



AGENDA OF THE ON BROADWAY BUSINESS IMPROVEMENT DISTRICT BOARD

TUESDAY, SEPTEMBER 15, 2026, 8:00 AM
Virtual Meeting.

A. Zoom Meeting Information.

1. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/85709156621?pwd=JBAf9pQgAhQiejmMlH8lfVQDIPESAw.l>

Or call in by phone: +1 312 626 6799

Meeting ID: 857 0915 6621

Passcode: 586909

More detailed [Zoom Instructions](#) can be found online.

B. Roll Call.

1. Members: Linda Bova, Sandra Ranck, Chad Van Handel, Jim DuBois, Adam Funk, Grant Keebler, Jon Martens, Brendt Peeters, Brent Weycker

C. Approval of the Agenda.

1. Approval of the agenda for the Tuesday, September 15, 2026, meeting of the On Broadway Business Improvement District Board.

D. Approval of Minutes.

1. Approval of the minutes from the June 23, 2026 meeting.

E. Treasurer's Report.

F. Regular Business.

1. Consideration with possible action on the Report on the Progress of 2026 Proposed Activities.
2. Consideration with possible action on the 2027 Operating Plan.

G. Informational.

- I. Next Meeting: November 17, 2026, 8:00 a.m.

H. Adjournment.

- I. Adjournment of the Tuesday, September 15, 2026, meeting of the On Broadway Business Improvement District Board.

- 1) **ACCESSIBILITY:** Any person wishing to attend who, because of a disability, requires special accommodations should contact Peter Nugent at (920) 455-8881 at least 24 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 On Broadway 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
On Broadway Business Improvement District Board
of the City of Green Bay

MEETING DATE

September 15, 2026

PREPARED BY

AGENDA ITEM # D.I

Approval of the minutes from the June 23, 2026 meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 06.23.26 Broadway BID Minutes

Minutes of the Broadway Business Improvement District

Board Meeting 06/23/2026

Call to Order

The meeting was called to order by Linda Bova at 8:07 a.m. via Zoom.

Roll Call

Present: Linda Bova, Jim Dubois, Brent Weycker, Grant Keebler, Chad Van Handel, Jon Martens

On Broadway, Inc. Staff: Brian Johnson

City of Green Bay Staff: Rebecca Finco

Absent: Brendt Peeters, Adam Funk, Sandra Ranck

Approval of the Agenda

Motion by Van Hanel to approve the agenda. Second by Dubois. Motion passed.

Approval of the Minutes

Motion by Martens to approve the minutes. Second by Dubois. Motion passed.

Treasurer's Report

Treasurer's Report: As of May 31, 2026, there is a balance of \$176,460.00 in the account. This includes a daily minimum balance of \$2,500.00, \$25,000 obligated to the Green Bay Public Market project, current year BID assessments of \$125,302.00, and \$23,628.00 of prior year BID assessments that were collected late.

Motion by Dubois to approve the Treasurer's Report. Second by Bova. Motion passed.

Audit

A copy of the 2024 audit was presented. Initial work has begun on the 2025 audit.

Motion to accept audit findings by Bova. Second by Van Handel. Motion passed.

2026 BID Assessment & Delinquencies

The adopted 2026 BID budget had estimated assessments of \$157,422.00. The actual assessment was \$153,045.00, \$4,377.00 less than anticipated. \$125,302.00 has been collected leaving \$27,743.00 in arrears.

Motion by Bova to remove \$5,000 from bike racks and reallocate \$4,377 to cover the deficit and \$623.00 to marketing. Second by Dubois. Motion passed.

Authorization to release 2026 BID Allocation

Motion by Van Handel to release \$123,960.00 to On Broadway to carry out proposed activities and have On Broadway staff provide regular reports on their progress. Second by Dubois. Motion passed.

2027 Estimated BID Assessment

The proper tax roll for the upcoming year was not yet available from the City.

Motion by Bova to hold. Second by Van Handel. Motion passed.

Report on the Progress of 2026 Proposed Activities

An overview and general discussion on the annual proposed activities. It was suggested Keebler could work with the City Attorney to review/update the by-laws in the operating plan. There was an additional request to collect sample operating plans from other BIDs throughout the state. Johnson will reach out to the WI Main Street program to inquire. It was suggested that an overview of the Unlocking Capital grant received by On Broadway could be presented at a future board meeting. The City is working on a retail study and will be conducting a survey. Watch for the link.

Motion by Bova to accept the report. Second by Dubois. Motion passed.

Adjournment

Motion to adjourn at 9:08 a.m. by Van Hanel. Second by Martens. Motion passed.



Report to the
On Broadway Business Improvement District Board
of the City of Green Bay

MEETING DATE

September 15, 2026

PREPARED BY

AGENDA ITEM # F.I

Consideration with possible action on the Report on the Progress of 2026 Proposed Activities.

BACKGROUND

- A. District Maintenance
- B. BBID Awareness
- C. Retail Mini-Grant Program
- D. OBI Operations
- E. BBID Boundaries
- F. By-Law Updates
- G. Public Market Support
- H. Streetscape Activation
- I. Website Updates
- J. Retail Incubator

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
On Broadway Business Improvement District Board
of the City of Green Bay

MEETING DATE

September 15, 2026

PREPARED BY

AGENDA ITEM # F.2

Consideration with possible action on the 2027 Operating Plan.

BACKGROUND

- A. Proposed Activities
- B. Proposed 2027 BBID Budget
- C. Parcel Report

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Proposed Budget 2027
2. 2026 BID Values- On Broadway
3. Operating Plan OBI 2026 Adopted

2027 Broadway BID

	2026 Budget	2027 Proposed
Design		
Lighting	\$ 10,000.00	\$ -
Seasonal Décor	\$ -	\$ 15,000.00
Annual Maintenance	\$ 25,000.00	\$ 25,000.00
Equipment	\$ -	\$ 15,000.00
Bike Racks	\$ -	\$ -
Streetscape Microgrants	\$ 5,000.00	\$ 5,000.00
Design Intern/Residency	\$ 5,000.00	\$ 5,000.00
Intern/Residency Materials	\$ 5,000.00	\$ 5,000.00
Total Design	\$ 50,000.00	\$ 70,000.00
Organization		
Admin Allocation	\$ 31,484.00	\$ 32,513.40
BBID Annual Audit	\$ 4,000.00	\$ 5,000.00
Volunteer Program	\$ -	\$ 2,500.00
Total Organization	\$ 35,484.00	\$ 40,013.40
Promotion		
Marketing Allowance	\$ 5,561.00	\$ 5,553.60
Website	\$ 15,000.00	\$ -
Total Promotion	\$ 20,561.00	\$ 5,553.60
Economic Vitality		
Mini-Grants	\$ 10,000.00	\$ 10,000.00
Retail Incubator	\$ 12,000.00	\$ 12,000.00
Public Market (3 of 4)	\$ 25,000.00	\$ 25,000.00
Total Economic Vitality	\$ 47,000.00	\$ 47,000.00
	\$ 153,045.00	\$ 162,567.00
		\$ 162,567.00
		\$ -

Notes:

2026 Budget Amendments

remove bike racks	\$ (5,000.00)
add to marketing allowance	\$ 623.00

2027 Proposed Activities - Carryover

- District Maintenance
- BBID Awareness
- Retail Mini-Grant Program
- OBI Operations
- BBID Boundaries
- By-Law Updates
- Public Market Support
- Streetscape Activation
- Retail Incubator

2027 Proposed Activities - New

- Seasonal Décor: Seasonal décor support for holiday seasons.
- Equipment: Investment in equipment for district maintenance needs to generate savings and create more focus on maintenance.
- Volunteer Program: Support for expenses of the volunteer program to increase volunteer hours that help support overall district cleanliness and activation.

