installment in accordance with the terms of the Residential Unit Lease and the CSF Unit Lease. In addition to Base Rent, the Residential Unit Lease and CSF Unit Lease will provide that Developer shall be responsible for the payment of insurance, taxes, utilities and all other costs and expenses attributable to or incurred in connection with the ownership, use, occupancy, operation, maintenance and repair of the Residential Unit and the CSF Unit. The Residential Unit Lease and CSF Unit Lease shall include an option for Developer to purchase the Residential Unit (the "Residential Unit Lease Purchase Option") and CSF Unit the ("CSF Unit Lease Purchase Option"), respectively, at any time after the EPA Grant Closeout (as defined herein) for $1.00.

b) The Developer shall, in consultation with the City and/or RDA, prepare and obtain approvals for a CSM, for which desired parcel boundaries are herein depicted on the map of the Property attached hereto as Exhibit A, and shall record the CSM on or before October 31, 2026.

c) Upon recording of such CSM with the Brown County Register of Deeds, all references to the Property shall include all such new parcels created through the actions of this Section III. B. 1.

2. Guaranteed Annual Real Estate Tax Payment. The Developer guarantees the amount of property taxes to be paid with respect to the Property and Private Improvements shall not be less than $139,440 in the aggregate in tax year 2029 and each year thereafter until and including the 2042 tax year (the "Guaranteed Annual Real Estate Tax Payment"). To the extent the property taxes paid are less than the Guaranteed Annual Real Estate Tax Payment for an applicable year, the Developer shall pay a Shortfall Payment to the City in cash on or before July 31 of the year following the tax year in which the property taxes are billed. "Shortfall Payment" means the amount to be paid by the Developer as the shortfall, if any, between the Guaranteed Annual Real Estate Tax Payment and the amount of taxes billed.

3. PAYGo Reimbursement. The City shall provide an additional TIF Incentive as a pay-as-you-go (PAYGo) obligation of the City, which is further defined as follows:

a) Developer shall be responsible to incur and pay all of the upfront costs of the Project; provided, however, the City shall be solely responsible for the costs of developing, designing and constructing Unit 3.

b) The assessed value of the Property and the Private Improvements shall be determined on January 1 of each tax year and shall be compared to the assessed value of the Property and Private Improvements as of January 1, 2025. The difference in assessed values shall be known as the "Incremental Property Value."

c) Incremental Property Value multiplied by the assessed mill rate plus the Shortfall Payment shall equal the Available Tax Increment.

d) The City shall make available not more than eighty percent (80%) of the Available TIF Increment to the Developer pursuant to Section III.B.3(e).

e) PAYGo Reimbursement payments will be payable to Developer in the year following the year of the Available Tax Increment determination, within thirty (30) days after Developer has provided proof to the City of the full payment of the real estate taxes, Shortfall Payment, special assessments and special charges against the Residential Unit and the CSF Unit and the Private Improvements forming a part thereof for the previous year. PAYGo Reimbursement payments shall commence after the first certificate of occupancy for the Project has been issued. For example, if the first occupancy permit is issued on September 1, 2027, the TIF Increment would be determined as of January 1, 2028 and the PAYGo Reimbursement would first be payable in 2029.

4. Qualified Expenditures. Qualified Expenditures for purposes of this Agreement include the following:

a) Hard and soft costs, including without limitation engineering and design fees, incurred by Developer in connection with the design and construction of Public Improvements, as defined in Section II.N., and environmental remediation, and asbestos abatement as required by State and Federal law; then

b) Hard and soft costs, including without limitation engineering and design fees, incurred by Developer in connection with the design and construction of "Private Improvements"; and

c) Any other activity specifically approved by the City or RDA.

5. Assignment. Developer may assign any of its payment rights hereunder to any lender(s) providing financing for the Project and to any future purchaser or developer of the Residential Unit or the CSF Unit upon approval of the RDA, which approval will not be unreasonably withheld, conditioned or delayed; provided however, that the City shall be obligated only to disburse TIF Incentives to the party with whom the City has an agreement. It shall be incumbent upon Developer to enter into a separate agreement with any third parties if it intends to assign its payment rights hereunder, or seek either reimbursement or allocation of any Available Tax Increment.

C. Limitations. The TIF Incentive available to Developer for the Project is limited as follows:

1. Monetary Limitation. The PAYGo TIF Incentive in any year shall not exceed the 80% of the Available Tax Increment for the Property.

2. PayGo Tax Incentive Cap. The City shall not be obligated to pay PAYGo Reimbursement payments in excess of the lesser of [one million five hundred thousand dollars ($1,500,00.00)] or the total amount of Qualified Expenses incurred and paid by Developer, plus any costs incurred by Developer for City impact and permit fees.

3. Tax Receipts Limitation. Only the Available Tax Increment actually received by the City, and no other property, revenue, or asset of the City, shall be used to pay such amounts.

4. Temporal Limitation. Provided Developer qualifies for TIF Incentive and provides adequate proof to the City and RDA that Developer has incurred and paid Qualified Expenditures and provided Developer and all transferees have paid the Shortfall Payments, and with respect to the Residential Unit and the CSF Unit, the real estate taxes, any Special Assessments and Special Charges in full for the previous tax year by July 31, PAYGo Reimbursement payments shall be made within thirty (30) days after Developer has provided proof to the City of the full payment of the real estate taxes, Shortfall Payment, Special Assessments and special charges; provided, however, in no event shall PAYGo Reimbursement payments continue after the earlier of the termination date of the TID or the termination of this Agreement if before the termination of the TID.

D. No General Obligation of City. The City's obligation to make TIF Incentive payments shall be a special and limited obligation only and shall not be considered a general obligation of the City, and neither the full faith and credit nor the taxing powers of the City are pledged to the payment of such amounts. The City shall take no action to dissolve the TID before payment of all TIF Incentive payments due to the Developer, subject to the provisions of this Agreement. In no circumstances shall amounts to be paid Developer hereunder be considered an indebtedness of the City, and the obligation of the City hereunder is limited to the Tax Increment appropriated and received by the City. Amounts due hereunder shall not count against the City's constitutional debt limitation, and no taxes will be levied for its payment or pledged to its payment other than from the Tax Increment.

E. Other City Obligations, Loans, Grants and Credits. The City shall provide additional assistance to the Project and shall incur additional obligations with respect to the Project, as follows:

1. EPA Grant. Developer and City acknowledge that City previously received a grant from the U.S. Environmental Protection Agency (the "EPA Grant") to provide certain demolition and remediation activities on the Property unrelated to the Project which are more particularly described in Exhibit E. The City shall perform all work within the scope of the EPA Grant at its own expense. Thereafter, the City shall submit all documentation and perform all activities necessary to complete any reporting and close out procedures required by the documents and regulations governing the EPA Grant (the "EPA Grant Closeout").

2. Remedial Action Plan. The City has prepared, in consultation with Developer, and submitted to the Wisconsin Department of Natural Resources a Remedial Action Plan ("RAP") for the Project which is attached hereto as Exhibit D. The City shall be responsible for performing, at City's sole cost, those activities set forth in Exhibit E which includes the scope of Work within the EPA Grant and certain of the activities required by the RAP (together, the "City's Environmental Work"). Developer and City acknowledge that the implementation of the RAP and submittal for final case closure shall require Developer to perform certain activities (e.g. cap and cover within Unit 1), at Developer's cost, that Developer will occur as part of Developer's construction of the LIHTC Project. Developer shall be responsible for performing those activities required by the RAP set forth in Exhibit F ("Developer's RAP Obligations").

3. ERA2 Funds. City has provided a grant to the Wisconsin Preservation Fund, Inc. ("Designee") in the amount of $417,349.98 utilizing ERA2 funding, which grant Designee has loaned to Developer to reimburse Developer for eligible Project costs. The Developer agrees at all times to comply (and shall cause Designee to comply) with the applicable terms of the Subrecipient Agreement between Brown County and the City for Emergency Rental Assistance ERA 2 Funding Affordable Housing Development dated as of September 30, 2025 ("ERA Agreement") and incorporated herein by this reference. The City and RDA

acknowledge that the maximum ERA2 funding being provided to Designee/Developer pursuant to this Agreement is $$417,349.98. Neither Developer nor Designee shall have any repayment obligations with respect to the ERA2 funding in excess of the lesser of $$417,349.98 or the amount of ERA2 funds actually provided to Designee/Developer. The City shall indemnify and hold Developer, Designee and their respective employees and agents harmless from any claims, liabilities, costs or expenses, including reasonable attorney's fees (collectively, "Losses") arising from the ERA Agreement, and any noncompliance therewith, to the extent such Losses are caused by the City's recklessness, willful misconduct, or any noncompliance with the terms of the ERA2 Agreement which is not caused by any failure by Developer to comply with its obligations under this Agreement. The foregoing hold harmless and indemnification obligations shall survive termination of this Agreement.

4. Community Service Facility and City CSF Loan. The City shall provide a loan to Developer in the amount of Five Million One Hundred Thousand ($5,100,000) for purposes of paying for the costs of constructing and furnishing the Community Service Facility. The City CSF Loan will be evidenced by a promissory note (the "CSF Note") be secured by a subordinate mortgage on the CSF Unit (the "CSF Mortgage" and together with all other documents entered into and evidencing the City CSF Loan, the "City CSF Loan Documents"). The City CSF Loan shall be for a term of 30 years, shall not bear interest, and shall be payable in a single payment at maturity. The full amount of the City CSF Loan shall be escrowed with Knight Barry Title, Inc. ("Escrow Agent") at the Financial Closing and shall be drawn upon during construction of the LIHTC Project in accordance with the terms of the City CSF Loan Documents.

   Developer shall lease the CSF Unit to the City pursuant to a lease agreement between the City and Developer (the "CSF Lease") and shall allow the City to use the portion of the Community Service Facility in the Residential Building on a non-exclusive Basis pursuant to the terms of license agreement between the City and Developer (the "License Agreement"). The City and Developer shall use good faith efforts to negotiate the forms of the CSF Lease and the License Agreement by October 31, 2026. The CSF Lease shall (i) have a term of thirty (30) years, (ii) shall provide for Base Rent of $1.00 per year, (iii) will be a "triple net" lease requiring City to pay for all costs of constructing, owning and operating the CSF Unit (including, but not limited to, real estate taxes and insurance) and shall otherwise be on terms acceptable to Developer's lenders and investor.

   Commencing on January 1 of the first calendar year immediately following the end of the 15-year "compliance period" (as defined in Section 42(i)(l) of the Code) for the LIHTC Project ("Developer CSF Option Date"), and for a period of two years thereafter (the "Developer CSF Option Period") Developer, in its sole discretion, shall have the option ("Developer's CSF Option") to convey the CSF Unit to the City by special warranty deed, subject to all matters of record at the time of the closing, the Condominium Documents, any lease for the CSF Unit, and other customary title exceptions, but not subject to any mortgages or other recorded monetary liens (other than the lien of the CSF Mortgage), and City shall accept such conveyance. If Developer chooses to exercise Developer's CSF Option, it shall do so by notifying City of the same in writing (the "Developer's CSF Exercise Notice") at any time during the Developer CSF Option Period, in which case the CSF Unit shall be conveyed to City within sixty (60) days after the date of the Developer CSF Exercise Notice or at such other time as is mutually agreed to between Developer and City. Developer shall convey the CSF Unit in its "AS IS" condition without any warranties or representations whatsoever, and City shall obtain at its expense any title insurance it desires in connection with the conveyance. Developer and City shall execute and deliver to one another at the closing of the conveyance

such documents as are customary in connection with a sale of property similar to the CSF Unit and the costs and expenses of the closing of such conveyance will be paid by Developer and City in accordance with customary practices for similar transactions. If Developer exercises Developer's CSF Option, the conveyance of the CSF Unit to City shall be subject to, and City shall assume all of Developer's obligations under the CSF Note and the loan documents relating thereto, including, without limitation the CSF Mortgage from Developer to the City.

Commencing on July 1 of the first calendar year immediately following the calendar year in which the Developer CSF Option Date occurs ("City CSF Option Date"), and for two years thereafter (the "City CSF Option Period"), the City shall have the option to purchase the CSF Unit (the "City's CSF Option") from Developer at a price equal to the fair market value of the CSF Unit determined by Developer and City; provided, however, that in no event shall the purchase price be less than the outstanding balance of the City CSF Loan. If Developer and City cannot agree on the fair market value of the CSF Unit, Developer and City shall mutually select an appraiser to determine the fair market value of the CSF Unit which Developer and City shall accept as binding. City may exercise the City's CSF Option at any time during the City CSF Option Period by notifying Developer in writing of its intent to exercise the City's CSF Option (the "City CSF Exercise Notice"). Closing of the sale of the CSF Unit pursuant to the exercise of City's CSF Option shall within sixty (60) days after the date of the City CSF Exercise Notice or at such other time as is mutually agreed to by Developer and City. At closing, Developer shall convey title to the CSF Unit by special warranty deed subject to all matters of record at the time of closing, the Condominium Documents, any leases for the CSF Unit, and other customary title exceptions, but not subject to any mortgages or other recorded monetary liens (other than the lien of the CSF Mortgage if City agrees to assume the City CSF Loan in connection with its purchase). Developer shall convey the CSF Unit in its "AS IS" condition without any warranties or representations whatsoever, and City shall obtain at its expense any title insurance it desires in connection with the conveyance. Developer and City shall execute and deliver to one another at closing such documents as are customary in connection with a sale of property similar to the CSF Unit and the costs and expenses of closing will be paid by Developer and City in accordance with customary practices for similar transactions.

5. Construction of Unit 3, Completion of CSF Unit and Tax Credit Loss Grant. City shall construct, at the City's sole cost and expense, the Fire Station Building and the related improvement compromising Unit 3. The City and Developer shall use good faith efforts to negotiate an agreement setting forth the terms and conditions governing the coordination of City's and Developer's construction obligations under his Agreement (the "Joint Construction Management Agreement") on or before October 31, 2026. The City shall complete construction of the Fire Station Building and shall obtain a certificate of occupancy for the CSF Unit no later than [December 31, 2028] (the "Outside CSF Completion Date"). City acknowledges that Developer will be required to allocate to its equity investor a certain amount of federal low-income housing tax credits pursuant to Section 42 of the Code ("Tax Credits") in connection with the LIHTC Project and that Low-Income Housing Tax Credits are based on the Eligible Basis of the LIHTC Project including the CSF Unit. "Eligible Basis" (As defined below) has the meaning set forth in Section 42(d) of the Code, and the treasury regulations promulgated thereunder, and any published rulings, procedures and notices thereunder.

   If the Fire Station Building and CSF Unit are not completed and placed in service by the Outside CSF Completion Date solely and directly as a result of a City-Caused Delay, the City

shall provide Developer with an additional grant for the Project (the "Tax Credit Loss Grant") in accordance with the following terms:

a. City-Caused Delay**.** "City-Caused Delay" means the City's material failure to timely perform an express obligation assigned exclusively to the City under this Agreement or the Joint Construction Management Agreement. A City-Caused Delay does not include, and the City shall have no responsibility for, any delay caused or increased by: (i) Force Majeure; (ii) any act, omission, default, interference, requested change, or failure to cooperate by Developer or any affiliate of Developer; (iii) any act or omission of an Investor Member, lender, architect, engineer, contractor, subcontractor, utility, governmental authority, or other person not retained and controlled exclusively by the City; (iv) concealed or unforeseen environmental, geotechnical, structural, subsurface, or site conditions; (v) governmental review, permitting, inspection, or approval; (vi) a change in applicable law or in the interpretation or administration of Section 42 of the Code; (vii) a change to the Project, Plans and Specifications, financing structure, ownership structure, construction schedule, or investor documents that the City did not approve in writing; or (viii) any other event beyond the City's reasonable control. The Outside CSF Completion Date shall be equitably extended for the duration of any such delay.

b. Eligible Tax Credit Loss**.** The Tax Credit Loss Grant shall apply only to an "Eligible Tax Credit Loss," meaning the amount of Tax Credits that: (i) is attributable exclusively to Eligible Basis in the CSF Unit; (ii) would have been allowable but for the City-Caused Delay; (iii) is actually and permanently disallowed by a final, non-appealable determination of the Internal Revenue Service, Wisconsin Department of Revenue, Wisconsin Housing and Economic Development Authority, or other governmental authority having jurisdiction; and (iv) cannot reasonably be restored, carried forward, reallocated, replaced, insured, or recovered from another source. An Eligible Tax Credit Loss does not include a projected or estimated loss, temporary timing difference, reduction in investor yield, investor adjuster or penalty, loss of anticipated profit, financing cost, tax liability arising from receipt of the Tax Credit Loss Grant, tax gross-up, interest, penalty, attorneys' fees, or incidental, consequential, indirect, punitive, or exemplary damages.

c. Conditions to Payment**.** The City shall have no obligation to provide a Tax Credit Loss Grant unless Developer: (i) gives the City prompt written notice of any event that may result in an Eligible Tax Credit Loss; (ii) provides the City with all relevant tax returns, forms, cost certifications, partnership and investor documents, correspondence, proposed adjustments, and other supporting records reasonably requested by the City; (iii) permits the City, at its election, to participate in any administrative or judicial proceeding concerning the claimed loss; (iv) does not concede, compromise, settle, amend a return, or otherwise resolve any matter affecting the City's potential grant obligation without the City's prior written consent; (v) diligently pursues all commercially reasonable means of avoiding or reducing the loss, including available administrative appeals, amended filings, carryforwards, reallocations, insurance claims, and recoveries against responsible third parties; and (vi) submits a written grant request supported by a certification from an independent certified public accountant reasonably acceptable to the City establishing the amount of the Eligible Tax Credit Loss and compliance with this Section.

d. Grant Amount and Limitation**.** The Tax Credit Loss Grant shall equal the lesser of: (i) the Eligible Tax Credit Loss established in accordance with this Section; (ii) the portion

of the Eligible Tax Credit Loss allocable to the City based upon the extent to which a City-Caused Delay was responsible for such loss; and (iii) $3,170,000. The foregoing amount constitutes the maximum aggregate obligation of the City and RDA for all losses involving Tax Credits arising from or relating to the Project. Any insurance proceeds, tax benefits, settlements, replacement credits, carryforwards, or recoveries from another source shall reduce the Tax Credit Loss Grant dollar for dollar. Developer shall promptly repay the City for any duplicative recovery received after payment of the Tax Credit Loss Grant.

e. Nature of Grant; Exclusive Remedy**.** The Tax Credit Loss Grant constitutes additional financial assistance for the Project and does not constitute an indemnity, guaranty of Tax Credits, assumption of any tax liability, or obligation to defend Developer or any other person. Payment of the Tax Credit Loss Grant shall be Developer's sole and exclusive monetary remedy against the City and RDA for any loss, reduction, recapture, disallowance, or delay involving Tax Credits. No affiliate, Investor Member, lender, or other person shall have an independent right to payment or shall be a third-party beneficiary of this Section.

f. Municipal Protections**.** Nothing in this Section waives any notice requirement, defense, immunity, limitation of liability, or other statutory or common-law protection available to the City, the RDA, or their respective officers, officials, employees, or agents, including the protections of Wis. Stat. § 893.80. The City's obligations under this Section remain subject to all applicable constitutional and statutory limitations governing municipal expenditures and indebtedness.

6. Payment of Developer Fees. City shall a development fee of $[50,000] to The Hoff Group, Inc. ("Hoff") and a development fee equal to $[400,000] to General Capital Development, LLC ("GCD"), which is an affiliate of Developer, for coordination of design, programming, and project development prior commencement of construction in connection with the development of Unit 3. The development fees shall be payable in full and shall be deemed fully earned at the Financial Closing.

7. City's Reimbursement Obligations. [Developer entered into an architectural agreement for with Wendel Architecture, PC for the design of the Fre Station Building. City has previously reimbursed Developer for amounts owing to the Architect thereunder in the amount of $[_____]. Architect shall reimburse Developer for _____]

8. The City and RDA, as appropriate, shall cooperate with Developer to identify and apply for such other grants and credits in regard to the Project as they shall deem appropriate for the benefit of the Project and as may be required to achieve necessary financing for the Project; provided, however, the City and RDA make no representations or warranties about the availability of such grants and credits or whether any such grants or credits that may be available will be awarded.

9. To the extent that stormwater detention facilities are required to be constructed by Developer on the Property to serve the Project, the City shall be required to reimburse Developer for a proportionate share of the cost of such facilities based on the proportion of the impervious areas on the Property attributable to Unit 3 to the total impervious area on the Property.

IV. OBLIGATIONS OF DEVELOPER

A. Concept Plan. Developer has previously submitted a Preliminary Concept Plan to RDA for approval, which is attached to this Agreement as Exhibit C. The Preliminary Concept Plan clearly identifies:

1. Any proposed changes in boundaries of the Property;
2. The approximate location of any proposed structures and/or projects to be built on the Property; and
3. A preliminary rendering or other illustration of scale of proposed structures and buildings to be constructed on the Property.

B. Construction Documents. Prior to September 30, 2026, and prior to commencement of construction of the Project, Developer shall submit site plans, building plans, and other drawings that fix and describe the size and character of the entire Project, along with architectural contracts for the Residential Unit and the CSF Unit and general contracts for the construction work to be performed by Developer under this Agreement, to RDA for approval. The Construction Documents shall include:

1. Plans and specifications for structural, mechanical and electrical systems, materials; and
2. Full-color elevations for all sides of all proposed structures; and
3. Descriptions and actual samples of all exterior building materials; and
4. Descriptions and photographic examples of interior finishes; and
5. Other such essential items as may be reasonably determined by the RDA to be appropriate.

C. Development Budget. Prior to September 30, 2026, Developer shall submit a Development Budget, prepared in accordance with general principles for construction and development budgeting, to RDA for approval. The Development Budget shall include:

1. Not less than Twenty Million and No/100 dollars ($20,000,000.00) in "hard" construction costs for the entire Project; and

2. A line item of not less than five percent (5%) of total "hard" construction costs for cost overruns and change orders; and

3. A line item of not less than one percent (1%) of the estimated aggregate assessed value of the LIHTC Project, which shall be specifically dedicated towards

    a) Public Art on the Property; or

    b) Public Art within one-half (1/2) mile of the Property; or

    c) A separate Public Art project(s) approved by the RDA and GBPAC; or

    d) Funds for design and maintenance of Public Art, or any combination of the alternatives herein; and

4. Line items for each of the Qualified Expenditures for which the Developer is seeking a TIF Incentive, as identified in Section III.

D. RDA Approvals. The RDA shall indicate its approval or further requirements in writing within thirty (30) days from the date of receipt of the Concept Plan, Construction Documents, or Development Budget, or any revisions; provided, however, that the RDA shall approve such revised Concept Plan, Construction Documents, or Development Budget unless it determines such revisions would impair

the objectives of this Agreement, impose substantial financial burdens on the City or the RDA, or adversely affect the Concept Plan. The RDA will make all reasonable efforts to determine the acceptability of plans in less than thirty (30) days, including convening for special meetings to review and consider such plans. At any time during the implementation of the development contemplated by this Agreement, the RDA or Developer may propose modifications to the Preliminary Concept Plan and the approved Concept Plan subject to the agreement of the RDA and the Developer. At any time during the implementation of the development contemplated by this Agreement, Developer may submit to the RDA proposed revisions in the approved Concept Plan, Construction Documents, or Development Budget in order to enhance the achievement of the objectives of this Agreement and to improve and refine the approved Concept Plan.

E. Compliance with Planning; Zoning; Permits and Use. Developer will obtain from the City and all other appropriate governmental bodies (and all other councils, boards, and parties having a right to control, permit, approve, or consent to the development and use of the Property) all approvals and consents necessary to develop and use the Property as set forth above, including, but not limited to:

1. Developer shall pay all water, sewer, and other impact fees that may be due and payable in connection with the Project (excluding any such fees payable in connection with Unit 3) unless waived by the City.

2. The acceptance of this Agreement and granting of any and all approvals, licenses, and permits by the City shall not obligate the City to grant any variances, exceptions, or conditional use grants, or approve any building or use the City determines not to be in compliance with the municipal codes and ordinances of the City, or in the best interests of the City or the RDA.

F. Proof of Equity. Developer shall have in place and shall provide the City and RDA no later than September 30, 2026, a letter of intent from an equity investor for the LIHTC Project evidencing equity contributions from Developer's members of not less than ten percent (10%) equity available for injection into the LIHTC Project in an amount sufficient to obtain financing for all LIHTC Project costs.

G. Proof of Financing. By no later than September 30, 2026, Developer shall have delivered commitments satisfactory to the City and RDA of financing, which after injection of the Developer equity into the Project, will be sufficient in the determination of the City and RDA, to complete the LIHTC Project according to the plans and specifications.

H. Residential Unit Lease. By no later than October 31, 2026, Developer shall submit the form of Residential Unit Lease to the City and RDA for approval. The leasehold interest in the Residential Unit shall be owned in the name of the Developer.

I. Termination or Relocation of Easements. Developer shall have agreements with all holders of easements or any other rights that may be affected by the Project, regarding the termination, modification or relocation of such easements and other rights in order to accommodate the Concept Plan no later than October 31, 2026.

J. Certified Survey Map. Developer shall cause a certified survey map to be prepared, approved by the City, RDA, and any other party whose consent is required, and shall cause the certified survey map to be recorded with the Brown County Register of Deeds no later than October 31, 2026.

K. Condominium Documents. Prior to October 31, 2026, Developer shall submit the form of Condominium Documents to City and RDA for approval.

L. Improvement of Property. Substantial work on the LIHTC Project shall commence no later than December 31, 2026. Construction of the LIHTC Project shall be completed no later than December 31, 2028, subject to Force Majeure and delays caused by the failure of the City to comply with its obligations under the Joint Construction Management Agreement and this Agreement. Developer shall file with the RDA copies of the detailed construction plans for the Residential Unit and the CSF Unit within ninety (90) days after completion of the LIHTC Project.

M. Reports and Information. During the period before the commencement of construction, Developer shall from time to time provide to the RDA information having a bearing upon the interests of the City and the RDA in the Property or under this Agreement. Upon request of the RDA, Developer shall submit progress reports during the course of construction. Upon request of the RDA. Developer shall submit a copy of annual, audited financial statements for Developer through termination of this Agreement.

N. Copies of Documents. All documents from Developer to the City or RDA shall be submitted in triplicate.

O. Maintenance and Repair. Developer shall at all times keep and maintain, or cause to be kept and maintained, the LIHTC Project (subject to City's compliance with its maintenance obligations under the CSF Lease) in good condition and repair, in a safe, clean, and attractive condition, and free of all trash, litter, refuse, and waste, subject only to demolition and construction activities contemplated by this Agreement.

P. Transfer or Sale of Project Property.

1. Notice of Intent to Transfer. Except as expressly permitted I this Agreement, if Developer intends to sell, transfer or convey the LIHTC Project or any part thereof prior to the completion of construction of the LIHTC Project as evidenced by the issuance of a certificate of occupancy for the LIHTC Project, Developer shall provide to the City and RDA a written request for transfer thirty (30) days prior to the anticipated transfer. The City or RDA may deny the request for any commercially reasonable reason provided that approval shall not be unreasonably withheld, conditioned or delayed. This Agreement inures to the benefit and becomes the obligation of the heirs, successors and assigns of Developer, City and RDA. This Agreement shall run with the land and shall be binding upon all current and future owners of the Property. Owner shall not be required to provide the City or RDA with written notice of its intent to transfer in connection with the granting of any mortgage or security agreement to finance or refinance loans for the purchase of the Residential Unit or CSF Unit or payment of costs of the LIHTC Project. Notwithstanding the foregoing, no consent shall be required to: (i) a transfer of the LIHTC Project, or the leasehold interest of Developer therein, pursuant to any foreclosure proceedings or a transfer by deed (or other instrument of conveyance) in lieu of any such foreclosure to any lender providing financing for the LIHTC Project, or thereafter by such lender to a third party; (ii) a collateral assignment of this Agreement for the benefit of Developer's lenders; or (ii) the admission of Investor Members (as defined herein) to Developer or the transfer of any interest of Investor Members in Developer or any interest in an Investor Member or the removal and replacement of Developer's managing member by any Investor Member.

2. No Transfer to Exempt Entities. Prior to the closure of the TID, neither the LIHTC Project (nor Developer's leasehold interest therein, as applicable) shall be sold, transferred or conveyed to, leased, or owned by any entity or used in any manner that would render any part of the LIHTC Project exempt from taxation, unless the purchaser, transferee, lessee or

owner first executes a written agreement with the City and RDA in a form satisfactory to the City providing for acceptable payments to the City in lieu of taxes.

Q. Easements. Developer shall grant to the City such easements as are reasonably necessary for public improvements, infrastructure, ingress or egress, utilities, lighting or landscaping or any other access necessary to effectuate this Agreement. Developer shall cause existing easements to be relocated or terminated to accommodate the Project.

R. Environmental.

1. Presence of Hazardous Materials and Compliance with Environmental Laws. Except as set forth in this Agreement, before commencement of the LIHTC Project, Developer shall be satisfied, through such means as are commercially reasonable, that the Property is free of Hazardous Materials or that any Hazardous Materials on or within the Property are being stored and handled in strict compliance with all Environmental Laws. Developer shall provide the City and RDA with copies of all environmental reports pertaining to the Property no later than ten (10) days after receiving the same.

2. City's Responsibility. The City agrees to complete its implementation of the approved Remedial Action Plan discussed in section III.E.2. above. The City's obligation to complete the Remedial Action Plan includes but is not limited to the items listed in Exhibit E, Summary of Anticipated Environmental Responsibilities – City of Green Bay. The City will have no other responsibility for the site preparation. Subject to Section VI.C. of this Agreement, all other environmental responsibilities at the Property to be undertaken in connection with the construction and development of the LIHTC Project are the responsibility of the Developer.

3. Developer's Responsibility. Except for the Remedial Action Plan implementation discussed in sections III.R.2 and III.E.2 above, and except as expressly set forth in the Residential Unit Lease and this Development Agreement, the Developer is responsible, subject to Section VI.C of this Agreement, for any additional environmental obligations or other requirements imposed because of the site conditions that remain within Unit 1 after the execution of this Agreement, including but not limited to, additional remediation, any vapor mitigation systems that are required, and any increase in construction costs that may arise due to any environmental contamination or physical obstructions or impediments found within Unit 1. The Developer's obligations under this section include, but are not limited to, the items listed in Exhibit F, Summary of Anticipated Environmental Responsibilities – Developer.

4. Developer's Environmental Indemnification. Developer shall indemnify, pay on behalf of, defend and hold the City, the RDA, and their respective agents, officials, employees, representatives, successors and assigns, harmless from and against any loss, damage, claim, fine, penalty, assessment, liability, or other charge or claim, and all costs (including, without limitation, reasonable legal, accounting, consulting, engineering, and similar expenses incurred with respect to such matter and/or incurred in enforcing this indemnity):

    a) Arising from the actual existence, treatment, deposit, release, storage, or disposal of any Hazardous Materials on, within or about Unit 1 except to the extent (i) the foregoing are required to be remedied or remediated by RDA pursuant to Section 3.E.1, 3.E.2 and 3R.2 above, (ii) the RDA has an obligation to indemnify or hold harmless Developer with respect to any of the foregoing pursuant to the Residential Unit Lease; or

b) Arising from the breach of any warranty, covenant or representation of Developer to the City or RDA, or any other obligation of Developer to the City or RDA regarding Hazardous Materials under this Agreement.

5. Hazardous Materials Defined. As used herein, the term "Hazardous Materials" means:

a) Hazardous wastes, hazardous substances, hazardous constituents, toxic substances or related materials, whether solids, liquids or gases, including but not limited to substances defined as "hazardous wastes," "hazardous substances," "toxic substances," "pollutants, "contaminants," "radioactive materials," or other similar designations in, or otherwise subject to regulation under, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. 9601 et seq.; the Toxic Substance Control Act, 15 U.S.C. 2601 et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. 1802; the Resource Conservation and Recovery Act, 42 U.S.C. 9601. et seq.; the Clean Water Act, 33 U.S.C. 1251; the Safe Drinking Water Act, 42 U.S.C. 300f et seq.; the Clean Air Act, 42 U.S.C. 7401 et seq.; and in any permits, licenses, approvals, plans, rules, regulations or ordinances adopted, or other criteria and guidelines promulgated pursuant to the preceding laws or other similar federal, state or local laws, regulations, rules or ordinances now or hereafter in effect relating to environmental matters (collectively, "Environmental Laws"); and

b) Any other substances, constituents or wastes subject to any applicable federal, state or local law, regulation or ordinance, including any Environmental Law, now or hereafter in effect, including but not limited to: petroleum, refined petroleum products, waste oil, waste aviation or motor vehicle fuel, and asbestos containing materials.

6. Survival. The provisions of this Section shall survive the conveyance to Developer of any City and/or RDA Property.

S. Insurance. Before commencement of construction activities on the Property by Developer, Developer shall deliver to the City and RDA certificates of insurance, copies of endorsements, and other evidence of insurance requested by the City or RDA, which Developer is required to purchase and maintain, or cause to be purchased or obtained, in the types and amounts of coverage listed below, each of which shall name the City and RDA as additional insured parties:

1. Workers Compensation and Related Coverage. Coverage for state and federal workers compensation shall be defined by state and federal statute. The amounts of employer's liability coverage shall be in not less than the following limits:

a) Bodily Injury by Accident – one hundred thousand dollars ($100,000.00) per accident;

b) Bodily Injury by Disease – one hundred thousand dollars ($100,000.00) per employee; and

c) Five hundred thousand dollars ($500,000.00) policy limit.

2. Waiver of Workers Compensation Subrogation. The workers' compensation policy is to be endorsed with a waiver of subrogation. The insurance company, in its endorsement, agrees to waive all rights of subrogation against the City, RDA, its officers, officials, employees, and

volunteers for losses paid under the terms of the policy that arises from the work performed by the named insured for or on behalf of the City or RDA.

3. Comprehensive General Liability Insurance. Coverage shall be written on a commercial general liability form, and shall protect Developer and any subcontractor during the performance of work covered by this Agreement from claims or damages for personal injury, including accidental death, as well as claims for property damages which may arise from operation under this Agreement, whether such operations be by Developer, any subcontractor, or anyone directly or indirectly employed by either of them in such manner as to impose liability on the City or RDA. The amounts of such insurance shall be not less than the following limits:

    a) General Aggregate Limit – two million dollars ($2,000,000.00); Personal and Advertising Injury Limit (per person/organization) – two million dollars ($2,000,000.00);

    b) Bodily Injury and Property Damage – two million dollars ($2,000,000.00) per occurrence;

    c) Fire Legal Liability Damage Limit – one hundred thousand dollars ($100,000.00) per occurrence; and

    d) Medical Expense Limit – ten thousand dollars ($10,000.00) per person.

4. Comprehensive Automobile Liability and Property Damage. Coverage shall protect Developer and any subcontractor during the performance of work covered by this Agreement from claims or damages associated with operations of owned, hired, and non- owned motor vehicles. The amounts of such insurance shall be not less than the following limits:

    a) Bodily Injury – two hundred fifty thousand dollars ($250,000.00) per person; and

    b) One million dollars ($1,000,000.00) per occurrence; and Property Damage – two hundred fifty thousand dollars ($250,000.00) per occurrence.

5. Umbrella Coverage. Coverage shall protect Developer and any subcontractor during the performance of work covered by this Agreement with limits of one million dollars ($1,000,000.00) for bodily injury, personal injury, and property damage on a combined basis with the stated underlying limits of Paragraphs IV. S. 1. to IV S. 3. above.

6. Builder's Risk Insurance. Except as otherwise specified in the Condominium Documents or Joint Construction Management Agreement, Before commencing construction of any improvements on the Property and during any construction activities contemplated by this Agreement, Developer shall, or cause its contractor to, obtain and keep in full force and effect and all builders risk insurance policy for all portions of the LIHTC Project with coverage equal to the total amount of the construction contracts for all such construction activities. Nothing in this Agreement is intended to relieve Developer of its obligation to perform under this Agreement and, in the event of loss, Developer shall use the proceeds of such insurance, subject to the rights of lenders, to promptly reconstruct the damaged or lost improvements.

7. Fire and Casualty Insurance. Except as otherwise specified in the Condominium Documents, Developer shall obtain and keep in full force adequate fire and casualty insurance for the LIHTC Project with coverage in an amount equal to the assessed value of the improvements

within the Residential Unit and the CSF Unit. In the event of loss the Developer shall use the proceeds of such insurance to promptly reconstruct the damaged or lost improvements within the Residential Unit and the CSF Unit, subject to the rights of lenders.

T. General Indemnity.

1. Protection Against Losses. Developer shall indemnify, defend and hold harmless the City, RDA, and their respective officers, employees, agents, attorneys, insurers and the successors and assigns of all of the foregoing, from any and all liabilities, claims, losses, damages, judgments or awards, costs or expenses, including reasonable attorneys' fees, of whatsoever nature and by whomsoever asserted, whether asserted by a third party or by a party to this Agreement (hereinafter "Losses"), directly or indirectly, arising out of, resulting from or in any way connected with:

    a) Any breach by Developer of the terms of this Agreement;

    b) Any non-compliance with laws, ordinances, rules or regulations applicable to Developer's obligations under this Agreement; or

    c) Any governmental, regulatory or other proceedings to the extent any such proceedings result from Developer's failure to comply with its obligations under this Agreement or the negligence or willful misconduct of Developer.

Indemnification Procedures. Developer shall promptly assume full and complete responsibility for the investigation, defense, compromise and settlement of any claim, suit or action arising out of or relating to the indemnified matters following written notice thereof from the City or RDA, which notice shall be given by the City or RDA within ten (10) days of their knowledge of such claim, suit or action. Failure to provide such timely notice shall not eliminate Developer's indemnification obligations to the City and RDA unless, and only to the extent to which, such failure has substantially prejudiced Developer. Notwithstanding the foregoing, in its sole discretion and at its expense, the City and RDA may participate in or defend or prosecute, through their own counsel(s), any claim suit or action for which either of them is entitled to indemnification by Developer; provided, however, that if the City or RDA is advised in writing by its legal counsel that there is a conflict between the positions of Developer and City or RDA, as appropriate, in conducting the defense of such action or that there are legal defenses available to the City or RDA different from or in addition to those available to Developer, then counsel for the City or RDA, at Developer's expense, shall be entitled to conduct the defense only to the extent necessary to protect the interests of the City or RDA. Developer shall not enter into any compromise or settlement without the prior written consent of the City or RDA, as appropriate, which consent shall not be unreasonably withheld. The absence of a complete and general release of all claims against the City or RDA shall be reasonable grounds for the City or RDA to refuse to provide written consent to a compromise or settlement. If Developer does not assume the defense of such claim, suit or action, Developer shall reimburse the City and RDA for the reasonable fees and expenses of counsel(s) retained by the City and by RDA, and shall be bound by the results obtained by the City and RDA; provided, however, that no such claim, suit or action shall be settled without Developer's prior written consent, which consent shall not be unreasonably withheld. The absence of a complete and general release of all claims against Developer shall be reasonable grounds for Developer to refuse to provide written consent to a compromise or settlement.

V. CONDITIONS PRECEDENT TO OBLIGATIONS OF CITY AND RDA

The City's and RDA's obligations under this Agreement are conditioned upon the following:

A. Existence. Developer shall have provided City and/or RDA a certified copy of its organizational documents and a certificate from the Department of Financial Institutions for the State of Wisconsin indicating Developer's existence and good standing.

B. Incumbency; Due Authorization. Developer shall have provided a certificate of incumbency and resolutions of the company, demonstrating Developer has been duly authorized to enter into this Agreement and authorizing the person signing this Agreement to execute and deliver it to the City and/or RDA, and to bind Developer to its terms.

C. No Violation or Default. Developer shall not be in violation of any of its governing documents or other contracts subject to this Agreement or of any other agreement between Developer and the City and/or RDA.

D. Insurance. Developer shall have delivered to the City and/or RDA certificates of all insurance required under this Agreement.

VI. CONDITIONS PRECEDENT TO OBLIGATIONS OF DEVELOPER

The obligations of Developer under this Agreement are conditioned upon the following:

A. TID. The TID shall be in effect and in good standing certified by the Wisconsin Department of Revenue.

B. Due Authorization. The City Council shall consent to the City entering into this Agreement and shall authorize the person(s) signing this Agreement to execute and deliver it to Developer and to bind the City to its terms. All actions required to authorize RDA to enter into this Agreement shall have been taken and evidence of such actions, including authorization of the person signing this Agreement on behalf of RDA shall have been provided to Developer.

