



AGENDA OF THE MILITARY AVENUE BUSINESS IMPROVEMENT DISTRICT BOARD

WEDNESDAY, SEPTEMBER 9, 2026, 1:00 PM
425 S. Military Ave.
Suite 206

A. Roll Call.

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

B. Approval of the Agenda.

- I. Approval of the agenda for the Wednesday, September 9, 2026, meeting of the Military Avenue Business Improvement District Board.

C. Approval of Minutes.

- I. Approval of the Minutes from the August 12, 2026 meeting.

D. Approval of Financial Reports.

- I. Consideration with possible action on the Financial Reports as of August 31, 2026.

E. Regular Business.

- I. Consideration with possible action on the 2027 BID Operating Plan.
2. Consideration with possible action on forming a Director Search Committee.

F. Unfinished Business.

- I. Consideration with possible action on the Harvest Hall Capital Campaign.

G. Informational.

- I. City of Green Bay Update.
2. Communications Manager Report.

H. Adjournment.

I. Adjournment of the Wednesday, September 9, 2026, meeting of the Military Avenue Business Improvement District Board.

- 1) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 2) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Military Avenue Business Improvement District Board meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 3) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.



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

MEETING DATE

September 9, 2026

PREPARED BY

AGENDA ITEM # C.I

Approval of the Minutes from the August 12, 2026 meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Meeting Minutes 8.12.26



Military Avenue Business Association

BID and MABA Meeting Minutes

August 12, 2026, at 1:00 PM

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

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

Staff non-voting: Leah Weycker, Savana Mencheski

Guests: Rebecca Finko, City of Green Bay

Absent: None

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

Call to Order and Welcome. Adam called the meeting to order for a BID meeting.

Approval of Agenda. *Sharon made a motion to approve the agenda, seconded by Dan. Motion carried.*

Secretary's Report. Approval of BID Minutes June 10, 2026. *Sharon made a motion to approve the minutes, seconded by Dan. Motion carried.*

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

Regular Business

Planter Boxes- It was recommended to look into the cost of having the planter boxes lowered for an easier bed to grow in or the cost of having them removed completely.

Executive Director Report: Leah lead the board in a discussion regarding priorities for the upcoming year to assist Leah in developing the 2027 Operating Plan. Key areas of focus included increasing community engagement, identifying new revenue opportunities, and continuing to advance efforts related to Harvest Hall. The conversation also included a discussion about potentially adjusting the

Board meeting time to better accommodate prospective Board members and encourage greater participation. See list from discussion.

Unfinished Business

Harvest Hall - Oneida Nation has responded and unfortunately declined our request. We are continuing to explore other potential funding opportunities, and Beth has identified a possible connection that may be worth pursuing.

During the discussion, it was suggested that the Board review a list of organizations and funding sources we have already approached. This would allow Board members to provide additional guidance, identify gaps in our outreach efforts, and suggest new potential funding leads.

City Update: Rebecca shared that funding remains available through the Revolving Loan Fund for small businesses. The group also discussed a renewed interest in having BID Directors attend City Council meetings more regularly. Increased participation would help improve communication, ensure everyone stays informed, and aligned on community initiatives and development efforts.

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

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

2027 Operating Plan Brainstorm

MABA and BID Board of Directors - Aug. 12, 2026

Top Ideas

Make Money \$\$ / Co\$t Money / Neutral

Harvest Hall Year/ Round Market Facility	\$\$ and Co\$t
District Beautification/ small but big impact	Co\$t
Better City Relationship/Funding Opportunities	\$\$ or Neutral
Increase Revenue/District BID Development	\$\$ and Co\$t

Additional Ideas

Add Housing
More landscaping
Destination businesses/events
Gateway to Titledown
Football Welcome party
Street Scape Holidays
Optimal Biz Mix
Public Art/Mural/Sculpture
Address Homelessness



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

MEETING DATE

September 9, 2026

PREPARED BY

AGENDA ITEM # D.I

Consideration with possible action on the Financial Reports as of August 31, 2026.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Financial Reports 8.31.26

Military Avenue, Inc.

Balance Sheet

As of August 31, 2026

	TOTAL	
	AS OF AUG 31, 2026	AS OF AUG 31, 2025 (PY)
ASSETS		
Current Assets		
Bank Accounts		
101 Market Cash	700.00	600.00
103 MABA Non Profit MM-2385	10,406.26	126,573.06
104 MABA Non Profit Checking - 2296	2,179.99	5,841.42
105 MABA-5483	0.00	0.00
106 COD 02094 (FCCU)	11,585.67	11,079.94
107 COD (1) BMO	208,340.27	204,452.65
108 COD (2) BMO	258,199.59	256,364.17
109 BID Money Market - 5428	83,401.80	
112 COD-6908 (BMO)	-33.66	10,798.77
113 North Shore COD (5167)	257,013.90	252,052.00
BID Checking - 5401	1,529.97	
Total Bank Accounts	\$833,323.79	\$867,762.01
Accounts Receivable		
111 Accounts Receivable (A/R)	265.00	0.00
Total Accounts Receivable	\$265.00	\$0.00
Other Current Assets		
QuickBooks Tax Holding Account	-1,765.96	
Undeposited Funds	0.00	
Total Other Current Assets	\$ -1,765.96	\$0.00
Total Current Assets	\$831,822.83	\$867,762.01
Fixed Assets		
Equipment	0.00	0.00
Accumulated Depreciation	0.00	0.00
Total Equipment	0.00	0.00
Total Fixed Assets	\$0.00	\$0.00
TOTAL ASSETS	\$831,822.83	\$867,762.01

Military Avenue, Inc.