TaxKeyNumber	PropertyAddress	OwnerName	SecondaryOwnerName	OwnerAddress1	OwnerAddress2	OwnerCityState	OwnerZip	TotalAssessedValueLand	TotalAssessedValueImprovements	TotalAssessedValue	District	PredominantTaxClass	Bid Rate	Calculated Amount
2-76	525 S Broadway	Redevelopment Authority of the City of Green Bay		100 N Jefferson St		Green Bay, WI	54301	0	0	0	BID 13	Exempt local	1.63	\$ -
2-77	531 S Broadway	Redevelopment Authority of the City of Green Bay		100 N Jefferson St		Green Bay, WI	54301	0	0	0	BID 13	Exempt local	1.63	\$ -
2-947	419 S Maple Ave	Redevelopment Authority of the City of Green Bay		100 N Jefferson St		Green Bay, WI	54301	0	0	0	BID 13	Exempt local	1.63	\$ -
3-310	307 Howard St	201 Building, LLC		3404 Bay Highlands Dr		Green Bay, WI	54311	13100	0	13100	BID 13	Commercial	1.63	\$ 21.00
3-315	205 S Broadway	201 Building, LLC		3404 Bay Highlands Dr		Green Bay, WI	54311	26300	0	26300	BID 13	Commercial	1.63	\$ 42.00
3-317	200 S Broadway	Green Bay Area Public School District, Inc		200 S Broadway		Green Bay, WI	54303-1516	0	0	0	BID 13	Exempt local	1.63	\$ -
3-325	412 Howard St	Badgerland Management, LLC		412 Howard St		Green Bay, WI	54303	7900	0	7900	BID 13	Commercial	1.63	\$ 12.00
3-562	325 S Broadway	Rbj Holdings, LLC		301 Bridge St		Green Bay, WI	54303	36800	0	36800	BID 13	Manufacturing	1.63	\$ 59.00
3-563	327 S Broadway	Rbj Holdings, LLC		301 Bridge St		Green Bay, WI	54303	110500	0	110500	BID 13	Manufacturing	1.63	\$ 180.00
3-569	420 S Broadway	Redevelopment Authority of the City of Green Bay		100 N Jefferson St		Green Bay, WI	54301	0	0	0	BID 13	Exempt local	1.63	\$ -
3-572	402 S Broadway	Redevelopment Authority of the City of Green Bay		100 N Jefferson St		Green Bay, WI	54301	0	0	0	BID 13	Exempt local	1.63	\$ -
3-589	312 S Broadway	Dawn M. Mccoy		300 S Broadway		Green Bay, WI	54303	10300	0	10300	BID 13	Residential	1.63	\$ 16.00
3-590	304 S Broadway	Dawn M. Mccoy		300 S Broadway		Green Bay, WI	54303	11000	0	11000	BID 13	Residential	1.63	\$ 17.00
3-98	409 W Walnut St	Historic West, LLC		424 Harvard St		Green Bay, WI	54303	47700	0	47700	BID 13	Commercial	1.63	\$ 77.00
5-1525-B	201 Mather St	Arthur W. Zingler III		3374 Wiggins Way		Green Bay, WI	54311	12500	0	12500	BID 13	Commercial	1.63	\$ 20.00
5-1758	305 Donald Driver Way	DDL Holdings, LLC		340 N Broadway		Green Bay, WI	54303	300	0	300	BID 13	Commercial	1.63	\$ -
5-1768	430 Donald Driver Way	Ddl Holdings, LLC		340 N Broadway Ste 460		Green Bay, WI	54303-2825	160200	0	160200	BID 13	Commercial	1.63	\$ 261.00
5-1769	520 Donald Driver Way	Ddl Holdings, LLC		340 N Broadway Ste 460		Green Bay, WI	54303-2825	75600	0	75600	BID 13	Commercial	1.63	\$ 123.00
5-1773	435 Donald Driver Way	Ddl Holdings, LLC		340 N Broadway Ste 460		Green Bay, WI	54303-2825	62200	0	62200	BID 13	Commercial	1.63	\$ 101.00
5-1774	500 Donald Driver Way	Ddl Holdings, LLC		340 N Broadway Ste 460		Green Bay, WI	54303-2825	12600	0	12600	BID 13	Commercial	1.63	\$ 20.00
5-599	314 N Chestnut Ave	Green Bay Redevelopment Authority		100 N Jefferson St		Green Bay, WI	54301-5006	0	0	0	BID 13	Exempt local	1.63	\$ -
4-192	105 N Pearl St	Petes Annex, LLC		1087 W Mason St		Green Bay, WI	54303	11600	1000	12600	BID 13	Commercial	1.63	\$ 20.00
4-191	111 N Pearl St	Petes Annex, LLC		1087 W Mason St		Green Bay, WI	54303	19500	1600	21100	BID 13	Commercial	1.63	\$ 34.00
4-193	100 N Pearl St Unit BLK	Petes Annex, LLC		1087 W Mason St		Green Bay, WI	54303	25000	2000	27000	BID 13	Commercial	1.63	\$ 44.00
4-253-A	N Pearl St	Petes Annex, LLC		1087 W Mason St		Green Bay, WI	54303	31200	3100	34300	BID 13	Commercial	1.63	\$ 55.00
4-190	115 N Pearl St	Petes Annex, LLC		1087 W Mason St		Green Bay, WI	54303	39200	3500	42700	BID 13	Commercial	1.63	\$ 69.00
5-878	N Broadway	Cst, LLC		335 N Broadway		Green Bay, WI	54303	22700	3600	26300	BID 13	Commercial	1.63	\$ 42.00
3-364	223 S Broadway	Nicker Bobs Craft Mall, LLC		721 Red Clover Wy		Denmark, WI	54208	31100	3900	35000	BID 13	Commercial	1.63	\$ 57.00
3-644	309 S Broadway	Rbj Holdings, LLC		301 Bridge St		Green Bay, WI	54303	29200	3900	33100	BID 13	Commercial	1.63	\$ 53.00
3-104-A	116 S Broadway	Thavone Ly	Maisee Vue	106 So Broadway #3		Green Bay, WI	54303	81700	4100	85800	BID 13	Commercial	1.63	\$ 139.00
3-363	S Broadway	Vaj Holdings, LLC		1331 McCormick St		Green Bay, WI	54301	41500	4900	46400	BID 13	Commercial	1.63	\$ 75.00
4-188	119 N Pearl St	Petes Annex, LLC		1087 W Mason St		Green Bay, WI	54303	61800	4900	66700	BID 13	Commercial	1.63	\$ 108.00
4-189	127 N Pearl St	Petes Annex, LLC		1087 W Mason St		Green Bay, WI	54303	59800	4900	64700	BID 13	Commercial	1.63	\$ 105.00
5-589	317 N Broadway	Fort Howard New Town Redevelopment, LLC		319 N Broadway St		Green Bay, WI	54303	40400	5600	46000	BID 13	Commercial	1.63	\$ 74.00
5-600	N Chestnut Ave	Fort Howard New Town Redevelopment, LLC		319 N Broadway St		Green Bay, WI	54303	19600	5900	25500	BID 13	Commercial	1.63	\$ 41.00
5-874	329 N Broadway	Cst, LLC		335 N Broadway		Green Bay, WI	54303	37300	6000	43300	BID 13	Commercial	1.63	\$ 70.00
5-591	Dousman St	408 Dream, LLC		3186 Renaissance Ln		Green Bay, WI	54313	6100	7400	13500	BID 13	Commercial	1.63	\$ 22.00
5-584-2	308 Dousman St	DDL Holdings, LLC		340 N Broadway		Green Bay, WI	54303	49700	7500	57200	BID 13	Commercial	1.63	\$ 93.00
4-187	133 N Pearl St	Petes Annex, LLC		1087 W Mason St		Green Bay, WI	54303	103800	9400	113200	BID 13	Commercial	1.63	\$ 184.00
3-116	100 S Pearl St Unit BLK	Abby Holdings, LLC		5829 Geano Beach Rd		Abrams, WI	54101	66600	9800	76400	BID 13	Commercial	1.63	\$ 124.00
3-311	100 S Pearl St Unit BLK	Abby Holdings, LLC		5829 Geano Beach Rd		Abrams, WI	54101	79000	11700	90700	BID 13	Commercial	1.63	\$ 147.00
3-99	100 S Chestnut Ave Unit BLK	Historic West, LLC		424 Harvard St		Green Bay, WI	54303	43200	12700	55900	BID 13	Commercial	1.63	\$ 91.00
5-602	324 N Chestnut Ave	Ddl Holdings, LLC		340 N Broadway Ste 460		Green Bay, WI	54303-2825	30100	19700	49800	BID 13	Commercial	1.63	\$ 81.00
3-316	211 S Broadway	Canady & Co, LLC		327 Main St		Oconto, WI	54153	26300	22100	48400	BID 13	Commercial	1.63	\$ 78.00
4-159	144 N Chestnut Ave	143 North Broadway, LLC		1020 S Irwin Ave		Green Bay, WI	54301	23000	30800	53800	BID 13	Commercial	1.63	\$ 87.00
3-362	301 S Pearl St	Green Bay Acquisition Co 4, Inc		PO Box 395		Menominee, MI	49858	111200	35700	146900	BID 13	Commercial	1.63	\$ 239.00
3-313	131 S Broadway	Dubois Real Estate Holdings, LLC		131 S Broadway		Green Bay, WI	54303	37600	43000	80600	BID 13	Commercial	1.63	\$ 131.00
5-879	341 N Broadway	Benzplekan Real Estate, LLC		1309 S 21st		Manitowoc, WI	54220-5501	39200	48600	87800	BID 13	Commercial	1.63	\$ 143.00
4-59	N Broadway	Parking Lot U, LLC		313 Dousman St		Green Bay, WI	54303	458400	51000	509400	BID 13	Commercial	1.63	\$ 830.00
4-216	138 N Chestnut Ave	Bett, LLC		PO Box 2266		Green Bay, WI	54306-2266	39200	55500	94700	BID 13	Commercial	1.63	\$ 154.00
3-101	125 S Chestnut Ave	Badgerland Management, LLC		412 Howard St		Green Bay, WI	54303	58800	58100	116900	BID 13	Commercial	1.63	\$ 190.00
4-221	500 W Walnut St	Walnut Auto Investments, LLC		107 N Broadway Ste 1		Green Bay, WI	54303	88800	59200	148000	BID 13	Commercial	1.63	\$ 241.00
3-100	117 S Chestnut Ave	Badgerland Management, LLC		412 Howard St		Green Bay, WI	54303	19300	66000	85300	BID 13	Manufacturing	1.63	\$ 139.00
5-1765	333 Donald Driver Way	DDL Holdings, LLC		340 N Broadway		Green Bay, WI	54303	111700	71700	183400	BID 13	Commercial	1.63	\$ 298.00
4-157	147 N Broadway	Groovy Real Estate, LLC		2651 Seneca Ct		Green Bay, WI	54313	25300	71800	97100	BID 13	Commercial	1.63	\$ 158.00
3-369-A	226 S Broadway	Serrano Enterprises, LLC		504 S Maple Ave		Green Bay, WI	54303	15500	73000	88500	BID 13	Commercial	1.63	\$ 144.00
3-588	316 S Broadway	Chao T. Moua		345 Westplain Dr		Green Bay, WI	54303	41500	76700	118200	BID 13	Commercial	1.63	\$ 192.00
5-58	704 Alma St	Nancy Rogers	Ida Mae Rogers	704 Alma St		Green Bay, WI	54303-3416	9000	77600	86600	BID 13	Residential	1.63	\$ 141.00
3-312	127 S Broadway	Dubois Real Estate Holdings, LLC		127 S Broadway		Green Bay, WI	54303-1513	34400	80500	114900	BID 13	Commercial	1.63	\$ 187.00
4-76	157 N Broadway	Noc Harn, LLC		W3169 Rock Rd		Freedom, WI	54913	40600	98800	139400	BID 13	Commercial	1.63	\$ 227.00
5-593	402 Dousman St	Sams Investments, LLC		319 N Broadway		Green Bay, WI	54303	23800	106700	130500	BID 13	Commercial	1.63	\$ 212.00
3-643	307 S Broadway	Nicker Bobs Craft Mall, LLC		721 Red Clover Wy		Denmark, WI	54208	29200	111300	140500	BID 13	Commercial	1.63	\$ 229.00
3-322	124 S Broadway	Thavone Ly	Maisee Vue	106 So Broadway #3		Green Bay, WI	54303	18800	114000	132800	BID 13	Commercial	1.63	\$ 216.00
3-314	201 S Broadway	201 Building, LLC		3404 Bay Highlands Dr		Green Bay, WI	54311	26300	122000	148300	BID 13	Commercial	1.63	\$ 241.00
5-595	309 N Broadway	Dhuey Property, LLC		309 N Broadway		Green Bay, WI	54303-2701	11300	125500	136800	BID 13	Commercial	1.63	\$ 222.00
3-114	120 S Pearl St	Sma Construction Services, LLC		5829 Geano Beach Rd		Abrams, WI	54101	54700	141700	196400	BID 13	Commercial	1.63	\$ 320.00
2-72	519 S Broadway	Joseph L. Aerts		519 S Broadway		Green Bay, WI	54303-1521	73900	143100	217000	BID 13	Commercial	1.63	\$ 353.00
5-890	431 N Broadway	Martin R. Leonhard		431 N Broadway		Green Bay, WI	54303-2703	78600	146400	225000	BID 13	Commercial	1.63	\$ 366.00
5-596	412 Dousman St	Widmer Properties, LLC		408 Dousman St		Green Bay, WI	54303	16200	146900	163100	BID 13	Commercial	1.63	\$ 265.00
5-876	333 N Broadway	Cst, LLC		335 N Broadway		Green Bay, WI	54303	18200	148800	167000	BID 13	Commercial	1.63	\$ 272.00
3-591	300 S Broadway	Sanctuary Spas, LLC		300 S Broadway		Green Bay, WI	54303	49300	150100	199400	BID 13	Commercial	1.63	\$ 325.00
5-1786	400 Donald Driver Way Unit 8	Rail Yard Innovation District Townhomes, LLC		340 N Broadway Ste 460		Green Bay, WI	54303	12300	154300	166600	BID 13	Residential	1.63	\$ 271.00