C. Approvals. In addition to the foregoing conditions, Developer's obligations hereunder shall be contingent upon the execution and delivery by all parties of the CSF Unit Lease, the CSF Lease, the Residential Unit Lease and the Joint Construction Management Agreement and Developer obtaining, in Developer's sole discretion, all governmental approvals and all commitments for equity, grant funding, and debt financing in amounts sufficient to complete the Project. Developer may elect to terminate this Agreement for failure to satisfy the foregoing conditions by delivering written notice to the City not later than October 31, 2026. Upon such termination, (i) the Developer shall refund to the City, within 30 days, all funds paid to the Developer under Paragraph III.E.3, and (ii) to the extent in existence, the Ground Lease and/or the Residential Unit Lease, as applicable, shall be terminated as of the date of such termination, or if the Developer has acquired the Property or any portion of the Property, the Property (or portion thereof) shall be reconveyed by Developer to the RDA within forty-five (45) days of such termination subject only to those liens and encumbrances existing at the time the Property was conveyed to Developer and such liens and encumbrances which were subsequently approved by City. Upon full repayment and termination of the Ground Lease and/or Residential Unit Lease, as applicable (or reconveyance of the Property or portion thereof, as applicable) as set forth above, the parties shall have no further obligation to each other under this Agreement except such obligations as expressly survive termination of this Agreement. For purposes of clarification and notwithstanding anything to the contrary in this Agreement, Developer shall have no obligation to construct the Project, maintain the Property, or make any Guaranteed Annual Real Estate Tax Payments or Shortfall Payments from and after any termination pursuant to this section VI.C. In addition, notwithstanding anything to the contrary in this Agreement, from and after any

termination pursuant to this section VI.C., Developer shall have no obligation to perform Developer's RAP Obligations, undertake the remediation of any Hazardous Substance, or to indemnify and hold harmless City, RDA or their respective agents, officials, employees, representatives, successors and assigns pursuant to Section IV.R. of this Agreement, except in connection for any Hazardous Substance first introduced onto the Property by Developer.

VII. REPRESENTATIONS, WARRANTIES, AND COVENANTS

Developer represents and warrants to the City and RDA as follows:

A. No Material Change in Documents. All contract documents and agreements have been furnished to the City and RDA and are true and correct and there has been no material change in any of the same except as furnished to the City and RDA.

B. No Material Change in Developer Operations. There has been no material change in the business operations of Developer since the date the parties began negotiation to enter into this Agreement.

C. Compliance with Zoning. The Residential Unit and the CSF Unit, from and after the completion of the LIHTC Project, will always conform and in all respects with applicable zoning and land division laws, rules, regulations and ordinances.

D. Payment. Developer shall pay for all work performed or materials furnished for the LIHTC Project when and as the same becomes due and payable. Developer shall not suffer any construction or other involuntary lien arising though Developer to be imposed upon the Property, except for liens for claims to payment that are subject to a bona fide dispute, and, in that case, such liens shall be removed by Developer posting bond or other security, paying one hundred and twenty percent (120%) of the lien claimed into court, escrowing funds or promptly taking other steps to remove the lien of record. Developer shall pay all other obligations relating to the Residential Unit and the CSF Unit, including all creditors holding liens or mortgages against the Property when and as the same becomes due. Developer will pay all taxes and assessments levied against the Residential Unit and the CSF Unit when and as the same becomes due.

E. Certification of Facts. No statement of fact by Developer contained in this Agreement and no statement of fact furnished or to be furnished by Developer to the City or RDA pursuant to this Agreement contains or will contain any untrue statement of a material fact or omits or will omit to state a material fact necessary to make the statements herein or therein contained not misleading.

F. Good Standing. Developer is a limited liability company organized and existing in good standing under the laws of the State of Wisconsin and has the power and all necessary licenses, permits and franchises to own its assets and properties and to carry on its business.

G. Due Authorization. The execution, delivery and performance of this Agreement and all other agreements requested to be executed and delivered by Developer hereunder have been duly authorized by all necessary company action of Developer and constitute valid and binding obligations of Developer, in accordance with their terms, subject only to applicable bankruptcy, insolvency, reorganization, moratorium, general principles of equity, and other similar laws of general application affecting the enforceability of creditors' rights generally.

H. No Conflict. The execution, delivery, and performance of the obligations of Developer pursuant to this Agreement will not violate or conflict with the Articles of Organization or Operating Agreement of Developer or any indenture, instrument or material agreement by which Developer is bound, nor

will the execution, delivery, or performance of obligations of Developer pursuant to this Agreement violate or conflict with any law applicable to Developer.

I. No Litigation. There is no litigation or proceeding pending or threatened against or affecting Developer or, to Developer's knowledge, the Property that would have a material adverse effect on the Project, Developer or the priority or enforceability of this Agreement, the ability of Developer to complete the LIHTC Project or the ability of Developer to perform its obligations under this Agreement.

J. No Default. No default by Developer, or event that with the giving of notice or lapse of time or both would be a default by Developer, exists under this Agreement, and Developer is not in default (beyond any applicable period of grace) of any of its obligations under any other material agreement or instrument to which Developer is a party or an obligor.

K. Compliance with Laws and Codes. The LIHTC Project, when completed, will conform and comply in all respects with all applicable laws, rules, regulations and ordinances, including without limitation, all building codes and ordinances of the City. Developer will comply with, and will cause the LIHTC Project to be in compliance with all applicable federal, state, local and other laws, rules, regulations and ordinances, including without limitation, all environmental laws, rules, regulations and ordinances.

L. Fees or Commissions. Neither the City nor RDA shall be liable for any broker fees or commissions incurred by Developer in connection with the Property or any transactions contemplated by this Agreement.

M. No Objection to Property Assessment. Prior to termination of this Agreement, Developer shall not file an objection to real or personal property assessment as provided under §70.47(7)(a), Wis. Stats to the extent such real and personal property assessment results in real and personal property taxes which, in the aggregate, are equal to or below the Guaranteed Annual Real Estate Tax Payment for any tax year. Notwithstanding an objection or appeal, shortfall payments must be made in accordance with Paragraph III.B.2.c).

VIII. DEFAULT

A. Developer Default. Each of the following shall be an Event of Default by Developer:

1. Failure to Make Payment. Developer fails to make any payment required and such failure continues for a period of ten (10) days after notice thereof from City to Developer;

2. Failure to Abide by Other Terms. Developer fails to perform any other of its obligations under this Agreement and such failure continues for a period of thirty (30) days from the date of notice from the City or RDA; provided, however, if such cure cannot reasonably be accomplished within such thirty (30) days, and if Developer promptly commences cure within the initial thirty (30) days and diligently pursues cure thereafter, Developer shall have a reasonable time, not to exceed sixty (60) days after the initial thirty (30) days, for a total of ninety (90) days to cure;

3. Misrepresentation. Any representation or warranty of Developer in this Agreement is untrue in any material respect and, if capable of being cured, is not cured thirty (30) days from the date of notice from the City or RDA; provided, however, if such cure cannot reasonably be accomplished within such thirty (30) days, and if Developer promptly commences cure within the initial thirty (30) days and diligently pursues cure thereafter, Developer shall have a

reasonable time, not to exceed sixty (60) days after the initial thirty (30) days, for a total of ninety (90) days to cure;

4. Fraud and Other Illicit Behavior. Developer or any of its members is convicted of, pleads no contest to, or enters into any other agreement other than a dismissal with no conditions as to any allegation of:

    a) Fraud; or

    b) Indecent or illicit behavior that in the determination of the City or RDA would threaten the reputation of Developer or its ability to complete the Project according to the requirements of this Agreement;

5. Insolvency. Developer or any guarantor of the obligations of Developer hereunder is insolvent or becomes the subject of a petition in bankruptcy, a receivership, a composition or any other proceeding designed for the benefit of creditors generally that is not dismissed within sixty (60) days of the date of filing;

6. Involuntary Liens. Any lien is imposed upon the Property involuntarily due to the acts or omissions of Developer and such lien is not removed within sixty (60) days of it being imposed upon the Property.

7. Investor Member Cure Rights. City agrees to give Developer's tax credit investors ("Investor Members") written notice of any default so long as City has been provided the name and address of the Investor Members. Any Investor Member may, at such Investor Member's option, cause the cure of such default within the cure periods set forth above. The City agrees to accept any cure by an Investor Member as if such cure were made by Developer.

B. Remedies Upon Default. In the event of the occurrence of an Event of Default by Developer, the City may in its discretion:

1. Termination. Terminate this Agreement without further notice to Developer;

2. Offset and Recoupment. Offset or recoup against any amounts that may then or thereafter come due from the City or RDA to Developer, whether under this Agreement or otherwise, an amount of damages reasonably estimated by the City or RDA resulting from Developer's breach;

3. Specific Performance. Sue for specific performance;

4. Sue for Damages. Sue for all damages caused by the Event of Default;

5. Other Remedies. Pursue any other remedies available to the City or RDA at law or in equity;

6. Interest. Collect interest on all delinquent amounts at the rate of twelve percent (12%) per annum from the date such amount was due; and

7. Costs and Attorney Fees. Collect all costs and fees, including reasonable attorney fees incurred by the City and RDA, or either of them, by virtue of the Event of Default.

C. City or RDA Default. Developer shall have all rights and remedies available under law or equity with respect to any failure of the City and/or RDA to perform their obligations under this Agreement, but

only after providing the City and RDA notice of such default and a failure by the City and/or RDA to commence attempts to cure such default within the thirty (30)-day notice period. If the City and/or RDA, as appropriate, commences cure within the thirty (30)-day notice period and thereafter reasonably and continuously takes action to complete such cure, then the failure to perform shall not be an Event of Default.

D. Limitation of Damages. The foregoing notwithstanding, none of the parties shall be liable to any other party for any incidental, consequential, indirect, punitive or exemplary damages. All claims and damages asserted against the City or RDA shall be subject to statutory protections of municipalities and their officials and employees, including the immunity and limitations set forth in §893.80 Wis. Stats.

E. No Waiver. Any delay in instituting or prosecuting any actions or proceedings or otherwise asserting the rights granted in this Agreement, shall not operate as a waiver of such rights to, or deprive it of or limit such rights in any way, nor shall any waiver in fact made with respect to any specific default, be considered or treated as a waiver of any rights with respect to other defaults or with respect to the particular default except to the extent specifically waived in writing.

F. Remedies Cumulative. Except as expressly provided otherwise in this Agreement, the rights and remedies of the parties to this Agreement, whether provided by law or by this Agreement, shall be cumulative, and the exercise by any party of any one or more of such remedies shall not preclude the exercise of it, at the same or different times, of any other such remedies for any other default or breach by any other party.

IX. TERMINATION

A. Date of Termination. This Agreement shall terminate upon the earliest of the date:

1. All Qualified Expenditures have been repaid in full by Tax Increment;
2. The City closes and terminates the TID;
3. The Wisconsin Department of Revenue fails to certify or revokes certification of all or any portion of the TID or the Property;
4. This Agreement is terminated because of an Event of Default; or
5. The parties agree in writing to terminate this Agreement.

B. TIF Payments termination. TIF payments shall terminate at the end of tax year 2045.

U. Survival of Certain Provisions. Sections III. D., IV. E., IV. P. 2., IV. Q., IV. R. 2., IV. T., V. A., V. B., V. C., V. D., V1. A, VI.D., VII. C., VII. D., VII. E., VII. G., VII. K., VII. L., VIII. B., VIII. D., VIII. E., VIII. F., X. B., X. C., X. G., X .J., X. M., X. O., X. P., and X. R. shall survive the termination of this Agreement.

X. MISCELLANEOUS PROVISIONS

A. No Effect Until Executed. The terms of this Agreement shall have no force and effect unless and until this Agreement is executed by all Parties.

B. Assignment. Except as otherwise provided herein, Developer may not assign its rights under this Agreement without the express prior written consent of the City and RDA, until the obligations of the Developer under Section III hereof are fully performed and satisfied. Thereafter, this Agreement

may be assigned by Developer only upon the prior, written consent of the City and RDA, which shall not be unreasonably withheld.

C. Nondiscrimination. In the performance of work under this Agreement, Developer shall not discriminate against any employee or applicant for employment nor shall the Property or any portion thereof be sold to, leased or used by any party in any manner to permit discrimination or restriction on the basis of the basis of race, color, national or ethnic origin, ancestry, age, religion or religious creed, disability or handicap, sex or gender (including pregnancy), gender identity and/or expression, sexual orientation, military or veteran status, genetic information, or any other characteristic protected under applicable federal, state or local law. Retaliation is also prohibited. The construction and operation of the Property shall be in compliance with all effective laws, ordinances and regulations relating to discrimination on any of the foregoing grounds.

D. No Personal Liability. Under no circumstances shall any trustee, officer, official, commissioner, director, member, partner or employee of the City or RDA have any personal liability arising out of this Agreement, and Developer shall not seek or claim any such personal liability.

E. No Personal Interest of Public Employee. No official or employee of the City or RDA shall have any personal interest in this Agreement, nor shall any such person voluntarily acquire any ownership interest, direct or indirect, in the legal entities that are parties to this Agreement. No official or employee of the City or RDA shall be personally liable to Developer or any successor in interest, in the event of any default or breach by the City or RDA, or for any amount that becomes due to the Developer or its successors under this Agreement.

F. Relationship of Parties. The City and the RDA are not partners or joint venturers with Developer in the Project or otherwise. Under no circumstances shall the City or RDA be liable for any of the obligations of Developer under this Agreement or otherwise. There are no third party beneficiaries of this Agreement.

G. Force Majeure. No party shall be responsible to any other party for any resulting losses and it shall not be a default hereunder if the fulfillment of any of the terms of this Agreement is delayed or prevented by revolutions or other civil disorders, wars, acts of enemies, strikes, fires, floods, acts of God, adverse weather conditions, legally required environmental remedial actions, industry-wide shortage of materials, or by any other cause not within the control of the party whose performance was interfered with, and which exercise of reasonable diligence, such party is unable to prevent, whether of the class of causes herein above enumerated or not, and the time for performance shall be extended by the period of delay occasioned by any such cause. The foregoing notwithstanding, a Force Majeure event may not be used to avoid an Event of Default if the delay caused by the Force Majeure event exceeds ninety (90) days from the date the event occurred.

H. Parties and Survival of Agreement. Except as otherwise expressly provided herein, this Agreement is made solely for the benefit of the parties hereto and no other person, partnership, association or corporation shall acquire or have any rights hereunder or by virtue hereof. All representations and agreements in this Agreement shall remain operative and in full force and effect until fulfilled and shall survive the closing.

I. Time. TIME IS OF THE ESSENCE with regard to all dates and time periods set forth herein. In the event this Agreement is not executed by both Parties prior October 31, 2026, any and all approvals granted pursuant hereto or in conjunction herein by the City which are contemplated as part of this Agreement shall automatically expire.

J. Notices. All notices, demands, certificates or other communications under this Agreement shall be given in writing and shall be considered given:

1. Upon receipt if sent via electronic mail (e-mail) or facsimile; or

2. Upon receipt if hand-delivered to the party or person intended; or

3. One (1) business day after deposit with a nationally-recognized overnight commercial courier service, air bill pre-paid; or

4. Three (3) business days after deposit in the United States Postal Service (USPS), postage prepaid, by certified mail, return receipt requested.

All correspondence shall be addressed by name and address to the party or person intended as follows:

To the City:
City of Green Bay
Attn: Law Department
100 North Jefferson Street
Green Bay, WI 54301
e-mail: law@greenbaywi.gov

To RDA:
Redevelopment Authority of the City of Green Bay
Attention: Executive Director
100 North Jefferson Street, Room 608
Green Bay, WI 54301
e-mail:

To the Developer:
GenCap Green Bay Fire Station Apartments, LLC
Attention: David J, Weiss
6938 N. Santa Monica Boulevard
Fox Point, WI 53217
e-mail: david@generalcapitalgroup.com

With a copy to:

Reinhart Boerner Van Deuren s.c.
Attention: William R. Cummings
1000 N. Water Street, Suite 1700
Milwaukee, WI 53202
e-mail: wcummings@reinhartlaw.com

The foregoing addresses shall be presumed to be correct until notice of a different address is given according to this paragraph.

K. Governing Law. The laws of the State of Wisconsin shall govern this Agreement.

L. Captions. The captions or headings in this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any of the provisions of this Agreement.

M. Execution in Counterparts. This Agreement may be signed in any number of counterparts with the same effect as if the signature thereto and hereto were upon the same instrument.

N. Severability. If any provision of this Agreement shall be determined to be unenforceable as applied in any particular case or in all cases because it conflicts with any other provision or provisions hereof or any constitution or statute or rule of public policy, or for any other reason, such circumstance shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions herein contained unenforceable to any extent whatever.

O. Recording of Agreement. The City may record this Development Agreement or a Memorandum of this Agreement with the Register of Deeds for Brown County, Wisconsin. Upon request of the City, Developer shall execute and deliver to the City any such Memorandum or any other document in connection with such recording.

P. Priority Over Subsequent Liens. This Agreement shall run with the land and shall be binding upon and inure to the benefit of the parties and their heirs, successors and assigns. As such, the current and all future owners of the Property shall be subject to all of the obligations stated herein. Developer warrants and represents that there will not be any mortgage or any other lien against the Property arising through Developer at the time this Development Agreement is recorded other than mortgages to finance costs of acquiring and constructing the Project. This Development Agreement shall have precedence and shall take priority over any mortgage, lien or other encumbrance that may be recorded against the Property (or any portion thereof) after the recording of this Development Agreement (or Memorandum thereof).

Q. No Construction Against Drafter. This Agreement is a product of the negotiation and drafting of attorneys for the parties, and, as such, the rule of construing ambiguous contracts against the drafter shall not apply to this Agreement.

R. Venue. The venue for any proceeding involving the negotiation, drafting, interpretation or enforcement of this Agreement shall be the circuit court for Brown County, Wisconsin, all other venues being inappropriate for any such proceeding.

S. Signatures and Counterparts. Electronic, facsimile and photocopy signatures shall have the same effect as original signatures.

[Signature pages follow]

IN WITNESS WHEREOF, the parties to this Agreement have caused this instrument to be signed by duly authorized representatives of Developer, City and RDA as of the day and year first written above.

DEVELOPER:

GENCAP GREEN BAY FIRE STATION APARTMENTS, LLC

BY: GenCap Green Bay Fire Station Apartments MM, LLC, Managing Member

BY: General Capital Management, Inc., Manager

By:_____
David J. Weiss
Chief Executive Officer

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

Personally came before me this _____ day of _____ 2026, the above named David J. Wiess, the Chief Executive Officer of General Capital Management, Inc., Manager of GenCap Green Bay Fire Station Apartments MM, LLC , Managing Member of GenCap Green Bay Fire Station Apartments, LLC , to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
*_____
Notary Public, _____ County, Wisconsin
My Commission Expires _____

IN WITNESS WHEREOF, the parties to this Agreement have caused this instrument to be signed by duly authorized representatives of Developer, City and RDA as of the day and year first written above.

THE CITY OF GREEN BAY

By: _____
Eric Genrich, Mayor

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

Personally came before me this _____ day of _____ 2026, the above named _____ and _____, on behalf of the City of Green Bay, a Wisconsin municipal corporation, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
*_____
Notary Public, _____ County, Wisconsin
My Commission Expires _____

IN WITNESS WHEREOF, the parties to this Agreement have caused this instrument to be signed by duly authorized representatives of Developer, City and RDA as of the day and year first written above.

REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

By: _____
Gary J. Delveaux, Chair

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

Personally came before me this _____ day of _____ 2026, the above named _____ and _____, on behalf of the Redevelopment Authority of the City of Green Bay, a Wisconsin municipal corporation, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
*_____
Notary Public, _____ County, Wisconsin
My Commission Expires _____

Wisconsin Preservation Fund, Inc. joins this Agreement for purposes of acknowledging its agreement to be the recipient of the ERA2 funds and to lend the proceeds of such funds to Developer pursuant to Section III.E.3 of this Agreement.

WISCONSIN PRESERVATION FUND, INC.

By: _____
Bruce T. Block, President

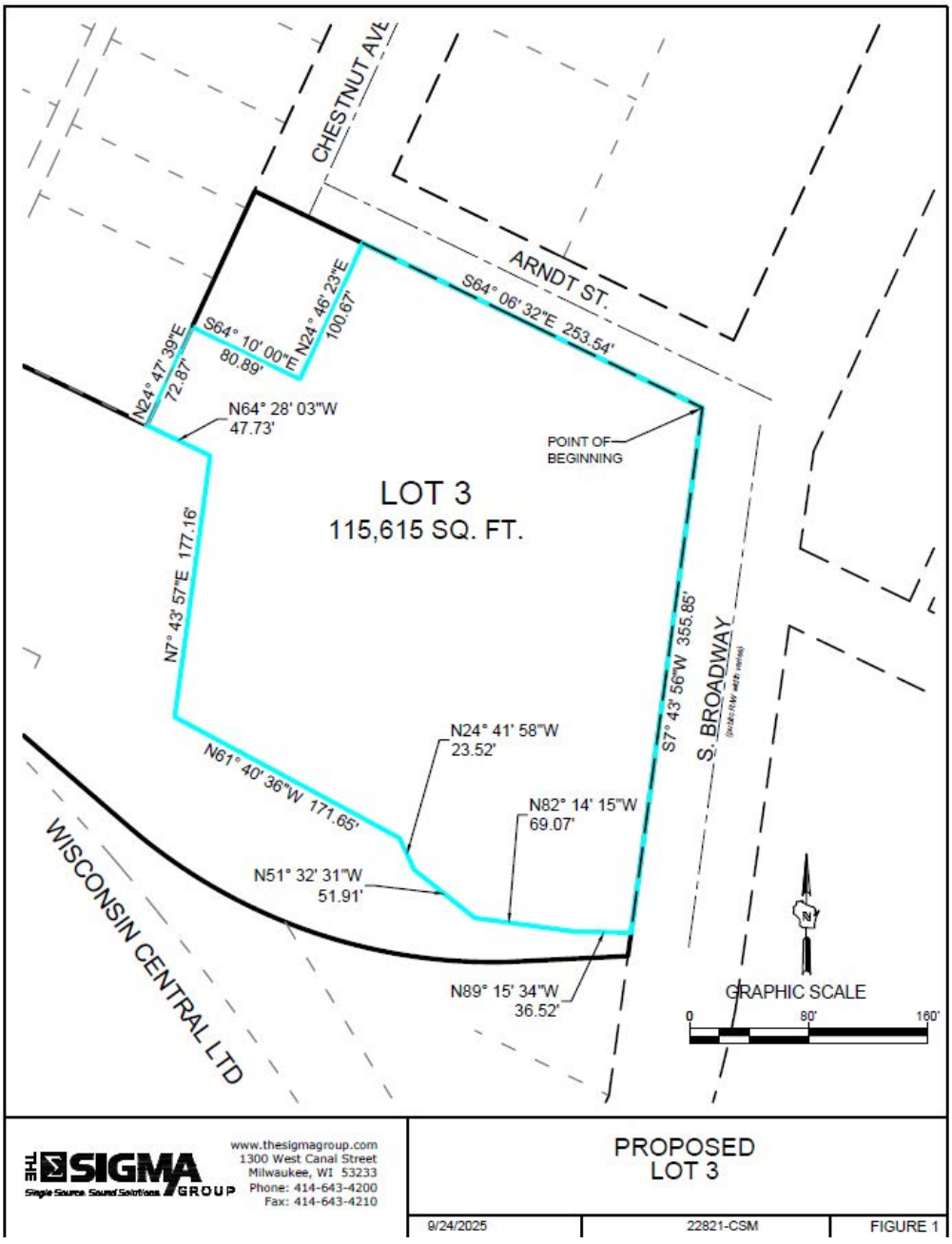
ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS
COUNTY OF MILWAUKEE)

Personally came before me this _____ day of _____ 2026, the above named Bruce T. Block, President of Wisconsin Preservation Fund, Inc., a Wisconsin nonstock corporation, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
*
_____
Notary Public, _____ County, Wisconsin
My Commission Expires _____

EXHIBIT A
Property Map



54470579

EXHIBIT B
Legal Description

Legal description of proposed Lot 3, excepting out the piece owned by the City and the to be vacated road right of way.

Beginning at the intersection of the Westerly right of way of Broadway and the Southerly right of way of Arndt Street; thence S7°43'56"W, 355.85 feet along said Westerly right of way; thence N 89°15'34" W, 36.52 feet; thence N 82°14'15" W, 69.07 feet; thence N 51°32'31" W, 51.91 feet; thence N 24°41'58" W, 23.52 feet; thence N 61°40'36" W, 171.65 feet; thence 7°43'57" E, 177.16 feet; thence N 64°28'03" W, 47.73 feet to the extension of the westerly right of way of Chestnut Avenue; thence N 24°47'39" E, along said westerly right of way, 72.87 feet; thence S 64°10'00" E, 80.89 feet; thence N 24°46'23" E, 100.67 feet to the Southerly right of way of Arndt Street; thence S64° 06'32"E, 253.54 feet along said Southerly right of way to the point of beginning.

EXHIBIT C
Preliminary Concept Plan







1 ELEVATION - EAST - SOUTH WING

2 ELEVATION - EAST



3 ELEVATION - NORTH



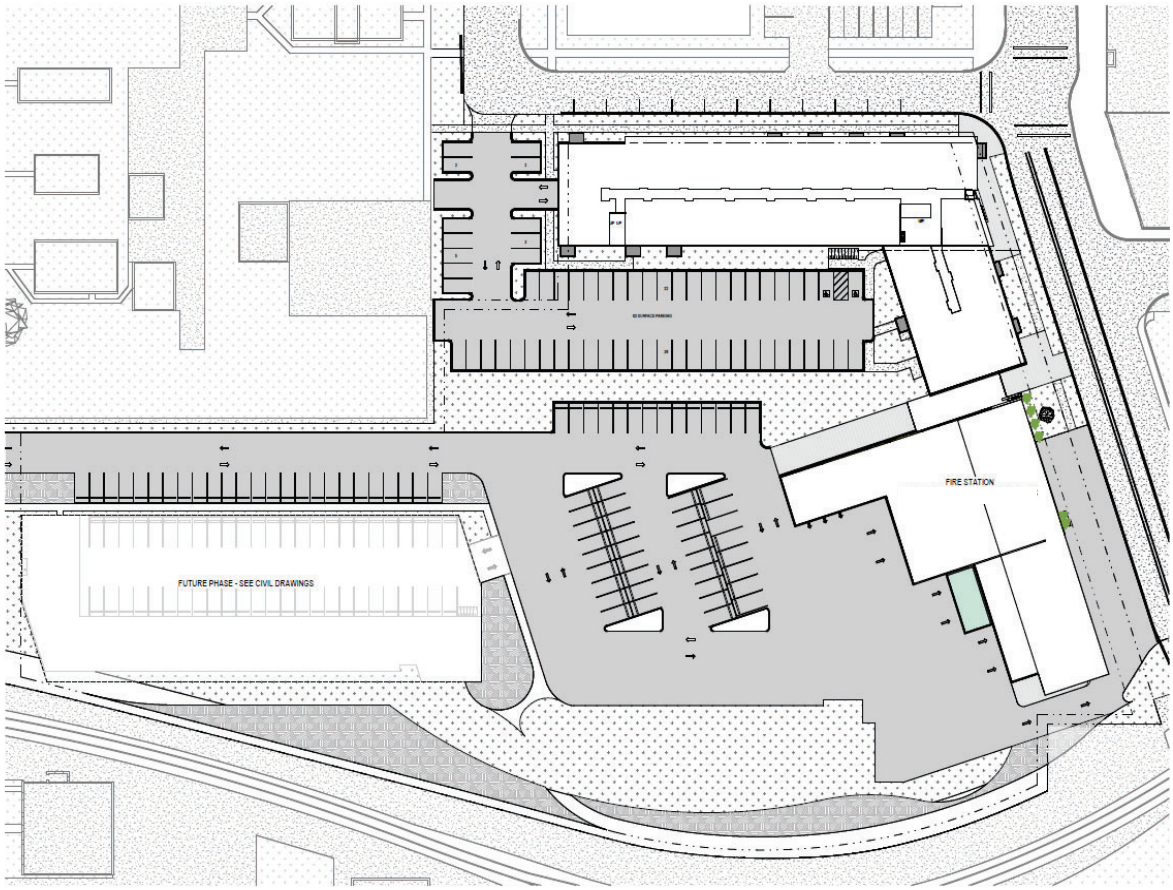
1 ELEVATION - WEST

2 ELEVATION - WEST - SOUTH WING

3 ELEVATION - SOUTH - SOUTH WING



4 ELEVATION - SOUTH



1 SITE PLAN

City of Green Bay
Department of Community and Economic Development

EXHIBIT D
Remedial Action Plan

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

Stantec Consulting Services Inc.
1165 Scheuring Road
De Pere WI 54115-1001

June 26, 2025

Project/File: 193709294

Keld Lauridsen
Wisconsin Department of Natural Resources
2984 Shawano Avenue
Green Bay, WI 54313

Dear Mr. Lauridsen,

Reference: Remedial Action Plan - Former Badger Sheet Metal Parcels
402 & 420 S. Broadway, 419 S. Maple Ave, & 421 Arndt St., Green Bay, WI
BRRTS #02-05-584381

Stantec Consulting Services Inc. (Stantec) prepared this Remedial Action Plan (RAP) to address known contamination at the Former Badger Sheet Metal parcels in Green Bay, Wisconsin (hereinafter referred to as "the Property or the Site") as depicted on **Figure 1**. The Property specifically consists of 4 parcels of land totaling approximately 4.51-acres located west of South Broadway Avenue; east of Maple Street; and south of Arndt Street. Property parcel details are provided on the table below and depicted in **Figure 2**.

Parcel ID	Current Address
3-569	420 South Broadway
2-947	419 South Maple Avenue
3-572	402 South Broadway
3-574	421 Arndt Street

Collectively, the parcels have undergone environmental investigation through the Wisconsin Department of Natural Resources (WDNR) Bureau of Remediation and Redevelopment Tracking System (BRRTS) case #02-05-584381. The purpose of this plan is to inform the WDNR of the intended approach to address contamination and ultimately obtain case closure of the open BRRTS case associated with the Property.

Background

From at least 1883 to 1907, the Property was primarily occupied by multiple residential homes with a former slough running through a substantial portion of the Property connecting to the Fox River to the east. The slough was filled sometime between 1907 and 1936 after which the southern portion of the Property was used for industrial purposes including a small tin shop, multiple warehouses, and at least four railroad spurs. During this time, the remainder of the Property was occupied by Badger Sheet Metal Works which included large warehouses and shops until approximately 2010. The Property buildings were later sectioned off and rented out to multiple small industrial and commercial business tenants including two automotive repair shops, a crane company, and a photo advertising business.

2018 Phase I ESA

Stantec completed a Phase I environmental site assessment (ESA) at the Property during February 2018 (Stantec, 2018a) and identified the following recognized environmental conditions in connection with the Property:

- The historic use of the Property for sheet metal manufacturing, warehousing, automotive repair, and painting;
- The historic transfer and storage of bulk petroleum products on the Property associated with the sheet metal manufacturing facilities;
- Potential undocumented contamination from paint and solvents during a 2016 fire on the Property;
- The historic presence of rail-road spurs on the Property and use of a railway immediately adjacent to the Property; and
- The presence of fill from an unknown source at the Property. Fill is well documented in this part of the City and has been found to contain polynuclear aromatic hydrocarbons (PAHs) and metals. Additional investigation is warranted to evaluate if potential industrial fill has impacted soil and groundwater at the Site.

Full findings and opinions of the Phase I ESA can be found in the assessment report dated February 26, 2018.

Phase II ESA and Site Investigations

Stantec completed multiple Site assessments/investigations at the Property using funds from two hazardous substance and petroleum brownfield assessment grants awarded to the City by the USEPA in FY2017 under Cooperative Agreement Number BF 00E02279-0 and in FY2019 under Cooperative Agreement Number BF 00E02715-0. Soil and groundwater sample locations performed at the Property are illustrated on **Figure 3** and **Figure 4**, respectively. Results from the Stantec 2018 through 2022 assessments are summarized below and impacts delineated on **Figures 5** through **9**. Soil and groundwater sample data is also summarized in **Tables 1** to **4**.

Soil - Data collected during the SI and previous assessment activities indicates that soil contaminants, primarily PAHs and Resource Conservation and Recovery Act (RCRA) metals, are widespread across the Property at concentrations in excess of NR 720 residual contaminant levels (RCLs) based on protection of groundwater and direct contact exposure. Multiple volatile organic compounds (VOCs) including benzene and perchloroethylene were identified in four areas on the southern half of the Property which exceed respective NR 720 groundwater pathway RCLs. Benzene in one boring (B15) exceeded the non-industrial direct contact RCL and is associated with a release of petroleum products identified at the Property. While no individual detections of polychlorinated bi-phenyl (PCB) compounds exceeded regulatory thresholds, two samples exceeded the groundwater pathway RCL for total PCBs.

- The greatest impact to soil quality is the sitewide historic fill containing elevated levels of PAHs and various RCRA metals including arsenic and lead. Due to the large quantity of historic fill materials present across the Property, historic fill will require proper management and/or reuse

onsite. Sitewide engineered barriers/caps will need to be constructed to prevent direct contact with residual soil impacts. The engineered barriers will be maintained with a continuing obligation/institutional control.

- VOC impacts to soil appear attributable to a historic release of petroleum on the southeastern portion of the Property and sporadic locations likely associated with historic fill. Based on future development plans, petroleum impacted soil will require excavation and disposal to prevent the potential for vapor intrusion and soil acting as a continuing source of groundwater contamination. Sporadic detections of VOCs detected on the southern part of the Property will also be excavated where concentrations have a potential to cause groundwater or surface water impacts.

Groundwater - Sampling results of the SI and previous assessments indicate that soil containing RCRA metals, PAHs, and PCBs in excess of RCLs based on groundwater protection are not having a significant adverse impact on groundwater quality. Arsenic in MW18 was the only metal detected exceeding the NR 140 enforcement standard (ES). Various PAHs have been identified in groundwater from three wells exceeding the NR 140 ESs but are relatively stable or decreasing. Petroleum VOCs identified in groundwater are limited to two wells (TW15 & TW16) near a former automotive maintenance shop and appear to be decreasing. The estimated extent of groundwater contamination is provided on **Figure 9**.

Vapor Intrusion - Vapor intrusion concerns will be further addressed as part of the planned future use of the Property by installing passive vapor mitigation systems during the construction of future occupied buildings. Furthermore, the highest concentrations of VOC impacted soils onsite will be removed from the Property as a part of the cleanup to limit the potential of vapor intrusion.

Asbestos, Lead-Based Paint, and Restricted Waste - A pre-demolition assessment of asbestos containing materials (ACM), lead based paint (LBP), and regulated waste (RW) materials at 402 and 420 South Broadway and 419 South Maple Avenue was completed in December 2021. Per the assessment results, ACM, LBP, and RW were identified at multiple locations throughout the property buildings at the Site. The identified waste will require abatement or proper handling and disposal prior to building demolition.

Waste Characterization and Additional Site Investigation

In a letter dated June 18,2025, the WDNR noted the Site Investigation Report was not complete for the Property and listed items to be provided in a future SI submittal. Most items were administrative changes for text and figures of the SI while two comments requested the collection of additional field data. Requested data specifically included:

- Additional VOC sampling in the vicinity of SB21, SB22, SB23, and SB39 to define the extent of VOC impacts in these areas; and
- Additional groundwater sampling be conducted at all wells with NR140 enforcement standard (ES) exceedances for arsenic, PAHs, and/or VOCs prior to redevelopment

On June 9, 2025 Stantec personnel completed additional soil borings at the Site to further define the extent of VOC impacted soil to further define the excavation limits. Additional samples were also collected to characterize the soil for disposal purposes. An additional round of groundwater samples was also collected from the temporary/monitoring wells on June 13, 2025. Groundwater sampling was performed on all wells with ES exceedances with the exception of MW19 which could not be located.

Results of the soil and groundwater sampling events are expected in the coming weeks and will be provided in a future Site investigation update letter.

Proposed Property Redevelopment

The redevelopment of the Badger Sheet Metal site is part of a larger neighborhood revitalization effort that involves the cleanup and redevelopment of several area brownfield sites in what the City is calling the "Shipyard District". In early 2021, the City of Green Bay approved a Brownfield Redevelopment Plan for the Shipyard Corridor, including the Badger Sheet Metal property. The plan was made possible through a technical assistance grant from the USEPA, and it establishes a clear vision for the Property that includes high density housing over ground floor retail uses. The plan also envisions a greenway on the south end of the Property that follows the path of the historic slough. The greenway would incorporate green infrastructure to help alleviate flooding, while also providing a new pedestrian connection between the local Seymour Park neighborhood, the City's planned Shipyard redevelopment, and ultimately the Fox River.

In May 2025, the City approved a Planning Option with General Capital Group (GCG) that supports the construction of a 93-unit four-story residential apartment building worth over $25-million. The development option also leaves the door open to additional residential development on the 419 South Maple Street parcel to be completed at a later date. The development will help the community address its housing shortage by directly reducing demand on low and middle-income units in the City. The project will include ground floor commercial space along Broadway and intends to fill those spaces with established neighborhood businesses currently operating on brownfield sites. Finally, the City has proposed the construction of a new state-of-the-art fire station onsite. The new facility will consolidate two aging stations to provide better emergency services to the community. Renderings of the proposed redevelopment are provided in **Attachment A**. Per the WDNR requirements, the developer's consultant will submit an Exemption to Construct on a Historic Fill site request prior to the start of development activities.

Remedial Action Plan

Details of the proposed RAP and additional work needed to achieve these goals are outlined below.

Task 1.0 Abandon Site Monitoring Wells

Following WDNR concurrence that additional groundwater monitoring is not warranted, all temporary/ monitoring wells on the Site will be located and abandoned in accordance with Chapter NR 141 Wisconsin Administrative Code prior to construction activities commencing. It is likely missing well MW19 will be located and abandoned during excavation of the PVOC plume onsite. Well abandonment forms will be completed and submitted to the WDNR as a part of the remedial action documentation report following completion of redevelopment activities. In the event additional groundwater analysis is required by WDNR, the selected wells will be protected for future sampling or reconstructed following completion of construction activities.

Task 2.0 Building Demolitions

To facilitate redevelopment, removal of all four existing blighted structures on the Property is necessary. Building removal will clear the site for new construction as well as remove barriers to VOC contaminated soils to be excavated prior to redevelopment. ACM, LBP, and RW identified within each structure will be abated as needed prior to demolition and/or properly managed during the demolition work.

Reference: **Remedial Action Plan – Former Badger Sheet Metal Parcels, Green Bay, Wisconsin**
BRRTS #02-05-584381

Task 3.0 Excavation and Landfill Disposal of VOC impacted Soil
Accessible VOC impacted soil that is acting as a continuing source of groundwater impacts will be excavated and hauled off-site for disposal at a solid waste facility. Select soil with perceived petroleum impacts may be placed on the landfill bio-pile to allow natural attenuation of residual petroleum impacts and beneficial reuse. Any VOC impacted soil within the footprint of the proposed greenway, acting as a potential source for groundwater and/or surface water impacts, will also be removed and transported for landfill disposal. As previously stated, on June 9th, 2025, **r**epresentative samples of soil targeted for offsite disposal were collected and submitted for laboratory analysis for waste characterization for the purpose of generating a waste profile for a licensed solid waste landfill. Laboratory analytical results are still pending as the date of this letter. VOC impacted soil to be excavated for offsite disposal is depicted on **Figure 10.**

Task 4.0 Excavation and Offsite/Onsite Disposal of PAH, RCRA Metal and PCB impacted Soil
To facilitate the construction of the Property, surficial soil will be excavated to allow for installation of proposed building foundations, parking lots, utilities, and greenway installation. Surficial soils containing low-impacted RCRA metal and PCB impacted soils will be reused onsite where required to achieve final subgrades or removed for landfill disposal. It is anticipated excavations will generally extend to 5 feet (ft) below existing grade with localized deeper excavation required for utility installations. The material management plan (MMP) provided in **Attachment B** outlines the management of PAH, RCRA metal, and PCB impacted soils on-site. The MMP describes the soils targeted for reuse on-site, cap over contamination with an engineered barrier (e.g., quality, placement location, placement depth, etc.) and outline contingency plans for managing fluids (e.g., infiltrated groundwater, stormwater, etc.) and/or other materials encountered during construction.