Balance Sheet

As of August 31, 2026

	TOTAL	
	AS OF AUG 31, 2026	AS OF AUG 31, 2025 (PY)
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
202 Accounts Payable (A/P)	234.60	3,110.70
Total Accounts Payable	\$234.60	\$3,110.70
Credit Cards		
212 Credit Card-9903	766.34	269.88
Total Credit Cards	\$766.34	\$269.88
Other Current Liabilities		
Direct Deposit Payable	0.00	0.00
Payroll Liabilities		
Federal Taxes (941/943/944)	-124.55	0.00
WI Income Tax	-677.05	0.00
WI SUI Employer	0.00	0.00
Total Payroll Liabilities	-801.60	0.00
Total Other Current Liabilities	\$ -801.60	\$0.00
Total Current Liabilities	\$199.34	\$3,380.58
Total Liabilities	\$199.34	\$3,380.58
Equity		
285 Building Restricted Funds	709,567.15	709,398.00
286 Retained Earnings	105,513.25	132,749.72
Opening Balance Equity	0.00	0.00
Net Income	16,543.09	22,233.71
Total Equity	\$831,623.49	\$864,381.43
TOTAL LIABILITIES AND EQUITY	\$831,822.83	\$867,762.01

Military Avenue, Inc.

YTD Budget vs. Actual

January - December 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
301 BID Assessments	104,213.00	109,714.00	-5,501.00	94.99 %
303 Year-Round Market - Transfer From Bid	454,452.65		454,452.65	
304 Grants Restricted Revenue	20,000.00	20,000.00	0.00	100.00 %
310 Event Fees and Sponsorships	46,031.55	20,000.00	26,031.55	230.16 %
310.4 EBT	10,897.00		10,897.00	
Total 310 Event Fees and Sponsorships	56,928.55	20,000.00	36,928.55	284.64 %
380 Interest Income	16,802.92	1,500.00	15,302.92	1,120.19 %
Total Income	\$652,397.12	\$151,214.00	\$501,183.12	431.44 %
GROSS PROFIT	\$652,397.12	\$151,214.00	\$501,183.12	431.44 %
Expenses				
501 Advertising & Marketing & Social Media	13,999.02	8,000.00	5,999.02	174.99 %
504 Street Planters and Medians	16,473.92	12,000.00	4,473.92	137.28 %
506 Website Expenses & Hosting	820.00	800.00	20.00	102.50 %
507 Licenses and Fees	275.00	100.00	175.00	275.00 %
510 Dues and Subscriptions	4,306.09	1,500.00	2,806.09	287.07 %
513 Staff Wages	69.50	0.00	69.50	
Staff Wages	92,465.26	100,000.00	-7,534.74	92.47 %
Total 513 Staff Wages	92,534.76	100,000.00	-7,465.24	92.53 %
514 Employment Fees and Taxes		0.00	0.00	
Taxes	8,037.95	6,885.00	1,152.95	116.75 %
Total 514 Employment Fees and Taxes	8,037.95	6,885.00	1,152.95	116.75 %
515 Payroll Processing Fees	1,095.06		1,095.06	
523 Postage	127.34	100.00	27.34	127.34 %
525 Training/Education	40.00	700.00	-660.00	5.71 %
525.1 Travel	366.17		366.17	
525.2 Meals & Entertainment	217.40		217.40	
Total 525 Training/Education	623.57	700.00	-76.43	89.08 %
531 Office Printer	1,483.96	2,000.00	-516.04	74.20 %
533 Audit Review	3,199.50	1,500.00	1,699.50	213.30 %
535 Events	33,714.74	35,000.00	-1,285.26	96.33 %
535.4 EBT	9,272.84		9,272.84	
Total 535 Events	42,987.58	35,000.00	7,987.58	122.82 %
541 Grant Expenses		150.00	-150.00	
546 Economic Development		1,000.00	-1,000.00	
548 Year Round Market Construction	18,400.00	15,000.00	3,400.00	122.67 %
549 Computers/Software	1,583.99	900.00	683.99	176.00 %
555 Insurance	4,270.00	2,800.00	1,470.00	152.50 %
557 Street Decor and Banners	3,220.80	6,060.00	-2,839.20	53.15 %
561 Legal & Professional Services	2,580.00	3,000.00	-420.00	86.00 %
561 Accountant	2,852.79		2,852.79	
Total 561 Legal & Professional Services	5,432.79	3,000.00	2,432.79	181.09 %

Military Avenue, Inc.

YTD Budget vs. Actual

January - December 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
571 Gateway Lombardi	925.35	1,800.00	-874.65	51.41 %
579 Rent & Lease	8,293.44	7,560.00	733.44	109.70 %
581 Office Supplies	1,016.57	500.00	516.57	203.31 %
585 Phone and Internet	1,131.12	1,500.00	-368.88	75.41 %
596 Bank Charges & Fees	507.14	50.00	457.14	1,014.28 %
600 Year-Round Market Capital Project Funds to Military Avenue, Inc.	454,452.65		454,452.65	
Total Expenses	\$685,197.60	\$208,905.00	\$476,292.60	327.99 %
NET OPERATING INCOME	\$ -32,800.48	\$ -57,691.00	\$24,890.52	56.86 %
NET INCOME	\$ -32,800.48	\$ -57,691.00	\$24,890.52	56.86 %



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AGENDA ITEM # E.I

Consideration with possible action on the 2027 BID Operating Plan.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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AGENDA ITEM # E.2

Consideration with possible action on forming a Director Search Committee.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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AGENDA ITEM # F.I

Consideration with possible action on the Harvest Hall Capital Campaign.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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AGENDA ITEM # G.I

City of Green Bay Update.

BACKGROUND

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FISCAL IMPACT

ATTACHMENTS

None



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AGENDA ITEM # G.2

Communications Manager Report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None