5-877	335 N Broadway	Cst, LLC		335 N Broadway		Green Bay, WI	54303		18200	159200	177400	BID 13	Commercial	1.63	\$	289.00
3-1300	126 S Broadway	Urban Concepts,, LLC		953 Shawano Ave		Green Bay, WI	54303		9400	161100	170500	BID 13	Commercial	1.63	\$	277.00
3-1301	126 S Broadway	Casey Lesage		126 S Broadway Unit 2		Green Bay, WI	54303		9400	163200	172600	BID 13	Commercial	1.63	\$	281.00
5-1771	519 Donald Driver Way	Ddl Holdings, LLC		340 N Broadway Ste 460		Green Bay, WI	54303-2825		328700	169200	497900	BID 13	Commercial	1.63	\$	811.00
5-875	331 N Broadway	Cst, LLC		335 N Broadway		Green Bay, WI	54303		19200	170700	189900	BID 13	Commercial	1.63	\$	309.00
3-92	118 S Chestnut Ave	Democratic Party of Brown County		PO Box 11291		Green Bay, WI	54307		67500	174100	241600	BID 13	Commercial	1.63	\$	393.00
5-1764	313 Donald Driver Way Unit 6	Ddl Holdings, LLC		340 N Broadway Ste 460		Green Bay, WI	54303-2825		73600	176100	249700	BID 13	Commercial	1.63	\$	407.00
5-1780	400 Donald Driver Way Unit 2	Rail Yard Innovation District Townhomes, LLC		340 N Broadway Ste 460		Green Bay, WI	54303		12300	178200	190500	BID 13	Residential	1.63	\$	310.00
4-215-A	122 N Chestnut Ave	Green Bay Community Theatre, Inc		PO Box 2333		Green Bay, WI	54306-2333		34200	178400	212600	BID 13	Commercial	1.63	\$	346.00
3-642	301 S Broadway	Vaj Holdings, LLC		1331 McCormick St		Green Bay, WI	54301		38900	179500	218400	BID 13	Commercial	1.63	\$	355.00
3-563-1	339 S Broadway	Guppo, LLC		339 S Broadway		Green Bay, WI	54303		33000	189700	222700	BID 13	Commercial	1.63	\$	363.00
4-263	111 N Broadway	Taj Enterprises, LLC		PO Box 814		Green Bay, WI	54305		19100	193400	212500	BID 13	Commercial	1.63	\$	346.00
4-264	111 N Broadway Unit B	VantagePoint Holdings, LLC		2552 Johnny Ln		Green Bay, WI	54301		19100	193400	212500	BID 13	Commercial	1.63	\$	346.00
4-266	111 N Broadway	Eventful Concepts, LLC		4450 Indian Trl		Green Bay, WI	54313		19100	193400	212500	BID 13	Commercial	1.63	\$	346.00
5-1779	400 Donald Driver Way Unit 1	Rail Yard Innovation District Townhomes, LLC		340 N Broadway Ste 460		Green Bay, WI	54303		12300	193600	205900	BID 13	Residential	1.63	\$	335.00
3-320	128 S Broadway	Slcre, LLC		1902 Mid Valley Dr Apt 9		De Pere, WI	54115		57700	193900	251600	BID 13	Commercial	1.63	\$	410.00
4-265	111 N Broadway	Bmjrr, LLC		2592 Seafarer Way		Suamico, WI	54173		19100	197000	216100	BID 13	Commercial	1.63	\$	352.00
4-204	123 N Broadway	Game Holdings, LLC		2904 Big Timber Ci		Suamico, WI	54173		25800	197600	223400	BID 13	Commercial	1.63	\$	364.00
4-68	231 N Broadway	Washington, LLC		319 N Broadway		Green Bay, WI	54303-2701		62100	212200	274300	BID 13	Commercial	1.63	\$	447.00
5-607	301 N Maple Ave	Express Property, LLC		4052 Cattail Ct		Grand Chute, WI	54913		97800	212700	310500	BID 13	Commercial	1.63	\$	506.00
4-205	121 N Broadway	Xa Lee	Vanoudom Lee	3850 Glenmore Rd		Green Bay, WI	54311		83300	212800	296100	BID 13	Commercial	1.63	\$	482.00
5-588	319 N Broadway	Caesars Palace of Green Bay, LLC		3428 Lake Michigan Dr		Sturgeon Bay, WI	54235		18700	225700	244400	BID 13	Commercial	1.63	\$	398.00
5-54	200 Mather St	Arthur W. Zingler III		3374 Wiggins Way		Green Bay, WI	54311		44800	231000	275800	BID 13	Commercial	1.63	\$	449.00
5-1783	400 Donald Driver Way Unit 5	Rail Yard Innovation District Townhomes, LLC		340 N Broadway Ste 460		Green Bay, WI	54303		12300	241500	253800	BID 13	Residential	1.63	\$	413.00
5-1781	400 Donald Driver Way Unit 3	Rail Yard Innovation District Townhomes, LLC		340 N Broadway Ste 460		Green Bay, WI	54303		12300	250500	262800	BID 13	Residential	1.63	\$	428.00
4-156	151 N Broadway	Noc Harn, LLC		W3169 Rock Rd		Freedom, WI	54913		80100	254200	334300	BID 13	Commercial	1.63	\$	544.00
3-306-1	201 W Walnut St	Abby Holdings, LLC		5829 Geano Beach Rd		Abrams, WI	54101		276600	267700	544300	BID 13	Commercial	1.63	\$	887.00
3-107	405 W Walnut St	Historic West, LLC		424 Harvard St		Green Bay, WI	54303		63000	275100	338100	BID 13	Commercial	1.63	\$	551.00
5-1782	400 Donald Driver Way Unit 4	Rail Yard Innovation District Townhomes, LLC		340 N Broadway Ste 460		Green Bay, WI	54303		12300	276300	288600	BID 13	Residential	1.63	\$	470.00
5-885	419 N Broadway	419, LLC		PO Box 1745		Green Bay, WI	54301		108500	279400	387900	BID 13	Commercial	1.63	\$	632.00
3-110	317 W Walnut St	Zeise Marital Trust		3427 Bay Settlement Rd		Green Bay, WI	54311		112000	290500	402500	BID 13	Commercial	1.63	\$	656.00
5-592	400 Dousman St	Cathy T. Lesandrini		1132 Division St		Green Bay, WI	54303		11900	291000	302900	BID 13	Commercial	1.63	\$	493.00
4-201	133 N Broadway	Gnly, LLC		3850 Glenmore Rd		Green Bay, WI	54311		49200	295100	344300	BID 13	Commercial	1.63	\$	561.00
4-206	119 N Broadway	Eric J. Woller	Jennifer M. Woller	3900 Norway Ct		Pulaski, WI	54162		25800	297600	323400	BID 13	Commercial	1.63	\$	527.00
4-158	143 N Broadway	143 North Broadway, LLC		1020 S Irwin Ave		Green Bay, WI	54301		53100	310500	363600	BID 13	Commercial	1.63	\$	592.00
3-106	110 S Broadway	Thavone Ly	Maisee Vue	106 So Broadway #3		Green Bay, WI	54303		33100	316200	349300	BID 13	Commercial	1.63	\$	569.00
5-590	313 N Broadway	Fort Howard New Town Redevelopment, LLC		319 N Broadway St		Green Bay, WI	54303		32700	322800	355500	BID 13	Commercial	1.63	\$	579.00
5-597	414 Dousman St	GNC Development, LLC		2916 Atwood Ave		Madison, WI	53713		61800	347300	409100	BID 13	Commercial	1.63	\$	666.00
3-85	515 W Walnut St	Kwik Trip, Inc		1626 Oak St		La Rosse, WI	54603		94700	350900	445600	BID 13	Commercial	1.63	\$	726.00
4-74	163 N Broadway	Ildeman R. Nielson	Daniel R. Nielson	3116 Nicolet Dr		Green Bay, WI	54311		29300	355400	384700	BID 13	Commercial	1.63	\$	627.00
3-105	112 S Broadway	Bosley Properties, LLC		3323 Largo Ridge Rd		Green Bay, WI	54311		34700	378100	412800	BID 13	Commercial	1.63	\$	672.00
3-96	509 W Walnut St	Newcmg Properties, LLC		509 W Walnut St		Green Bay, WI	54301		138300	394000	532300	BID 13	Commercial	1.63	\$	867.00
4-201-1	127 N Broadway	Widmer Properties, LLC		408 Dousman St		Green Bay, WI	54303		53900	397300	451200	BID 13	Commercial	1.63	\$	735.00
4-104	517 Dousman St	Bo Enterprises, LLC		2271 Hutson Rd Ste A		Green Bay, WI	54303		90100	401700	491800	BID 13	Commercial	1.63	\$	801.00
4-254	139 N Broadway	Kobecash, LLC		410 Cass St		Green Bay, WI	54301		69000	403400	472400	BID 13	Commercial	1.63	\$	770.00
5-1784	400 Donald Driver Way Unit 6	Brigid Riordan		400 Donald Driver Way Unit 6		Green Bay, WI	54303		12300	416500	428800	BID 13	Residential	1.63	\$	698.00
4-62	200 N Broadway	Theresa M. Beerntsen		1660 Hoffman Rd Apt 153		Green Bay, WI	54311		378500	422200	800700	BID 13	Commercial	1.63	\$	1,305.00
4-210	107 N Broadway	Czachor & Polack Development, LLC		PO Box 2401		Green Bay, WI	54306-2401		53400	426700	480100	BID 13	Commercial	1.63	\$	782.00
5-584-3	300 Dousman St	Luga Properties, LLC		PO Box 5675		De Pere, WI	54115		41200	434900	476100	BID 13	Commercial	1.63	\$	776.00
4-75	159 N Broadway	David Bartikofsky	Lisa Bartikofsky	900 Cedar St		Green Bay, WI	54301		46600	436500	483100	BID 13	Commercial	1.63	\$	787.00
5-594	408 Dousman St	408 Dream, LLC		3186 Renaissance Ln		Green Bay, WI	54313		31300	447200	478500	BID 13	Commercial	1.63	\$	779.00
4-223	514 W Walnut St	Sorensen Development, Inc		PO Box 1017		Charlotte, NC	28201-1017		174900	486800	661700	BID 13	Commercial	1.63	\$	1,078.00
4-84	413 Dousman St	Kaliz Ltd Partnership		5402 Hwy Z		West Bend, WI	53095-9228		75900	500500	576400	BID 13	Commercial	1.63	\$	939.00
4-72	201 N Broadway	201 Broadway, LLC		3851 Indian Lake Rd		Rhineland, WI	54501		36300	511300	547600	BID 13	Commercial	1.63	\$	892.00
5-1525	Dousman St Unit RR	Graymont Western Lime, Inc		2021 S 18th Ave Ste 102		West Bend, WI	53095		1636300	519500	2155800	BID 13	Commercial	1.63	\$	3,513.00
4-66	313 Dousman St	High Brau, LLC		313 Dousman St		Green Bay, WI	54303		51600	534700	586300	BID 13	Commercial	1.63	\$	955.00
3-113	123 S Broadway	Dubois Real Estate Holdings, LLC		127 S Broadway		Green Bay, WI	54303-1513		71400	552800	624200	BID 13	Commercial	1.63	\$	1,017.00
5-1785	400 Donald Driver Way Unit 7	Riordan-Vangemert Trust of 2023		400 Donald Driver Way Unit 7		Green Bay, WI	54303		12300	673100	685400	BID 13	Residential	1.63	\$	1,117.00
5-1525-A	700 Mc Donald St	Graymont Western Lime, Inc		2021 S 18th Ave Ste 102		West Bend, WI	53095		922700	764400	1687100	BID 13	Commercial	1.63	\$	2,749.00
5-1762	340 N Broadway Unit 355	Ddl Holdings, LLC		340 N Broadway Ste 460		Green Bay, WI	54303-2825		73600	816400	890000	BID 13	Commercial	1.63	\$	1,450.00
5-1761	340 N Broadway Unit 200	Ddl Holdings, LLC		340 N Broadway Ste 460		Green Bay, WI	54303-2825		73600	817100	890700	BID 13	Commercial	1.63	\$	1,451.00
5-1760	340 N Broadway Unit 110	Ddl Holdings, LLC		340 N Broadway Ste 460		Green Bay, WI	54303-2825		73600	843000	916600	BID 13	Commercial	1.63	\$	1,494.00
4-61-1	154 N Broadway	154 N Broadway, LLC		154 N Broadway		Green Bay, WI	54303-2728		55600	845100	900700	BID 13	Commercial	1.63	\$	1,468.00
5-1766	200 Dousman St	Base Companies, LLC		340 N Broadway Ste 460		Green Bay, WI	54303		300300	863300	1163600	BID 13	Commercial	1.63	\$	1,896.00
4-71	211 N Broadway	On Broadway, Inc		340 N Broadway St Ste 165		Green Bay, WI	54303		258800	968400	1227200	BID 13	Commercial	1.63	\$	2,000.00
4-65	240 N Broadway	Bfam, LLC		300 N Van Buren St		Green Bay, WI	54301-4829		66200	969500	1035700	BID 13	Commercial	1.63	\$	1,688.00
5-1763	340 N Broadway Unit 400	Ddl Holdings, LLC		340 N Broadway Ste 460		Green Bay, WI	54303-2825		73600	974300	1047900	BID 13	Commercial	1.63	\$	1,708.00
4-85	505 Dousman St	Frank Land Holding, LLC		505 Dousman St		Green Bay, WI	54303-2717		272400	1031500	1303900	BID 13	Commercial	1.63	\$	2,125.00
4-154	142 N Broadway	Lorenzen Holdings, LLC		1087 W Mason St		Green Bay, WI	54304		149700	1037000	1186700	BID 13	Commercial	1.63	\$	1,934.00
5-1738	300 N Broadway Unit 200	Green Bay Broadway Development, LLC		340 N Broadway St Ste 460		Green Bay, WI	54303		37000	1214100	1251100	BID 13	Commercial	1.63	\$	2,039.00
5-1739	300 N Broadway Unit 300	Green Bay Area Chamber of Commerce		300 N Broadway		Green Bay, WI	54303		37000	1244200	1281200	BID 13	Commercial	1.63	\$	2,088.00
5-882	401 N Broadway	Hoffman House 34, LLC		PO Box 17		Green Lake, WI	54941		127300	1375600	1502900	BID 13	Commercial	1.63	\$	2,449.00
5-1737	300 N Broadway Unit 100	Green Bay Broadway Development, LLC		340 N Broadway St Ste 460		Green Bay, WI	54303		37000	1410600	1447600	BID 13	Commercial	1.63	\$	2,359.00