Task 5.0 Installation of Passive Vapor Mitigation System and Post Construction Vapor Sampling
As a component of building construction, the developer will install sub-slab vapor mitigation systems beneath each building onsite as a precautionary measure to address potential vapor intrusion associated with residual VOCs in soil and groundwater onsite, potential methane buildup associated with organics in the site-wide fill, and natural radon seepage. The system will be designed to operate passively but easily accept a powered blower motor if post construction sub-slab and indoor air sample data warrants this modification. Details regarding the system design will be provided by the developer separately.

Task 6.0 Installation of Caps
Following the removal and reuse of all impacted materials onsite, the entire site will be capped to protect future users of the Property from direct contact concerns. Caps will consist of engineered structures (i.e. buildings), impermeable surfaces, or landscape caps composed of a WDNR approved thickness of imported clean soil. 18-inches of clean imported fill and topsoil over an indicator fabric has been the historically accepted cap profile in residential and mixed-residential sites within the City and is recommended for this Site. The drainage swale proposed for the greenway on the southern portion of the Site will be capped with a minimum 2-foot clay liner on the base and sides of the depression. The proposed cap types and locations are depicted on **Figure 11.**

Concurrence

Reference: **Remedial Action Plan – Former Badger Sheet Metal Parcels, Green Bay, Wisconsin**
BRRTS #02-05-584381

Prior to implementing soil movement and capping strategies outlined in this plan and the MMP provided in **Attachment B**, Stantec is requesting written WDNR concurrence that the remedial approach outlined in this RAP is appropriate to protect public health, welfare, and the environment considering the intended use of the Property. We trust this information meets your needs. If you have any questions, or require any additional information, please call me at (920) 655-7211.

Regards,

Stantec Consulting Services Inc.



Lynelle P. Caine
Senior Project Manager

Attachments:

Certifications
Figures
Tables

Attachment A – Proposed Redevelopment Plan
Attachment B - Materials Management Plan

Reference: **Remedial Action Plan – Former Badger Sheet Metal Parcels, Green Bay, Wisconsin**
BRRTS #02-05-584381

Certifications

"I, Hiedi Waller, PE, hereby certify that I am a registered professional engineer in the State of Wisconsin, registered in accordance with the requirements of ch. A-E4, Wis. Adm. Code; that this document has been prepared in accordance with the Rules of Professional Conduct in ch. A-E8, Wis. Adm. Code; and that, to the best of my knowledge, all information contained in this document is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code."

Hiedi Ann Waller

Hiedi Waller, PE

June 26th, 2025

Date



"I, Stuart J. Gross, PG, hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, am registered in accordance with the requirements of ch. GHSS 2, Wis. Adm. Code, or licensed in accordance with the requirements of ch. GHSS 3, Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this document is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code."

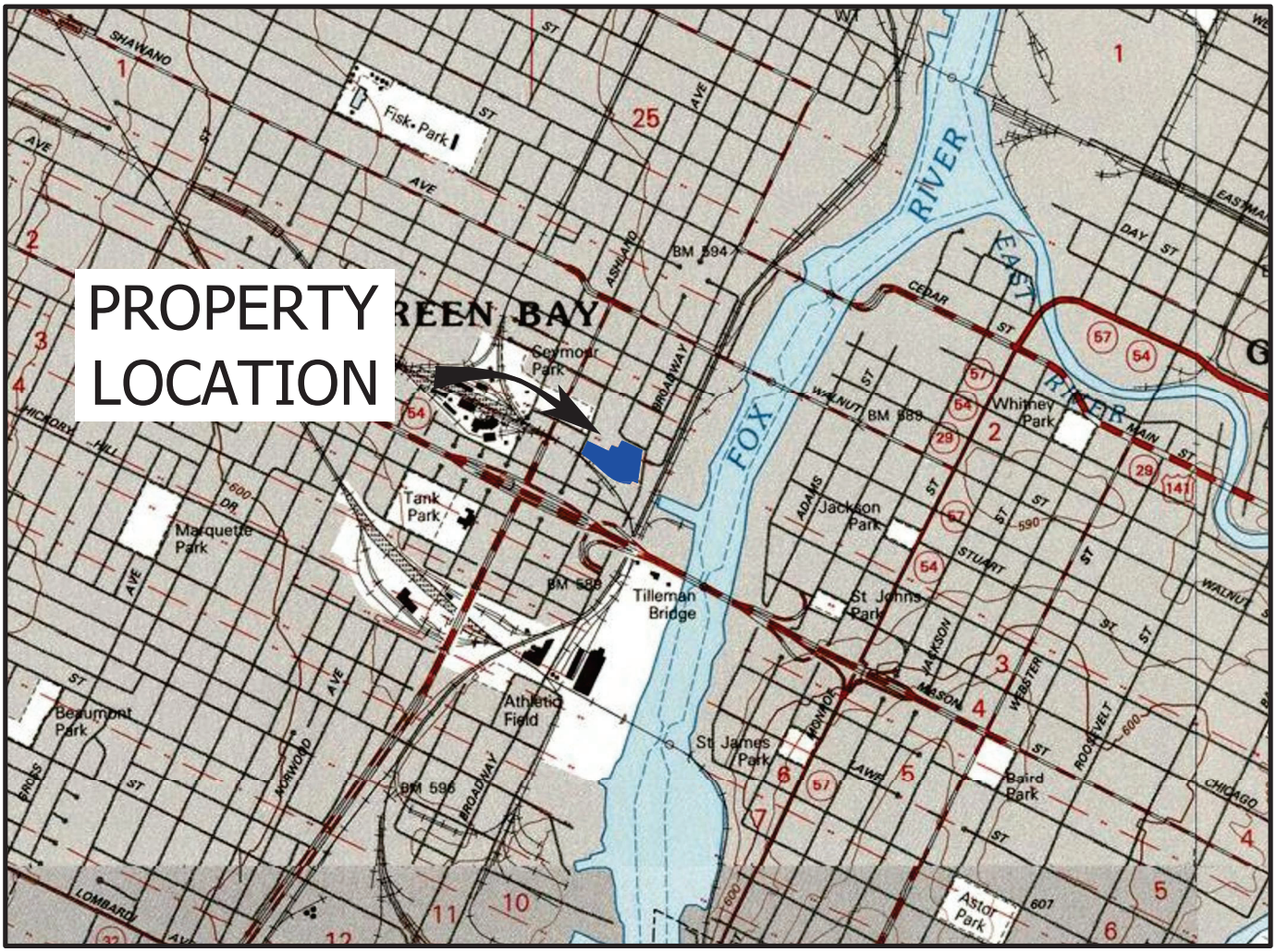
Stuart J. Gross, PG

June 26th, 2025

Date



Figures



SCALE IN FEET

1" = 2000'

0 1000 2000 3000 4000 5000 6000 7000 8000

CONTOUR INTERVAL 10 FEET

NATIONAL GEODETIC VERTICAL DATUM OF 1929

N



QUADRANGLE LOCATION

BASE MAP SOURCE: USGS 7.5 MINUTE QUADRANGLE, GREEN BAY WEST, WISCONSIN, 1992 (NATIONAL GEOGRAPHIC HOLDINGS, INC.)

Stantec

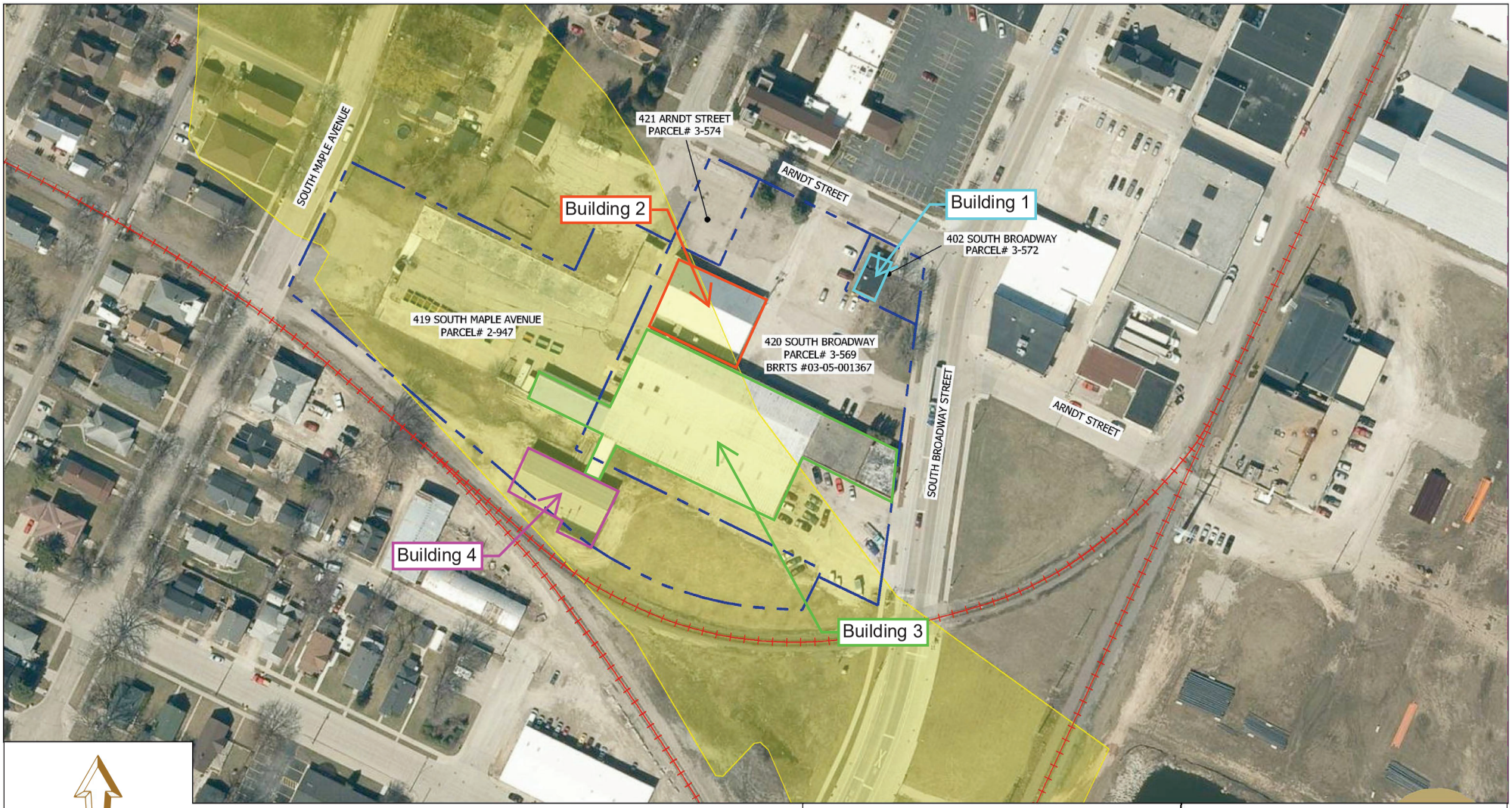
1165 Scheuring Road, De Pere, Wisconsin 54115
Phone: 920-592-8400 Fax: 920-592-8444

This drawing and all information contained thereon is the property of Stantec. Stantec will not be held liable for improper or incorrect usage. Professional seals and signatures do not apply to electronic drawing files. The user assumes all responsibility and risk for the accuracy and verification of all information contained in electronic files.

PROPERTY LOCATION & LOCAL TOPOGRAPHY

BADGER SHEET METAL PARCELS
402, 420 S BROADWAY; 419 S MAPLE AVENUE; 421 ARNDT STREET
GREEN BAY, WISCONSIN

DATE: 09/26/22	DRAWN BY: JRB	PROJECT MANAGER: LPC	PROJECT NUMBER: 193707526	FIGURE 1



N

SCALE IN FEET

50 0 50 100

LEGEND

APPROXIMATE PROPERTY LINE

EXISTING RAILROAD LINE

APPROXIMATE FORMER SLOUGH

Stantec

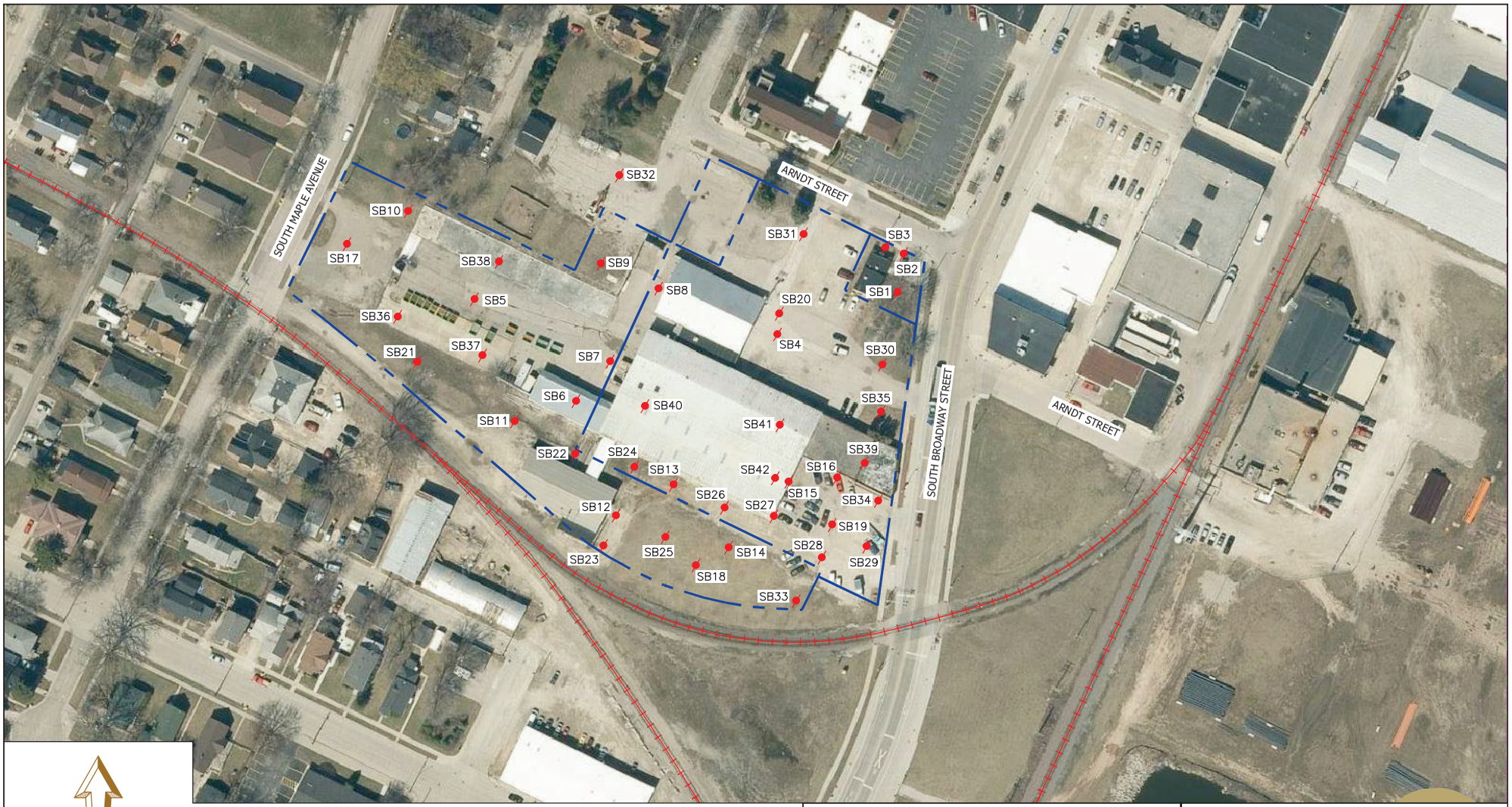
1165 Scheuring Road, Green Bay, Wisconsin 54115
Phone: 920-592-8400 Fax: 920-592-8444

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PROPERTY LAYOUT

BADGER SHEET METAL PARCELS
402, 420 S BROADWAY; 419 S MAPLE AVENUE; 421 ARNDT STREET
(PARCELS #3-572, #3-569, #2-947, #3-574)
GREEN BAY, WISCONSIN

DATE:	DRAWN BY:	PROJECT MANAGER:	PROJECT NUMBER:	FIGURE
09/26/22	JRB	LPC	193707526	2



N

SCALE IN FEET

50 0 50 100

LEGEND

APPROXIMATE PROPERTY LINE

EXISTING RAILROAD LINE

SB1 SOIL BORING LOCATION

Stantec

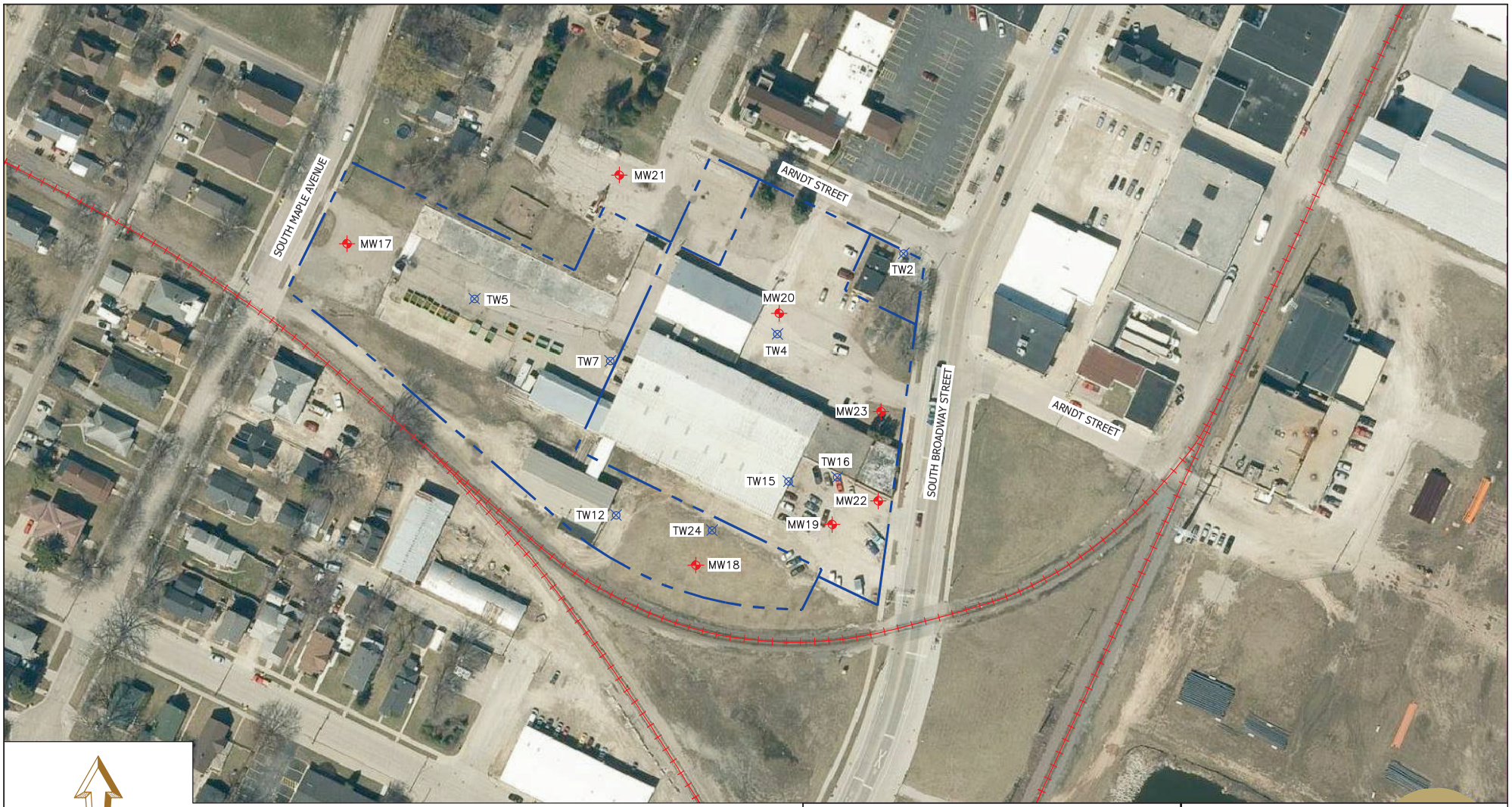
1165 Scheuring Road, Green Bay, Wisconsin 54115
Phone: 920-592-8400 Fax: 920-592-8444

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PROPERTY LAYOUT WITH SOIL BORING LOCATIONS

BADGER SHEET METAL PARCELS
402, 420 S BROADWAY; 419 S MAPLE AVENUE; 421 ARNDT STREET
(PARCELS #3-572, #3-569, #2-947, #3-574)
GREEN BAY, WISCONSIN

DATE: 09/26/22	DRAWN BY: JRB	PROJECT MANAGER: LPC	PROJECT NUMBER: 193707526	FIGURE 3



N

SCALE IN FEET

50 0 50 100

LEGEND

APPROXIMATE PROPERTY LINE

EXISTING RAILROAD LINE

TW2 TEMPORARY MONITORING WELL LOCATION

MW17 MONITORING WELL LOCATION

NOTE: MW19 IS CURRENTLY MISSING/DAMAGED AND CANNOT BE LOCATED.

Stantec

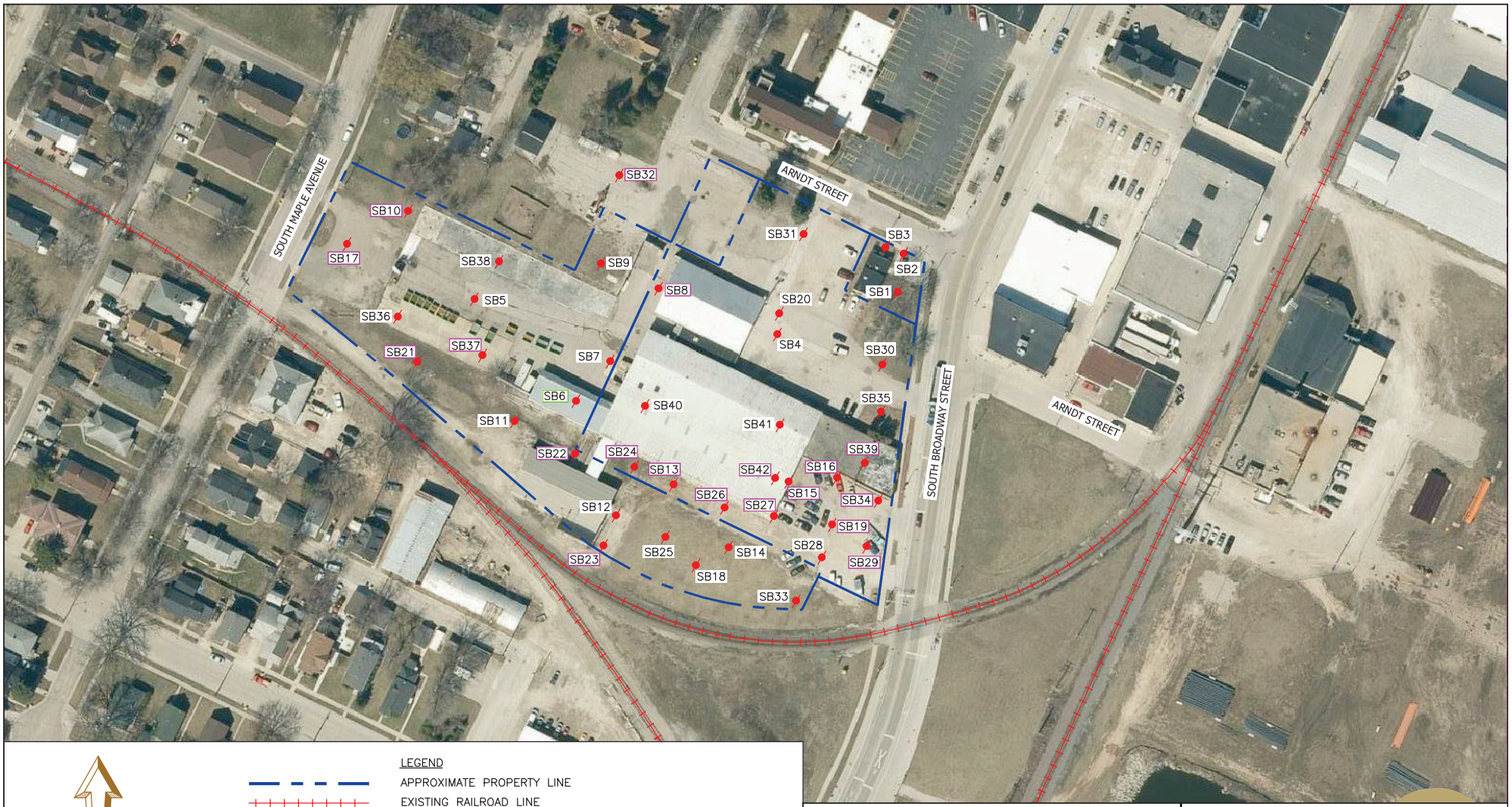
1165 Scheuring Road, Green Bay, Wisconsin 54115
Phone: 920-592-8400 Fax: 920-592-8444

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PROPERTY LAYOUT WITH MONITORING WELL LOCATIONS

BADGER SHEET METAL PARCELS
402, 420 S BROADWAY; 419 S MAPLE AVENUE; 421 ARNDT STREET
(PARCELS #3-572, #3-569, #2-947, #3-574)
GREEN BAY, WISCONSIN

DATE: 09/26/22	DRAWN BY: JRB	PROJECT MANAGER: LPC	PROJECT NUMBER: 193707526	FIGURE 4



N

SCALE IN FEET

50 0 50 100

LEGEND

APPROXIMATE PROPERTY LINE

EXISTING RAILROAD LINE

SB1 SOIL BORING LOCATION

SB6 LOCATION EXCEEDS GROUNDWATER PATHWAY RCL FOR ONE OR MORE PAH COMPOUNDS

SB8 LOCATION EXCEEDS INDUSTRIAL OR NON–INDUSTRIAL DIRECT CONTACT AND GROUNDWATER PATHWAY RCLs FOR ONE OR MORE PAH COMPOUNDS

*NOTE: PAH CONTAMINATION IS ESTIMATED TO EXTEND SITEWIDE

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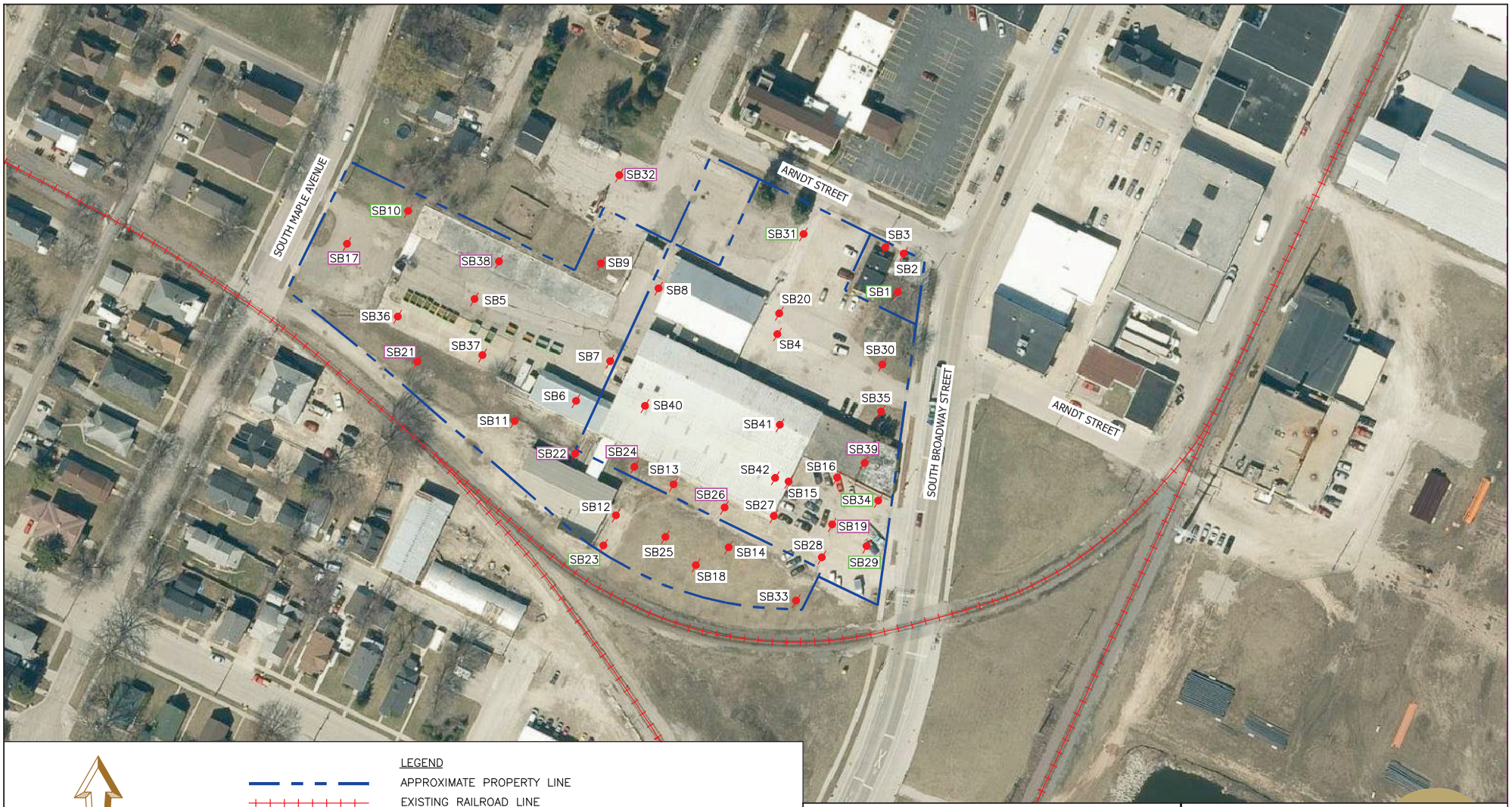
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ESTIMATED EXTENT OF PAH CONTAMINATION IN SOIL

BADGER SHEET METAL PARCELS
402, 420 S BROADWAY; 419 S MAPLE AVENUE; 421 ARNDT STREET
(PARCELS #3-572, #3-569, #2-947, #3-574)
GREEN BAY, WISCONSIN

DATE: 09/26/22	DRAWN BY: JRB	PROJECT MANAGER: LPC	PROJECT NUMBER: 193707526	FIGURE 5



N

SCALE IN FEET

50 0 50 100

LEGEND

APPROXIMATE PROPERTY LINE

EXISTING RAILROAD LINE

SB1 SOIL BORING LOCATION

SB10 LOCATION EXCEEDS BTV OR GROUNDWATER PATHWAY RCL FOR ONE OR MORE RCRA METALS

SB17 LOCATION EXCEEDS INDUSTRIAL OR NON–INDUSTRIAL DIRECT CONTACT AND GROUNDWATER PATHWAY RCLs FOR ONE OR MORE RCRA METALS

*NOTE: RCRA METAL CONTAMINATION IS ESTIMATED TO EXTEND SITEWIDE

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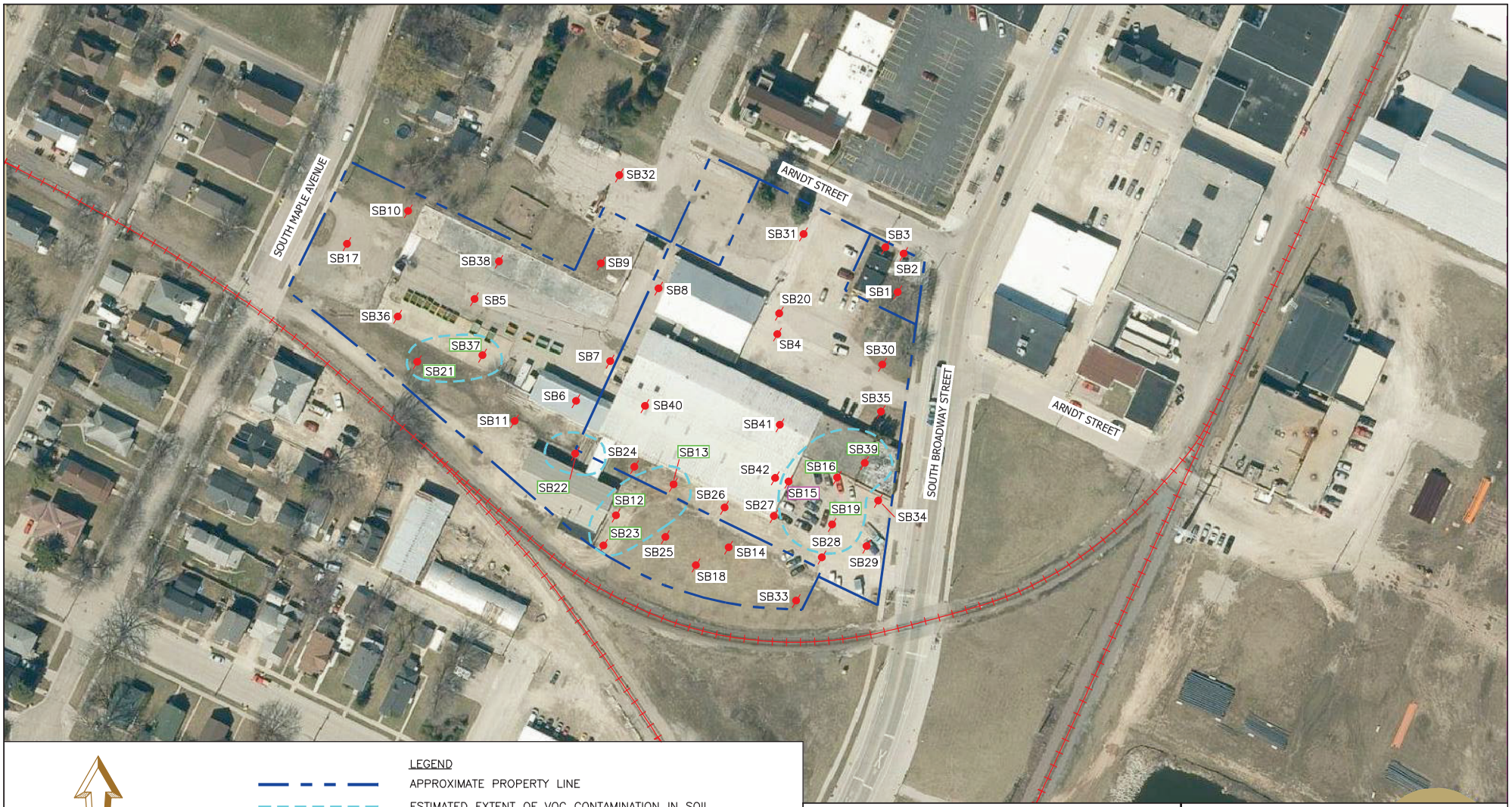
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ESTIMATED EXTENT OF RCRA METAL CONTAMINATION IN SOIL

BADGER SHEET METAL PARCELS
402, 420 S BROADWAY; 419 S MAPLE AVENUE; 421 ARNDT STREET
(PARCELS #3-572, #3-569, #2-947, #3-574)
GREEN BAY, WISCONSIN

DATE: 09/26/22	DRAWN BY: JRB	PROJECT MANAGER: LPC	PROJECT NUMBER: 193707526	FIGURE 6



N

SCALE IN FEET

50 0 50 100

LEGEND

APPROXIMATE PROPERTY LINE

ESTIMATED EXTENT OF VOC CONTAMINATION IN SOIL

EXISTING RAILROAD LINE

SB1 SOIL BORING LOCATION

SB12 LOCATION EXCEEDS GROUNDWATER PATHWAY RCL FOR ONE OR MORE VOC COMPOUNDS

SB15 LOCATION EXCEEDS NON-INDUSTRIAL DIRECT CONTACT AND GROUNDWATER PATHWAY RCLs FOR ONE OR MORE VOC COMPOUNDS

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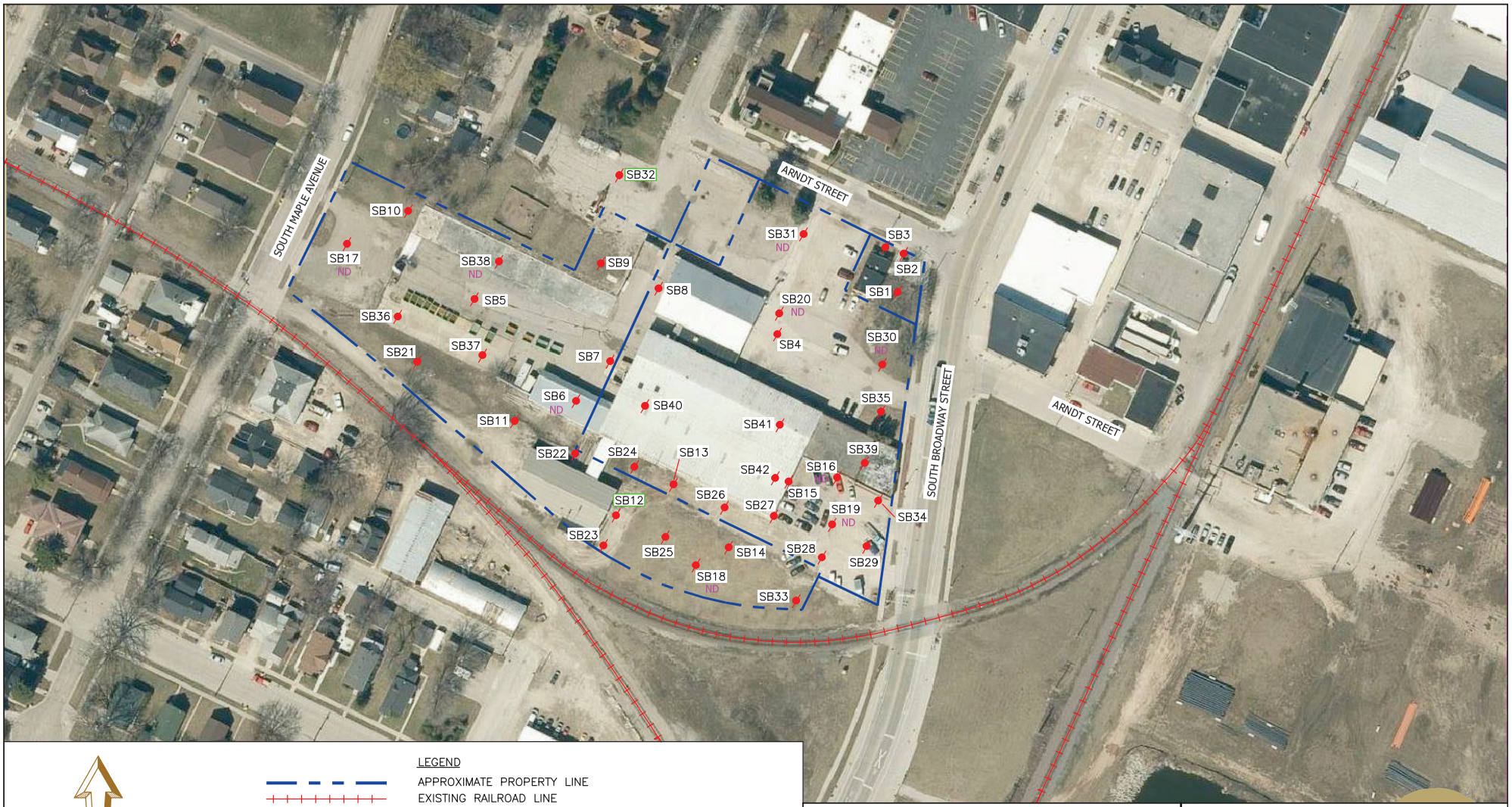
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ESTIMATED EXTENT OF VOC CONTAMINATION IN SOIL

BADGER SHEET METAL PARCELS
402, 420 S BROADWAY; 419 S MAPLE AVENUE; 421 ARNDT STREET
(PARCELS #3-572, #3-569, #2-947, #3-574)
GREEN BAY, WISCONSIN

DATE: 09/26/22	DRAWN BY: JRB	PROJECT MANAGER: LPC	PROJECT NUMBER: 193707526	FIGURE 7



N

SCALE IN FEET

50 0 50 100

LEGEND

APPROXIMATE PROPERTY LINE

EXISTING RAILROAD LINE

SB1 SOIL BORING LOCATION

SB12 LOCATION EXCEEDS GROUNDWATER PATHWAY RCL FOR TOTAL PCBs

ND NO PCBs DETECTED IN SOIL SAMPLES COLLECTED FROM BORING LOCATION

*NOTE: ONLY LABELED SOIL BORING LOCATIONS SAMPLED FOR PCBs.