4-194	310 W Walnut St	Petes Annex, LLC		1087 W Mason St		Green Bay, WI	54303	274200	1706900	1981100	BID 13	Commercial	1.63	\$	3,229.00
4-60	164 N Broadway	Blh Holdings, LLC		164 N Broadway		Green Bay, WI	54303	234000	1771700	2005700	BID 13	Commercial	1.63	\$	3,269.00
4-67	235 N Broadway	Platten Place, LLC		420 S Washington St		Green Bay, WI	54301	124300	1974800	2099100	BID 13	Commercial	1.63	\$	3,421.00
3-306	111 W Walnut St	Green Bay Acquisition Co 4, Inc		PO Box 395		Menominee, MI	49858-0395	2385000	2813600	5198600	BID 13	Commercial	1.63	\$	8,473.00
5-1757	520 N Broadway	Ddl Holdings, LLC		340 N Broadway Ste 460		Green Bay, WI	54303-2825	167000	3442700	3609700	BID 13	Commercial	1.63	\$	5,883.00
5-1759	320 N Broadway	Ddl Holdings, LLC		340 N Broadway Ste 460		Green Bay, WI	54303-2825	73600	3517400	3591000	BID 13	Commercial	1.63	\$	5,853.00
5-1757-1	520 N Broadway	Ddl Holdings, LLC		340 N Broadway Ste 460		Green Bay, WI	54303-2825	162800	4057500	4220300	BID 13	Commercial	1.63	\$	6,879.00
5-1770	200 Bond St	Broadway Lofts,,,, LP		1301 E Washington St Ste 100		Indianapolis, IN	46202	628500	7215800	7844300	BID 13	Commercial	1.63	\$	12,786.00
5-1772	419 Donald Driver Way	The Fort,,,, LP		1301 E Washington St Ste 100		Indianapolis, IN	46202-4152	534500	22166500	22701000	BID 13	Commercial	1.63	\$	37,002.00
								15451800	84324700	99776500				\$	162,567.00

2026 Operating Plan

Broadway Business Improvement District

BUSINESS IMPROVEMENT DISTRICT NO. 3

PROPOSED OPERATING PLAN



I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created 66.1109 (formerly S. 66.608) of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is “to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities.” (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Green Bay has received a petition from property owners which requests creation of a Business Improvement District for the purpose of revitalizing and improving the Broadway business area on Green Bay’s West side. (see Appendix B). The BID law requires that every district have an annual Operating Plan. This document is the initial Operating Plan for the proposed Broadway Business Improvement District. The BID proponents prepared this Plan with technical assistance from the City of Green Bay Economic Development Department.

B. Physical Setting

The Broadway Business Improvement District has a general setting starting at the point where Mason Street meets the west bank of the Fox River; west to the southwestern property line of parcel 2-948 (Wisconsin Central LTD); continuing northwest to Maple Avenue; north on Maple Avenue to the northern property line of parcel 3-1144-B (339 South Maple Avenue); east along said property line to Chestnut Avenue; north along Chestnut Avenue to Howard Street; west on Howard Street to the alleyway beginning on the western most property line of parcel 3-330 (506-508 Howard Street); north through the alleyway to the southern border of parcel 3-85 (515 West Walnut Street); west at the property line to South Maple Avenue; north on South Maple Avenue through Walnut Street to the northern property line of 4-223 (514 West Walnut Street); east at said property line to alleyway; north in alleyway to the northern property line of parcel 4-102 (230 North Maple Avenue); west along said property line to North Maple Avenue; north on North Maple Avenue to Dousman Street; west on Dousman Street to alleyway beginning at the western property line of parcel 5-607 (301 North Maple Avenue); north in said alleyway to northern property line of parcel 5-605-1; east along said property line to North Maple Avenue; north on North Maple Avenue to Kellogg Street; east on Kellogg Street to Chestnut Avenue; north on Chestnut Avenue to Elmore Street; east on Elmore Street to Broadway Street; north on Broadway Street to alleyway beginning on the northern property line of parcel 5-72 (710 North Broadway Street); east through said alleyway to McDonald Street; north on McDonald Street to James Street; east on James Street to the northeastern property line of parcel 5-1525-A; south along said property line to western bank of Fox River.