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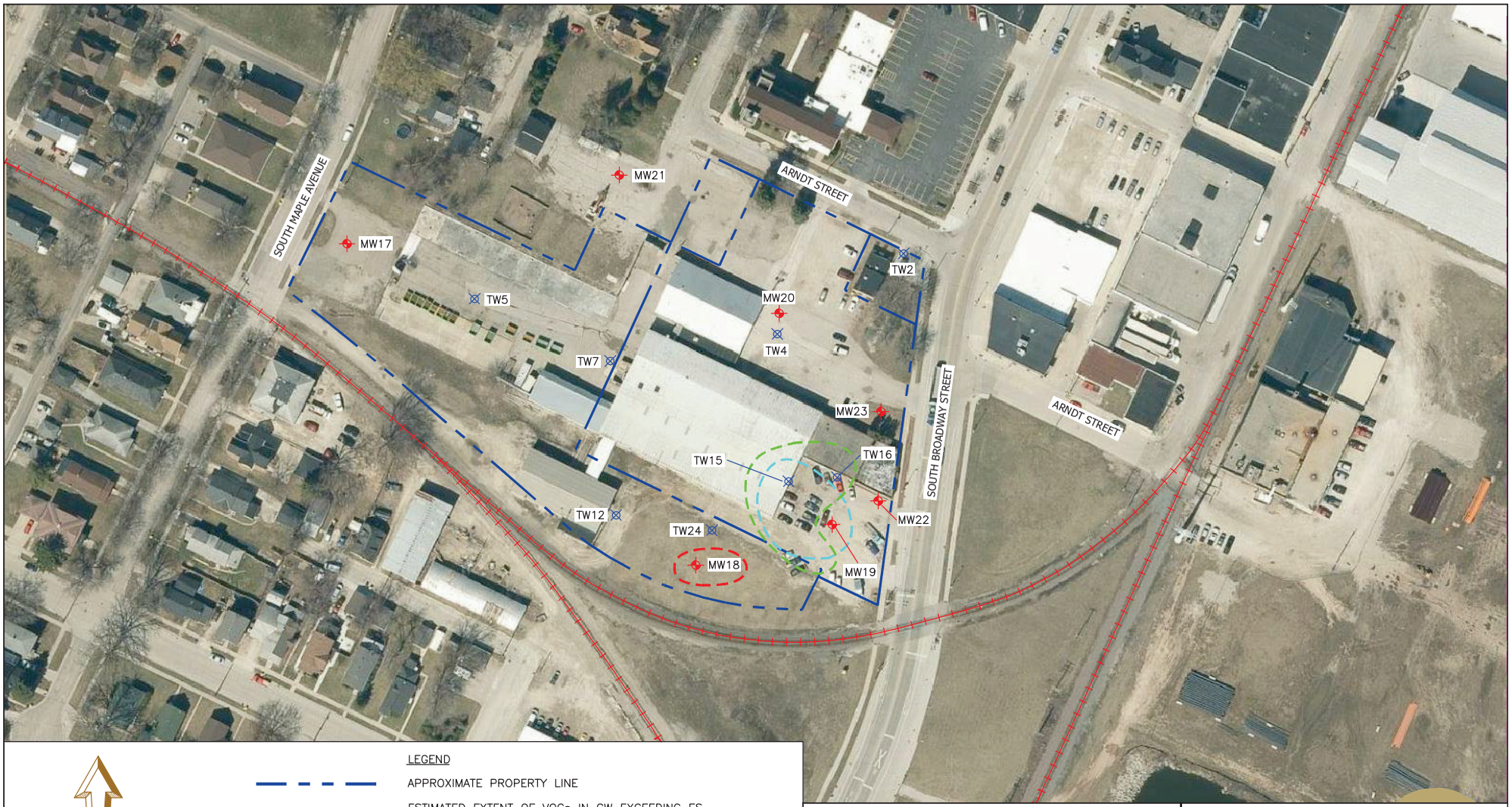
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ESTIMATED EXTENT OF PCB CONTAMINATION IN SOIL

BADGER SHEET METAL PARCELS
402, 420 S BROADWAY; 419 S MAPLE AVENUE; 421 ARNDT STREET
(PARCELS #3-572, #3-569, #2-947, #3-574)
GREEN BAY, WISCONSIN

DATE: 09/26/22	DRAWN BY: JRB	PROJECT MANAGER: LPC	PROJECT NUMBER: 193707526	FIGURE 8



N

SCALE IN FEET

50 0 50 100

LEGEND

- APPROXIMATE PROPERTY LINE
- ESTIMATED EXTENT OF VOCs IN GW EXCEEDING ES
- ESTIMATED EXTENT OF PAHs IN GW EXCEEDING ES
- ESTIMATED EXTENT OF ARSENIC IN GW EXCEEDING ES
- EXISTING RAILROAD LINE
- TW2 TEMPORARY MONITORING WELL LOCATION
- MW17 MONITORING WELL LOCATION

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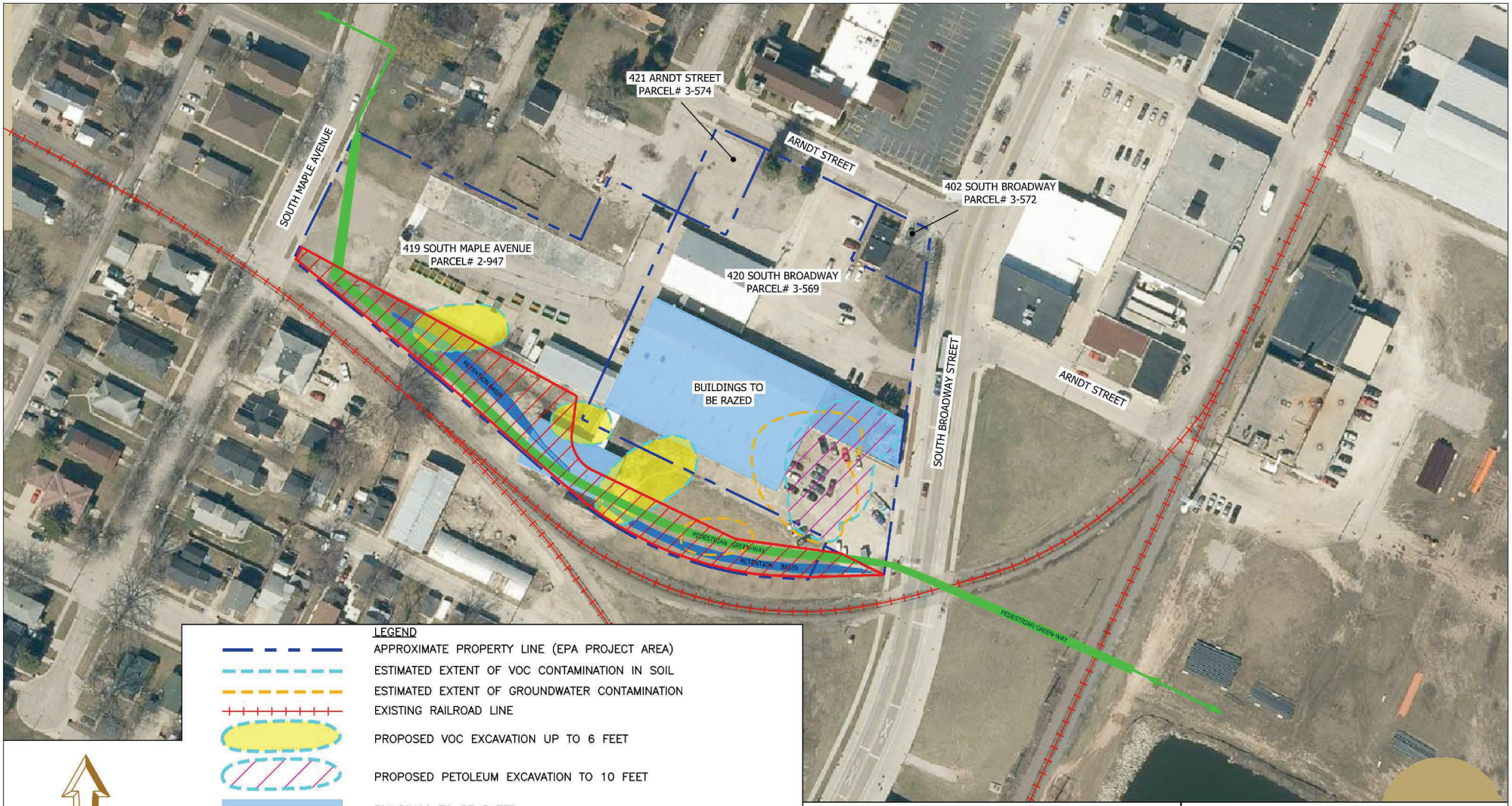
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ESTIMATED EXTENT OF GROUNDWATER CONTAMINATION

BADGER SHEET METAL PARCELS
402, 420 S BROADWAY; 419 S MAPLE AVENUE; 421 ARNDT STREET
(PARCELS #3-572, #3-569, #2-947, #3-574)
GREEN BAY, WISCONSIN

DATE:	DRAWN BY:	PROJECT MANAGER:	PROJECT NUMBER:	FIGURE
09/26/22	JRB	LPC	193707526	9



LEGEND

- APPROXIMATE PROPERTY LINE (EPA PROJECT AREA)
- ESTIMATED EXTENT OF VOC CONTAMINATION IN SOIL
- ESTIMATED EXTENT OF GROUNDWATER CONTAMINATION
- EXISTING RAILROAD LINE
- PROPOSED VOC EXCAVATION UP TO 6 FEET
- PROPOSED PETOLEUM EXCAVATION TO 10 FEET
- BUILDINGS TO BE RAZED
- PROPOSED GREEN–WAY EXCAVATION TO 1.5 FEET

N

SCALE IN FEET

50 0 50 100

NOTE: RETENTION BASIN EXCAVATED TO 7 FEET DEEP AND 5 FEET WIDE AT BASE WITH A 3:1 SLOPE. ADDITIONAL MATERIAL TO BE EXCAVATED TO ALLOW FOR 2 FOOT CLAY CAP ON BASE AND SIDES. SOIL IS LIKELY TO BE EXCAVATED ON NORTHERN PORTIONS OF SITE AS PART OF REDEVELOPMENT PLANS FOR FUTURE BUILDING FOUNDATIONS. SOIL WILL BE EITHER REDEPOSITED AND CAPPED ONSITE OR SENT FOR LANDFILL DISPOSAL.

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PROPOSED CLEANUP ACTIVITIES

BADGER SHEET METAL PARCELS
420 S BROADWAY AND 419 S MAPLE AVENUE
(PARCELS #3-569, #2-947)
GREEN BAY, WISCONSIN

DATE:	DRAWN BY:	PROJECT MANAGER:	PROJECT NUMBER:	FIGURE
06/23/25	JRB	LPC	193709295	10



GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

THE SIGMA GROUP
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www.thesigmagroup.com
1306 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

GRAPHIC SCALE

BROADWAY DEVELOPMENT - GREEN BAY
420 S BROADWAY
GREEN BAY, WI

PROPOSED CAP MAP

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUANCE	DATE

NO.	REVISION	DATE

PROJECT NO.	22821
DESIGN DATE:	----
PLOT DATE:	2025.06.09
DRAWN BY:	----
CHECKED BY:	----
APPROVED BY:	----

SHEET NO:
FIGURE 11

2025.06.09
SMCALLISTER
C102
22821

I:\General Capital\22821 - Broadway Development - Green Bay\C00 CAD\C30_Production Sheets\102_CivilC102 Site Plan.dwg

Tables

Table 1 - Soil Field Screening Results, Badger Sheet Metal Parcels - 420 South Broadway; 419 South Maple Avenue, Green Bay, Wisconsin

Boring Number	Sample Number	Sample Depth (feet)	Sample Odor	Sample Description	Date Collected	PID Headspace Analysis	
						Time Collected/Analyzed	PID Response (IUI)
SB1	SB1 (0-2)	0-2	None	Topsoil to Clay	4/10/2018	0912 / 0927	10.6
	*SB1 (2-4)	2-4	None	Clay	4/10/2018	0912 / 0927	14.6
	SB1 (4-6)	4-6	None	Clay	4/10/2018	0915 / 0930	15.9
	SB1 (6-8)	6-8	None	Silty Clay	4/10/2018	0915 / 0930	19.6
	SB1 (8-10)	8-10	None	Silty Clay w/ Medium to Large Gravel	4/10/2018	0918 / 0934	8.8
	SB1 (10-12)	10-12	None	Silty Clay w/ Medium to Large Gravel	4/10/2018	0918 / 0934	16.5
SB2	*SB2 (0-2)	0-2	None	Concrete to Fine Black Sand	4/10/2018	0942 / 1000	8.5
	SB2 (2-4)	2-4	None	Fine Sand	4/10/2018	0942 / 1000	6.3
	SB2 (4-6)	4-6	Slight Petro	Silty Clay	4/10/2018	0945 / 1005	14.3
	SB2 (6-8)	6-8	Petro	Silty Clay	4/10/2018	0945 / 1005	>300
	SB2 (8-10)	8-10	None	Silty Clay w/ Sand and Gravel Seams	4/10/2018	0949 / 1008	28.3
	SB2 (10-12)	10-12	None	Silty Clay	4/10/2018	0949 / 1008	10.4
SB3	SB3 (0-2)	0-2	None	Topsoil to Fine Sand	4/10/2018	1020 / 1035	7.6
	*SB3 (2-4)	2-4	None	Fine Sand	4/10/2018	1020 / 1035	8.2
	SB3 (4-6)	4-6	None	Silty Clay w/ trace Fine Sand	4/10/2018	1023 / 1038	7.8
	SB3 (6-8)	6-8	None	Silty Clay	4/10/2018	1023 / 1038	7.5
	SB3 (8-10)	8-10	Slight	Silty Clay w/ Medium to Large Gravel	4/10/2018	1026 / 1042	33.4
	SB3 (10-12)	10-12	Slight	Silty Clay w/ Medium to Large Gravel	4/10/2018	1026 / 1042	23.1
SB4	SB4 (0-2)	0-2	None	Asphalt to Sand and Gravel Fill	4/10/2018	1101 / 1116	9.9
	*SB4 (2-4)	2-4	None	Fine Sand to Sandy Silt	4/10/2018	1101 / 1116	12.2
	SB4 (4-6)	4-6	None	Silty Clay w/ Medium to Large Gravel	4/10/2018	1103 / 1118	14.2
	SB4 (6-8)	6-8	None	Silty Clay w/ Fine Sand	4/10/2018	1103 / 1118	12.2
	SB4 (8-10)	8-10	None	Silty Clay w/ Fine Sand	4/10/2018	1107 / 1124	19.7
	SB4 (10-12)	10-12	None	Silty Clay w/ Sand and Gravel	4/10/2018	1107 / 1124	13.5
SB5	SB5 (0-2)	0-2	None	Asphalt to Sand and Gravel Fill	4/10/2018	1143 / 1200	13.3
	*SB5 (2-4)	2-4	None	Fine Sand	4/10/2018	1143 / 1200	13.4
	SB5 (4-6)	4-6	None	Gravel Fill w/ Glass	4/10/2018	1145 / 1204	9.7
	SB5 (6-8)	6-8	None	Gravel Fill w/ Glass	4/10/2018	1145 / 1204	14.9
	SB5 (8-10)	8-10	None	Gravel Fill w/ Glass to Peat	4/10/2018	1147 / 1210	15.1
	SB5 (10-12)	10-12	None	Peat and Organics	4/10/2018	1147 / 1210	11.9
SB6	SB6 (0-2)	0-2	None	Asphalt to Sand and Gravel Fill	4/10/2018	1226 / 1242	12.4
	*SB6 (2-4)	2-4	None	Fine Sand	4/10/2018	1226 / 1242	14.2
	SB6 (4-6)	4-6	None	Sand and Gravel Fill w/ Glass and Brick	4/10/2018	1229 / 1245	13.5
	SB6 (6-8)	6-8	None	Sand and Gravel Fill w/ Glass and Brick	4/10/2018	1229 / 1245	17.0
	SB6 (8-10)	8-10	None	Sand and Gravel Fill w/ Glass and Brick	4/10/2018	1231 / 1247	10.2
	SB6 (10-12)	10-12	None	No Recovery	4/10/2018	---	---
SB7	SB7 (0-2)	0-2	None	Asphalt to Sand and Gravel Fill	4/10/2018	1302 / 1317	8.9
	*SB7 (2-4)	2-4	None	Sand and Gravel Fill to Fine Sand	4/10/2018	1302 / 1317	15
	SB7 (4-6)	4-6	Slight	Silty Clay w/ Tar and Gravel	4/10/2018	1305 / 1320	18.9
	SB7 (6-8)	6-8	None	Silty Clay to Peat and Organics	4/10/2018	1305 / 1320	13.1
	SB7 (8-10)	8-10	None	No Recovery	4/10/2018	---	---
	SB7 (10-12)	10-12	None	No Recovery	4/10/2018	---	---
SB8	SB8 (0-2)	0-2	None	Asphalt to Sand and Gravel Fill to Silty Clay	4/10/2018	1338 / 1355	11.5
	*SB8 (2-4)	2-4	None	Sand and Gravel Fill to Fine Sand w/ Glass	4/10/2018	1338 / 1355	12.7
	SB8 (4-6)	4-6	None	Sand and Gravel Fill w/ Slag, Glass, and Wood	4/10/2018	1340 / 1359	9.5
	SB8 (6-8)	6-8	None	Silty Sand w/ Slag, Rubber, and Wood	4/10/2018	1340 / 1359	10.3
	SB8 (8-10)	8-10	None	No Recovery	4/10/2018	---	---
	SB8 (10-12)	10-12	None	No Recovery	4/10/2018	---	---
SB9	SB9 (0-2)	0-2	None	Topsoil to Fine Sand to Asphalt to Sand and Gravel Fill	4/10/2018	1410 / 1425	8.1
	*SB9 (2-4)	2-4	None	Sand and Gravel Fill	4/10/2018	1410 / 1425	12.0
	SB9 (4-6)	4-6	None	Fine Sand	4/10/2018	1413 / 1429	14.1
	SB9 (6-8)	6-8	None	Silty Sand	4/10/2018	1413 / 1429	10.7
	SB9 (8-10)	8-10	None	Silty Sand w/ Brick and Glass to Peat and Organics	4/10/2018	1415 / 1432	11.3
	SB9 (10-12)	10-12	None	Peat and Organics	4/10/2018	1415 / 1432	9.6
SB10	*SB10 (0-2)	0-2	None	Topsoil to Gravel Fill to Silty Clay	4/10/2018	1449 / 1505	13.0
	SB10 (2-4)	2-4	None	Silty Clay	4/10/2018	1449 / 1505	12.0
	SB10 (4-6)	4-6	None	Sand and Gravel Fill	4/10/2018	1452 / 1508	10.7
	SB10 (6-8)	6-8	None	Sand and Gravel Fill	4/10/2018	1452 / 1508	10.5
	SB10 (8-10)	8-10	None	No Recovery	4/10/2018	---	---
	SB10 (10-12)	10-12	None	No Recovery	4/10/2018	---	---
SB11	*SB11 (0-2)	0-2	None	Topsoil w/ Medium Gravel to Silty Clay	4/10/2018	1516 / 1530	9.6
	SB11 (2-4)	2-4	None	Silty Clay	4/10/2018	1516 / 1530	9.8
	SB11 (4-6)	4-6	None	Silty Clay w/ Wood	4/10/2018	1530 / 1545	12.1
	SB11 (6-8)	6-8	None	Refusal	4/10/2018	---	---
	SB11 (8-10)	8-10	None	---	4/10/2018	---	---
	SB11 (10-12)	10-12	None	---	4/10/2018	---	---

Table 1 - Soil Field Screening Results, Badger Sheet Metal Parcels - 420 South Broadway; 419 South Maple Avenue, Green Bay, Wisconsin

Boring Number	Sample Number	Sample Depth (feet)	Sample Odor	Sample Description	Date Collected	PID Headspace Analysis	
						Time Collected/Analyzed	PID Response (IUI)
SB12	SB12 (0-2)	0-2	None	Fine Sand w/ Medium Gravel, Coal, Brick and Glass	4/10/2018	1550 / 1605	7.1
	*SB12 (2-4)	2-4	None	Silty Sand w/ Glass	4/10/2018	1550 / 1605	12.4
	SB12 (4-6)	4-6	None	Silty Clay to Sand w/ Medium Gravel and Slag	4/10/2018	1553 / 1608	21.4
	SB12 (6-8)	6-8	None	Sand and Gravel w/ Slag	4/10/2018	1553 / 1608	9.1
	SB12 (8-10)	8-10	None	Silty Clay	4/10/2018	1555 / 1610	11.0
	SB12 (10-12)	10-12	None	Silty Clay	4/10/2018	1555 / 1610	11.3
SB13	SB13 (0-2)	0-2	None	Sand and Gravel Fill to Concrete	4/10/2018	1626 / 1640	8.8
	*SB13 (2-4)	2-4	None	Concrete to Black Fine Silty Sand	4/10/2018	1626 / 1640	8.3
	SB13 (4-6)	4-6	None	Sand w/ Fine Gravel and Coal	4/10/2018	1628 / 1643	6.4
	SB13 (6-8)	6-8	None	Silty Clay w/ Wood	4/10/2018	1628 / 1643	6.3
	SB13 (8-10)	8-10	None	Silty Clay	4/10/2018	1630 / 1645	11.1
	SB13 (10-12)	10-12	None	Silty Clay to Peat and Organics	4/10/2018	1630 / 1645	8.0
SB14	SB14 (0-2)	0-2	None	Topsoil to Fine Sand	4/10/2018	1657 / 1712	3.9
	*SB14 (2-4)	2-4	None	Fine Sand	4/10/2018	1657 / 1712	5.3
	SB14 (4-6)	4-6	None	Fine Sand	4/10/2018	1701 / 1716	6
	SB14 (6-8)	6-8	None	Fine Sand w/ Wood, Coal, and Gravel	4/10/2018	1701 / 1716	4.8
	SB14 (8-10)	8-10	None	Refusal	4/10/2018	---	---
	SB14 (10-12)	10-12	None	---	4/10/2018	---	---
SB15	SB15 (0-2)	0-2	None	Asphalt to Sand and Gravel Fill to Fine Sand	4/11/2018	0838 / 0855	10.9
	*SB15 (2-4)	2-4	Strong Petro	Sand and Gravel Fill w/ Coal and Slag	4/11/2018	0838 / 0855	214.9
	SB15 (4-6)	4-6	Strong Petro	Sand and Gravel Fill	4/11/2018	0840 / 0857	150.6
	SB15 (6-8)	6-8	Strong Petro	Sand and Gravel Fill to Silty Clay	4/11/2018	0840 / 0857	>300
	SB15 (8-10)	8-10	None	Silty Sand to Peat and Organics	4/11/2018	0843 / 0901	232.2
	SB15 (10-12)	10-12	None	Peat and Organics	4/11/2018	0843 / 0901	41.9
SB16	SB16 (0-2)	0-2	Slight Petro	Asphalt to Sand and Gravel Fill	4/11/2018	0909 / 0925	9.1
	*SB16 (2-4)	2-4	Strong Petro	Sand and Gravel w/ trace Clay to Silty Clay	4/11/2018	0909 / 0925	46.0
	SB16 (4-6)	4-6	Strong Petro	Silty Clay to Sandy Silt	4/11/2018	0911 / 0927	>300
	SB16 (6-8)	6-8	Strong Petro	Sandy Silt w/ Peat and Organics	4/11/2018	0911 / 0927	>300
	SB16 (8-10)	8-10	Petro	Clay	4/11/2018	0915 / 0933	231.0
	SB16 (10-12)	10-12	Slight Petro	Clay	4/11/2018	0915 / 0933	33.1
SB17	*SB17 (0-2)	0-2	None	Sand and Gravel Fill	10/12/2020	950 / 1005	1.7
	*SB17 (2-4)	2-4	None	Sand and Gravel Fill w/ Glass and Wood	10/12/2020	958 / 1013	0.6
	SB17 (4-6)	4-6	None	Sand and Gravel Fill w/ Wood and Slag	10/12/2020	1001 / 1016	1.1
	SB17 (6-8)	6-8	None	Peat and Organics	10/12/2020	1003 / 1018	1.7
	SB17 (8-10)	8-10	None	Peat and Organics	10/12/2020	1008 / 1023	1.9
	SB17 (10-12)	10-12	None	Silty Clay	10/12/2020	1015 / 1030	1.1
	SB17 (12-14)	12-14	None	Silty Clay	10/12/2020	1022 / 1037	1.2
	SB17 (14-16)	14-16	None	Clay	10/12/2020	1026 / 1041	1.3
	SB17 (16-18)	16-18	None	Clay	10/12/2020	1030 / 1045	1.2
	SB17 (18-20)	18-20	None	Silty Clay	10/12/2020	1036 / 1051	1.2
SB18	SB18 (0-2)	0-2	None	Topsoil	10/13/2020	749 / 805	1.2
	*SB18 (2-4)	2-4	None	Fine Sand	10/13/2020	753 / 808	1.7
	SB18 (4-6)	4-6	None	Fine Sand	10/13/2020	759 / 815	2.2
	SB18 (6-8)	6-8	None	Fine Sand	10/13/2020	906 / 821	2.3
	SB18 (8-10)	8-10	None	Silty Clay	10/13/2020	812 / 827	1.9
	SB18 (10-12)	10-12	None	Peat w/ Wood and Organics	10/13/2020	818 / 833	1.3
	SB18 (12-14)	12-14	None	No Recovery	10/13/2020	830 / ---	---
	SB18 (14-16)	14-16	None	Peat and Organics	10/13/2020	834 / 850	1.1
	SB18 (16-18)	16-18	None	No Recovery	10/13/2020	839 / ---	---
	SB18 (18-20)	18-20	None	No Recovery	10/13/2020	842 / ---	---
SB19	SB19 (0-2)	0-2	None	Sand and Gravel Fill	10/13/2020	1000 / 1015	1.4
	*SB19 (2-4)	2-4	None	Sand and Gravel Fill w/ Brick, Glass, and Slag	10/13/2020	1006 / 1021	2.8
	SB19 (4-6)	4-6	None	Silty Sand	10/13/2020	1010 / 1025	2.5
	SB19 (6-8)	6-8	None	Peat and Organics	10/13/2020	1013 / 1028	1.7
	SB19 (8-10)	8-10	None	Peat and Organics	10/13/2020	1016 / 1032	1.1
	SB19 (10-12)	10-12	None	Silty Clay	10/13/2020	1018 / 1033	1.0
	SB19 (12-14)	12-14	None	Silty Clay	10/13/2020	1021 / 1036	1.0
	SB19 (14-16)	14-16	None	Silty Clay	10/13/2020	1024 / 1040	1.2
	SB19 (16-18)	16-18	None	Silty Clay	10/13/2020	1029 / 1045	0.9
	SB19 (18-20)	18-20	None	Silty Clay	10/13/2020	1033 / 1048	1.0
SB20	SB20 (0-2)	0-2	None	Sand and Gravel Fill	10/13/2020	1147 / 1202	1.2
	*SB20 (2-4)	2-4	None	Silty Clay	10/13/2020	1151 / 1206	0.8
	SB20 (4-6)	4-6	None	Silty Clay	10/13/2020	1155 / 1210	0.6
	SB20 (6-8)	6-8	None	Silty Clay	10/13/2020	1158 / 1213	0.9
	SB20 (8-10)	8-10	None	Silty Clay	10/13/2020	1200 / 1215	0.8
	SB20 (10-12)	10-12	None	Silty Clay	10/13/2020	1202 / 1217	0.8
	SB20 (12-14)	12-14	None	Silty Clay	10/13/2020	1205 / 1220	0.9
	SB20 (14-16)	14-16	None	Silty Clay	10/13/2020	1208 / 1223	0.8
	SB20 (16-18)	16-18	None	Silty Clay	10/13/2020	1214 / 1230	0.9
	SB20 (18-20)	18-20	None	Silty Clay	10/13/2020	1217 / 1233	0.5

Table 1 - Soil Field Screening Results, Badger Sheet Metal Parcels - 420 South Broadway; 419 South Maple Avenue, Green Bay, Wisconsin

Boring Number	Sample Number	Sample Depth (feet)	Sample Odor	Sample Description	Date Collected	PID Headspace Analysis	
						Time Collected/Analyzed	PID Response (IUI)
SB21	*SB21 (0-2)	0-2	None	Topsoil, Clay, w/ some Gravel	8/17/2021	1010 / 1025	0.7
	SB21 (2-4)	2-4	None	Sandy Clay	8/17/2021	1010 / 1025	0.7
	SB21 (4-6)	4-6	None	Silty Clay	8/17/2021	1012 / 1027	0.5
	SB21 (6-8)	6-8	Organic	Black Silty Clay	8/17/2021	1012 / 1027	0.8
	SB21 (8-10)	8-10	None	Silty Clay	8/17/2021	1014 / 1029	0.6
	SB21 (10-12)	10-12	None	Silty Clay	8/17/2021	1014 / 1029	0.2
	SB21 (12-14)	12-14	None	Clay	8/17/2021	1015 / 1030	0.2
	SB21 (14-16)	14-16	None	Clay	8/17/2021	1015 / 1030	0.2
SB22	SB22 (0-2)	0-2	None	Sand and Gravel Fill	8/17/2021	1030 / 1045	0.4
	*SB22 (2-4)	2-4	None	Sand and Gravel Fill	8/17/2021	1030 / 1045	0.5
	SB22 (4-6)	4-6	None	Sand and Gravel Fill	8/17/2021	1030 / 1045	0.5
	SB22 (6-8)	6-8	None	Silty Clay	8/17/2021	1030 / 1045	0.4
	SB22 (8-10)	8-10	None	Fine Gravel and Wood	8/17/2021	1030 / 1045	0.5
SB23	SB23 (0-2)	0-2	None	Clay, Foundry Fill, Fine Sand	8/17/2021	1055 / 1105	0.4
	*SB23 (2-4)	2-4	None	Clay, Foundry Fill, Fine Sand	8/17/2021	1055 / 1105	0.4
	SB23 (4-6)	4-6	None	Fine Sand w/ Foundry Fill	8/17/2021	1055 / 1105	0.6
	SB23 (6-8)	6-8	None	Fine Sand w/ Foundry Fill	8/17/2021	1055 / 1105	0.6
	SB23 (8-10)	8-10	None	Fine Gravel w/ Wood	8/17/2021	1055 / 1105	0.4
	SB23 (10-11)	10-11	None	Fine Gravel w/ Wood	8/17/2021	1055 / 1105	0.5
SB24	SB24 (0-2)	0-2	None	Topsoil to Fine Sand w/ Gravel	8/17/2021	1115 / 1125	0.3
	*SB24 (2-4)	2-4	None	Fine Sand w/ Gravel to Silty Asphalt Fill	8/17/2021	1115 / 1125	0.5
	SB24 (4-6)	4-6	None	Sand and Gravel Fill	8/17/2021	1115 / 1125	0.1
	SB24 (6-8)	6-8	None	Sand and Gravel Fill	8/17/2021	1115 / 1125	0.2
	SB24 (8-10)	8-10	None	Sand and Gravel Fill	8/17/2021	1115 / 1125	0.4
	SB24 (10-12)	10-12	None	Sand and Gravel Fill to Silty Clay	8/17/2021	1115 / 1125	0.2
SB25	SB25 (0-2)	0-2	None	Topsoil to Fine/Medium Sand	8/17/2021	1130 / 1140	0.2
	*SB25 (2-4)	2-4	None	Topsoil to Fine/Medium Sand	8/17/2021	1130 / 1140	0.3
	SB25 (4-6)	4-6	None	Fine/Medium Sand to Silty Clay w/ Gravel Fill	8/17/2021	1130 / 1140	0.5
	SB25 (6-8)	6-8	None	Silty Clay w/ Gravel Fill to Foundry Fill and Clay	8/17/2021	1130 / 1140	0.6
	SB25 (8-10)	8-10	None	Fine Gravel w/ Wood	8/17/2021	1130 / 1140	2.3
	SB25 (10-11.5)	10-11.5	None	Fine Gravel w/ Wood	8/17/2021	1130 / 1140	1.0
SB26	SB26 (0-2)	0-2	None	Gravelly Sand to Black Asphalt	8/17/2021	1150 / 1210	0.6
	*SB26 (2-4)	2-4	Slight Petro	Sandy Gravel to Loamy Fill	8/17/2021	1150 / 1210	2.2
	SB26 (4-6)	4-6	None	Sandy Gravel to Coarse Sand	8/17/2021	1150 / 1210	0.6
	SB26 (6-8)	6-8	None	Coarse Sand to Silty Clay	8/17/2021	1150 / 1210	0.7
	SB26 (8-10)	8-10	None	Coarse Sand and Gravel Fill	8/17/2021	1150 / 1210	0.9
	SB26 (10-12)	10-12	None	Silty Clay w/ Wood	8/17/2021	1150 / 1210	1.0
	SB26 (12-14)	12-14	Organic	Silty Clay	8/17/2021	1150 / 1210	1.0
	SB26 (14-16)	14-16	Organic	Silty Clay	8/17/2021	1150 / 1210	1.1
SB27	SB27 (0-2)	0-2	None	Gravel to Black Silty Fill	8/17/2021	1210 / 1235	0.8
	*SB27 (2-4)	2-4	None	Medium Sand	8/17/2021	1210 / 1235	0.6
	SB27 (4-6)	4-6	None	Black Silty Fill w/ Gravel	8/17/2021	1210 / 1235	1.0
	SB27 (6-8)	6-8	None	Coarse Sand w/ Gravel to Silty Clay	8/17/2021	1210 / 1235	0.6
	SB27 (8-10)	8-10	Petro	Silty Clay	8/17/2021	1210 / 1235	8.7
	SB27 (10-12)	10-12	None	Silty Clay to Black Peat	8/17/2021	1210 / 1235	5.0
	SB27 (12-14)	12-14	None	Black Peat w/ Sand and Gravel	8/17/2021	1210 / 1235	1.9
	SB27 (14-16)	14-16	None	Black Peat w/ Sand and Gravel	8/17/2021	1210 / 1235	1.2
SB28	SB28 (0-2)	0-2	None	Asphalt and Gravel to Wood and Silty Clay	8/17/2021	1240 / 1300	6.2
	*SB28 (2-4)	2-4	Slight Petro	Silty Clay	8/17/2021	1240 / 1300	36.6
	SB28 (4-6)	4-6	Strong Petro	Silty Clay	8/17/2021	1240 / 1300	355.4
	SB28 (6-8)	6-8	Strong Petro	Silty Clay	8/17/2021	1240 / 1300	175.5
	SB28 (8-10)	8-10	Strong Petro	Silty Clay	8/17/2021	1240 / 1300	46.4
	SB28 (10-12)	10-12	Strong Petro	Silty Clay	8/17/2021	1240 / 1300	24.3
	SB28 (12-14)	12-14	Petro	Silty Clay	8/17/2021	1240 / 1300	10.6
	SB28 (14-16)	14-16	Petro	Silty Clay	8/17/2021	1240 / 1300	1.8
SB29	*SB29 (0-2)	0-2	None	Sand and Gravel Fill	8/17/2021	1300 / 1320	0.8
	SB29 (2-4)	2-4	None	Sand and Gravel Fill	8/17/2021	1300 / 1320	0.5
	SB29 (4-6)	4-6	None	Clay	8/17/2021	1300 / 1320	1.0
	SB29 (6-8)	6-8	None	Clay	8/17/2021	1300 / 1320	1.0
	SB29 (8-10)	8-10	None	Clay w/ Peat	8/17/2021	1300 / 1320	0.4
	SB29 (10-12)	10-12	None	Clay w/ Peat	8/17/2021	1300 / 1320	0.4
	SB29 (12-14)	12-14	None	Coarse Sand and Gravel	8/17/2021	1300 / 1320	---
	SB29 (14-16)	14-16	None	Coarse Sand and Gravel	8/17/2021	1300 / 1320	---
SB30	SB30 (0-2)	0-2	None	Topsoil to Silty Clay	8/17/2021	1340 / 1400	0.6
	*SB30 (2-4)	2-4	None	Silty Clay	8/17/2021	1340 / 1400	0.6
	SB30 (4-6)	4-6	None	Silty Clay	8/17/2021	1340 / 1400	0.9
	SB30 (6-8)	6-8	None	Silty Clay	8/17/2021	1340 / 1400	0.7
	SB30 (8-10)	8-10	None	Silty Clay w/ organics to Sandy Clay	8/17/2021	1340 / 1400	0.5
	SB30 (10-12)	10-12	None	Loamy Sand w/ trace Gravel	8/17/2021	1340 / 1400	0.3
	SB30 (12-14)	12-14	None	Silty Clay w/ Sand lenses	8/17/2021	1340 / 1400	0.4
	SB30 (14-16)	14-16	None	Silty Clay w/ Sand lenses	8/17/2021	1340 / 1400	0.3
SB31	*SB31 (0-2)	0-2	None	Gravel to Fine Sand to Silty Clay w/ Slag	8/17/2021	1405 / 1425	0.3
	SB31 (2-4)	2-4	None	Black Silty Sand Fill	8/17/2021	1405 / 1425	0.3
	SB31 (4-6)	4-6	None	Silty Clay	8/17/2021	1405 / 1425	0.4
	SB31 (6-8)	6-8	None	Silty Clay	8/17/2021	1405 / 1425	0.6
	SB31 (8-10)	8-10	None	Silty Clay	8/17/2021	1405 / 1425	0.6
	SB31 (10-12)	10-12	None	Silty Clay	8/17/2021	1405 / 1425	0.5
	SB31 (12-14)	12-14	None	Silty Clay	8/17/2021	1405 / 1425	0.5
	SB31 (14-16)	14-16	None	Silty Clay	8/17/2021	1405 / 1425	0.8

Table 1 - Soil Field Screening Results, Badger Sheet Metal Parcels - 420 South Broadway; 419 South Maple Avenue, Green Bay, Wisconsin