II. DISTRICT BOUNDARIES

Boundaries of the proposed district are shown on the map in Appendix B of this plan. A listing of the properties included in the district is provided in Appendix C.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The object of the Broadway Business Improvement District is to foster a vibrant community activated by:

- People strolling the streets shopping for one-of-a kind gifts or everyday goods
- Diners enjoying diverse restaurants that intermingle with shops and other cultural and entertainment venues
- Activity flowing between the streets of Broadway and the waterfront to the rest of downtown
- A variety of housing styles mixed throughout the district, providing affordable housing for all markets
- The entrepreneurial spirit coupled with a strong dynamic employee base

As creativity and art provide the underlying pulse of the district, these elements combine making the Broadway District the place people of all ages and backgrounds come to shop, eat, live, work, network and play.

Proposed Activities – Year Next

Principle activities to be engaged in by the district during its next year of operation, if the environment allows, will include:

1. Maintain benches, garbage cans, planters/beautification, pole banners, and other hardscape improvements throughout the district. 50 planters will be planted in the spring with flowers, 20 planters with fall décor, weed management throughout district during the growing season, weed management and perennial plantings in 48 tree boxes, 25 bowls with winter décor, coordinated trash pickups once per month, 150 poles banners, and 30 trees with annual lighting.
2. Improve awareness of BBID investments in the district by partnering with On Broadway, Inc. and other funded partners to promote the BBID brand.
3. Maintain a mini-grant program to support retail occupancy of ground floor storefronts. Grants will be provided directly to businesses who sign a minimum of a one-year lease and meet all other grant requirements.
4. Help sustain operations and solvency of On Broadway, Inc. by providing an administrative allocation for payment of rent, telephones, internet, office supplies, utilities and salaries that are necessary to provide services to the businesses in the district with an emphasis on funding a business support position that provides technical assistance for business and property owners
5. Advance conversations with adjacent commercial property owners north of Mason Street to gauge interest in joining the BBID and subsequently propose modifications if warranted to the City of Green Bay Plan Commission.

6. Review and make recommendations to update the by-laws of the BBID.
7. Support the efforts to open a public market by funding the second payment of a four-year pledge to the capital campaign. Provide advocacy for the project recognizing its ability to attract visitors to the district and increase future development and property values.
8. Support efforts for stronger streetscape activation including a microgrant program for businesses and property owners, and subsidy of an intern with a materials budget to create public art, coordinate amenity installation, and provide design assistance for things like planters, sign boards, façade improvements, canopies, flags, banners, outdoor dining areas and more.
9. Provide support to subsidize the implementation of a refreshed website in partnership with Downtown Green Bay, Inc. and Olde Main Street to help promote district activities, businesses, and other unique amenities.
10. Maintain support to develop a concept for the launch and management of a retail incubator that will house retail startup operations and provide training to business owners on how to manage a successful retail operation to reduce retail vacancies and turnover rates.

Proposed Budget

<u>Design</u>	
Lighting	
tree lighting in winter	\$ 10,000
Annual Maintenance	
• planters in spring • watering in spring, summer, fall • weeding in spring, summer, fall • fall décor • winter décor • banner maintenance • trash pickup • graffiti removal • weeding • mulched beds	\$ 25,000
Bike Racks	
Install artistic bike racks.	\$ 5,000
Streetscape Microgrants	
Provide microgrants to business and property owners to enhance streetscape activation.	\$ 5,000
Design Intern/Residency	
Help fund a design intern or residency to work with business and property owners to encourage investment and create projects supported by businesses.	\$ 5,000

Intern/Residency Materials Budget Provide a budget for the purchase of materials and supplies to create and install streetscape amenities placed and maintained by OBI or business owners.	\$ 5,000
Total Design	\$ 55,000
<u>Organization</u>	
Admin Allocation To assist with payment of administrative expenses including but not limited to rent, telephones, internet, office supplies, utilities, and salaries necessary to execute the proposed activities.	\$ 31,484
BBID Annual Audit 2025 audit	\$ 4,000
Total Organization	\$ 35,484
<u>Promotion</u>	
Marketing Allowance District marketing throughout the year.	\$ 4,938
Website Partially fund the creation of a new website in partnership with Downtown Green Bay, Inc. including software licensing and plug-in integration.	\$ 15,000
Total Promotion	\$ 19,938
<u>Economic Vitality</u>	
Mini-Grants Maintain a mini-grant program to encourage retail occupancy in ground floor spaces.	\$ 10,000
Retail Incubator Contribution towards development of a retail incubator space.	\$ 12,000
Public Market Payment 2 of 4 to the capital campaign for the Green Bay Public Market.	\$ 25,000
Total Economic Vitality	\$ 47,000
Total	\$ 157,422

B. Financing Method

It is proposed to raise \$157,422 through BID assessments calculated with estimated manufacturing assessments (see Appendix C). The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

C. Organization of BID Board

Upon creation of the BID, the Mayor will appoint members to the district board ("board"). The board's primary responsibility will be implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district.

The Broadway Business Improvement District Board shall be organized as follows:

1. Board size – Maximum of 9, minimum of 7, with one representative of the Mayor or Council.
2. Composition - A majority (at least 5) members shall be owners or occupants of property within the District.
3. Term – The nine board member positions shall rotate every three years, with three positions expiring at the end of each calendar year-end. The Board may remove, by a majority vote, any BID Board member who is absent from more than 3 meetings, without a valid excuse. In the event that a member takes the position mid-term (before the position expires every three years), that term shall count as the first term if two years or more remain on the term. Should less than two years remain on the term, this time is not counted towards the term limit and the board member shall be allowed to serve up to the maximum two additional three year terms.
4. Compensation - None.
5. Meetings - All meetings of the Board shall be governed by the Wisconsin Open Meetings Law. Minutes will be recorded and submitted to the City and the Board. The Board shall adopt rules of order to govern the conduct of its meetings and meet regularly, at least annually.
6. Record keeping - Files and records of the Board's affairs shall be kept pursuant to public records requirements.
7. Staffing - The Board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof. Unless requested otherwise by the Board, any staff members or employees of contractors may attend all meetings of the Board, but will not have voting authority.
8. Officers - The Board shall appoint a Chairman, Treasurer and Secretary, any two of the three of which shall have the power to execute documents on behalf of the full Board, for the purposes

authorized by the full Board. The Board may also give its staff limited ability to write checks to carry out the Plan. Any individual on the Board can be appointed an Officer, but shall be limited to two consecutive years as an Officer.

D. Relationship to On Broadway, Inc.

The BID shall be a separate entity from On Broadway, Inc., notwithstanding the fact that members, officers and directors of each may be shared. The Association shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board. The Association may, and it is intended, shall, contract with the BID to provide services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESSMENT

A. Assessment Rate and Method

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment on the assessed value of the property was selected as the basic assessment methodology for this BID.

As of January 1, 2025, the property in the Broadway Business Improvement District will have a total assessed value of \$101,562,800 million. This plan proposes to assess the property in the district at a rate of \$1.55 per \$1,000.00 of assessed value. This represents a 5.4% change from the prior year, or \$0.08 per \$1,000, and subject to the maximum assessment for the purposes of the BID.

Appendix shows the projected BID assessment for each property included in the district.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1)(f)Im: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5)(a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix C, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109 (1)(b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit

from district activities may be asked to make a financial contribution to the district on a voluntary basis.