Boring Number	Sample Number	Sample Depth (feet)	Sample Odor	Sample Description	Date Collected	PID Headspace Analysis	
						Time Collected/Analyzed	PID Response (IUI)
SB32	SB32 (0-2)	0-2	None	Asphalt to Silty Clay	8/17/2021	1435 / 1450	0.7
	*SB32 (2-4)	2-4	None	Silty Clay to Black Silty Fill	8/17/2021	1435 / 1450	0.9
	SB32 (4-6)	4-6	None	Silty Clay and Sand w/ Glass	8/17/2021	1435 / 1450	0.8
	SB32 (6-8)	6-8	None	Silty Clay and Sand w/ Glass	8/17/2021	1435 / 1450	0.8
	SB32 (8-10)	8-10	Slight Petro	Black Silty Fill	8/17/2021	1435 / 1450	1.0
	SB32 (10-12)	10-12	Slight Petro	Black Silty Fill	8/17/2021	1435 / 1450	0.8
	SB32 (12-14)	12-14	None	No Recovery	8/17/2021	1435 / 1450	---
	SB32 (14-16)	14-16	None	No Recovery	8/17/2021	1435 / 1450	---
SB33	SB33 (0-2)	0-2	None	Topsoil to Medium Sand and Gravel	8/18/2021	0715 / 0725	0.3
	*SB33 (2-4)	2-4	None	Fine to Medium Sand to Silty Clay	8/18/2021	0715 / 0725	0.4
	SB33 (4-6)	4-6	Organic	Fine to Medium Sand w/ some Gravel	8/18/2021	0715 / 0725	0.5
	SB33 (6-8)	6-8	None	Sand to Wood	8/18/2021	0715 / 0725	0.7
	SB33 (8-10)	8-10	None	Wood to Peat	8/18/2021	0715 / 0725	0.7
	SB33 (10-12)	10-12	None	Peat	8/18/2021	0715 / 0725	0.5
	SB33 (12-14)	12-14	None	Sand and Gravel to Silty Clay	8/18/2021	0715 / 0725	0.5
	SB33 (14-16)	14-16	None	Silty Clay	8/18/2021	0715 / 0725	0.5
SB34	SB34 (0-2)	0-2	None	Asphalt to Black Fill w/ Sand and Gravel	8/18/2021	0730 / 0750	0.3
	*SB34 (2-4)	2-4	None	Black Fill w/ Sand and Gravel	8/18/2021	0730 / 0750	0.5
	SB34 (4-6)	4-6	None	Silty Clay	8/18/2021	0730 / 0750	0.4
	SB34 (6-8)	6-8	None	Silty CLay	8/18/2021	0730 / 0750	0.3
	SB34 (8-10)	8-10	None	Silty Clay	8/18/2021	0730 / 0750	0.3
	SB34 (10-12)	10-12	None	Silty Clay	8/18/2021	0730 / 0750	0.3
	SB34 (12-14)	12-14	None	Silty Clay	8/18/2021	0730 / 0750	0.3
	SB34 (14-16)	14-16	None	Silty Clay	8/18/2021	0730 / 0750	0.3
SB35	SB35 (0-2)	0-2	None	Topsoil to Sandy Sily	8/18/2021	0855 / 0915	0.2
	*SB35 (2-4)	2-4	None	Sandy Silt to Silty Clay	8/18/2021	0855 / 0915	0.1
	SB35 (4-6)	4-6	None	Silty Clay w/ trace Fine Gravel	8/18/2021	0855 / 0915	0.1
	SB35 (6-8)	6-8	None	Silty Clay w/ trace Fine Gravel	8/18/2021	0855 / 0915	0.2
	SB35 (8-10)	8-10	None	Silty Clay w/ trace Fine Gravel and Silty Sand	8/18/2021	0855 / 0915	0.2
	SB35 (10-12)	10-12	None	Silty Clay w/ trace Fine Gravel and Silty Sand	8/18/2021	0855 / 0915	0.2
	SB35 (12-14)	12-14	None	Silty Clay w/ trace Fine Gravel and Silty Sand	8/18/2021	0855 / 0915	0.4
	SB35 (14-16)	14-16	None	Silty Clay w/ trace Fine Gravel and Silty Sand	8/18/2021	0855 / 0915	0.2
SB36	*SB36 (0-2)	0-2	None	Concrete to Medium Sand	8/18/2021	1105 / 1130	0.6
	SB36 (2-4)	2-4	None	Medium Sand	8/18/2021	1105 / 1130	0.4
	SB36 (4-6)	4-6	None	Medium Sand	8/18/2021	1105 / 1130	0.4
	SB36 (6-8)	6-8	None	Medium Sand w/ Concrete and Foundry Fill	8/18/2021	1105 / 1130	0.7
	SB36 (8-10)	8-10	None	Fine Sand and Clay	8/18/2021	1105 / 1130	0.4
	SB36 (10-12)	10-12	None	Fine Sand and Clay	8/18/2021	1105 / 1130	0.4
	SB36 (12-14)	12-14	None	Clayey Sand to Foundry Fill to Loamy Clay	8/18/2021	1105 / 1130	0.4
	SB36 (14-16)	14-16	None	Loamy Clay	8/18/2021	1105 / 1130	0.2
SB37	*SB37 (0-2)	0-2	None	Medium to Coarse Sand w/ Gravel and Black Fill	8/18/2021	1140 / 1200	0.6
	SB37 (2-4)	2-4	None	Medium to Coarse Sand w/ Gravel and Black Fill	8/18/2021	1140 / 1200	0.4
	SB37 (4-6)	4-6	Creosote	Sandy Fill w/ Brick, Coal, Slag, and Wood	8/18/2021	1140 / 1200	0.6
	SB37 (6-8)	6-8	Creosote	Sandy Fill w/ Brick, Coal, Slag, and Wood	8/18/2021	1140 / 1200	5.7
	SB37 (8-10)	8-10	None	Very Low Recovery, Wood Debris	8/18/2021	1140 / 1200	0.7
	SB37 (10-12)	10-12	None	Very Low Recovery, Wood Debris	8/18/2021	1140 / 1200	0.7
	SB37 (12-14)	12-14	None	No Recovery	8/18/2021	1140 / 1200	---
	SB37 (14-16)	14-16	None	No Recovery	8/18/2021	1140 / 1200	---
SB38	SB38 (0-2)	0-2	None	Fine to Medium Sand	8/18/2021	1200 / 1220	0.2
	*SB38 (2-4)	2-4	None	Coarse sand and Gravel with Black Foundry Fill	8/18/2021	1200 / 1220	0.4
	SB38 (4-6)	4-6	None	Coarse Sand and Gravel to Silty Clay	8/18/2021	1200 / 1220	0.6
	SB38 (6-8)	6-8	None	Silty Clay to Foundry Fill	8/18/2021	1200 / 1220	0.5
	SB38 (8-10)	8-10	None	No Recovery	8/18/2021	1200 / 1220	---
	SB38 (10-12)	10-12	None	No Recovery	8/18/2021	1200 / 1220	---
	SB38 (12-14)	12-14	Slight Petro	Very Low Recovery, Black Fill	8/18/2021	1200 / 1220	3.8
	SB38 (14-16)	14-16	Slight Petro	Very Low Recovery, Black Fill	8/18/2021	1200 / 1220	3.8
SB39	*SB39 (0-2)	0-2	None	Silty to Sandy Black Fill	8/19/2021	1315 / 1330	0.3
	SB39 (2-4)	2-4	None	Silty to Sandy Black Fill	8/19/2021	1315 / 1330	0.3
SB40	SB40 (0-2)	0-2	None	Concrete Dbris	8/19/2021	1045 / 1115	---
	*SB40 (2-4)	2-4	None	Loamy Sand	8/19/2021	1045 / 1115	1.7
SB41	SB41 (0-2)	0-2	None	Fine Sand	8/19/2021	1135 / 1150	---
	*SB41 (2-4)	2-4	None	Fine Sand	8/19/2021	1135 / 1150	0.4
	SB41 (4-6)	4-6	None	Black fill w/ Concrete and Clay	8/19/2021	1135 / 1150	0.3
	SB41 (6-8)	6-8	None	Black fill w/ Concrete and Clay	8/19/2021	1135 / 1150	0.7
	SB41 (8-10)	8-10	Organic	Silty Clay and Organics	8/19/2021	1135 / 1150	1.0
	SB41 (10-12)	10-12	Organic	Silty Clay and Organics	8/19/2021	1135 / 1150	1.2
	SB41 (12-14)	12-14	Organic	Silty Clay and Organics w/ Silty Sand	8/19/2021	1135 / 1150	0.9
	SB41 (14-16)	14-16	Organic	Silty Clay and Organics w/ Silty Sand	8/19/2021	1135 / 1150	1.2
SB42	SB42 (0-2)	0-2	None	Sandy Silt	8/19/2021	1210 / 1230	0.3
	*SB42 (2-4)	2-4	None	Sandy Silt to Black Fill w/ Gravel and Concrete	8/19/2021	1210 / 1230	0.7
	SB42 (4-6)	4-6	None	Black Fill w/ Concrete	8/19/2021	1210 / 1230	1.3
	SB42 (6-8)	6-8	Creosote	Silty Clay to Foundry Fill and Medium Sand	8/19/2021	1210 / 1230	1.9
	SB42 (8-10)	8-10	Creosote	Coarse Sand	8/19/2021	1210 / 1230	2.5
	SB42 (10-12)	10-12	None	Silt and Organics	8/19/2021	1210 / 1230	1.8
	SB42 (12-14)	12-14	None	Silt and Organics	8/19/2021	1210 / 1230	1.5
	SB42 (14-16)	14-16	None	Silt and Organics	8/19/2021	1210 / 1230	0.4

PID = Photoionization Detector
IUI = Instruments units as isobutylene
* = Submitted for laboratory analysis
--- = Refusal/ Not Analyzed

Table 2 - Water Level Elevations, Badger Sheet Metal Site, Green Bay, WI

Well I.D.	Ground Surface Elevation (site datum)	Reference Point Elevation (site datum)	Top / Bottom Well Screen Elevation (fbg)	Date	Depth to Water		Water Table Elevation (Feet)
					Feet Below Riser	Feet Below Grade	
TW2	---	---	---	04/25/18	2.75		
				09/01/21	---	---	---
				03/17/22	---	---	---
TW4	100.13	100.02		04/05/18	1.67	1.78	98.35
				09/01/21	3.34	3.45	96.68
				03/17/22	---	---	---
TW5	---	---	---	04/25/18	1.65		
				09/01/21	---	---	---
				03/17/22	---	---	---
TW7	---	---	---	04/25/18	2.43		
				09/01/21	---	---	---
				03/17/22	---	---	---
TW12	98.15	97.94		04/25/18	1.65	1.86	96.29
				09/01/21	3.21	3.42	94.73
				03/17/22	4.87	5.08	93.07
TW15	99.98	99.76		04/25/18	3.41	3.63	96.57
				09/01/21	4.36	4.58	95.62
				03/17/22	6.67	6.89	93.31
TW16	100.36	100.24		04/25/18	2.97	3.09	97.27
				09/01/21	---	---	---
				03/17/22	4.32	4.44	95.92
MW17	98.76	98.41		10/21/20	5.25	5.60	93.16
				09/01/21	---	---	---
				03/17/22	6.35	6.70	92.06
MW18	98.09	97.54		10/21/20	3.97	4.52	93.57
				09/01/21	3.08	3.63	94.46
				03/17/22	4.47	5.02	93.07
MW19	---	---	---	10/21/20	5.02		
				09/01/21	---	---	---
				03/17/22	---	---	---
MW20	100.53	100.11		10/21/20	4.44	4.86	95.67
				09/01/21	3.15	3.57	96.96
				03/17/22	4.94	5.36	95.17
MW21	99.55	99.3		09/01/21	5.08	5.33	94.22
				03/17/22	6.08	6.33	93.22
MW22	100.23	99.95		09/01/21	10.68	10.96	89.27
				03/17/22	6.90	7.18	93.05
MW23	101.29	100.87		09/01/21	Dry	Dry	Dry
				03/17/22	6.97	7.39	93.90

Key:

fbg = Feet Below Grade

--- = Not Collected

BM_1 = Concrete Base of Railroad Crossing light at S. Broadway

BM_2 = Corner of bottom concrete step south side of facility

Table 3a Soil Analytical Results Table, RCRA Metals, Badger Sheet Metal Parcels - 420 South Broadway; 419 Maple Avenue, Green Bay, Wisconsin

Boring Number	Sample Number	Date Collected	Depth (fbg)	Soil Description		Laboratory Result (mg/kg) RCRA Metals							
						Arsenic (total)	Barium	Cadmium	Chromium	Lead (total)	Selenium	Silver	Mercury
WDNR RCL for Protection from Direct Contact Risk					Non-Industrial	**8*** [0.677]	15,300	71.1	NE	400	391	391	3.13
					Industrial	8* [3.00]	100,000	799	NE	800	5,840	5,840	3.13
WDNR RCL for Protection of Groundwater						**8*** [0.584]	**364*** [164.8]	**1*** [0.752]	360,000	**52*** [27]	0.52	0.8491	0.208
Background Threshold Value (BTV)						8	364	1	44	52	NE	NE	NE
B1	SB1 (2-4)	4/10/2018	2-4	Clay		2.1	173	<0.045	45.8	14.7	<1.6	<0.30	0.045
B2	SB2 (0-2)	4/10/2018	0-2	Concrete to Fine Black Sand		<0.56	22.6	<0.039	5.9	4.8	<1.4	<0.26	0.038
B3	SB3 (2-4)	4/10/2018	2-4	Fine Sand		<0.67	28.5	<0.047	9.4	35	<1.6	<0.32	0.037
B4	SB4 (2-4)	4/10/2018	2-4	Fine Sand to Sandy Silt		0.53 J	25.5	<0.030	6.7	25.4	<1.1	<0.21	<0.00024
B5	SB5 (2-4)	4/10/2018	2-4	Fine Sand		<0.57	18.6	<0.040	9.3	2.5	<1.4	<0.27	0.0066
B6	SB6 (2-4)	4/10/2018	2-4	Fine Sand		<0.71	8.7	<0.050	4.5 J	0.97 J	<1.7	<0.34	<0.00025
B7	SB7 (2-4)	4/10/2018	2-4	Sand and Gravel Fill to Fine Sand		0.71 J	21	<0.029	4.7	5.6	<1.0	<0.20	0.0031
B8	SB8 (2-4)	4/10/2018	2-4	Sand and Gravel Fill to Fine Sand w/ Glass		2.3	17.2	<0.031	8.2	25	<1.1	<0.21	0.017
B9	SB9 (2-4)	4/10/2018	2-4	Sand and Gravel Fill		3.3	21.3	<0.029	6.5	13.6	<0.99	<0.19	<0.00023
B10	SB10 (0-2)	4/10/2018	0-2	Topsoil to Gravel Fill to Silty Clay		2.5	179	0.31	14.2	57.6	<1.6	<0.32	0.13
B11	SB11 (2-4)	4/10/2018	2-4	Topsoil w/ Medium Gravel to Silty Clay		1.3 J	55.9	<0.041	19.5	3.8	<1.4	<0.27	0.012
B12	SB12 (2-4)	4/10/2018	2-4	Silty Sand w/ Glass		<0.47	31.6	<0.033	13.1	2.8	<1.2	<0.22	0.0043
B13	SB13 (2-4)	4/10/2018	2-4	Concrete to Black Fine Silty Sand		1.7 J	23.7	<0.037	5.3	12.5	<1.3	<0.25	0.0021
B14	SB14 (2-4)	4/10/2018	2-4	Fine Sand		<0.71	11.9	<0.050	8	1.4	<1.7	<0.33	0.0039
B15	SB15 (2-4)	4/10/2018	2-4	Sand and Gravel Fill w/ Coal and Slag		2.6	17.4	<0.035	6.4	9.6	<1.2	<0.23	0.0050
B16	SB16 (2-4)	4/10/2018	2-4	Sand and Gravel w/ trace Clay to Silty Clay		3.0	61.8	<0.031	10.7	32.4	<1.1	<0.21	0.022
B17	SB17 (2-4)	10/12/2020	2-4	Sand and Gravel Fill w/ Glass, Wood		**12**	270	0.66 J	18	190	1.6	1.6 J	0.062
B18	SB18 (2-4)	10/13/2020	2-4	Fine Sand		1.1	20	0.050 J	5.8	3.1	<0.64	0.16 J	0.0096 J
B19	SB19(2-4)	10/13/2020	2-4	Sand and Gravel Fill w/ Glass, brick, Slag		6.5	210	1.8	14	**720**	<0.62	0.18 J	0.38
B20	SB20(2-4)	10/13/2020	2-4	Silty Clay		2.8	58	<0.040	30	11	<0.66	0.57	0.024

Table 3a Soil Analytical Results Table, RCRA Metals, Badger Sheet Metal Parcels - 420 South Broadway; 419 Maple Avenue, Green Bay, Wisconsin

Boring Number	Sample Number	Date Collected	Depth (fbg)	Soil Description		Laboratory Result (mg/kg) RCRA Metals							
						Arsenic (total)	Barium	Cadmium	Chromium	Lead (total)	Selenium	Silver	Mercury
WDNR RCL for Protection from Direct Contact Risk					Non-Industrial	**8*** [0.677]	15,300	71.1	NE	400	391	391	3.13
					Industrial	8* [3.00]	100,000	799	NE	800	5,840	5,840	3.13
WDNR RCL for Protection of Groundwater						**8*** [0.584]	**364*** [164.8]	**1*** [0.752]	360,000	**52*** [27]	0.52	0.8491	0.208
Background Threshold Value (BTV)						8	364	1	44	52	NE	NE	NE
B21	SB21 (0-2)	8/17/2021	0-2	Topsoil, Clay, w/ some Gravel		**25**	40	0.37	18	86	0.65 J	<0.12	0.082
B22	SB22 (2-4)	8/17/2021	2-4	Sand and Gravel Fill		**12**	13	0.17 J	8.5	32	<0.55	<0.12	0.017
B23	SB23 (2-4)	8/17/2021	2-4	Clay, Foundry Fill, Fine Sand		3.2	33	0.20 J	12	53	<0.64	0.15 J	0.022
B24	SB24 (2-4)	8/17/2021	2-4	Fine Sand w/ Gravel to Silty Asphalt Fill		**29**	32	0.43	9.4	78	<0.55	0.12 J	0.088
B25	SB25 (2-4)	8/17/2021	2-4	Topsoil to Fine/Medium Sand		0.65 J	18	0.059 J	5.2	1.7	<0.66	<0.14	0.013 J
B26	SB6 (2-4)	8/17/2021	2-4	Sandy Gravel to Loamy Fill		**8.9**	17	0.3	6.9	43	<0.62	<0.14	0.041
FD1	FD	8/17/2021	2-4	Sandy Gravel to Loamy Fill		---	---	---	---	---	---	---	---
B27	SB27 (2-4)	8/17/2021	2-4	Medium Sand		89	22	0.21	6.3	32	<0.54	0.12 J	0.23
B28	SB28 (2-4)	8/17/2021	2-4	Silty Clay		1.8	37	0.042 J	14	4.1	<0.62	0.16 J	0.013 J
B29	SB29 (0-2)	8/17/2021	0-2	Sand and Gravel Fill		1.1	13	0.088 J	5.1	97	<0.54	<0.12	0.072
B30	SB30 (2-4)	8/17/2021	2-4	Silty Clay		3.8	110	<0.044	42	11	<0.72	0.60 J	0.041
B31	SB31 (0-2)	8/17/2021	0-2	Gravel to Fine Sand to Silty Clay w/ Slag		2.6	49	0.12 J	9.1	56	<0.58	<0.13	0.14
B32	SB32 (2-4)	8/17/2021	2-4	Silty Clay to Black Silty Fill		4.4	310	1.2	17	**910**	0.87 J	0.35 J	0.14
B33	SB33 (2-4)	8/18/2021	2-4	Fine to Medium Sand to Silty Clay		3.2	49	0.072 J	18	16	<0.59	0.28 J	0.027
B34	SB34 (2-4)	8/18/2021	2-4	Black Fill w/ Sand and Gravel		3	61	0.20 J	12	140	0.64 J	0.21 J	0.13
B35	SB35 (2-4)	8/18/2021	2-4	Sandy Silt to Silty Clay		1.9	39	0.069 J	18	6.7	<0.63	0.29 J	0.028
B36	SB36 (0-2)	8/18/2021	0-2	Concrete to Medium Sand		1.4	21	<0.036	12	2.8	<0.59	0.15 J	0.015 J
B37	SB37 (0-2)	8/18/2021	0-2	Medium to Coarse Sand w/ Gravel and Black Fill		2.3	22	0.093 J	5.9	16	<0.61	<0.13	0.034
B38	SB38 (2-4)	8/18/2021	2-4	Coarse sand and Gravel with Black Foundry Fill		**16**	10	0.12 J	6.3	39	<0.57	<0.12	0.048
B39	SB39 (0-2)	8/19/2021	0-2	Silty to Sandy Black Fill		1.9	95	0.31	12	**450**	<0.67	0.16 J	0.081
B40	SB40 (2-4)	8/19/2021	2-4	Loamy Sand		2.1	16	0.050 J	11	3.1	<0.56	<0.12	0.0083 J
B41	SB41 (2-4)	8/19/2021	2-4	Fine Sand		0.51 J	7.8	<0.033	4.2	0.79	<0.54	<0.12	0.0074 J
B42	SB42 (2-4)	8/19/2021	2-4	Sandy Silt to Black Fill w/ Gravel and Concrete		2.3	21	0.24	7.9	40	<0.60	<0.13	0.023

Table 3a Soil Analytical Results Table, RCRA Metals, Badger Sheet Metal Parcels - 420 South Broadway; 419 Maple Avenue, Green Bay, Wisconsin

Boring Number	Sample Number	Date Collected	Depth (fbg)	Soil Description		Laboratory Result (mg/kg) RCRA Metals							
						Arsenic (total)	Barium	Cadmium	Chromium	Lead (total)	Selenium	Silver	Mercury
WDNR RCL for Protection from Direct Contact Risk					Non-Industrial	**8*** [0.677]	15,300	71.1	NE	400	391	391	3.13
					Industrial	8* [3.00]	100,000	799	NE	800	5,840	5,840	3.13
WDNR RCL for Protection of Groundwater						**8*** [0.584]	**364*** [164.8]	**1*** [0.752]	360,000	**52*** [27]	0.52	0.8491	0.208
Background Threshold Value (BTV)						8	364	1	44	52	NE	NE	NE

Key:

<x	= compound not detected to a detection limit of x
---	= not analyzed
XXX	= exceeds WDNR RCL for direct contact risk (Non-Industrial)
XXX	= exceeds WDNR RCL for direct contact risk (Industrial)
XXX	= exceeds WDNR RCL for protection of groundwater
RCL	= residual contaminant level
"B"	= analyte detected in laboratory blank and sample
µg/kg	= micrograms per kilogram
NE	= not established by Wisconsin Administrative Code (Wis. Adm. Code) or WDNR Soil RCL Summary Table
*	= laboratory report states that detected methylene chloride is suspected laboratory contaminant therefore RCLs do not apply for methylene chloride
**	= sample collected below the observed low water table
"J"	= analyte detected between limit of detection and limit of quantification
iui	= Instruments Units of Isobutylene

Notes: WDNR soil RCL Summary table (December 2018) used to establish RCLs for groundwater protection and direct contact.

Table 3b Soil Analytical Results Tables, PAHs, Badger Sheet Metal Parcels - 420 South Broadway; 419 South Maple Avenue, Green Bay, Wisconsin

Boring Number	Sample Number	Date Collected	Depth (fbg)	Soil Description	PAH Compound Laboratory Result (milligram/kilogram)																	
					Acenaphthene	Acenaphthylene	Anthracene	Benzo(a) anthracene	Benzo(a)pyrene	Benzo(b) fluoranthene	Benzo(g,h,i) perylene	Benzo(k) fluoranthene	Chrysene	Dibenzo(a,h) anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	1-Methyl naphthalene	2-Methyl naphthalene	Naphthalene	Phenanthrene	Pyrene
WDNR RCL for Protection from Direct Contact Risk				Non-Industrial	3,590	NE	17,900	1.14	0.115	1.15	NE	11.5	115	0.115	2,390	2,390	1.15	17.6	239	5.52	NE	1,790
				Industrial	45,200	NE	100,000	20.8	2.11	21.1	NE	211	2,110	2.11	30,100	30,100	21.1	72.7	3,010	24.1	NE	22,600
WDNR RCL for Protection of Groundwater					NE	NE	196.9	NE	0.47	0.478	NE	NE	0.144	NE	88.877	14.829	NE	NE	NE	0.658	NE	54.545
B1	SB1 (2-4)	4/10/2018	2-4	Clay	<0.025	<0.027	<0.011	<0.0013	0.00229 J	0.00157 J	<0.0030	<0.0017	<0.0051	0.00483 J	<0.0025	<0.0089	<0.0028	<0.023	<0.019	<0.023	<0.0051	<0.0051
B2	SB2 (0-2)	4/10/2018	0-2	Concrete to Fine Black Sand	<0.23	<0.24	<0.10	0.0405	0.108	0.106	0.0886	0.0383 J	<0.045	<0.045	0.101	<0.079	0.0908	<0.20	<0.17	<0.20	<0.045	0.0798 J
B3	SB3 (2-4)	4/10/2018	2-4	Fine Sand	<0.023	0.0569 J	<0.010	0.04	0.0538	0.0875	0.0513	0.0306	0.0335	0.0106 J	0.082	0.0174 J	0.056	<0.021	0.111	<0.021	0.0584	0.0343
B4	SB4 (2-4)	4/10/2018	2-4	Fine Sand to Sandy Silt	<0.022	<0.023	<0.0099	0.018	0.0265	0.0297	0.028	0.00734	0.0144 J	<0.0044	0.0462	<0.0077	0.0214	<0.020	<0.017	<0.020	0.0301	0.0377
B5	SB5 (2-4)	4/10/2018	2-4	Fine Sand	<0.023	<0.024	<0.010	0.0149	0.0537	0.036	0.0365	0.0277	0.0168	0.00481 J	0.0996	<0.0079	0.0272	<0.020	0.0851	0.0347 J	0.0739	0.0417
B6	SB6 (2-4)	4/10/2018	2-4	Fine Sand	<11	<12	<5.2	<0.57	<0.69	1.47 J	<1.4	<0.74	<2.3	<2.3	<1.1	<4.0	<1.3	<10	<8.6	<10	<2.3	<2.3
B7	SB7 (2-4)	4/10/2018	2-4	Sand and Gravel Fill to Fine Sand	<2.2	<2.3	<0.97	<0.11	<0.13	0.115 J	0.314 J	<0.14	<0.43	<0.43	0.273 J	<0.76	<0.24	<1.9	<1.6	<1.9	<0.43	<0.43
B8	SB8 (2-4)	4/10/2018	2-4	Sand and Gravel Fill to Fine Sand w/ Glass	<5.4	<5.6	<2.4	**2.13**	**2.71**	**2.61**	1.70 J	0.771 J	1.38 J	<1.1	6.2	<1.9	1.65 J	<4.8	<4.0	<4.8	4.26	4.92
B9	SB9 (2-4)	4/10/2018	2-4	Sand and Gravel Fill	<10	<11	<4.7	<0.52	<0.62	<0.52	<1.2	<0.68	<2.1	<2.1	<1.0	<3.6	<1.1	<9.4	<7.8	<9.4	<2.1	<2.1
B10	SB10 (0-2)	4/10/2018	0-2	Topsoil to Gravel Fill to Silty Clay	<0.22	0.746 J	0.205 J	0.418	**0.465**	0.48	0.284	0.162	0.401	<0.045	1.17	0.297 J	0.339	<0.20	<0.17	<0.20	1.05	1.04
B11	SB11 (2-4)	4/10/2018	2-4	Topsoil w/ Medium Gravel to Silty Clay	<0.024	<0.026	<0.011	<0.0012	<0.0015	0.00963	0.00565 J	0.00193 J	<0.0049	<0.0049	0.00253 J	<0.0085	<0.0027	<0.022	<0.018	<0.022	<0.0049	<0.0049
B12	SB12 (2-4)	4/10/2018	2-4	Silty Sand w/ Glass	<0.22	0.978	<0.099	0.0747	0.0802	0.198	0.0714 J	0.0791	<0.044	<0.044	0.344	<0.077	<0.024	1.45	2.84	<0.20	0.826	2.1
B13	SB13 (2-4)	4/10/2018	2-4	Concrete to Black Fine Silty Sand	<2.1	<2.2	<0.95	0.126 J	**0.326 J**	0.462	<0.25	0.189 J	<0.42	<0.42	<0.21	<0.74	0.410 J	<1.9	<1.6	<1.9	<0.42	<0.42
B14	SB14 (2-4)	4/10/2018	2-4	Fine Sand	<0.024	<0.025	<0.011	<0.0012	<0.0014	<0.0012	<0.0029	<0.0015	<0.0048	<0.0048	<0.0024	<0.0083	<0.0026	<0.021	<0.018	<0.021	<0.0048	<0.0048
B15	SB15 (2-4)	4/10/2018	2-4	Sand and Gravel Fill w/ Coal and Slag	<2.2	<2.3	<0.99	<0.11	**0.400 J**	0.636	0.759 J	0.185 J	<0.44	<0.44	<0.22	<0.77	<0.24	<2.0	<1.7	<2.0	1.05 J	4.38
B16	SB16 (2-4)	4/10/2018	2-4	Sand and Gravel w/ trace Clay to Silty Clay	<0.44	1.66	<0.20	0.107	**0.553**	0.575	<0.053	0.323	0.395	<0.089	0.253	<0.16	0.376	4.03	6.86	3.65	2.36	0.120 J
B17	SB17(2-4)	10/12/2020	2-4	Sand and Gravel Fill w/ Glass, Wood	0.042	0.025 J	0.180	0.560	**0.570**	0.750	0.210	0.360	0.560	0.063	1.0	0.061	0.200	0.062 J	0.064 J	0.049	0.690	0.910
B18	SB18(2-4)	10/13/2020	2-4	Fine Sand	<0.0069	<0.0051	<0.0064	<0.0052	<0.0074	<0.0083	<0.012	<0.011	<0.010	<0.0074	<0.0071	<0.0054	<0.010	<0.0094	<0.0071	<0.0059	<0.0054	<0.0076
B19	SB19(2-4)	10/13/2020	2-4	Sand and Gravel Fill w/ Glass, brick, Slag	0.210	0.250	0.620	**1.20**	**1.40**	**2.10**	0.550	0.870	1.40	0.160 J	3.10	0.280	0.540	0.200 J	0.220 J	0.280	2.80	2.90
B20	SB20(2-4)	10/13/2020	2-4	Silty Clay	<0.0070	<0.0052	<0.0066	<0.0053	<0.0076	<0.0085	<0.013	<0.012	<0.011	<0.0076	<0.0073	<0.0055	<0.010	<0.0096	<0.0072	<0.0060	0.0078 J	0.0086 J
B21	SB21 (0-2)	8/17/2021	0-2	Topsoil, Clay, w/ some Gravel	0.12	0.19	0.66	0.28	**2.1**	**3.9**	0.77	1.2	2.5	**0.28**	5.5	0.21	0.79	0.27	0.33	0.24	3.6	5
B22	SB22 (2-4)	8/17/2021	2-4	Sand and Gravel Fill	0.022 J	<0.0046	0.030 J	0.12	**0.16**	0.18	0.089	0.069	0.14	0.028 J	0.3	0.017 J	0.091	0.018 J	0.022 J	0.019 J	0.17	0.21
B23	SB23 (2-4)	8/17/2021	2-4	Clay, Foundry Fill, Fine Sand	0.035 J	0.013 J	0.082	0.22	**0.26**	0.32	0.096	0.13	0.25	0.034 J	0.41	0.04	0.1	0.32	0.35	0.24	0.4	0.31
B24	SB24 (2-4)	8/17/2021	2-4	Fine Sand w/ Gravel to Silty Asphalt Fill	0.110 J	0.061 J	0.340 J	**1.5**	**2.3**	**3.5**	0.9	1.1	1.8	0.290 J	2.7	0.120 J	0.89	0.140 J	0.170 J	0.130 J	1.1	2.7
B25	SB25 (2-4)	8/17/2021	2-4	Topsoil to Fine/Medium Sand	<0.0068	<0.0050	<0.0063	<0.0051	<0.0073	<0.0082	<0.012	<0.011	<0.010	<0.0073	0.012 J	<0.0053	<0.0098	<0.0092	<0.0069	<0.0058	<0.0053	<0.0075
B26	SB26 (2-4)	8/17/2021	2-4	Sandy Gravel to Loamy Fill	0.45	<0.044	1	**3**	**3.8**	**4.8**	1.2	2.3	3	0.320 J	6.2	0.42	1.1	0.170 J	0.190 J	0.21 J	3.7	6.2
FD1	FD	8/17/2021	2-4	Sandy Gravel to Loamy Fill	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
B27	SB27 (2-4)	8/17/2021	2-4	Medium Sand	0.018 J	0.018 J	0.053	0.2	**0.24**	0.36	0.092	0.17	0.21	0.031 J	0.36	0.016	0.086	0.11	0.14	0.1	0.23	0.32
B28	SB28 (2-4)	8/17/2021	2-4	Silty Clay	<0.0069	<0.0051	<0.0064	0.0055 J	<0.0075	<0.0083	0.012	0.011	0.011	<0.0075	0.023 J	<0.0054	<0.010	<0.0094	0.0082 J	0.0069J	0.012 J	0.0097 J
B29	SB29 (0-2)	8/17/2021	0-2	Sand and Gravel Fill	0.032 J	0.016 J	0.1	0.31	**0.39**	0.44	0.14	0.18	0.31	0.046	0.62	0.033 J	0.15	0.020 J	0.020 J	0.019 J	0.42	0.58

Table 3b Soil Analytical Results Tables, PAHs, Badger Sheet Metal Parcels - 420 South Broadway; 419 South Maple Avenue, Green Bay, Wisconsin

Boring Number	Sample Number	Date Collected	Depth (fbg)	Soil Description	PAH Compound Laboratory Result (milligram/kilogram)																	
					Acenaphthene	Acenaphthylene	Anthracene	Benzo(a) anthracene	Benzo(a)pyrene	Benzo(b) fluoranthene	Benzo(g,h,i) perylene	Benzo(k) fluoranthene	Chrysene	Dibenzo(a,h) anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	1-Methyl naphthalene	2-Methyl naphthalene	Naphthalene	Phenanthrene	Pyrene
WDNR RCL for Protection from Direct Contact Risk				Non-Industrial	3,590	NE	17,900	1.14	0.115	1.15	NE	11.5	115	0.115	2,390	2,390	1.15	17.6	239	5.52	NE	1,790
				Industrial	45,200	NE	100,000	20.8	2.11	21.1	NE	211	2,110	2.11	30,100	30,100	21.1	72.7	3,010	24.1	NE	22,600
WDNR RCL for Protection of Groundwater					NE	NE	196.9	NE	0.47	0.478	NE	NE	0.144	NE	88.877	14.829	NE	NE	NE	0.658	NE	54.545
B30	SB30 (2-4)	8/17/2021	2-4	Silty Clay	<0.0070	<0.0051	<0.0065	<0.0052	<0.0076	<0.0084	<0.013	<0.011	<0.0011	<0.0075	0.012 J	<0.0055	<0.010	<0.0095	<0.0072	<0.0060	<0.0054	<0.0078
B31	SB31 (0-2)	8/17/2021	0-2	Gravel to Fine Sand to Silty Clay w/ Slag	<0.0063	<0.0046	<0.0058	0.041	0.069	0.066	0.047	0.026 J	0.048	0.015 J	0.078	<0.0049	0.044	0.012 J	0.013 J	0.010 J	0.021 J	0.068
B32	SB32 (2-4)	8/17/2021	2-4	Silty Clay to Black Silty Fill	0.20 J	0.27 J	1	**3.9**	**4.5**	**5.9**	1.7	2.4	4.1	**0.58**	7	0.32 J	**1.8**	0.29 J	0.34 J	0.34 J	3.6	7.3
B33	SB33 (2-4)	8/18/2021	2-4	Fine to Medium Sand to Silty Clay	0.016 J	<0.0052	0.029 J	0.088	0.1	0.11	0.049	0.047	0.096	0.020 J	0.23	0.014 J	0.054	0.051 J	0.056 J	0.037 J	0.15	0.15
B34	SB34 (2-4)	8/18/2021	2-4	Black Fill w/ Sand and Gravel	<0.068	0.310 J	0.330 J	**2.6**	**5.6**	**5.1**	2.3	1.8	2.9	**0.52**	3.5	0.060 J	**2**	0.190 J	0.210 J	0.170 J	0.88	6.6
B35	SB35 (2-4)	8/18/2021	2-4	Sandy Silt to Silty Clay	<0.0068	<0.0050	<0.0063	0.0053 J	0.0093 J	<0.0082	<0.012	<0.011	<0.010	<0.0073	0.019 J	<0.0053	<0.0098	<0.0092	<0.0070	<0.0058	<0.0053	<0.0075
B36	SB36 (0-2)	8/18/2021	0-2	Concrete to Medium Sand	<0.0068	<0.0050	<0.0063	<0.0051	<0.0074	<0.0082	<0.012	<0.011	<0.010	<0.0073	<0.0070	<0.0053	<0.0098	<0.0093	<0.0070	<0.0058	<0.0053	<0.0075
B37	SB37 (0-2)	8/18/2021	0-2	Medium to Coarse Sand w/ Gravel and Black Fill	0.028 J	0.011 J	0.065	0.25	**0.31**	0.37	0.15	0.15	0.29	0.047	0.5	0.024 J	0.015	0.24	0.27	0.018	0.38	0.37
B38	SB38 (2-4)	8/18/2021	2-4	Coarse sand and Gravel with Black Foundry Fill	<0.031	<0.023	0.030 J	0.11 J	0.11 J	0.13 J	0.076 J	0.074 J	0.13 J	<0.034	0.19	<0.025	<0.045	0.39	0.44	0.32	0.32	0.17
B39	SB39 (0-2)	8/19/2021	0-2	Silty to Sandy Black Fill	0.026 J	0.07	0.09	0.33	**0.31**	0.38	0.25	0.19	0.38	0.087	0.57	0.025 J	0.22	0.5	0.54	0.4	0.54	0.48
B40	SB40 (2-4)	8/19/2021	2-4	Loamy Sand	<0.0063	<0.0046	<0.0058	<0.0047	<0.0067	<0.0075	<0.011	<0.010	<0.0095	<0.0067	0.012 J	<0.0049	<0.0090	<0.0085	<0.0064	<0.0054	<0.0049	<0.0069
B41	SB41 (2-4)	8/19/2021	2-4	Fine Sand	<0.0062	<0.0045	<0.0058	<0.0046	<0.0067	<0.0074	<0.011	<0.010	<0.0094	<0.0067	0.011 J	<0.0048	<0.0089	<0.0084	<0.0063	<0.0053	<0.0048	<0.0068
B42	SB42 (2-4)	8/19/2021	2-4	Sandy Silt to Black Fill w/ Gravel and Concrete	0.1	0.018 J	0.28	0.81	**1.1**	**1.5**	0.75	0.85	0.87	**0.19**	1.5	0.1	0.54	0.061 J	0.070 J	0.086	0.86	1.3

Key:

- <x = compound not detected to a detection limit of x
- --- = not laboratory analyzed
- **XXX** = exceeds WDNR RCL for direct contact risk (Non-Industrial)
- **XXX** = exceeds WDNR RCL for direct contact risk (Industrial)
- XXX = exceeds WDNR RCL for protection of groundwater and/or BTV
- NE = not established by WAC (Wis. Adm. Code) or WDNR Soil RCL Summary Table
- * = The WDNR has determined state-wide soil BTVs (February 2013).
- ** = sample collected below the observed low water table
- "J" = analyte detected between the limit of detection and limit of quantification
- iui = instrument units as isobutylene
- PID = photoionization detector
- RCL = residual contaminant level

Notes: WDNR soil RCL Summary table (December 2018) used to establish RCLs for groundwater protection and direct contact.

Table 3c Soil Analytical Results Table, VOCs, Badger Sheet Metal Parcels - 420 South Broadway; 419 South Maple Avenue, Green Bay, Wisconsin

Borehole Number	Sample Number	Date	Depth (feet below grade)	Soil Description	PID Response (ppm)	Relevant and Significant Volatile Organic Compound Laboratory Result (µg/kg)																								
						1,1,2-Trichloroethane	1,1-Dichloroethane	1,2,4-Trimethyl benzene	1,3,5-Trimethyl benzene	1,2-Dichloroethane	2-Butanone	Benzene	Bromobenzene	Bromomethane*	Chloroform	Ethylbenzene	Isopropylbenzene	Methyl tert-butyl ether (MTBE)	Methylene chloride	n-Butylbenzene	Naphthalene	n-Propylbenzene	p-Isopropyltoluene	sec-Butylbenzene	Styrene	Tetrachloroethene (PCE)	Toluene	Trichloroethene (TCE)	Vinyl Chloride	Total Xylenes
WDNR Direct Contact RCL					Non-Industrial	1,590	5,060	219,000	182,000	652	28,400,000	1,600	342,000	9,600	454	8,020	NE	63,800	61,800	108,000	5,520	NE	162,000	145,000	867,000	33,000	818,000	1,300	67	260,000
					Industrial	7,010	22,200	219,000	182,000	2,870	28,400,000	7,070	679,000	43,000	1,980	35,400	NE	282,000	1,150,000	108,000	24,100	NE	162,000	145,000	867,000	145,000	818,000	8,410	2,080	260,000
WDNR RCL for Groundwater Protection						3.2	483.4	1378.7 combined		2.8	1,666.10	5.1	NE	5.1	3.3	1,570	NE	27	2.6	NE	658.2	NE	NE	NE	220	4.5	1,107.2	3.6	0.1	3,960
B1	SB1 (2-4)	4/10/2018	2-4	Clay	14.6	<16	<25	<26	<22	<23	<90	<5	<30	43.9 J	<21	<21	<25	<24	<30	<26	<29	<26	<22	<28	<29	<13	<13	<15	<10	<51
B2	SB2 (0-2)	4/10/2018	0-2	Concrete to Fine Black Sand	8.5	<16	<25	<26	<22	<23	106 J	<5	<30	38.9 J	<21	<21	<25	<24	<30	<26	<29	<26	<22	<28	<29	<13	<13	<15	<10	<51
B3	SB3 (2-4)	4/10/2018	2-4	Fine Sand	8.2	<16	<25	<26	<22	<23	<90	<5	<30	51.7 J	<21	<21	<25	<24	<30	<26	<29	<26	<22	<28	<29	<13	<13	<15	<10	<51
B4	SB4 (2-4)	4/10/2018	2-4	Fine Sand to Sandy Silt	12.2	<16	<25	<26	<22	<23	0.180 J	<5	<30	<40	<21	<21	<25	<24	<30	<26	47.3 J	<26	<22	<28	<29	<13	21.2	<15	<10	28.1
B5	SB5 (2-4)	4/10/2018	2-4	Fine Sand	13.4	<16	<25	<26	<22	<23	<90	<5	<30	<40	<21	<21	<25	<24	<30	<26	<29	<26	<22	<28	<29	<13	<13	<15	<10	<51
B6	SB6 (2-4)	4/10/2018	2-4	Fine Sand	14.2	<16	<25	<26	<22	<23	<90	<5	<30	<40	<21	<21	<25	<24	<30	<26	<29	<26	<22	<28	<29	<13	<13	<15	<10	<51
B7	SB7 (2-4)	4/10/2018	2-4	Sand and Gravel Fill to Fine Sand	15	<16	<25	<26	<22	<23	<90	<5	<30	<40	<21	<21	<25	<24	<30	<26	<29	<26	<22	<28	<29	<13	<13	<15	<10	<51
B8	SB8 (2-4)	4/10/2018	2-4	Sand and Gravel Fill to Fine Sand w/ Glass	12.7	<16	<25	<26	<22	<23	<90	7.13 J	<30	<40	<21	<21	<25	<24	<30	<26	123	<26	<22	<28	<29	<13	27.1 J	<15	<10	460 J
B9	SB9 (2-4)	4/10/2018	2-4	Sand and Gravel Fill	12	<16	<25	34.9 J	<22	<23	<90	<5	<30	<40	<21	<21	<25	<24	<30	<26	<29	<26	<22	<28	<29	<13	<13	<15	<10	196.0
B10	SB10 (0-2)	4/10/2018	0-2	Topsoil to Gravel Fill to Silty Clay	13	<16	<25	<26	<22	<23	<90	<5	<30	<40	<21	<21	<25	<24	<30	<26	61.8 J	<26	<22	<28	<29	<13	<13	<15	<10	<51
B11	SB11 (2-4)	4/10/2018	2-4	Topsoil w/ Medium Gravel to Silty Clay	9.6	<16	<25	<26	<22	<23	<90	<5	<30	<40	<21	<21	<25	<24	<30	<26	<29	<26	<22	<28	<29	<13	<13	<15	<10	<51
B12	SB12 (2-4)	4/10/2018	2-4	Silty Sand w/ Glass	12.4	<16	<25	113	23.7 J	<23	<90	103.0	<30	<40	<21	79.2	53.3 J	<24	<30	<26	190	49.2 J	<22	<28	<29	<13	281.0	<15	<10	418.0
B13	SB13 (2-4)	4/10/2018	2-4	Concrete to Black Fine Silty Sand	8.3	<23	<35	210	77.9 J	<32	227 J	8.03 J	<42	<56	<30	<30	<35	<34	<42	52.9 J	46.1 J	<37	<31	<39	<41	<18	<18	<21	<14	<72
B14	SB14 (2-4)	4/10/2018	2-4	Fine Sand	5.3	<16	<25	<26	<22	<23	<90	<5	<30	<40	<21	<21	<25	<24	<30	<26	<29	<26	<22	<28	<29	<13	<13	<15	<10	<51
B15	SB15 (2-4)	4/10/2018	2-4	Sand and Gravel Fill w/ Coal and Slag	214.9	38.5 J	23.5 J	133	43.9 J	36.8 J	108 J	**1600**	<30	<40	291	105	53.9 J	<24	<30	<26	211	48.6 J	23.3 J	<28	<29	<13	149	<15	<10	385
B16	SB16 (2-4)	4/10/2018	2-4	Sand and Gravel w/ trace Clay to Silty Clay	46.0	<16	<25	88.3	23.0 J	<23	151 J	65.1	<30	<40	<21	42.9 J	<25	<24	<30	<26	163	29.5 J	<22	<28	<29	<13	88.8	<15	<10	288
B17	SB17(0-2)	10/12/2020	0-2	Sand and Gravel Fill	1.7	<21	<24	<21	<22	<23	---	<8.6	<21	<47	<22	<11	<23	<23	<96	<23	<20	<24	<21	<23	<23	<22	<8.7	<9.7	<15	<13
B18	SB18(2-4)	10/13/2020	2-4	Fine Sand	1.7	<24	<28	<24	<26	<27	---	<9.9	<24	<54	<25	<12	<26	<27	<110	<26	<23	<28	<25	<27	<26	<25	<10	<11	<18	<15
B19	SB19(2-4)	10/13/2020	2-4	Sand and Gravel Fill w/ Glass, brick, Slag	2.8	<22	<24	<22	<23	<24	---	11 J	<22	<49	<23	<11	<24	<24	<100	<24	120	<26	<22	<25	<24	<23	36	<10	<16	50
B20	SB20(2-4)	10/13/2020	2-4	Silty Clay	0.8	<26	<30	<26	<28	<29	---	<11	<26	<58	<27	<13	<28	<29	<120	<28	<24	<30	<26	<29	<28	<27	<11	<12	<19	<16
B21	SB21 (0-2)	8/17/2021	0-2	Topsoil, Clay, w/ some Gravel	0.7	<22	<26	100	<24	<24	---	84	<22	<50	<23	67	30 J	<25	<100	<24	240	44 J	<23	<25	<24	57 J	370	<10	<16	450
B22	SB22 (2-4)	8/17/2021	2-4	Sand and Gravel Fill	0.5	<21	<25	54 J	<23	<23	---	20	<21	<48	<22	31	<23	<24	<98	<23	160	<25	<22	<24	<23	<22	120	<9.8	<16	190
B23	SB23 (2-4)	8/17/2021	2-4	Clay, Foundry Fill, Fine Sand	0.4	<22	<26	35 J	<24	<25	---	9.9 J	<22	<50	<23	22	<24	<25	<100	<24	74	<26	<23	<25	<24	<23	47	<10	<16	110
B24	SB24 (2-4)	8/17/2021	2-4	Fine Sand w/ Gravel to Silty Asphalt Fill	0.5	<21	<24	29 J	<23	<23	---	<8.6	<21	<47	<22	<11	<23	<23	<97	<23	66	<25	<21	<24	<23	<22	21	<9.7	<16	38
B25	SB25 (2-4)	8/17/2021	2-4	Topsoil to Fine/Medium Sand	0.3	<23	<27	<23	<25	<25	---	<9.5	<23	<52	<24	<12	<25	<26	<110	<25	<22	<27	<23	<26	<25	<24	<9.5	<11	<17	<14
B26	SB6 (2-4)	8/17/2021	2-4	Sandy Gravel to Loamy Fill	2.2	<20	<23	49 J	<21	<22	---	<8.2	<20	<44	<21	20	<21	<22	<91	<22	140	<23	<20	<22	<22	<21	74	<9.2	<15	98
FD1	FD	8/17/2021	2-4	Sandy Gravel to Loamy Fill	2.2	<19	<22	66	<21	<21	---	8.0 J	<19	<43	<20	15	<21	<21	<88	<21	150	<22	<20	<22	<21	<20	51	<8.9	<14	100
B27	SB27 (2-4)	8/17/2021	2-4	Medium Sand	0.6	<20	<24	34 J	<22	<23	---	<8.4	<20	<46	<21	12 J	<22	<23	<94	<22	95	<24	<21	<23	<22	<21	50	<9.4	<15	100
B28	SB28 (2-4)	8/17/2021	2-4	Silty Clay	36.6	<23	<27	<24	<25	<26	---	<9.7	<24	<53	<25	<12	<26	<26	<110	<26	<22	46 J	<24	<26	<26	<25	<9.8	<11	<17	<15
B29	SB29 (0-2)	8/17/2021	0-2	Sand and Gravel Fill	0.8	<20	<23	<20	<21	<22	---	<8.2	<20	<45	<21	<10	<22	<22	<92	<22	<19	<23	<20	<22	<22	<21	<8.3	<9.2	<15	<12
B30	SB30 (2-4)	8/17/2021	2-4	Silty Clay	0.6	<26	<31	<27	<28	<29	---	<11	<27	<59	<28	<14	<29	<29	<120	<29	<25	<31	<27	<30	<29	<28	<11	<12	<20	<16
B31	SB31 (0-2)	8/17/2021	0-2	Gravel to Fine Sand to Silty Clay w/ Slag	0.3	<19	<22	<19	<20	<21	---	<7.8	<19	<42	<20	<9.7	<20	<21	<87	<21	<18	<22	<19	<21	<21	<20	<7.8	<8.7	<14	<12
B32	SB32 (2-4)	8/17/2021	2-4	Silty Clay to Black Silty Fill	0.9	<22	<25	24 J	<24	<24	---	<9.1	<22	<49	<23	<11	<24	<24	<100	<24	110	<26	<23	<25	<24	<23	31	<10	<16	60
B33	SB33 (2-4)	8/18/2021	2-4	Fine to Medium Sand to Silty Clay	0.4	<24	<28	<25	<26	<27	---	<10	<25	<55	<26	<13	<27	<27	<110	<27	<23	<29	<25	<28	<27	<26	<10	<11	<18	<15
B34	SB34 (2-4)	8/18/2021	2-4	Black Fill w/ Sand and Gravel	0.5	<22	<26	<23	<24	<25	---	<9.2	<23	<50	<23	<12	<24	<25	<100	<25	<21	<26	<23	<25	<24	<23	13 J	<10	<17	42
B35	SB35 (2-4)	8/18/2021	2-4	Sandy Silt to Silty Clay	0.1	<23	<27	<24	<25	<26	---	<9.6	<23	<52	<24	<12	<25	<25	<110	<26	<22	<27	<24	<26	<35	<24	<9.7	<11	<17	<14
B36	SB36 (0-2)	8/18/2021	0-2	Concrete to Medium Sand	0.6	<23	<27	<24	<25	<26	---	<9.7	<24	<53	<25	<12	<26	<26	<110	<26	<22	<28	<24	<27	70	<25	<9.8	<11	<17	<15
B37	SB37 (0-2)	8/18/2021	0-2	Medium to Coarse Sand w/ Gravel and Black Fill	0.6	<20	<23	65	<22	<22	---	15	<20	<45	<21	40	22 J	<23	<93	<22	160	<24	<21	<23	<22	<21	210	<9.4	<15	240
B38	SB38 (2-4)	8/18/2021	2-4	Coarse sand and Gravel with Black Foundry Fill	0.4	<21	<25	53 J	<23	<24	---	<8.8	<21	<48	<22	25	<23	<24	<98	<23	110	<25	<22	<24	<23	<22	59	<9.8	<16	120

B39	SB39 (0-2)	8/19/2021	0-2	Silty to Sandy Black Fill	0.3	<23	<27	61 J	<25	<26	---	<9.5	<23	<52	<24	21	<25	<26	<110	<25	130	<27	<24	<26	<25	25 J	64	<11	<17	190
B40	SB40 (2-4)	8/19/2021	2-4	Loamy Sand	1.7	<22	<25	<22	<23	<24	---	<8.9	<22	<49	<23	<11	<23	<24	<100	<24	<20	<25	<22	<24	<24	<23	<9.0	<10	<16	<13
B41	SB41 (2-4)	8/19/2021	2-4	Fine Sand	0.4	<18	<21	<18	<19	<20	---	<7.5	<18	<41	<19	<9.4	<20	<20	<83	<20	<17	<21	<19	<20	<20	<19	<7.5	<8.4	<13	<11
B42	SB42 (2-4)	8/19/2021	2-4	Sandy Silt to Black Fill w/ Gravel and Concrete	0.7	<22	<25	<22	<23	<24	---	<9.0	<22	<49	<23	<11	<24	<24	<100	<24	<21	<25	<22	<24	<24	<23	<9.0	<10	<16	<14

Key:

<x	= compound not detected to a detection limit of x	**	= sample collected below the observed low water table
---	= not laboratory analyzed	"J"	= analyte detected between the limit of detection and limit of quantification
XXX	= exceeds WDNR RCL for direct contact risk (Non-Industrial)	iui	= instrument units as isobutylene
XXX	= exceeds WDNR RCL for direct contact risk (Industrial)	PID	= photoionization detector
XXX	= exceeds WDNR RCL for protection of groundwater and/or BTV	RCL	= residual contaminant level
NE	= not established by WAC (Wis. Adm. Code) or WDNR Soil RCL Summary Table		
*	= The WDNR has determined state-wide soil BTVs (February 2013).		

Notes: WDNR soil RCL Summary table (December 2018) used to establish RCLs for groundwater protection and direct contact.

Table 3d Soil Analytical Results Table, PCBc, Badger Sheet Metal Parcels - 420 South Broadway; 419 South Maple Avenue, Green Bay, Wisconsin

Borehole Number	Sample Number	Date	Depth (feet below grade)	Soil Description	PID Response (iui)	Relevant and Significant Polychlorinated Biphenyl Laboratory Result (mg/kg)								
						Aroclor - 1016	Aroclor - 1221	Aroclor - 1232	Aroclor - 1242	Aroclor - 1248	Aroclor - 1254	Aroclor - 1260	Aroclor - 1262	Total PCBs
WDNR Direct Contact RCL					Non-Industrial	4.11	0.213	0.19	0.235	0.236	0.239	0.243	NE	0.234
					Industrial	28	0.883	0.792	0.972	0.975	0.988	1	NE	0.967
WDNR RCL for Groundwater Protection						NE	NE	NE	NE	NE	NE	NE	NE	0.0094
B1	SB1 (2-4)	4/10/2018	2-4	Clay	14.6	---	---	---	---	---	---	---	---	---
B2	SB2 (0-2)	4/10/2018	0-2	Concrete to Fine Black Sand	8.5	---	---	---	---	---	---	---	---	---
B3	SB3 (2-4)	4/10/2018	2-4	Fine Sand	8.2	---	---	---	---	---	---	---	---	---
B4	SB4 (2-4)	4/10/2018	2-4	Fine Sand to Sandy Silt	12.2	---	---	---	---	---	---	---	---	---
B5	SB5 (2-4)	4/10/2018	2-4	Fine Sand	13.4	---	---	---	---	---	---	---	---	---
B6	SB6 (2-4)	4/10/2018	2-4	Fine Sand	14.2	<0.0044	<0.0077	<0.0077	<0.0066	<0.0055	<0.0055	<0.0033		ND
B7	SB7 (2-4)	4/10/2018	2-4	Sand and Gravel Fill to Fine Sand	15	---	---	---	---	---	---	---	---	---
B8	SB8 (2-4)	4/10/2018	2-4	Sand and Gravel Fill to Fine Sand w/ Glass	12.7	---	---	---	---	---	---	---	---	---
B9	SB9 (2-4)	4/10/2018	2-4	Sand and Gravel Fill	12	---	---	---	---	---	---	---	---	---
B10	SB10 (0-2)	4/10/2018	0-2	Topsoil to Gravel Fill to Silty Clay	13	---	---	---	---	---	---	---	---	---
B11	SB11 (2-4)	4/10/2018	2-4	Topsoil w/ Medium Gravel to Silty Clay	9.6	---	---	---	---	---	---	---	---	---
B12	SB12 (0-2)	4/10/2018	0-2	Silty Sand w/ Glass	12.4	<0.0044	<0.0076	<0.0076	<0.0066	<0.0055	<0.0055	0.0939		0.0939
B13	SB13 (2-4)	4/10/2018	2-4	Concrete to Black Fine Silty Sand	8.3	---	---	---	---	---	---	---	---	---
B14	SB14 (2-4)	4/10/2018	2-4	Fine Sand	5.3	---	---	---	---	---	---	---	---	---
B15	SB15 (2-4)	4/10/2018	2-4	Sand and Gravel Fill w/ Coal and Slag	214.9	---	---	---	---	---	---	---	---	---
B16	SB16 (2-4)	4/10/2018	2-4	Sand and Gravel w/ trace Clay to Silty Clay	46.0	<0.0043	<0.0076	<0.0076	<0.0065	<0.0054	<0.0054	<0.0033		ND
B17	SB17(2-4)	10/12/2020	2-4	Sand and Gravel Fill w/ Glass, Wood	0.6	<0.035	<0.044	<0.044	<0.033	<0.039	<0.022	<0.049		ND
B18	SB18(2-4)	10/13/2020	2-4	Fine Sand	1.7	<0.0067	<0.0083	<0.0082	<0.0062	<0.0074	<0.0041	<0.0093		ND
B19	SB19(2-4)	10/13/2020	2-4	Sand and Gravel Fill w/ Glass, brick, Slag	2.8	<0.032	<0.039	<0.039	<0.029	<0.035	<0.019	<0.044		ND
B20	SB20(2-4)	10/13/2020	2-4	Silty Clay	0.8	<0.0072	<0.0090	<0.0089	<0.0067	<0.0080	<0.0044	<0.010		ND
B21	SB21 (0-2)	8/17/2021	0-2	Topsoil, Clay, w/ some Gravel	0.7	---	---	---	---	---	---	---	---	---
B22	SB22 (2-4)	8/17/2021	2-4	Sand and Gravel Fill	0.5	---	---	---	---	---	---	---	---	---
B23	SB23 (2-4)	8/17/2021	2-4	Clay, Foundry Fill, Fine Sand	0.4	---	---	---	---	---	---	---	---	---
B24	SB24 (2-4)	8/17/2021	2-4	Fine Sand w/ Gravel to Silty Asphalt Fill	0.5	---	---	---	---	---	---	---	---	---
B25	SB25 (2-4)	8/17/2021	2-4	Topsoil to Fine/Medium Sand	0.3	---	---	---	---	---	---	---	---	---
B26	SB6 (2-4)	8/17/2021	2-4	Sandy Gravel to Loamy Fill	2.2	---	---	---	---	---	---	---	---	---
FD1	FD	8/17/2021	2-4	Sandy Gravel to Loamy Fill	2.2	---	---	---	---	---	---	---	---	---
B27	SB27 (2-4)	8/17/2021	2-4	Medium Sand	0.6	---	---	---	---	---	---	---	---	---
B28	SB28 (2-4)	8/17/2021	2-4	Silty Clay	36.6	---	---	---	---	---	---	---	---	---
B29	SB29 (0-2)	8/17/2021	0-2	Sand and Gravel Fill	0.8	---	---	---	---	---	---	---	---	---
B30	SB30 (2-4)	8/17/2021	2-4	Silty Clay	0.6	<0.0081	<0.0081	<0.0056	<0.0080	<0.0098	<0.0070	<0.0078	<0.0068	ND
B31	SB31 (0-2)	8/17/2021	0-2	Gravel to Fine Sand to Silty Clay w/ Slag	0.3	<0.0069	<0.0069	<0.0047	<0.0068	<0.0083	<0.0059	<0.0066	<0.0057	ND
B32	SB32 (2-4)	8/17/2021	2-4	Silty Clay to Black Silty Fill	0.9	<0.0073	<0.0073	<0.0050	<0.0072	<0.0088	<0.0063	<0.0070	0.023	0.023
B33	SB33 (2-4)	8/18/2021	2-4	Fine to Medium Sand to Silty Clay	0.4	---	---	---	---	---	---	---	---	---
B34	SB34 (2-4)	8/18/2021	2-4	Black Fill w/ Sand and Gravel	0.5	---	---	---	---	---	---	---	---	---
B35	SB35 (2-4)	8/18/2021	2-4	Sandy Silt to Silty Clay	0.1	---	---	---	---	---	---	---	---	---
B36	SB36 (0-2)	8/18/2021	0-2	Concrete to Medium Sand	0.6	---	---	---	---	---	---	---	---	---
B37	SB37 (0-2)	8/18/2021	0-2	Medium to Coarse Sand w/ Gravel and Black Fill	0.6	---	---	---	---	---	---	---	---	---
B38	SB38 (2-4)	8/18/2021	2-4	Coarse sand and Gravel with Black Foundry Fill	0.4	<0.0071	<0.0071	<0.0049	<0.0070	<0.0086	<0.0061	<0.0068	<0.0059	ND
B39	SB39 (0-2)	8/19/2021	0-2	Silty to Sandy Black Fill	0.3	---	---	---	---	---	---	---	---	---
B40	SB40 (2-4)	8/19/2021	2-4	Loamy Sand	1.7	---	---	---	---	---	---	---	---	---
B41	SB41 (2-4)	8/19/2021	2-4	Fine Sand	0.4	---	---	---	---	---	---	---	---	---
B42	SB42 (2-4)	8/19/2021	2-4	Sandy Silt to Black Fill w/ Gravel and Concrete	0.7	---	---	---	---	---	---	---	---	---

Key:

<x = compound not detected to a detection limit of x
--- = not analyzed
XXX = exceeds WDNR RCL for direct contact risk (Non-Industrial)
XXX = exceeds WDNR RCL for direct contact risk (non-Industrial)
XXX = exceeds WDNR RCL for protection of groundwater
RCL = residual contaminant level
"B" = analyte detected in laboratory blank and sample
µg/kg = micrograms per kilogram
NE = not established by Wisconsin Administrative Code (Wis. Adm. Code) or WDNR Soil RCL Summary Table
* = laboratory report states that detected methylene chloride is suspected laboratory contaminant therefore RCLs do not apply for methylene chloride
** = sample collected below the observed low water table
"J" = analyte detected between limit of detection and limit of quantification
iui = Instruments Units of Isobutylene

Notes: WDNR soil RCL Summary table (December 2018) used to establish RCLs for groundwater protection and direct contact.

Table 4a Groundwater Sample RCRA Metals Laboratory Results, Badger Sheet Metal Parcels - 420 South Broadway; 419 South Maple Avenue, Green Bay, Wisconsin

Well Number	Date Collected	Laboratory Results (µg/L)							
		RCRA Metals							
		Arsenic	Barium	Cadmium	Chromium	Lead	Mercury	Selenium	Silver
NR 140 Preventive Action Limit (µg/l)		1	400	0.5	10	1.5	0.2	10	10
NR 140 Enforcement Standard (µg/l)		10	2000	5	100	15	2	50	50
TW2	4/25/2018	0.62 J	83.8	<0.40	<2.0	<1.3	0.035 J	<7.0	<2.5
	3/17/2022	---	---	---	---	---	---	---	---
TW4	4/25/2018	<0.60	27.4	<0.40	<2.0	1.5 J	0.037 J	<7.0	<2.5
	3/17/2022	---	---	---	---	---	---	---	---
TW5	4/25/2018	1.3 J	***429***	<0.40	<2.0	1.6 J	0.036 J	<7.0	<2.5
	9/1/2021	---	***730***	---	---	---	---	---	---
	3/17/2022	---	***600***	---	---	---	---	---	---
TW7	4/25/2018	<0.60	52.4	<0.40	<2.0	<1.3	0.047 J	7.3 J	<2.5
	3/17/2022	---	---	---	---	---	---	---	---
TW12	4/25/2018	<0.60	81.5	<0.40	<2.0	<1.3	0.041 J	<7.0	<2.5
	3/17/2022	---	---	---	---	---	---	---	---
TW15	4/25/2018	***9.8***	138	<0.40	<2.0	***6.5***	0.089	<7.0	<2.5
	9/1/2021	---	---	---	---	***5.4***	---	---	---
	3/17/2022	***6.7***	---	---	---	***5.4***	---	---	---
TW16	4/25/2018	***4.3***	126	<0.40	<2.0	<1.3	0.031 J	<7.0	<2.5
	3/17/2022	***2.1***	---	---	---	---	---	---	---
MW17	10/21/2020	0.97 J	320	<0.17	<1.1	<0.19	<0.098	1.2 J	<0.12
	3/17/2022	---	---	---	---	---	---	---	---
MW18	10/21/2020	***3.2***	160	<0.17	1.9 J	<0.19	<0.098	<0.98	<0.12
	9/1/2021	***15***	---	---	---	---	---	---	---
	3/17/2022	***22***	---	---	---	---	---	---	---
MW19	10/21/2020	***1.2***	***400***	0.28 J	<1.1	<0.19	<0.098	2.2 J	<0.12
	3/17/2022*	---	---	---	---	---	---	---	---
MW20	10/21/2020	0.82 J	200	<0.17	<1.1	<0.19	<0.098	4.7	<0.12
	3/17/2022	---	---	---	---	---	---	---	---
MW21	9/1/2021	***1.3***	390	<0.17	<1.1	0.19 J	<0.098	1.5 J	<0.12
	3/17/2022	0.49 J	---	---	---	---	---	---	---
MW22	9/1/2021	***1.5***	170	<0.17	<1.1	<0.19	<0.098	1.2 J	<0.12
	3/17/2022	0.47 J	---	---	---	---	---	---	---
MW23	9/1/2021	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry
	3/17/2022	0.40 J	92	<0.17	<1.1	<0.19	<0.098	4.8	<0.12
TW24	9/1/2021	0.39 J	40	<0.17	<1.1	<0.19	<0.098	<0.98	<0.12
	3/17/2022*	---	---	---	---	---	---	---	---

Key:

RCRA	= Resource Conservation and Recovery Act
<X	= analyte not detected above method detection limit
"J"	= analyte detected between limit of detection and limit of quantitation
X	= concentration detected above Chapter NR 140, Wisconsin Administrative Code(NR 140, Wis. Adm. Code) preventive action limit (PAL)
X	= concentration detected above NR 140, Wis. Adm. Code enforcement standard (ES)
NE	= not established
---	= not analyzed
*	= Wells unable to be located at time of sample event

Table 4b Groundwater Sample Volatile Organic Compound Laboratory Results, Badger Sheet Metal Parcels - 420 South Broadway; 419 South Maple Avenue, Green Bay, Wisconsin

Well Number	Date Collected	Volatile Organic Compounds (µg/L)																		
		Benzene	Isopropylbenzene	n-Butylbenzene	n-Propylbenzene	sec-Butylbenzene	1,2-Dichloroethane	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Ethylbenzene	p-Isopropyltoluene	Methylene Chloride	MTBE	Naphthalene	Tetrachloroethene (PCE)	Toluene	Trichloroethene (TCE)	Total Trimethylbenzene	Vinyl Chloride	Total Xylenes
NR 140 Preventive Action Limit (µg/l)		0.5	NE	NE	NE	NE	0.5	7	20	140	NE	0.5	12	10	0.5	160	0.5	96	0.02	400
NR 140 Enforcement Standard (µg/l)		5	NE	NE	NE	NE	5	70	100	700	NE	5	60	100	5	800	5	480	0.2	2,000
TW2	4/25/2018	<0.24	<0.40	<0.40	<0.50	<0.40	<0.26	<0.30	<0.60	<0.30	<0.50	<0.50	<0.30	0.89 J	<0.50	<0.30	<0.30	<0.80	<0.19	<0.90
	3/17/2022	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
TW4	4/25/2018	<0.24	<0.40	<0.40	<0.50	<0.40	<0.26	<0.30	<0.60	<0.30	<0.50	<0.50	<0.30	<0.70	<0.50	<0.30	<0.30	<0.80	<0.19	<0.90
	9/1/2021	0.34 J	<0.39	<0.39	<0.41	<0.40	<0.39	<0.41	<0.35	0.21 J	<0.36	<1.6	<0.39	<0.34	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
	3/17/2022	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
TW5	4/25/2018	<1.2	<2.0	<2.0	<2.5	<2.0	<1.3	<1.5	<3.0	<1.5	<2.5	<2.5	<1.5	<3.5	<2.5	<1.5	<1.5	<4.0	<0.95	<4.5
	3/17/2022	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
TW7	4/25/2018	<0.24	<0.40	<0.40	<0.50	<0.40	<0.26	<0.30	<0.60	<0.30	<0.50	<0.50	<0.30	<0.70	<0.50	<0.30	<0.30	<0.80	<0.19	<0.90
	3/17/2022	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
TW12	4/25/2018	<0.24	<0.40	<0.40	<0.50	<0.40	<0.26	<0.30	<0.60	<0.30	<0.50	<0.50	<0.30	<0.70	<0.50	<0.30	<0.30	<0.80	<0.19	<0.90
	9/1/2021	<0.15	<0.39	<0.39	<0.41	<0.40	<0.39	<0.41	<0.35	<0.18	<0.36	<1.6	<0.39	<0.34	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
	3/17/2022	<0.15	---	---	---	---	<0.39	---	---	<0.18	---	---	<0.39	<0.34	---	<0.15	---	<0.61	---	<0.22
TW15	4/25/2018	**1,100**	100	38 J	290	<20	**30 J**	<1.5	<30	**1,600**	59 J	<25	<1.5	**98 J**	<25	9.6	<1.5	**1,170**	<9.5	**2,050**
	9/1/2021	**950**	92	27	240	12	<0.78	<0.82	<0.70	**560**	84	<3.3	<0.79	**80**	<0.74	57	<0.33	20.6	<0.41	180
	3/17/2022	**570**	88	<0.39	230	12	<0.39	<0.41	<0.35	**230**	120	<1.6	<0.39	**27**	<0.37	4.5	<0.16	28	<0.20	160
TW16	4/25/2018	**260**	38	16	120	7.6	**7.8**	<1.5	<3.0	6.5	11	<2.5	<1.5	**32**	<2.5	9.9	<1.5	2.5 J	<0.95	12
	3/17/2022	**200**	6.9	<0.39	24	2.7	<0.39	<0.41	<0.35	1.6	1.9	<1.6	<0.39	0.37 J	<0.37	2.2	<0.16	0.37 J	<0.20	3.2
FD1 (TW16)	4/25/2018	**190**	39	32	120	14	**5.1**	<1.5	<3.0	42	20	**6.0 J**	<1.5	**28**	<2.5	6.7	<1.5	5.3 J	<0.95	9.7
TB2	4/25/2018	<0.24	<0.40	<0.40	<0.50	<0.40	<0.26	<0.30	<0.60	<0.30	<0.50	<0.50	<0.30	<0.70	<0.50	<0.30	<0.30	<0.80	<0.19	<0.90
MW17	10/21/2020	<0.15	<0.39	<0.39	<0.41	<0.40	<0.39	<0.41	<0.35	<0.18	<0.36	<1.6	<0.39	<0.34	<0.37	<0.15	<0.16	<0.61	<0.20	**<0.22**
	3/17/2022	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
MW18	10/21/2020	<0.15	<0.39	<0.39	<0.41	<0.40	<0.39	<0.41	<0.35	<0.18	<0.36	<1.6	<0.39	<0.34	<0.37	2.6	<0.16	<0.61	<0.20	**<0.22**
	9/1/2021	<0.15	<0.39	<0.39	<0.41	<0.40	<0.39	<0.41	<0.35	<0.18	<0.36	<1.6	<0.39	<0.34	<0.37	<0.15	<0.16	<0.61	<0.20	**<0.22**
	3/17/2022	<0.15	---	---	---	---	<0.39	---	---	<0.18	---	---	<0.39	---	---	<0.15	---	<0.61	---	**<0.22**
FD1(MW18)	10/21/2020	<0.15	<0.39	<0.39	<0.41	<0.40	<0.39	<0.41	<0.35	<0.18	<0.36	<1.6	<0.39	<0.34	<0.37	2.5	<0.16	<0.61	<0.20	**<0.22**
MW19	10/21/2020	<0.15	<0.39	<0.39	<0.41	<0.40	<0.39	<0.41	<0.35	<0.18	<0.36	<1.6	<0.39	<0.34	<0.37	<0.15	<0.16	<0.61	<0.20	**<0.22**
	3/17/2022*	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
MW20	10/21/2020	<0.15	<0.39	<0.39	<0.41	<0.40	<0.39	<0.41	<0.35	<0.18	<0.36	<1.6	<0.39	<0.34	<0.37	<0.15	<0.16	<0.61	<0.20	**<0.22**
	3/17/2022	<0.15	---	---	---	---	<0.39	---	---	<0.18	---	---	<0.39	---	---	<0.15	---	<0.61	---	**<0.22**
MW21	9/1/2021	<0.15	<0.39	<0.39	<0.41	<0.40	<0.39	<0.41	<0.35	<0.18	<0.36	<1.6	<0.39	<0.34	<0.37	<0.15	<0.16	<0.61	<0.20	**<0.22**
	3/17/2022	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
MW22	9/1/2021	0.15 J	<0.39	<0.39	<0.41	<0.40	<0.39	<0.41	<0.35	<0.18	<0.36	<1.6	<0.39	<0.34	<0.37	0.22 J	<0.16	<0.61	<0.20	**<0.22**
	3/17/2022	<0.15	<0.39	<0.39	<0.41	<0.40	<0.39	<0.41	<0.35	<0.18	<0.36	<1.6	<0.39	<0.34	<0.37	<0.15	<0.16	<0.61	<0.20	**<0.22**
MW23	9/1/2021	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry
	3/17/2022	<0.15	<0.39	<0.39	<0.41	<0.40	<0.39	<0.41	<0.35	<0.18	<0.36	<1.6	<0.39	<0.34	<0.37	<0.15	<0.16	<0.61	<0.20	**<0.22**
TW24	9/1/2021	<0.15	<0.39	<0.39	<0.41	<0.40	<0.39	<0.41	<0.35	<0.18	<0.36	<1.6	<0.39	<0.34	<0.37	<0.15	<0.16	<0.61	<0.20	**<0.22**
	3/17/2022*	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
DUP01	9/1/2021	<0.15	<0.39	<0.39	<0.41	<0.40	<0.39	<0.41	<0.35	<0.18	<0.36	<1.6	<0.39	<0.34	<0.37	<0.15	<0.16	<0.61	<0.20	**<0.22**
Trip Blank	9/1/2021	<0.15	<0.39	<0.39	<0.41	<0.40	<0.39	<0.41	<0.35	<0.18	<0.36	<1.6	<0.39	<0.34	<0.37	<0.15	<0.16	<0.61	<0.20	**<0.22**
	3/17/2022	<0.15	<0.39	<0.39	<0.41	<0.40	<0.39	<0.41	<0.35	<0.18	<0.36	<1.6	<0.39	<0.34	<0.37	<0.15	<0.16	<0.61	<0.20	**<0.22**

Key:

"J" = Analyte detected between Limit of Detection and Limit of Quantitation

X = Concentration detected above Chapter NR 140, Wisconsin Administrative Code (NR 140, Wis. Adm. Code) preventive action limit (PAL)

X = Concentration detected above NR 140, Wis. Adm. Code enforcement standard (ES)

µg/L = micrograms per liter

* = Wells unable to be located at time of sampling event

Table 4c Groundwater Sample Polynuclear Aromatic Hydrocarbon Laboratory Results, Badger Sheet Metal Parcels - 420 South Broadway; 419 South Maple Avenue, Green Bay, Wisconsin

Well Number	Date Collected	Polynuclear Aromatic Hydrocarbons (µg/L)																	
		Acenaphthene	Acenaphthylene	Anthracene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(g, h, i)perylene	Benzo(k)fluoranthene	Chrysene	Dibenzo(a, h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	1-Methyl naphthalene	2-Methyl naphthalene	Naphthalene	Phenanthrene	Pyrene
NR 140 Preventive Action Limit (µg/l)		NE	NE	600	NE	0.02	0.02	NE	NE	0.02	NE	80	80	NE	NE	NE	10	NE	50
NR 140 Enforcement Standard (µg/l)		NE	NE	3,000	NE	0.2	0.2	NE	NE	0.2	NE	400	400	NE	NE	NE	100	NE	250
TW2	4/25/2018	0.73 J	<0.20	<0.14	0.022 J	0.020 J	0.015 J	<0.021	<0.015	<0.030	<0.040	<0.0060	0.34 J	<0.015	<0.21	<0.20	<0.23	<0.050	0.12 J
	3/17/2022	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
TW4	4/25/2018	<0.23	<0.21	<0.15	0.31	**0.91**	**1.30**	0.77	0.31	**0.95**	0.12 J	1.60	<0.12	0.74	<0.22	0.29 J	<0.24	0.72	<0.063
	9/1/2021	<0.26	<0.22	<0.28	0.16 J	**0.17**	**0.20**	<0.31	0.12 J	**0.13 J**	<0.042	<0.38	<0.20	0.13 J	<0.25	<0.054	<0.26	<0.25	<0.35
	3/17/2022	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
TW5	4/25/2018	<0.22	<0.20	<0.14	<0.018	**0.079**	**0.10**	0.081	0.041 J	<0.030	<0.040	0.088	<0.11	0.068	<0.21	<0.20	<0.23	0.084 J	0.073 J
	9/1/2021	<0.25	<0.22	<0.27	<0.046	<0.081	<0.066	<0.31	<0.052	<0.055	<0.041	<0.37	<0.20	<0.061	0.25	<0.053	<0.25	<0.25	<0.35
	3/17/2022	<2.4	<2.1	<2.6	<0.44	<0.76	<0.62	<2.9	<0.49	<0.52	<0.39	<3.5	<1.9	<0.58	<2.3	<0.50	<2.4	<2.3	<3.3
TW7	4/25/2018	<0.22	<0.20	<0.14	0.091	0.021 J	0.020 J	<0.021	<0.015	<0.030	<0.040	0.029	<0.11	<0.015	<0.21	<0.20	<0.23	<0.050	<0.060
	3/17/2022	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
TW12	4/25/2018	<0.22	<0.20	<0.14	<0.018	0.026 J	0.025 J	<0.021	<0.015	<0.030	<0.040	0.015 J	<0.11	<0.015	<0.21	<0.20	<0.23	<0.050	<0.060
	3/17/2022	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
TW15	4/25/2018	<4.4	72	<2.8	10	**9.4**	**10**	6.9	3.4	**8.2**	1.4 J	19	3.5 J	6.8	<4.2	24	**77**	8.3	19
	3/17/2022	<5.5	<4.7	<5.9	5.4	**10**	**14**	<6.6	3.3 J	**6.3**	<0.90	<8.0	<4.3	4.2	17 J	7.3 J	13 J	<5.3	9.1 J
TW16	4/25/2018	<2.4	14	<1.5	0.25 J	<0.16	<0.087	<0.23	<0.16	<0.33	<0.43	<0.065	<1.2	<0.16	12	<2.2	2.9 J	<0.54	<0.65
	3/17/2022	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
MW17	10/21/2020	<0.28	<0.24	<0.30	0.11 J	**0.24**	**0.12 J**	<0.34	<0.058	**0.070 J**	<0.046	<0.41	<0.22	<0.067	<0.27	<0.059	<0.28	<0.27	<0.38
	3/17/2022	<1.3	<1.2	<1.4	<0.25	<0.43	<0.35	<1.6	<0.28	<0.30	<0.22	<2.0	<1.1	<0.32	<1.3	<0.28	<1.3	<1.3	<1.8
MW18	10/21/2020	<0.25	<0.21	<0.27	<0.045	<0.079	<0.065	<0.30	<0.051	<0.055	<0.041	<0.36	<0.20	<0.060	<0.24	<0.052	<0.25	<0.24	<0.34
	3/17/2022	<0.30	<0.26	<0.32	<0.054	<0.094	<0.077	<0.36	<0.061	<0.065	<0.048	<0.43	<0.23	<0.071	<0.29	<0.062	<0.30	<0.29	<0.41
MW19	10/21/2020	<0.28	<0.24	<0.30	0.44	**0.55**	**0.52**	<0.33	0.23	**0.46**	0.083 J	1.0	<0.22	0.27	<0.27	<0.058	<0.28	0.71 J	0.72 J
	3/17/2022*	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
MW20	10/21/2020	<0.28	<0.25	<0.31	0.37	**0.60**	**0.65**	0.36 J	0.30	**0.36**	0.17 J	0.72 J	<0.22	0.45	<0.28	0.086 J	<0.28	<0.28	0.56 J
	9/1/2021	<0.27	<0.24	<0.30	2.9	**5**	**5.9**	2.3	2.7	**3.4**	0.61	5.1	<0.22	2.5	<0.27	0.10 J	<0.27	0.66 J	4.4
	3/17/2022	<0.24	<0.21	<0.26	<0.044	<0.076	<0.062	<0.29	<0.049	<0.053	<0.039	<0.35	<0.19	<0.058	<0.23	<0.050	<0.24	<0.23	<0.33
MW21	9/1/2021	<0.28	<0.24	<0.30	<0.052	<0.090	<0.074	<0.34	<0.058	<0.062	<0.046	<0.41	<0.22	0.068	<0.27	<0.059	<0.28	<0.27	<0.39
	3/17/2022	<0.24	<0.21	<0.26	<0.044	<0.076	<0.062	<0.29	<0.049	<0.053	<0.039	<0.35	<0.19	<0.058	<0.23	<0.050	<0.24	<0.23	<0.33
MW22	9/1/2021	<0.28	<0.24	<0.30	<0.052	<0.090	<0.074	<0.34	<0.058	<0.062	<0.046	<0.41	<0.22	<0.068	<0.28	<0.059	<0.28	<0.28	<0.39
	3/17/2022	<0.25	<0.21	<0.27	<0.045	<0.079	<0.065	<0.30	<0.051	<0.055	<0.041	<0.36	<0.20	<0.060	<0.24	<0.052	<0.25	<0.24	<0.34
MW23	9/1/2021	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry
	3/17/2022	<0.24	<0.21	<0.26	<0.044	<0.076	<0.062	<0.29	<0.049	<0.053	<0.039	<0.35	<0.19	<0.058	<0.23	<0.050	<0.24	<0.23	<0.33
TW24	9/1/2021	<0.23	<0.20	<0.25	<0.042	<0.074	<0.060	<0.28	<0.048	<0.051	<0.038	<0.34	<0.18	<<0.056	<0.22	<0.048	<0.23	<0.22	<0.32
	3/17/2022 *	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Key:

"J" = Analyte detected between Limit of Detection and Limit of Quantitation

X = Concentration detected above Chapter NR 140, Wisconsin Administrative Code (NR 140, Wis. Adm. Code) preventive action limit (PAL)

X = Concentration detected above NR 140, Wis. Adm. Code enforcement standard (ES)

µg/L = micrograms per liter

* = Wells unable to be located at the time of the ample event

Table 4d Groundwater Sample Polychlorinated Biphenyls Laboratory Results, Badger Sheet Metal Parcels - 420 South Broadway; 419 South Maple Avenue, Green Bay, Wisconsin

Well No.	Date Collected	PCBs (µg/L)							
		PCB-1016	PCB-1221	PCB-1232	PCB-1242	PCB-1248	PCB-1254	PCB-1260	Total PCBs
NR 140 Preventive Action Limit (µg/L)		NE	NE	NE	NE	NE	NE	NE	0.003
NR 140 Enforcement Standard (µg/L)		NE	NE	NE	NE	NE	NE	NE	0.03
TW4	4/25/2018	<0.21	<0.12	<0.10	<0.16	<0.090	<0.090	0.87	**0.87**
	9/1/2021	<0.075	<0.22	<0.22	<0.22	<0.22	<0.22	<0.079	ND
TW5	4/25/2018	<0.21	<0.12	<0.10	<0.16	<0.090	<0.090	<0.18	ND
TW12	4/25/2018	<0.21	<0.12	<0.10	<0.16	<0.092	<0.092	<0.18	ND
MW17	10/21/2020	<0.073	<0.22	<0.22	<0.22	<0.22	<0.22	<0.076	ND
MW18	10/21/2020	<0.072	<0.22	<0.22	<0.22	<0.22	<0.22	<0.075	ND
MW19	10/21/2020	<0.073	<0.22	<0.22	<0.22	<0.22	<0.22	<0.076	ND
MW20	10/21/2020	<0.069	<0.20	<0.20	<0.20	<0.20	<0.20	<0.072	ND

Notes:

"J" = Analyte detected between Limit of Detection and Limit of Quantitation

X = Concentration detected above Chapter NR 140, Wisconsin Administrative Code (NR 140, Wis. Adm. Code) preventive action limit (PAL)

X = Concentration detected above NR 140, Wis. Adm. Code enforcement standard (ES)

ND = Not detected

EXHIBIT E

Former Badger Sheet Metal Parcels – 402 & 420 S. Broadway, 419 S. Maple Ave., & 421 Arndt St., Green Bay, WI – BRRTS #02-05-584381

Summary of Anticipated Environmental Responsibilities - City of Green Bay

- Abandonment of select groundwater monitoring wells identified in electronic correspondence dated July 31, 2025 and submittal of abandonment documentation to the Department of Natural Resources (DNR).
- Completion of the remedial excavations and associated sampling from the limits of the excavations as described in the *Remedial Action Plan* dated June 26, 2025 prepared by Stantec Consulting Services, Inc. (Stantec) including off-site disposal of the excavated soil at a licensed landfill facility and potential modifications to the anticipated limits of the targeted remedial excavations based on the results of additional soil sampling and field observation.
- Backfill of the remedial excavation areas described above, as appropriate, with clean, imported soil/fill with a geotextile fabric or similar separation material placed at the boundaries of the completed remedial excavation to allow future segregation of imported soils during site redevelopment.
- Off-site disposal/management of the existing 55-gallon drums of soil generated during environmental and geotechnical soil borings.
- During demolition and excavation activities completed during September 2025, a catch basin was encountered in one of the buildings and removed. Two underground storage tanks (USTs) were also discovered and properly removed.
- Preparation and submittal of a *Remedial Action Documentation Report* meeting the requirements of NR 724.05(2) and NR 724.15(3) to DNR documenting the completed remedial excavation activities, results of confirmation soil sampling (if completed), and any recommendations based on the completed activities.
- Any remaining environmental work within the parcel designated for future use as a greenway which the City of Green Bay will maintain ownership of, including any additional groundwater sampling from monitoring wells located within the limits of this parcel.
- Provide soil and groundwater data to Sigma in excel format compatible with DNR reporting requirements.