V. RELATIONSHIP TO GREEN BAY COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

Objectives: Downtown Revitalization Support economic revitalization of downtown by encouraging diverse economic activity including government and professional offices, insurance and financial services, education and training, convention, lodging, food and beverages, and entertainment, retail, and high-density residential land uses. - *Chapter 26: Economic Development: Objective - 4, from Smart Growth 2022, City of Green Bay, May 2003.*

Land Uses: “Downtown” Mixed Use: The “downtown” land use category allows and promotes high-intensity office, retail, housing and civic land uses, preferably in mixed use buildings with a strong pedestrian orientation. It applies within the Broadway corridor as it does in Downtown “proper,” although the scale of buildings along Broadway is smaller, and the intensity of use is likely to be somewhat lower. As discussed in the Historic Preservation Plan, the Broadway historic districts could benefit from site plan review of development projects, using design standards that are geared to the specific character of those districts. - *Chapter 22: Neighborhoods and Districts: Objectives, Policies and Recommendations for District 3, from Smart Growth 2022, City of Green Bay, May 2003.*

Based on the objectives and land use requirements cited above, this BID Operating Plan is consistent with the City’s Comprehensive Plan for the Broadway District.

B. City Role in District Operation

The City of Green Bay has committed to helping private property owners in the district promote its development. To this end, the City is expected to play a significant role in the creation of the Business Improvement district and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.

5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Brown County and other units of government to support the activities of the district.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

The Wisconsin Business Improvement district law establishes a specific process for reviewing and approving proposed districts. Pursuant to the statutory requirements, the following process will be followed:

1. The City of Green Bay Plan Commission will review the proposed district boundaries and proposed Operating Plan and will then set a date for a formal public hearing.
2. The City Plan Commission, in cooperation with the Economic Development Department, will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed district. In addition, a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.
3. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.
4. The Common Council will act on the proposed BID Plan.
5. If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.
6. If approved by the Mayor, the BID is created and the Mayor will appoint members to the district board established to implement the Plan.

B. Petition against Creation of the BID

The City may not create the Business Improvement district if, within 30 days of the City Plan Commission's hearing, a petition is filed with the City containing signatures of:

1. Owners of property to be assessed under the proposed initial Operating Plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial Operating Plan, using the method of valuation specified in the proposed initial Operating Plan; or

2. Owners of property to be assessed under the proposed initial Operating Plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.

VII. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year One activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year One conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Green Bay.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Green Bay as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3)(b).

OPERATING PLAN APPENDICES

A. STATUTE

- B. DISTRICT BOUNDARIES MAP
- C. YEAR PROJECTED ASSESSMENTS
- D. CITY ATTORNEY'S OPINION

APPENDIX A - Wisconsin State Statute "BID Law"

66.1109 Business improvement districts.

(1) In this section:

- (a) "Board" means a business improvement district board appointed under [sub. \(3\) \(a\)](#).
- (b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.
- (c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.
- (d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.
- (e) "Municipality" means a city, village or town.
- (f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:
 - 1. The special assessment method applicable to the business improvement district.
 - 1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.
 - 2. The kind, number and location of all proposed expenditures within the business improvement district.
 - 3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.
 - 4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.
 - 5. A legal opinion that [subds. 1. to 4.](#) have been complied with.
- (g) "Planning commission" means a plan commission under [s. 62.23](#), or if none a board of public land commissioners, or if none a planning committee of the local legislative body.

(2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:

- (a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under [par. \(b\)](#) has petitioned the municipality for creation of a business improvement district.
- (b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.
- (c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under [ch. 985](#). Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.
- (d) Within 30 days after the hearing under [par. \(c\)](#), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.
- (e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

(3)

- (a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.
- (b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local

legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.

(c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the business improvement district.

(d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.

(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under [sub. \(3\)](#) (c) or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

(a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

(b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under [par. \(c\)](#) and unless the business improvement district is not terminated under [par. \(e\)](#).

(c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under [ch. 985](#). Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

(d) Within 30 days after the date of hearing under [par. \(c\)](#), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.

(e) If after the expiration of 30 days after the date of hearing under [par. \(c\)](#), by petition under this subsection or subsequent notification under [par. \(d\)](#), and after subtracting any retractions under [par. \(d\)](#), the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

(5)

(a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under [s. 70.11](#) may not be specially assessed for purposes of this section.

(b) A municipality may terminate a business improvement district at any time.

(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.

History: 1983 a. [184](#); 1989 a. [56](#) s. 258; 1999 a. [150](#) s. [539](#); Stats. 1999 s. 66.1109; 2001 a. [85](#).

APPENDIX B – District Map



On Broadway, Incorporated

A MAIN STREET PROGRAM

 Business Improvement
District Boundary



0 100 200 400 600 800 Feet



This is a compilation of records and data located in various Brown County and City of Green Bay offices and is to be used for reference purposes only. The map is controlled by the field measurements between the corners of the Public Land Survey System and the parcels are mapped from available records which may not precisely fit field conditions. Brown County/ City of Green Bay are not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.

Map prepared by City of Green Bay Planning Department.
July, 2004.
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APPENDIX C – Year Projected Assessments

GISLink	TotalAssessedValue	BID Assessment	PropertyAddress	OwnerName
2-72	\$ 217,000.00	\$ 336.35	519 S Broadway	Joseph L. Aerts
2-76	\$ -	\$ -	525 S Broadway	Redevelopment Authority of the City of Green Bay
2-77	\$ -	\$ -	531 S Broadway	Redevelopment Authority of the City of Green Bay
2-947	\$ -	\$ -	419 S Maple Ave	Redevelopment Authority of the City of Green Bay
3-101	\$ 116,900.00	\$ 181.20	125 S Chestnut Ave	Badgerland Management, LLC
3-104-A	\$ 85,800.00	\$ 132.99	116 S Broadway	Thavone Ly
3-105	\$ 412,800.00	\$ 639.84	112 S Broadway	Bosley Properties, LLC
3-113	\$ 624,200.00	\$ 967.51	123 S Broadway	Dubois Real Estate Holdings, LLC
3-114	\$ 196,400.00	\$ 304.42	120 S Pearl St	Sma Construction Services, LLC
3-1300	\$ 170,500.00	\$ 264.28	126 S Broadway	Urban Concepts,, LLC
3-100	\$ 85,300.00	\$ 132.22	117 S Chestnut Ave	Badgerland Management, LLC
3-106	\$ 349,300.00	\$ 541.42	110 S Broadway	Thavone Ly
3-107	\$ 338,100.00	\$ 524.06	405 W Walnut St	Historic West, LLC
3-110	\$ 402,500.00	\$ 623.88	317 W Walnut St	Zeise Marital Trust
3-116	\$ 76,400.00	\$ 118.42	100 S Pearl St Unit BLK	Abby Holdings, LLC
3-1301	\$ 172,600.00	\$ 267.53	126 S Broadway	Barbara Johnson
3-310	\$ 13,100.00	\$ 20.31	307 Howard St	201 Building, LLC
3-312	\$ 114,900.00	\$ 178.10	127 S Broadway	Dubois Real Estate Holdings, LLC
3-313	\$ 74,000.00	\$ 114.70	131 S Broadway	Dubois Real Estate Holdings, LLC
3-314	\$ 148,300.00	\$ 229.87	201 S Broadway	201 Building, LLC
3-320	\$ 251,600.00	\$ 389.98	128 S Broadway	Slcre, LLC
3-322	\$ 132,800.00	\$ 205.84	124 S Broadway	Thavone Ly
3-325	\$ 7,900.00	\$ 12.25	412 Howard St	Badgerland Management, LLC
3-364	\$ 35,000.00	\$ 54.25	223 S Broadway	Nicker Bobs Craft Mall, LLC
3-562	\$ 36,800.00	\$ 57.04	325 S Broadway	Rbj Holdings, LLC
3-563-1	\$ 222,700.00	\$ 345.19	339 S Broadway	Guppo, LLC
3-572	\$ -	\$ -	402 S Broadway	Redevelopment Authority of the City of Green Bay
3-588	\$ 118,200.00	\$ 183.21	316 S Broadway	Chao T. Moua
3-589	\$ 10,300.00	\$ 15.97	312 S Broadway	Dawn M. Mccoy
3-642	\$ 218,400.00	\$ 338.52	301 S Broadway	Vaj Holdings, LLC
3-644	\$ 33,100.00	\$ 51.31	309 S Broadway	Rbj Holdings, LLC
3-85	\$ 445,600.00	\$ 690.68	515 W Walnut St	Kwik Trip, Inc
3-92	\$ 241,600.00	\$ 374.48	118 S Chestnut Ave	Democratic Party of Brown County
3-96	\$ 532,300.00	\$ 825.07	509 W Walnut St	Newcmg Properties, LLC
3-98	\$ 47,700.00	\$ 73.94	409 W Walnut St	Historic West, LLC
4-187	\$ 113,200.00	\$ 175.46	133 N Pearl St	Petes Annex, LLC
4-193	\$ 27,000.00	\$ 41.85	100 N Pearl St Unit BLK	Petes Annex, LLC
4-201	\$ 344,300.00	\$ 533.67	133 N Broadway	Gnly, LLC
4-210	\$ 480,100.00	\$ 744.16	107 N Broadway	Czachor & Polack Development, LLC
4-221	\$ 148,000.00	\$ 229.40	500 W Walnut St	Walnut Auto Investments, LLC