Exhibit F

Summary of Anticipated Environmental Responsibilities – General Capital

- Proper management of existing site soil during redevelopment within the parcels leased by General Capital in accordance with the DNR-approved Materials Management Plan and the requirements of NR 718 including disposal of excess impacted soil, if generated, at a licensed landfill facility.Removal of remaining underground structures, as needed for redevelopment, and proper off-site disposal.
- Installation of methane/vapor mitigation systems as part of new building construction and completion of vapor intrusion screening/post construction vapor sampling as required to satisfy DNR requirements**.**
- Construction of engineered barriers within the parcels leased by General Capital as required by the DNR-approved *RAP* as part of site redevelopment to mitigate the potential direct contact risk associated with impacted soil to remain at the site.
- Completion of post-remediation groundwater monitoring (including installation of replacement groundwater monitoring wells, if necessary) within the parcels leased by General Capital.
- Preparation and submittal of a *Remedial Action Documentation Report* meeting the requirements of NR 724.05(2) and NR 724.15(3)to WDNR documenting the completed soil management activities during construction/redevelopment, vapor intrusion screening/system installation/commissioning (if required), and engineered barrier construction.
- Preparation and submittal to WDNR of a request for regulatory case closure for the parcels leased by General Capital.
- Complete any additional requirements as requested by the WDNR, including but not limited to, monitoring well abandonment, on-going inspections, operation and maintenance of engineered barriers, etc.

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
September 8, 2026	Ronda Bitney

AGENDA ITEM # E.2

Consideration with possible action to approve a 90-day extension to the planning option with MOE Development, LLC for the site located at 321 & 325 N Broadway.

BACKGROUND

The site located at **321 and 325 N. Broadway (Parcels 5-586 and 5-587)** was acquired through city bonding and is currently zoned **D1 – Downtown One**. The site is presently leased to On Broadway for use as a dog park.

Staff has received a proposal from **MOE Development, LLC** for a mixed-use development consisting of approximately **12–24 residential units above first-floor commercial space**. The developer is actively working with an architectural team to evaluate and refine key design elements, including the residential unit mix, parking configuration, first-floor commercial space, and overall building massing. The conceptual images submitted by the developer are intended to illustrate the initial vision for the site and are subject to further refinement.

The developer is requesting a **90-day extension to the original 30-day planning option**, which was approved by the Development Director. The requested extension would provide additional time for the developer and its design team to further develop the project concept, evaluate design alternatives, and refine the proposed development prior to moving forward with the next stage of the process.

RECOMMENDATION

To approve a 90-day planning option extension to MOE Development LLC for the development of 321 & 325 N Broadway.

FISCAL IMPACT

ATTACHMENTS

1. Broadway_Extension_9.1
2. BroadwayResidences_Proposal_Compressed

MOE DEVELOPMENT, LLC

September 1, 2026

Ronda Bitney
Real Estate Specialist
City of Green Bay
Community & Economic Development Department
100 N. Jefferson Street
Green Bay, WI 54301

RE: 325 North Broadway - Request for 90-Day Planning Option Extension

Dear Ronda,

On behalf of MOE Development, LLC, I am formally requesting a **90-day extension** of the planning option for 325 North Broadway.

Since the planning period began on August 1, our team has continued to actively advance the project. On August 6, we formally engaged our architectural team to begin the Master Planning and Schematic Design phase for the proposed mixed-use development. The current concept contemplates approximately 12-24 residential units above ground-floor commercial space, along with covered at-grade parking and resident amenity areas.

We are currently working through key design decisions with the architectural team, including the residential unit mix, parking configuration, ground-floor retail program, building massing, and amenity package. These decisions will form the basis for the preliminary floor plans, elevations, renderings, and other schematic materials that we intend to present to the City.

At this stage, we do not yet have architect-produced preliminary plans to submit. The conceptual images previously provided to the City were intended to communicate our initial vision for the property and were not architectural drawings. Our architectural team is now developing the professional materials necessary for a meaningful review by the Planning team.

Given the architectural and feasibility work required to responsibly develop the preliminary concept, the initial planning period does not provide sufficient time to complete this process. We anticipate approximately **2-3 additional weeks** to develop and review the preliminary architectural package.

Accordingly, we are requesting a **90-day extension** to allow sufficient time for our architects to complete the preliminary design, for our development team to review and refine the concept, and for the City to receive a complete and professionally prepared package for consideration.

We remain fully committed to advancing the redevelopment of 325 North Broadway and appreciate the City's continued cooperation as we move through this initial planning phase.

Sincerely,

MOE Development, LLC

MOE DEVELOPMENT

THE BROADWAY RESIDENCES

A MIXED-USE DEVELOPMENT CONCEPT

325 N BROADWAY | GREEN BAY, WI



RENDERING AND CONCEPTUAL.
FINAL DESIGN SUBJECT TO CHANGE.

THE SITE



Prime infill opportunity on North Broadway in the heart of Downtown Green Bay.

- Building fronts N Broadway with alley access to the rear
- Adjacent building to the west; surface parking to the north

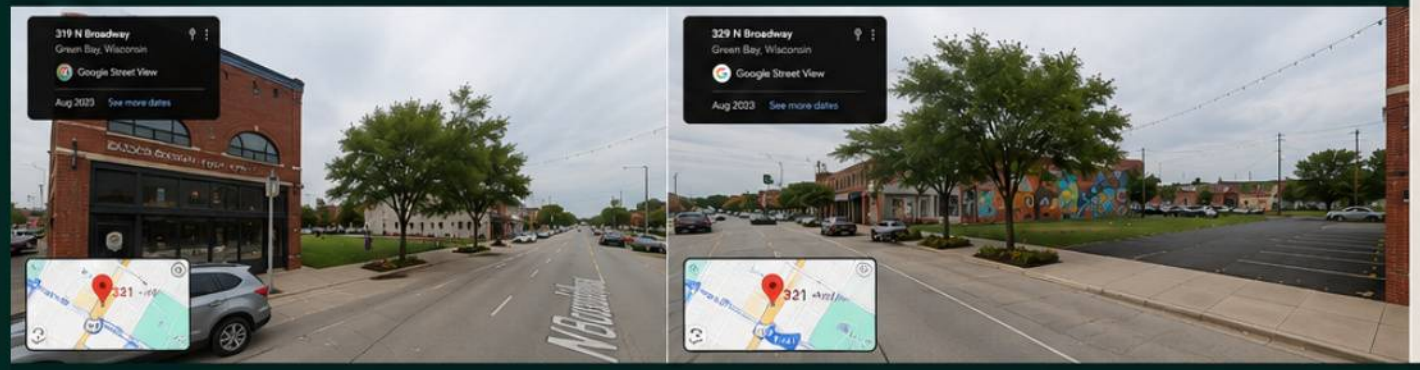
MIXED-USE LIVING + RETAIL

6 LUXURY RESIDENCES

UNDERGROUND PARKING

ROOFTOP AMENITY TERRACE

EXISTING SITE



DEVELOPMENT OVERVIEW

- 6 Luxury Condominium Residences
- 2 Street-Level Retail Suites
- Undeground Parking Access from Rear Alley
- Private Rooftop Terrace with Views of Downtown
- Elevated Design with Premium Materials and Finishes

OUR VISION

The Broadway Residences will bring new life to North Broadway with a modern, high-quality development that adds housing, supports local businesses, and strengthens the downtown community.

VILLA

THOUGHTFUL DESIGN. STRONG COMMUNITY. LASTING VALUE.

Project Vision

Transform a City-owned vacant parcel into a landmark mixed-use development featuring:

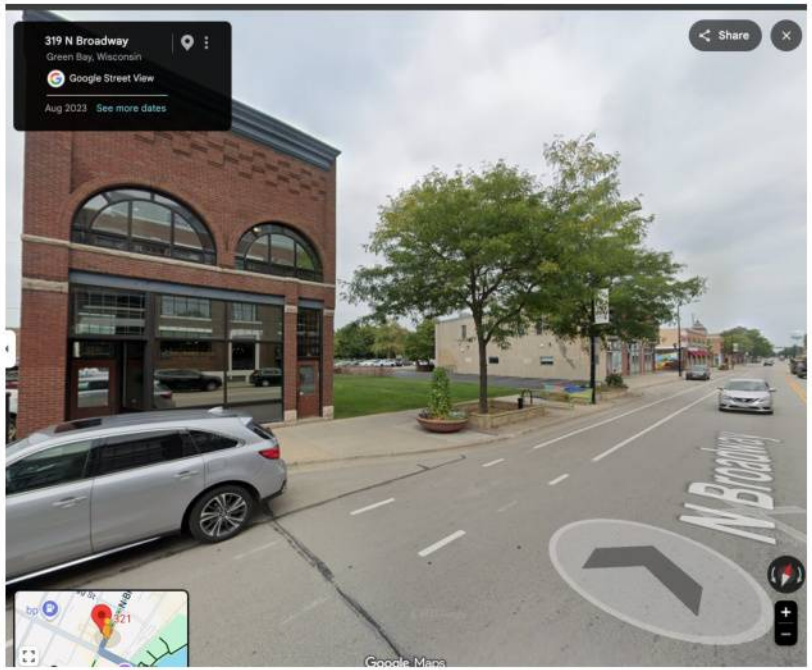
- 6 luxury owner-occupied condominiums
- 2 street-level retail spaces
- Underground resident parking
- Existing surface parking for retail
- High-quality architecture inspired by historic warehouse buildings

Purpose: Obtain preliminary City and investor support before completing architectural drawings.



VILLA

Existing Site



View from N Broadway



View looking north

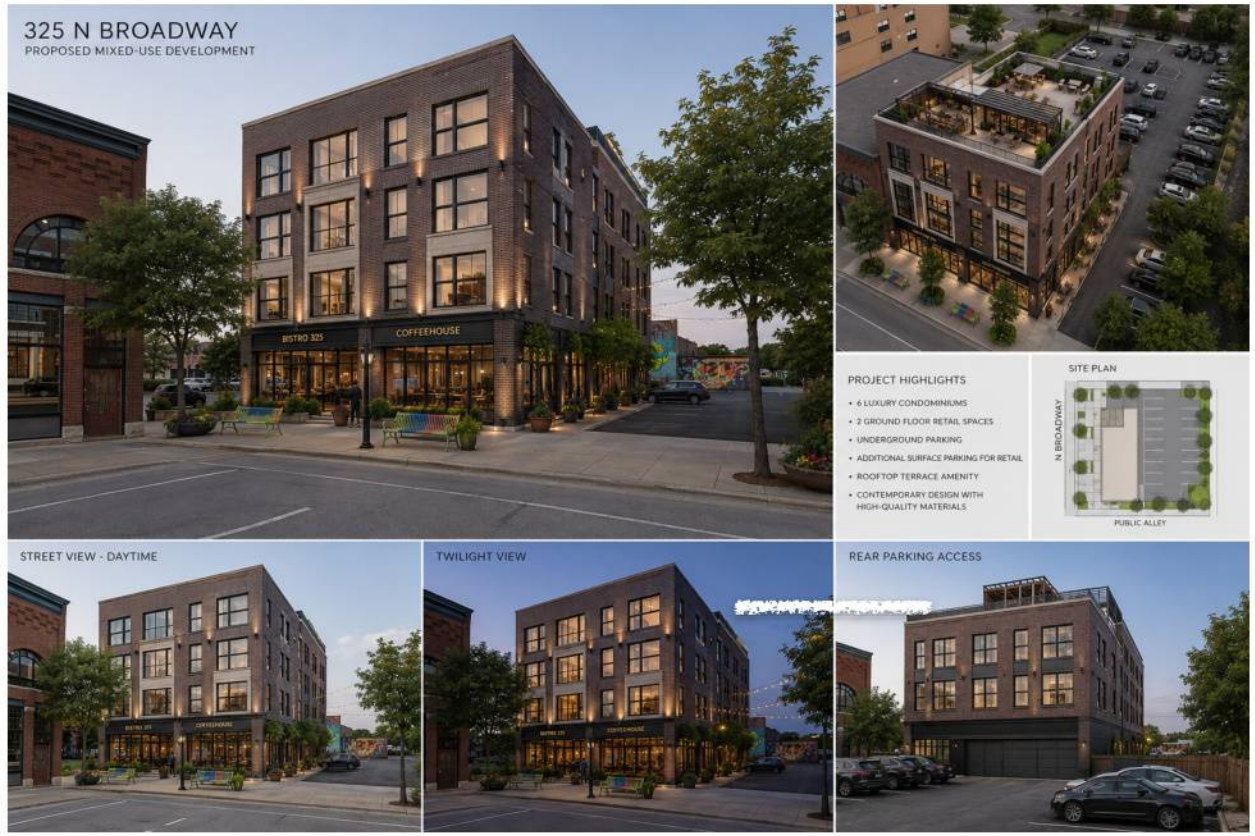
City-owned parcels along N Broadway proposed for redevelopment.

VILLA

Concept Overview

Building Program

- Four stories
- Six condominiums
- Two retail suites
- Elevator
- Rooftop amenity
- Underground parking
- Active Broadway storefronts
- Outdoor seating opportunities



VILLA

Community Benefits

- Activates a vacant site
- Creates new homeownership opportunities
- Supports local businesses
- Increases the City's tax base
- Encourages walkability
- Adds long-term private investment

Preliminary Financing Strategy

- Secure City support
- Complete design and pricing
- Obtain construction financing
- Raise remaining equity from sponsor/investors



VILLA

Residential Concept



Total: 1921 SF + 678 SF TERRACE + 141 SF BALCONY

Ground Floor Concept

Retail Suite A
Retail Suite B
Residential Lobby
Elevator
Garage Access

Upper Floors
Typical luxury condominium layouts with private balconies.

VILLA

Developer

Leo Villa
Founder, Villa Realty Group LLC



- Supply Chain Consultant, Coupa
- Founder and General Contractor, Villa Realty Group
- Owner/operator of a $1.4M residential portfolio
- Developer of The Bentley boutique condo-hotel
- MBA candidate, Marquette University
- B.S. Operations & Supply Chain Management
- MIT Digital Supply Chain Management Certificate

Vision: Build high-quality projects that strengthen Wisconsin communities.

VILLA

Next steps:

- Secure City support
- Complete design and pricing
- Obtain construction financing
- Raise remaining equity from sponsor/investors

Development Timeline

- Q4 2026 – City Approval & Land Acquisition
- Q1–Q2 2027 – Architecture & Engineering
- Q2 2027 – Financing & Permitting
- Q3 2027 – Construction Begins
- Q4 2028 – Construction Complete
- 2029 – Retail Occupancy & Condo Sales

Project Delivery

- Local architect, engineers, contractor, lender and legal team.
- Dedicated focus on The Broadway Residences.
- No competing development projects expected to impact delivery.
- Managed from planning through occupancy with emphasis on quality, budget and schedule.

VILLA

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
September 8, 2026	Will Peters

AGENDA ITEM # E.3

Consideration with possible action on a substantial amendment to the 2025 Annual Action Plan to reallocate $400,000.00 of HOME funds to the Community Land Trust Down Payment Closing Cost Assistance Program.

BACKGROUND

As part of the City of Green Bay's 2025 Annual Action Plan for the HOME Entitlement Program, the City allocated funding to the Housing Development Advancement Projects program. Due to an excess of funds and growing demand in our Down Payment and Closing Cost Assistance program, staff is recommending a substantial amendment to the 2025 Annual Action Plan to transfer a total of $400,000.00 to the Down Payment Closing Cost Assistance Program.

RECOMMENDATION

To approve a substantial amendment to the 2025 Annual Action Plan to reallocate a total of $400,000.00 from the Housing Development Advancement Projects Program to the Community Land Trust Down Payment Closing Cost Assistance Program.

FISCAL IMPACT

ATTACHMENTS

1. DPCC Request

NeighborWorks® GREEN BAY
437 S. JACKSON ST. • GREEN BAY, WI 54301 • P) 920.448.3075 • F) 920.448.3078
TOGETHER WE'RE BUILDING A BETTER GREEN BAY!

Will Peters, Neighborhood Development Specialist
City of Green Bay
100 N. Jefferson Street, Room 608
Green Bay, WI 54301

August 31, 2026

RE: Gap Funding for JBS Site Homes

Dear Mr. Peters and Members of the Redevelopment Authority,

NeighborWorks Green Bay ("NWGB") and the Greater Green Bay Habitat for Humanity ("HFH") have been working with the City of Green Bay on plans to construct 13 new homes at the JBS Development Site. Seven homes will be detached single-family dwellings constructed by HFH and six homes will be townhomes built by NWGB. Upon sale of the improvements to homebuyers, these new homes will become part of the Green Bay Housing Partnership ("GBHP") a new Community Land Trust ("CLT"). NWGB is requesting $400,000 of HOME Community Investment Partnership funding to provide gap financing to buyers of these homes under its Down Payment and Closing Cost Assistance Program.

The Green Bay Housing Partnership ("GBHP") our new CLT, was launched in late 2025 with the intention of adding to our community's toolbox an effective means to ensure public and private investment in attainable workforce housing continues to work in perpetuity. The funds requested here will allow GBHP to decrease the purchase price of these new homes. Under the program, the future sale price of the homes will be constrained by a (2% maximum annual growth) formula embedded in a ground lease. Future buyers will be required to meet program income requirements (which may vary by unit).

Depending on the household income of buyers, subsidies provided under this program will vary from $10,000 to $75,000. The exact amounts will be determined based on affordability calculations at the time of sale. These dollars will be granted to the Buyers, not loaned. The subsidy will reduce the purchase price of the home. As these lower prices cannot grow at market rates through the CLT model, they should always be attainable to modest income families whether they sell in a few years, or a generation from now.

I look forward to discussing this proposal with you and the Authority. Please reach out with any questions.

Sincerely,

Noel S. Halvorsen
President & CEO

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
September 8, 2026	Will Peters

AGENDA ITEM # E.4

Consideration with possible action to approve a Development Agreement with Greater Green Bay Habitat For Humanity for Lots 4-7 located on Vernon Taylor Drive of the JBS Redevelopment Site.

BACKGROUND

On July 25, 2025, staff issued a Request for Proposals (RFP) for the single-family and town home housing component of the JBS Redevelopment Site located at 0 Lime Kiln Road (Tax Parcels 23-243-1-1, 23-243-1-2 and 23-243-1-3). The JBS Redevelopment Site is a mixed-use development which will complement the Imperial Pride Neighborhood, the East Side, and greater Green Bay. This project will incorporate three primary elements: housing development, a destination community park, and an urban farm. The RFP asked for housing options that meet current and future market demand and do not readily exist within the City (affordability, design, lot size, bedroom count, ownership, etc.). Staff received proposals from three qualified developers: Greater Green Bay Habitat for Humanity, NeighborWorks Green Bay, and Radue Homes, Inc.

Greater Green Bay Habitat For Humanity is proposing to build four (4) single-family homes on Lots 4-7 located on Vernon Taylor Drive. One (1) of the four (4) units will be a 3-bedroom, 2 full bath, with a 1-car garage modeled after the City's "Jackson" design. The remaining three (3) units will be 4-bedroom, 2 full bath, with a 1-car garage modeled after Greater Green Bay Habitat For Humanity's "Roosevelt" design. All four (4) units will be made affordable through the Green Bay Housing Partnership Community Land Trust.

The total construction cost is estimated to be approximately $1,280,000.00. The anticipated sale price will be based upon the income of Habitat Homebuyer. Greater Green Bay Habitat For Humanity is anticipating a construction gap of $260,000.00 and intends to submit an application for HOME funds for gap financing.

Staff recommends approval of the Development Agreement with Greater Green Bay Habitat For Humanity for the development of Lots 4-7 located on Vernon Taylor Drive.

RECOMMENDATION

To approve a Development Agreement with Greater Green Bay Habitat For Humanity for the develoopment of Lots 4-7 located on Vernon Taylor Drive.

FISCAL IMPACT

ATTACHMENTS

1. Development Agreement

DEVELOPMENT AGREEMENT BETWEEN
THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY ("RDA")
AND GREATER GREEN BAY HABITAT FOR HUMANITY ("DEVELOPER")
FOR
LOTS 4-7 VERNON TAYLOR DRIVE
Part of Parcel 23-243-1-1

THIS AGREEMENT is made by and between the Redevelopment Authority of the City of Green Bay (hereinafter called "RDA"), and Greater Green Bay Habitat For Humanity (hereinafter called "DEVELOPER") on September 08, 2026.

WHEREAS, Lots 4-7 Vernon Taylor Drive of JBS Neighborhood Flagship Development., legally described in Exhibit "A" (hereinafter called the "RDA Site"), was acquired by the RDA for the purpose of inducing private enterprise to construct single-family homes, adding to the tax base of the City of Green Bay; and

WHEREAS DEVELOPER desires to complete the construction of four (4) single-family, owner-occupied homes located on the RDA Site and assume the responsibilities outlined in this development agreement.

NOW, THEREFORE, in consideration of the promises and obligations herein set forth, it is mutually agreed between the RDA and DEVELOPER as follows:

I. PROJECT SCOPE. The Project includes construction of four (4) single-family, 4-bedroom, 2, full bath homes with 1-car detached garages on the RDA Site as proposed in the attached proposal marked Exhibit "B" (hereinafter the "Project").

An additional three (3) single-family lots located at the JBS Redevelopment Site, mutually agreed upon between RDA and DEVELOPER will be offered to the DEVELOPER for redevelopment if available.

II. PROPERTY TRANSFER. The RDA shall transfer the parcels to the DEVELOPER upon the receipt of $1.00 per lot for Lots 4-7 + $30 for recording fees no later than September 31, 2026.

III. FINANCIAL ASSISTANCE. The Developer intends to apply for $240,000.00 from the City's HOME program to be used to offset the cost of construction, helping keep the homes affordable for families. Award of these funds will be subject to a separate application and agreement. Approval of this development agreement in no way guarantees the approval of these funds. The Developer shall adhere to all requirements of the City's HOME program as defined in separate agreements to be approved by the RDA.

Additional funding of up to $400,000.00 of HOME funds may be made available to the Green Bay Housing Partnership Community Land Trust for Habitat For Humanity and NeighborWorks Green Bay homebuyers for the purpose of downpayment and closing cost assistance to help keep mortgages affordable for homebuyers. Approval of this development agreement in no way guarantees the approval of these funds. The Developer and Green Bay Housing Partnership Community Land Trust shall adhere to all requirements of the City's HOME program as defined in separate agreements to be approved by the RDA.

IV. DEVELOPER OBLIGATIONS.

A. DEVELOPER is responsible for obtaining all necessary permits and shall construct the structure in conformance with all state and local building codes, rules and regulations. Permits may be submitted, but will not be issued until property has been transferred to the Developer.

B. The Project shall be designed in such a manner that it is similar to the predominant housing style in the neighborhood and shall conform to the proposal as submitted in conjunction with this Agreement.

C. During project implementation, DEVELOPER shall advise RDA staff as to the progress of the construction and allow staff on site to review the progress of the Project.

V. PROJECT COMMENCEMENT. DEVELOPER shall commence construction of the Project within by March 1, 2027 (hereinafter "Commencement Date").

VI. PROJECT COMPLETION. DEVELOPER agrees to complete the construction of the Project in accordance with RDA and CITY approved plans no later than December 31, 2027 (hereinafter "Completion Date"). The Project shall be deemed completed upon issuance of an Occupancy Permit by the City of Green Bay. In the event DEVELOPER fails to complete construction by the Completion Date, the DEVELOPER shall transfer the RDA site back to the RDA upon written request of the RDA and at no cost to the RDA. This transfer to the RDA shall be via quit claim deed and the RDA site shall be subject to no liens or other encumbrances other than those existing at the time of the original transfer by the RDA.

Upon project completion, The DEVELOPER shall convey all four (4) lots to Green Bay Housing Partnership Community Land Trust (GBHPCLT) where 4 completed homes will be sold to income qualified homebuyers. Developer agrees that it will evidence its compliance by providing RDA with a compliant, fully executed purchase agreement between Developer and GBHPCLT for the land and improvements, together with recorded evidence of title to the properties in the name of GBHPCLT. Developer's failure to provide such evidence to RDA, to RDA's satisfaction, shall constitute an event of default.

GBHPCLT will own the land underlying each of the homes and will enter into land trust ground leases with each of the 4 (4) separate qualified purchasers for the lease of the land underlying the homes. GBHPCLT will work in earnest to sell the four (4) completed homes to an income qualified owner occupant within 12 months of Completion Date. In the event GBHPCLT fails to sell and warrant the completed homes within the allotted time, the GBHPCLT and RDA shall come to an agreement with revised timeline for sale and transfer of Project.

VII. TERMINATION AND REMEDIES.

A. It is the intent of the Project to generate tax base, eliminate blight within neighborhoods, encourage home ownership and enhance the neighborhood. These goals have both tangible and intangible costs that are difficult to place a value on. Therefore, in the event the DEVELOPER fails to complete the construction of the

Project by the Completion Date, the RDA may at its sole discretion take one, a combination, or all of the following actions as liquidated damages:

1. The RDA may charge liquidated damages in the amount of $100 per day for each day beyond the completion date until such time that certificate of occupancy is granted.

2. The DEVELOPER shall transfer the RDA site back to the RDA upon written request of the RDA and at no cost to the RDA. This transfer to the RDA shall be via quit claim deed and the RDA site shall be subject to no liens or other encumbrances other than those existing at the time of the original transfer by the RDA.

B. Except as otherwise provided in this Agreement, in the event of any default or breach of this Agreement, the breaching party shall, upon written notice from the other party, proceed immediately to ensure or remedy such default or breach, and, in any event, within sixty (60) days after receipt of such notice unless such default or breach cannot, with reasonable diligence, be cured within this period. In this event, the breaching party shall commence action to cure within the 60-day period and diligently proceed to cure the breach. In case such action is not taken or not diligently pursued, or the default or breach is not cured or remedied within a reasonable time, the aggrieved party may institute proceedings as may be necessary or desirable, in its opinion, to cure and remedy the breach, including, but not limited to, proceedings to compel specific performance by the party in default or breach of its obligation.

C. Completion of the Project in accordance with the terms and conditions of this Agreement is the essential and unique consideration for the obligations of the RDA. Accordingly, the RDA may, in the event of legal proceedings, seek remedies to compel the specific performance of the defaulting party as the only adequate remedy and shall not seek damages in lieu of specific performance unless specific performance is legally unavailable, in which event the RDA may seek damages as authorized.

VIII. MISCELLANEOUS PROVISIONS.

A. RDA agrees to allow the four (4) projects proceeding this Agreement developed by the DEVELOPER, purchased from the RDA/CITY to be financed, built, and sold outside of the Community Land Trust model.

B. DEVELOPER agrees not to discriminate on the basis of race, color, religion, sex, or national origin in the sale or occupancy of the property or any improvements located thereon, in violation of any applicable law or regulation; provided, however, that a violation of said covenant will not result (and any subsequent lease or deed shall so provide) in a reversion or forfeiture of title, but will entitle the RDA to such injunctive relief or other remedies as may be available at law.

C. The time for performance of any term, covenant, condition, or agreement of this Agreement shall be extended by any period of unavoidable delays. In this Agreement, "unavoidable delays" means beyond the reasonable control of the party obligated to perform the applicable term, covenant, condition, or agreement under this Agreement and shall include, without limiting the generality of the foregoing, delays, attributable to

acts of God, any other party in this Agreement, strikes, labor disputes, governmental restrictions, court injunctions, riot, civil commotion, acts of public enemy and casualty.

D. The RDA and DEVELOPER shall have the right to institute such actions or proceedings as they may deem desirable for effectuating the purpose of this Agreement; provided that any delay in instituting or prosecuting any such actions or proceedings or otherwise asserting such rights, shall not operate as a waiver of such rights to, or deprive it of or limit such rights in any way. It is the intent of this provision that a party should not be constrained, so as to avoid the risk of being deprived of or limited in the exercise of any remedy because of concepts of waiver, latches, or otherwise, to exercise such remedy at a time when it may still hope otherwise to resolve the problems involved. No waiver in fact made with respect to any specific default shall be considered or treated as a waiver of any rights with respect to other defaults or with respect to the particular default except to the extent specifically waived in writing.

E. This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin governing agreements made and fully performed in Wisconsin. If any provision of this Agreement, or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, then the remainder of this Agreement or the application of such provision, or portion thereof, and each provision of this Agreement shall be fully valid and enforceable by law. This Agreement sets forth the entire understanding between the RDA and DEVELOPER with respect to its subject matter, there being no terms, conditions, warranties, or representatives with respect to its subject matter other than that contained herein. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their respective successors and assigns.

F. ASSIGNMENT. DEVELOPER may not assign this Agreement or sell to a third party without the prior consent of the RDA. In the event that DEVELOPER violates this section, DEVELOPER shall pay RDA $10,000 as damages for their action.

G. AMENDMENTS TO AGREEMENT. This Agreement may not be changed orally, but only by agreement in writing and signed by the parties hereto.

H. THIRD PARTIES. Except as expressly provided otherwise in this Agreement, the provisions of this Agreement are for the exclusive benefit of the parties hereto and not for the benefit of any other persons, as third party beneficiaries or otherwise, and this Agreement shall not be deemed to have conferred any rights, expressed or implied, upon any other person.

I. NO PARTNERSHIP CREATED. This Agreement specifically does not create any partnership or joint venture between the parties hereto, or render any party liable for any of the debts or obligations of any other party.

J. ENVIRONMENTAL ASSESSMENT. The parties understand and acknowledge that the RDA and City of Green Bay have no knowledge of activities that occurred on the premises that would have included the storage, treatment, or disposal of hazardous substances. The RDA and City of Green Bay have fully disclosed to DEVELOPER any reports, analysis, studies, or other documents that would identify contaminants on the premises. DEVELOPER acknowledges that DEVELOPER has had a full and fair

opportunity to inspect the premises and to perform any tests or analysis desired by DEVELOPER as to the condition of the premises. DEVELOPER agrees to purchase the premises as is and where is.

K. FORMALITIES AND AUTHORITY. The parties hereto represent and warrant that they are validly existing and lawful entities with the power and authorization to execute and perform this Agreement. The headings set forth in this Agreement are for convenience and reference only, and in no way define or limit the scope of content of this Agreement or in any way affect its provisions.

L. NOTICES AND DEMANDS. A notice, demand, or other communications under this Agreement shall be sufficiently given or delivered if it is deposited in the United States mail, registered or certified mail, postage prepaid, return receipt requested, or delivered personally:

TO DEVELOPER: Jessica Diederich
Greater Green Bay Habitat for Humanity
1967 Allouez Ave
Green Bay, WI 54311

TO RDA: Cheryl Renier-Wigg, Secretary
Redevelopment Authority of the City of Green Bay
100 North Jefferson Street, Room 608
Green Bay, WI 54301

or to such other address, within the United States, with respect to a party as that party may from time to time designate in writing and forward to the other as provided in this Section. A copy of any notice, demand, or other communication under this Agreement given by a party under this Agreement to any other party under this Section shall be given to each other party to this Agreement.

M. NONMERGER AND SURVIVAL. Any provision in this Agreement which has not been fully performed prior to transfer of possession shall not be deemed to have terminated, but shall, unless expressly waived in writing, survive such transfer of possession and be in force and effect until performed.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and effective as of the date first written above.

Redevelopment Authority of the City of Green Bay

Gary J. Delveaux, Chairman

Cheryl Renier-Wigg, Secretary

ACKNOWLEDGMENT

State of Wisconsin

Brown County. Personally, came before me this ____ day of _____ _____, the above named Gary J. Delveaux, Chairman; Cheryl Renier-Wigg, Secretary Redevelopment Authority of the City of Green Bay to me known to be the person ___ who executed the foregoing instrument and acknowledge the same.

Notary Public Brown County, Wis.
My commission is permanent. (If not, state expiration date: _____ ,20 ____ .)

Developer: Greater Green Bay Habitat for Humanity

Jessica Diederich

ACKNOWLEDGMENT

State of Wisconsin

Brown County. Personally came before me this day of , the above named Jessica Diederich, Chief Executive Officer Greater Green Bay Habitat for Humanity to me known to be the person ___ who executed the foregoing instrument and acknowledge the same.

Notary Public Brown County, Wis.
My commission is permanent. (If not, state expiration date: _____ ,20 ____ .)

THIS INSTRUMENT WAS DRAFTED BY
William Peters
Redevelopment Authority of the City of Green Bay

EXHIBIT A
Legal Description of the RDA Site

Parcel Number:

Legal Description:

EXHIBIT B
See attached proposal for Lots 4-7, Vernon Taylor Drive
Part of Parcel 23-243-1-1

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
September 8, 2026	Will Peters

AGENDA ITEM # E.5

Consideration with possible action on a HOME request by NeighborWorks Green Bay for the JBS Townhome Development located on Lots 1-6 Dahlia Lane of the JBS Redevelopment Site.

BACKGROUND

NeighborWorks Green Bay is proposing to build six (6) single-family town homes on Lots 1-6 located on Dahlia Lane. All are three bedrooms, 2.5 baths with an unfinished basement and a two-car garage. All six (6) units will be made affordable through the Green Bay Housing Partnership Community Land Trust and the remaining two units will be unrestricted, but listed for an attainable price for modest-income households. The town home design meets the City's desired design requirements.

The total construction cost is estimated to be $1,984,268.00. The anticipated sale price is estimated to be $249,999.00 per unit. NeighborWorks Green Bay is anticipating a total construction gap of $275,000 and is requesting this amount.

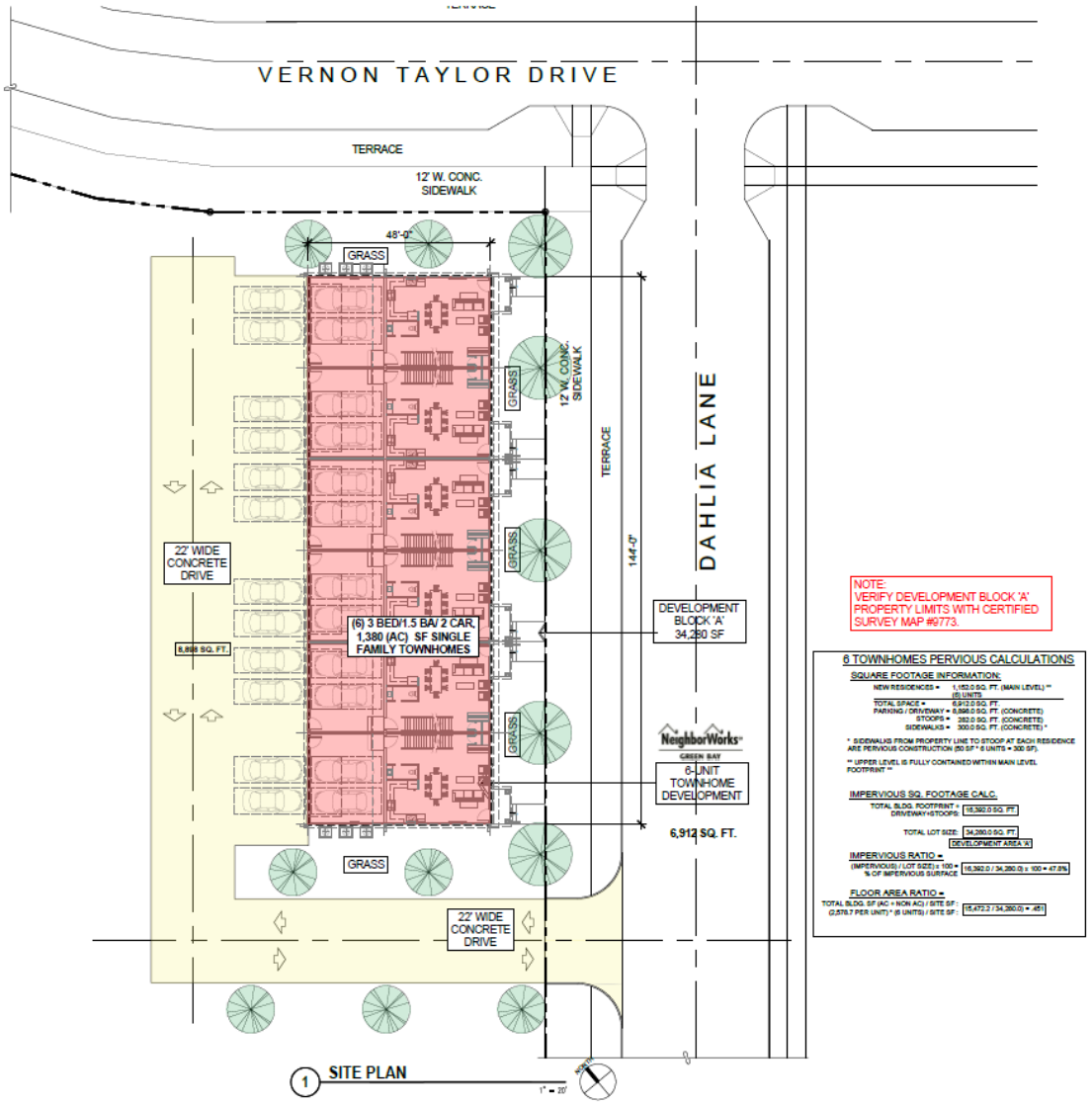
RECOMMENDATION

To award $275,000.00 of HOME funds to NeighborWorks Green Bay for the JBS Townhome Development located on Lots 1-6 Dahlia Lane of the JBS Redevelopment Site.

FISCAL IMPACT

ATTACHMENTS

1. NWGB Townhomes



NOTE:
VERIFY DEVELOPMENT BLOCK 'A' PROPERTY LIMITS WITH CERTIFIED SURVEY MAP #9773.

6 TOWNHOMES PERVIOUS CALCULATIONS

SQUARE FOOTAGE INFORMATION:

NEW RESIDENCES = 1,152.0 SQ. FT. (MAIN LEVEL) **
(6) UNITS
TOTAL SPACE = 6,912.0 SQ. FT.
PARKING / DRIVEWAY = 6,898.0 SQ. FT. (CONCRETE)
STOOPS = 252.0 SQ. FT. (CONCRETE)
SIDEWALKS = 300.0 SQ. FT. (CONCRETE) *

* SIDEWALKS FROM PROPERTY LINE TO STOOP AT EACH RESIDENCE ARE PERVIOUS CONSTRUCTION (50 SF * 6 UNITS = 300 SF).

** UPPER LEVEL IS FULLY CONTAINED WITHIN MAIN LEVEL FOOTPRINT **

IMPERVIOUS SQ. FOOTAGE CALC.

TOTAL BLDG. FOOTPRINT + DRIVEWAY+STOOPS: 16,392.0 SQ. FT.

TOTAL LOT SIZE: 34,280.0 SQ. FT.
DEVELOPMENT AREA 'A'

IMPERVIOUS RATIO =
(IMPERVIOUS / LOT SIZE) x 100 = % OF IMPERVIOUS SURFACE: 16,392.0 / 34,280.0) x 100 = 47.8%

FLOOR AREA RATIO =
TOTAL BLDG. SF (AC + NON AC) / SITE SF : (2,578.7 PER UNIT) * (6 UNITS) / SITE SF : 15,472.2 / 34,280.0) = .451

NeighborWorks GREEN BAY

NOTE: ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS & DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

(6) SINGLE-FAMILY TOWNHOME RESIDENCES

3 Bed/1.5 Bath/2 Car Garage (v.4)

SW Corner of Vernon Taylor Dr & Dahlia La
Green Bay, WI
Parcel - 23-243-1-2

NOT FOR CONSTRUCTION

ISSUE DATE: 12/3/2025
ISSUED FOR: REVIEW
REVISION LOG

© NEIGHBORWORKS GREEN BAY

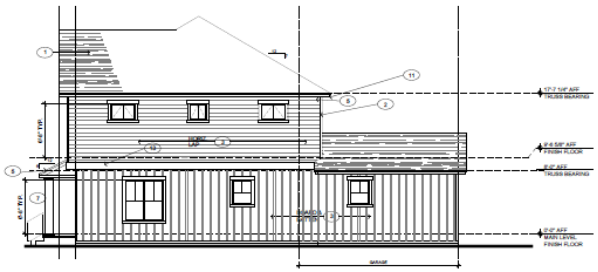
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JBS DEVELOPMENT
GREEN BAY, WI
PROJECT NAME

SITE PLAN
SHEET NAME

PROJECT NUMBER: -
DRAWN BY: DE CHECKED BY:
SCALE: AS NOTED

0.20
SHEET NUMBER



3 SIDE ELEVATION
3/16" = 1'-0"

KEY NOTES
(#) REFERENCED BY THIS SYMBOL THIS SHEET ONLY



2 REAR ELEVATION
3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"

NeighborWorks® GREEN BAY

NOTE: ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS & DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

(6) SINGLE-FAMILY TOWNHOME RESIDENCES

3 Bed/1.5 Bath/2 Car Garage (v.4)

SW Corner of Vernon Taylor Dr & Dahlia La
Green Bay, WI
Parcel - 23-243-1-2

NOT FOR CONSTRUCTION

ISSUE DATE: 12/3/2025
ISSUED FOR: REVIEW

REVISION LOG

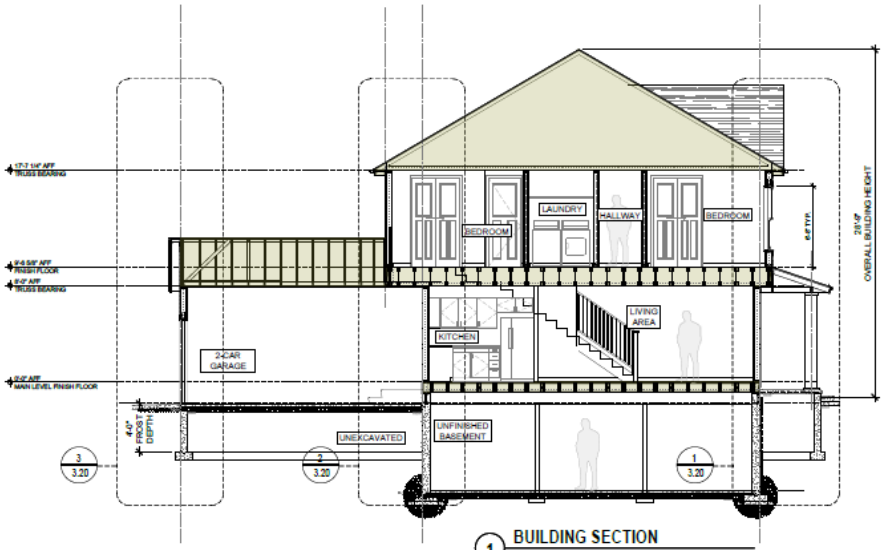
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JBS DEVELOPMENT
GREEN BAY, WI
PROJECT NAME

EXTERIOR ELEVATIONS
SHEET NAME

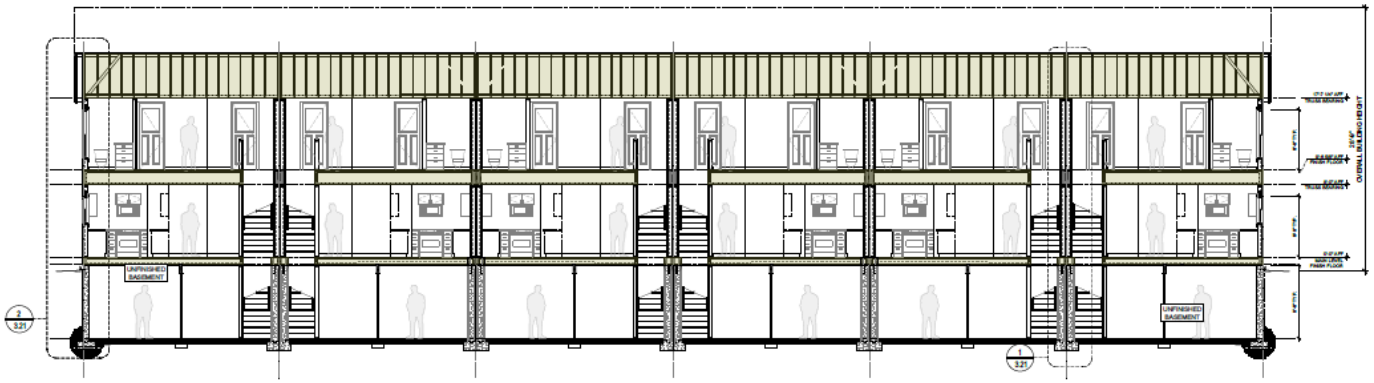
PROJECT NUMBER: -
DRAWN BY: DE CHECKED BY:
SCALE: AS NOTED

2.10
SHEET NUMBER



1 BUILDING SECTION

3/16" = 1'-0"



2 BUILDING SECTION

3/16" = 1'-0"

NeighborWorks®
GREEN BAY

NOTE - ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS & DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

(6) SINGLE-FAMILY TOWNHOME RESIDENCES

3 Bed/1.5 Bath/2 Car Garage (v.4)

SW Corner of Vernon Taylor Dr & Dahlia La
Green Bay, WI
Parcel - 23-243-1-2

NOT FOR CONSTRUCTION

ISSUE DATE: 12/3/2025
ISSUED FOR: REVIEW

REVISION LOG

© NEIGHBORWORKS GREEN BAY

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JBS DEVELOPMENT
GREEN BAY, WI
PROJECT NAME

BUILDING SECTIONS
SHEET NAME

PROJECT NUMBER: -

DRAWN BY: DE CHECKED BY:

SCALE: AS NOTED

3.10
SHEET NUMBER

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
September 8, 2026	Will Peters

AGENDA ITEM # E.6

Consideration with possible action on a substantial amendment of the 2025 Annual Action Plan to reallocate $200,000.00 of Community Development Revolving Loan Funds to Parks & Infrastructure Improvements.

BACKGROUND

As part of the City of Green Bay's 2025 Annual Action Plan under the Community Development Block Grant (CDBG), the City allocated funding to the Community Development Revolving Loan Program for economic development and job creation. Due to this funding program not being fully utilized, staff is recommending a substantial amendment to the 2025 Annual Action Plan to transfer a total of $200,000.00 to the Parks & Infrastructure Improvement Program. Funds will be used to purchase park equipment and furniture for Shipyard Park and Leicht Park.

RECOMMENDATION

To approve the substantial amendment to the 2025 Annual Action Plan to reallocate $200,000.00 of Community Development Revolving Loan Funds to Parks & Infrastructure Improvements to purchase park equipment for Shipyard Park and Leicht Park.

FISCAL IMPACT

ATTACHMENTS

None

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
September 8, 2026	Jessica Maes, Economic Coordinator

AGENDA ITEM # E.7

Consideration with possible action to authorize staff to take all necessary action to foreclose on a delinquent loan for property at 1028 9th.

BACKGROUND

The City of Green Bay currently holds two Community Development Revolving Loan Fund (CD RLF) loans associated with Jeena Tax Services. Jeena Vue is the borrower and Jasmine Yang is the co-borrower.

On November 10, 2023, the City funded a $165,000 CD RLF real estate loan (secured mortgage) for the acquisition of the property located at 1028 9th Street. The purchase price of the property was $165,000. The current balance of the real estate loan is $169,941.87.

Per the City Assessor, the property has an estimated fair market value of approximately $154,000. There is also $4,812.42 in outstanding property taxes associated with the property, consisting of $1,392.99 for 2024 and $3,419.43 for 2025.

The City also funded a $35,000 CD RLF working capital loan to the borrower and co-borrower on November 10, 2023 (unsecured personal guarantee). The current outstanding balance on that loan is $20,093.77.

Since June 30, 2025, City staff have made repeated attempts to contact the borrower and co-borrower regarding the delinquent loans. These efforts have included telephone calls and voicemail messages, email, multiple visits to the 9th Street property and a former address, outreach through the Jeena Tax Services Facebook page, and correspondence sent via USPS. A detailed list of attempts was included as a supporting document for this agenda item. City staff received a response to these outreach efforts in January 2026 and between January and April 2026, two payments were made on each loan. The borrower and co-borrower have been unresponsive to subsequent contact attempts by City staff since April 2026.

Given the continued loan delinquency, lack of communication from the borrower and co-borrower, outstanding property taxes, and the current estimated value of the City's real estate collateral relative to the outstanding loan balance, staff is requesting authorization to initiate foreclosure proceedings for the property located at 1028 9th Street and file a judgment for the delinquent working capital loan.

RECOMMENDATION

To approve authorizing staff to take all necessary action to foreclose on a delinquent loan for property at 1028 9th.

FISCAL IMPACT

ATTACHMENTS

None

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
September 8, 2026	Jessica Maes, Economic Coordinator, Cheryl Renier-Wigg, Staff

AGENDA ITEM # E.8

Consideration with possible action to approve proceeding with the bid process for facility improvements at the City of Green Bay Convention Center.

BACKGROUND

As reported at the July meeting, Berners Schober recently completed a property condition evaluation of the Convention Center on behalf of the City. Based on that assessment, staff identified three priority capital projects: replacement of interior lighting, repair or replacement of the original 1984 roof and associated wall repairs, and replacement of the ballroom folding partition (airwall).

The Department of Public Works (DPW), in coordination with Berners Schober, has completed the engineering and design work necessary to advance these projects.

The estimated cost of the lighting project is $211,700. Due to safety concerns associated with the existing lighting, staff has already initiated the bidding process for this project so that the work can proceed in 2026. Staff will return to the RDA for consideration of all the potential bid awards in accordance with City purchasing requirements.

Staff is also seeking authorization to solicit bids for the remaining priority projects anticipated for construction in 2027:

Roof and Wall Repairs: The engineering estimate identifies a cost of approximately $355,661 to repair or $1,924,819 for full roof replacement. Associated wall repairs are estimated at $203,192 to $239,562. Soliciting bids will provide the City with current market pricing and additional information to determine the most appropriate approach to the roof project.

Ballroom Partition (Airwall): The estimated cost to replace the ballroom folding partition is $1,622,250. The existing airwall is original to the facility and has reached the end of its useful life.

Staff recommends authorization to solicit bids, with construction anticipated in 2027. Staff further recommends acknowledgment of the ongoing bid process for the 2026 lighting project due to the safety concerns associated with the existing lighting. The current balance in the capital improvement fund is $3,079,203.17.

Additionally, the City has executed a contract with The Superlative Group for naming rights consulting services. Staff recently participated in a kickoff meeting and is currently gathering data requested by the consultant. A site visit is scheduled for September, and the consultant anticipates completing the engagement within three to four months. This is a potential source of revenue for these improvements.

RECOMMENDATION

To approve proceeding with the bid process for facility improvements at the City of Green Bay Convention Center.

FISCAL IMPACT

The current balance in the capital improvement fund is $3,079,203.17.

ATTACHMENTS

None

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
September 8, 2026	Will Peters

AGENDA ITEM # E.9

Consideration with possible action to award up to $40,000.00 of Community Development Block Grant(CDBG) funds to the City of Green Bay's Department of Public Works for the purchase of 3 sets of temporary speed tables to be installed in CDBG eligible neighborhoods.

BACKGROUND

Traffic-calming and pedestrian safety have been expressed as a priority in the development of the 2025 Annual Action Plan for the use of Community Development Block Grant (CDBG) funds. Additionally, traffic-calming and pedestrian safety have been a focus of the City of Green Bay's Data Informed Community Engagement work. The Department of Public Works is requesting to spend up to $40,000.00 of CDBG funds for the purchase of 3 sets of temporary speed tables to be installed in CDBG eligible neighborhoods.

RECOMMENDATION

To award up to $40,000.00 of Community Development Block Grant funds to the City of Green Bay's Department of Public Works for the purchase of 3 sets of temporary speed tables to be installed in CDBG eligible neighborhoods.

FISCAL IMPACT

ATTACHMENTS

1. City of Green Bay, WI 14 x 33 Speed Table w MUTCD Arrow 3 Table Quote 080526

Traffic Logix Corporation
PO BOX 737296
Chicago, IL 60673 USA
Tel: (866) 915-6449
Fax: (844) 405-6449
www.trafficlogix.com

Quote Number QUO-57271-Q4D0X6
Created Date 8/5/2026
Expiration Date 9/5/2026
Prepared by Jim Entwistle

QUOTATION

Contact: James Brunette
Phone: (920) 448-3000
Email: James.Brunette@greenbaywi.gov

City of Green Bay, WI

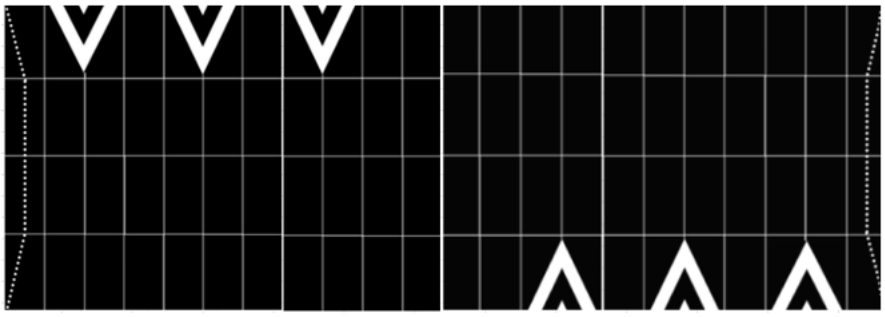
Shipping Address:
100 N Jefferson
Green Bay, Wisconsin 54301
United States

Standard Features (Included)

- Prices Shown include - Required Adhesive, Bolts and Anchors (Specified as 4" or 7") 4”
- Color and Markings as Indicated: MUTCD Arrows

Special Notes

Sourcewell Contract: City of Green Bay Green Bay , Wisconsin Account # 210291
14’Lx33’Wx3”H



Quote Line Items – All Prices shown are in $ US Dollar

Product	Product Code	Quantity	Sales Price	Total Price
4" Speed Hump Lagbolt Kits	23599	1,584.00000	$0.00	$0.00
Advanced Polyurethane Anchor Adhesive-400ml.	PU140-LV	64.00000	$0.00	$0.00
SDS-Plus Shank Rotary-Hammer Drill Bit 9/16"	23596	3.00000	$65.00	$195.00
400mL 1:1 dispenser - Applicator Gun	PU-APGUN	2.00000	$65.00	$130.00
14Lx33Wx3" speed table with MUTCD arrows	ST14333MA	3.00000	$8,418.00	$25,254.00

Traffic Logix Corporation
PO BOX 737296
Chicago, IL 60673 USA
Tel: (866) 915-6449
Fax: (844) 405-6449
www.trafficlogix.com

Quote Number QUO-57271-Q4D0X6
Created Date 8/5/2026
Expiration Date 9/5/2026
Prepared by Jim Entwistle

Totals

Subtotal:	$25,579.00
Freight:	$2,090.00
Sales Tax (if applicable):	$0.00
Grand Total:	**$27,669.00**

Terms: 1% - 10 days – Net 30
Payment: MC, VISA, AMEX. Credit card payments over $10K will include an additional 2% fee.
Tax: IF TAX EXEMPT, Please Provide Tax Exempt Certificate with Order
Freight: Freight quotation is valid for a period of 21 days after it is issued. Beyond that, freight quotations will require confirmation or adjustment.
Changes/Returns: 30% for standard orders and 50% on custom orders.
Warranty: Please refer to the Rubber conditional use warranty terms at the end of this quote.

Delivery Requirements

Please Indicate the availability of the following as this determines the freight costs:

1. Do You have a Loading Dock? - Yes/No
2. Do you have a Forklift and Pallet Jack to unload? - Yes/No
3. Can access be gained by a 53-foot truck for delivery? - Yes/No
4. Is the delivery address a Construction site? - Yes/No
5. Is the delivery address a Military site? - Yes/No
6. If shipping to Military site, is a U.S. Driver required? - Yes/No

Quote Acceptance Information

Signature _____

Name _____

Title _____

Date _____

Thank you for choosing Traffic Logix. Please sign and return to:

jentwistle@trafficlogix.net
Jim Entwistle
Territory Manager
+12177411639

Traffic Logix Corporation
PO BOX 737296
Chicago, IL 60673 USA
Tel: (866) 915-6449
Fax: (844) 405-6449
www.trafficlogix.com

Quote Number QUO-57271-Q4D0X6
Created Date 8/5/2026
Expiration Date 9/5/2026
Prepared by Jim Entwistle

Please complete to set up new account: https://trafficlogix.com/business-application-form/

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
September 8, 2026	

AGENDA ITEM # F.1

Financial report and check register.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. RDA Financial Report 2026
2. Check Report - July
3. Check Report - Aug

Redevelopment Authority
Financial Report
CDBG
9/1/2026

CDBG Entitlement Funds	2025 Budget	2024 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Fair Housing	30,000.00	7,592.00	-	7,592.00	-	30,000.00
Public Services	176,633.00	72,694.26	-	97,962.02	117,276.25	34,088.99
CDBG Eligible Areas HILP Program	56,541.00	189,391.31	70,145.38	25,347.50	27,462.50	263,267.69
CDBG Eligible Areas Public Facilities and Infrastructure	198,971.00	252,383.35	-	383,503.93	-	67,850.42
CDBG Eligible Areas-Beautificatio/Art	50,000.00	-	-	-	-	50,000.00
Economic Development Façade	50,000.00	90,000.00	-	-	-	140,000.00
Economic Development - RLF	200,000.00	-	452,915.43	35,000.00	-	617,915.43
Administration	176,209.00	13,477.55	25,348.10	102,034.34	-	113,000.31
	$ 938,354.00	**$ 625,538.47**	**$ 548,408.91**	**$ 651,439.79**	**$ 144,738.75**	**$ 1,316,122.84**

CARES CDBG-CV Funds	2025 Budget	2024 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Rental/Mortgage Assistance Program LMI	-	675.35	-	-	-	675.35
	$ -	**$ 675.35**	**$ -**	**$ -**	**$ -**	**$ 675.35**

Redevelopment Authority
Financial Report
HOME
9/1/2026

	2025 Budget	2024 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Single Family Rehab Loan Program	150,224.75	73,370.99	-	41,013.00	79,642.31	102,940.43
Downpayment Closing Cost Assistance	50,000.00	-	-	-	-	50,000.00
CHDO Projects	70,227.92	196,595.64	-	248,073.56	-	18,750.00
Housing Development Projects	151,108.63	1,793,047.28	153,835.33	3,987.08	1,099,698.00	994,306.16
Administration	67,620.00	83,628.84	17,092.81	43,935.31		124,406.34
HOME-ARP Admin	-	1,706,275.57	-	112,558.96	1,593,716.61	-
	$ 489,181.30	**$ 3,852,918.32**	**$ 170,928.14**	**$ 445,580.83**	**$ 2,773,056.92**	**$ 1,290,402.93**

City of Green Bay RDA
Check Register
31-Jul

CHECK #	CHECK DATE	VENDOR NAME	AMOUNT
21999	07/17/2026	BROWN COUNTY TREASURER	6,250.00
22000	07/17/2026	NEIGHBORWORKS GREEN BAY	15,725.00
			$ 21,975.00

City of Green Bay RDA
Check Register
31-Aug

CHECK #	CHECK DATE	VENDOR NAME	AMOUNT
22001	08/05/2026	CITY OF GREEN BAY	50,283.78
22002	08/05/2026	FREEDOM HOUSE MINISTRIES, INC.	603.20
22003	08/05/2026	NEIGHBORWORKS GREEN BAY	2,702.50
22004	08/05/2026	WE ALL RISE: AFRICAN AMERICAN RESOURCE CENTER	2,770.18
22005	08/14/2026	CITY OF GREEN BAY	384.39
22006	08/14/2026	LIBERTY TITLE & ABSTRACT INC.	125.00
22007	08/14/2026	NEIGHBORWORKS GREEN BAY	8,575.00
22008	08/26/2026	FREEDOM HOUSE MINISTRIES, INC.	979.48
22009	08/26/2026	NEIGHBORWORKS GREEN BAY	58,417.50
22010	08/26/2026	WE ALL RISE: AFRICAN AMERICAN RESOURCE CENTER	2,770.18
			$ 127,611.21

Report to the
Redevelopment Authority of the City of Green Bay

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

AGENDA ITEM # F.2

EPA Brownfields Program Update

BACKGROUND

The U.S. Environmental Protection Agency's (EPA) Brownfields Program provides grant funding for environmental assessments and cleanup of contaminated sites, supporting sustainable reuse and the City's broader redevelopment goals.

The RDA, serving as the Brownfields Advisory Committee, offers a forum for staff to present EPA-required updates on grant-funded activities to both the committee and the public. The City currently administers the following three active EPA grants, with project status updates included in the attached supplemental report:

- FY 2023-2026 EPA Brownfield Assessment Grant
- FY 2023-2026 EPA Brownfield Cleanup Grant
- FY 2020-2027 EPA Brownfield Revolving Loan Fund

In June 2026, the City of Green Bay was awarded a Brownfields Community-wide Assessment Grant in the amount of $500,000 from the EPA to continue its Brownfield assessment work.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Brownfields RDA Update 9.8.26

EPA Brownfield Assessment Grant

FY 2023 - 2026

Grant Funds: **$500,000.00**

Site/Project	Address	Environmental Activity Completed	Total Funds Expended/Project
133 N Broadway	133 N Broadway	Asbestos Containing Materials/ Lead-Based Paint Testing Grant Work Completed	$ 7,743.00
719-723 S Broadway	719-723 S Broadway	Supplemental Site Investigation complete Additional investigation needed off-site	$ 17,675.09
1400 Main Street	1400 Main St	Phase I ESA Phase II ESA Structural analysis needed for add'l sampling Blight determination completed for LGU exemption	$ 40,401.75
Badger Sheet Metal	402 & 420 S Broadway 421 Arndt St 419 S Maple St	Phase I ESA Site Investigation Remedial Action Plan	$ 52,919.43
Fourth Street Parcels	0 & 418 4th St 815 & 821 Chestnut Ave	Site Investigation Remedial Action Plan Grant work completed	$ 7,679.66
Green Bay Drop Forge (W.E. Hoban Co.)	1341 State St	Phase I ESA Phase II ESA Additional sampling/site investigation needed	$ 98,251.35
Hurckman Mechanical	1470 Velp Ave	Phase I ESA Phase II ESA	$ 37,364.40
Public Market Parcels	211 N Broadway 228 N Chestnut Ave 228 N Chestnut Ave	Phase I ESA Hazardous Materials Assessment Phase II ESA Site Investigation Report approved No Action Required for parking lot parcel	$ 120,394.28
Tidy Cleaners	818 S Broadway	Phase II ESA Site Investigation completed Stantec submitted results to owner's environmental consultant	$ 32,116.58
University Ave	1160 University Ave	Phase I ESA Phase II ESA SAP drafted	$ 6,389.25
Vanderbraak	0 & 1035 Vanderbraak	Phase II ESA Site Investigation completed WDNR - No Action Required for parking lot Remedial Action Plan to be established when developer secured	$ 29,986.61
Veteran's First	2890 St Anthony Dr	Phase I ESA Phase II ESA	$ 42,768.30
WPS	600 N Jefferson	Preliminary Phase II ESA work	$ 408.00
Grant Administration		QAPP Preparation Programmatic Support National Brownfields Conference	$ 5,902.30
		Total Grant Budget Expended	**$ 500,000.00**
		% of Budget Expended	**100%**
		Grant Funds Remaining	**$0.00**

EPA Clean-Up Grant: Badger Sheet Metal

FY 2023 - 2026

Grant Funds: **$1,000,000.00**

Site/Project	Address	Environmental Activity Completed	Budget Expended
Badger Sheet Metal	402 & 420 S Broadway	Remedial activities, oversight & engineering	$364,236.92
	421 Arndt St	Analysis of Brownfield Cleanup Alternatives	
	419 S Maple St	Materials Management Plan	
		Bid specifications prepared	
		Greenway design	
		Total Grant Budget Expended	**$364,236.92**
		% of Budget Expended	**36.42%**
		Grant Funds Remaining	**$635,763.08**

EPA Brownfields Revolving Loan Fund

2020 - 2025

Grant Funds: **$800,000.00** **$160,000 City's Cost Share**

Site/Project	Address	Environmental Activity Completed	Budget Expended	Total Expended	% Expended
Former Badger Sheet	402 & 420 S Broadway	Staff Hours - City's Cost Share	$16,915.27	$45,018.22	28%
Metal/Fire Station Flats	421 Arndt St	Contractual Services - City's Cost Share	$28,102.95		
	419 S Maple St	Travel - Grant Expenditure	$3,458.51	$800,000.00	100.00%
		RLF Grant Commitment: General Capital	$796,541.49		

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
September 8, 2026	Ronda Bitney

AGENDA ITEM # F.3

RDA Inventory and Development Update

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Consolidated pics
2. RDA_Properties_Portfolio_Development_Activity_Report_August_31_2026 (1)

601 St. George

Nancy Livingston



1127 Reber Street

Chris Properties



4th Street and Chestnut

NeighborWorks





158 N Maple Ave
NeighborWorks



1305 S Chestnut
Habitat for Humanity



1319 S Broadway
Habitat for Humanity



1321 S Broadway
Habitat for Humanity



1216 S Broadway
Habitat for Humanity



1110-1112 N Van Buren St
Ortega Properties



Habitat Homestead
Habitat for Humanity







Schauer-Schumacher Building, 109 N Adams St

Investment Creations.









NOVA-222 Cherry Stret







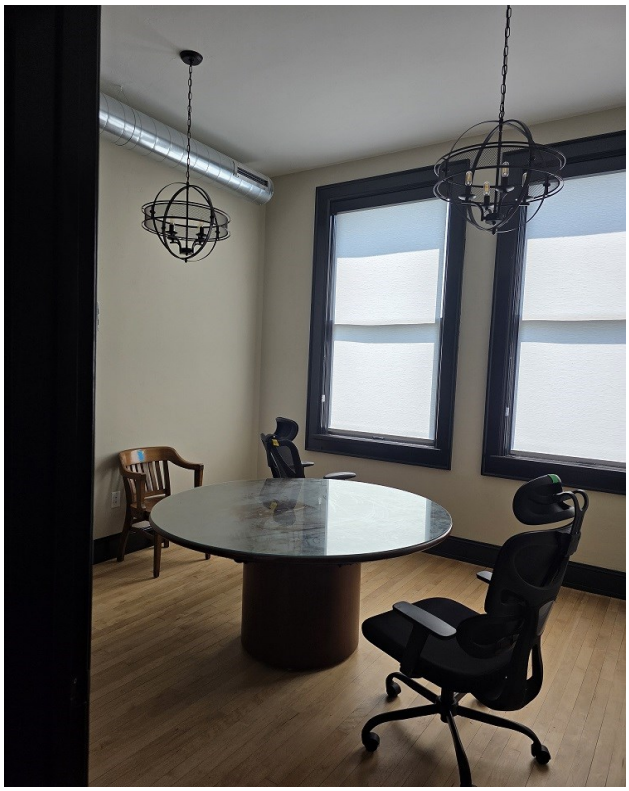





GOLF
SIMULATOR











REDEVELOPMENT AUTHORITY

Property Portfolio & Development Activity Report

Reporting Period: Through August 31, 2026

49	289	25
Parcels in Active Planning, Development Agreements & Leasing	Completed & Occupied Housing Units	Lots Disposed

Prepared for Meeting Discussion

Executive Summary

The Redevelopment Authority (RDA) continues to actively manage, market, lease, and facilitate development across its property portfolio. As of August 31, 2026, the portfolio reflects a strong level of ongoing activity, with 49 parcels in active planning, development agreements, or leasing arrangements. Development activity has resulted in 289 housing units completed and occupied, while 25 lots have been successfully disposed of through partnerships with nonprofit organizations and private investors.

Key Highlights

Measure	Current Activity
Active development properties	18 parcels
Planning options	2 parcels
Active development agreements	24 parcels
Leased properties	5 parcels
Completed & occupied housing	289 units (268 multi-family; 21 single-family)
Disposed properties	25 lots

Portfolio Snapshot

ACTIVE	PLANNING OPTIONS	DEVELOPMENT AGREEMENTS	LEASED	DISPOSED
18 Parcels	2 Parcels	24 Parcels	5 Parcels	25 Parcels

Development Outcomes

Housing Type	Units
Single-Family	21
Multi-Family	268
Total Completed & Occupied	289

1. Active Development Properties

18 Parcels

These are buildable lots and development sites currently being marketed for future development.

Property Type	Parcels
Residential	7
Industrial	2
Commercial	1
Large Development Sites	6
Other Active Parcels	2
Total Active	18

2. Planning Options

2 Parcels

Property / Partner	Details
Arline / Erie Road - Keller Inc.	7 acres under planning option; part of a 35-acre development site
321/325 N Broadway - Leo Villa	Planning option

3. Leased Properties

5 Parcels

Tenant	Location	Current Use	Parcels
On Broadway	321/325 N Broadway	Dog Park	2
On Broadway	164 N Broadway	Red Sculpture Garden	1
Glass Nickel	314 N Chestnut	Commercial	1
Hmong American United of Green Bay	401 Ninth Street	Community Use	1
TOTAL			5

4. Active Development Agreements

24 Parcels

Developer / Partner	Development Site	Parcels
-	200 N Monroe	1
-	115 S Van Buren St.	1
NeighborWorks	4th Street Block	4
Newland Development	221 Cherry Street	1
NeighborWorks	158 N Maple Ave.	1
General Capital	402 S Broadway; 419 S Maple; 421 Arndt; 420 S Broadway	4
Habitat for Humanity	1216 S Broadway	1
Habitat for Humanity	1319 S Broadway	1
Habitat for Humanity	1321 S Broadway	1
Habitat for Humanity	1305 S Chestnut St.	1
Investment Creations	101 & 109 N Adams; 227 E Walnut	3
-	1229 St. Clair St.	1
Gorman	Grand Blvd. (JBS)	1
-	910 Reber St.; 1118 N Van Buren St.; 1124 N Van Buren	3
TOTAL		24

5. Completed Development

289 Units Completed & Occupied

Housing Mix

Housing Type	Units
Single-Family Units	21
Multi-Family Units	268
Total	289

Units by Development Partner / Program

Developer / Program	Units
Nova	268
Habitat for Humanity - Homestead	14
NeighborWorks	5
Private Investors	2
TOTAL	289

6. Disposed Properties

25 Parcels

The RDA has successfully disposed of 25 single lots through partnerships with nonprofit organizations and private investors.

Recipient	Lots Disposed
NeighborWorks	2
Habitat for Humanity	4
Private Investors	19
TOTAL	25

RDA at a Glance

CURRENT ACTIVITY

49 parcels

18 Active | 2 Planning Options | 24 Development Agreements | 5 Leased

DEVELOPMENT IMPACT

289 completed & occupied housing units

268 Multi-Family | 21 Single-Family

DISPOSITION ACTIVITY

25 lots disposed

19 Private Investors | 4 Habitat for Humanity | 2 NeighborWorks

Redevelopment Authority

Property Portfolio & Development Activity | Reporting Period: Through August 31, 2026

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
September 8, 2026	

AGENDA ITEM # F.4

Director's report and project updates.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Development Tracking 20260826

City of Green Bay Development Tracker (Large Scale) - Sep 2026								
	Project Name	Developer	Project Location	Project Description	Status Update	Housing Units		Est. Prop Value
Multi-family								
1	**Skyline@425**	Living Downtown LLC	425 Pine Street	Market multi-family rental, commercial	Construction underway	Total # 66	Under 80% 0	$9,600,000
2	**1116 Hobart Drive**	Moski Corp	1116 Hobart Drive	Market multifamily	Construction underway	Total # 30	Under 80% 0	$3,000,000
3	**200 N. Monroe**	Three Sixty LLC	200 N. Monroe	Market multi-family rental, commercial	Phase 1 construction start early 2027	Total # 164	Under 80% 0	$18,500,000
4	**Gorman @ JBS**	Gorman & Co.	0 Lime Kiln Rd	Workforce multi-family	Construction underway	Total # 95	Under 80% 0	$11,000,000
5	**Fire Station Flats**	General Capital	420 S. Broadway/419 S. Maple	Multi-family rental, retail, Fire Station/Admin, greenway	Construction planned for Oct. 2026	Total # 85	Under 80% 85	$7,000,000
6	**222 Cherry St LLC**	Peter Nugent	216-222 Cherry St	Market rate apts with retail 1st floor	DA amendment terms under negotiation	Total # 71	Under 80% 0	$10,500,000
7	**One Astor**	Spark Development	100 E. Mason	Market rate multi-family rental	Construction underway	Total # 126	Under 80% 0	$15,500,000
8	**1531 Main Street**	GB Real Estate	1531 Main Street	Market rate multi-family rental	PO deadline 1/14/2027	Total # 40	Under 80% 0	$3,000,000
9	**1409 Velp**	Velp Locust Investments LLC	1409 Velp Ave	Market rate multi-family rental	DA approved in June	Total # 90	Under 80% 0	$9,500,000
Single-family								
10	**Southwest Woods**	Garritt Bader	Hinkle S. of Mason	Single family housing with new roads	Construction underway	Total # 29	Under 80% 0	$8,000,000

11	**The Pines**	Broadway Realty	0 Deuchert Street	Single family housing with new roads	Construction underway	Total # 41	Under 80% 0	$10,000,000
12	**Radue @ JBS**	Radue	1327 &1331 Paj Way	JBS-Single Family	Construction underway	Total # 2	Under 80% 0	$700,000
13	**Habitat @ JBS**	HFH	Lots 1-7 Vernon Taylor Dr	JBS-Single Family	DA to be considered	Total # 7	Under 80% 0	TBD
14	**NWGB @ JBS**	Neighbor Works	Lots 1-6 Dahlia Lane	JBS-Single Family	DA to be considered	Total # 6	Under 80% 0	TBD
15	**Brook Park**	Tycore Built	Brook Park Drive at Moore Drive	Residential subdivision with singles, duplexes, and townhomes	DA application under review	Total # 155	Under 80% 0	TBD
Commercial								
16	**S&S Buildings**	Investment Creations	227 E Walnut, 101 & 109 N Adams	Mixed use law office, retail, market rate apartment	Adams complete Walnut construction underway	Total # 0	Under 80% 0	$1,500,000
17	**Fire Station One**	MOWGS LLC	501 S. Washington	Fire station rehab conversion to commercial uses	Tenant recruitment underway	Total # 0	Under 80% 0	$1,000,000
18	**C. Reiss Relocation**	Port of Green Bay / Brown County	420 S. Broadway/419 S. Maple	Port development / C. Reiss relocation	Port improvements underway. Lease signed.	Total # 0	Under 80% 0	TBD
19	**Green Bay Public Market**	On Broadway, Inc	211 N. Broadway	Public Market	DA amendment terms under negotiation	Total # 0	Under 80% 0	$7,000,000
20	**United Soccer League Stadium**	USL	TBD	Soccer Stadium	Site selection, owner recruitment underway	Total # 0	Under 80% 0	TBD
Industrial								
21	**Grandview - Keller 9 Acres**	Keller client	Erie Rd south of Mason	Industrial	TIF request under review	Total # 0	Under 80% 0	

								TBD
Public Spaces								
22	**Shipyard Phase 2**	City of GB	100 W. Mason St.	Great event lawn, playground, urban beach, beer garden, dog park, fountains	Bid approved, construction planned late 2026	Total #	Under 80%	$0
						0	0	
23	**Fire Station Flats Greenway**	City of GB	420 S. Broadway	Green stormwater infrastructure with bike/ped trail connection	Bid approved, construction planned late 2026	Total #	Under 80%	$0
						0	0	

	Units	Under 80%	Value
TOTALS	**1,007**	**85**	**$115,800,000**

COLOR KEY
Multi-family
Single-family
Commercial
Industrial
Park/Public