4-223	\$ 661,700.00	\$ 1,025.64	514 W Walnut St	Sorensen Development, Inc
4-253-A	\$ 34,300.00	\$ 53.17	N Pearl St	Petes Annex, LLC
4-254	\$ 472,400.00	\$ 732.22	139 N Broadway	KobeCash, LLC
4-264	\$ 212,500.00	\$ 329.38	111 N Broadway Unit B	VantagePoint Holdings, LLC
4-266	\$ 212,500.00	\$ 329.38	111 N Broadway	Eventful Concepts, LLC
4-62	\$ 800,700.00	\$ 1,241.09	200 N Broadway	Theresa M. Beerntsen
4-65	\$ 1,035,700.00	\$ 1,605.34	240 N Broadway	Bfam, LLC
4-68	\$ 274,300.00	\$ 425.17	231 N Broadway	Washington, LLC
4-74	\$ 384,700.00	\$ 596.29	163 N Broadway	Ildeman R. Nielson
4-85	\$ 1,303,900.00	\$ 2,021.05	505 Dousman St	Frank Land Holding, LLC
5-1525-B	\$ 12,500.00	\$ 19.38	201 Mather St	Arthur W. Zingler III
5-1525-A	\$ 1,687,100.00	\$ 2,615.01	700 Mc Donald St	Graymont Western Lime, Inc
5-1737	\$ 1,447,600.00	\$ 2,243.78	300 N Broadway Unit 100	Green Bay Broadway Development, LLC
5-1757	\$ 3,057,300.00	\$ 4,738.82	520 N Broadway	Ddl Holdings, LLC
5-1758	\$ 300.00	\$ 0.47	305 Donald Driver Way	DDL Holdings, LLC
3-306	\$ 5,198,600.00	\$ 8,057.83	111 W Walnut St	Green Bay Acquisition Co 4, Inc
3-306-1	\$ 544,300.00	\$ 843.67	201 W Walnut St	Abby Holdings, LLC
3-311	\$ 90,700.00	\$ 140.59	100 S Pearl St Unit BLK	Abby Holdings, LLC
3-315	\$ 26,300.00	\$ 40.77	205 S Broadway	201 Building, LLC
3-316	\$ 48,400.00	\$ 75.02	211 S Broadway	Outside the Box Properties, LLC
3-317	\$ -	\$ -	200 S Broadway	Green Bay Area Public School District, Inc
3-362	\$ 146,900.00	\$ 227.70	301 S Pearl St	Green Bay Acquisition Co 4, Inc
3-363	\$ 46,400.00	\$ 71.92	S Broadway	Vaj Holdings, LLC
3-369-A	\$ 88,500.00	\$ 137.18	226 S Broadway	Serrano Enterprises, LLC
3-563	\$ 110,500.00	\$ 171.28	327 S Broadway	Rbj Holdings, LLC
3-569	\$ -	\$ -	420 S Broadway	Redevelopment Authority of the City of Green Bay
3-590	\$ 11,000.00	\$ 17.05	304 S Broadway	Dawn M. Mccoy
3-591	\$ 199,400.00	\$ 309.07	300 S Broadway	Sanctuary Spas, LLC
3-643	\$ 140,500.00	\$ 217.78	307 S Broadway	Nicker Bobs Craft Mall, LLC
3-99	\$ 55,900.00	\$ 86.65	100 S Chestnut Ave Unit BLK	Historic West, LLC
4-104	\$ 491,800.00	\$ 762.29	517 Dousman St	Bo Enterprises, LLC
4-154	\$ 1,186,700.00	\$ 1,839.39	142 N Broadway	Lorenzen Holdings, LLC
4-156	\$ 334,300.00	\$ 518.17	151 N Broadway	Noc Harn, LLC
4-157	\$ 97,100.00	\$ 150.51	147 N Broadway	Groovy Real Estate, LLC
4-158	\$ 363,600.00	\$ 563.58	143 N Broadway	Sand and Sun, LLC
4-159	\$ 53,800.00	\$ 83.39	144 N Chestnut Ave	Sand and Sun, LLC
4-188	\$ 66,700.00	\$ 103.39	119 N Pearl St	Petes Annex, LLC
4-189	\$ 64,700.00	\$ 100.29	127 N Pearl St	Petes Annex, LLC
4-190	\$ 42,700.00	\$ 66.19	115 N Pearl St	Petes Annex, LLC
4-192	\$ 12,600.00	\$ 19.53	105 N Pearl St	Petes Annex, LLC
4-191	\$ 21,100.00	\$ 32.71	111 N Pearl St	Petes Annex, LLC
4-194	\$ 1,981,100.00	\$ 3,070.71	310 W Walnut St	Petes Annex, LLC
4-201-1	\$ 451,200.00	\$ 699.36	127 N Broadway	Widmer Properties, LLC

4-204	\$ 223,400.00	\$ 346.27	123 N Broadway	Game Holdings, LLC
4-205	\$ 296,100.00	\$ 458.96	121 N Broadway	Xa Lee
4-206	\$ 323,400.00	\$ 501.27	119 N Broadway	Eric J. Woller
4-215-A	\$ 212,600.00	\$ 329.53	122 N Chestnut Ave	Green Bay Community Theatre, Inc
4-216	\$ 94,700.00	\$ 146.79	138 N Chestnut Ave	Bett, LLC
4-263	\$ 212,500.00	\$ 329.38	111 N Broadway	Taj Enterprises, LLC
4-265	\$ 216,100.00	\$ 334.96	111 N Broadway	Whetter Daniel D & Carrie L Joint Revoc Trust
4-59	\$ 509,400.00	\$ 789.57	N Broadway	Parking Lot U, LLC
4-60	\$ 2,005,700.00	\$ 3,108.84	164 N Broadway	Blh Holdings, LLC
4-61-1	\$ 900,700.00	\$ 1,396.09	154 N Broadway	154 N Broadway, LLC
4-66	\$ 586,300.00	\$ 908.77	313 Dousman St	High Brau, LLC
4-67	\$ 2,099,100.00	\$ 3,253.61	235 N Broadway	Platten Place, LLC
4-71	\$ 1,227,200.00	\$ 1,902.16	211 N Broadway	On Broadway, Inc
4-72	\$ 547,600.00	\$ 848.78	201 N Broadway	201 Broadway, LLC
4-75	\$ 483,100.00	\$ 748.81	159 N Broadway	David Bartikofsky
4-76	\$ 139,400.00	\$ 216.07	157 N Broadway	Noc Harn, LLC
4-84	\$ 576,400.00	\$ 893.42	413 Dousman St	Kaliz Ltd Partnership
5-1525	\$ 2,155,800.00	\$ 3,341.49	Dousman St Unit RR	Graymont Western Lime, Inc
5-1738	\$ 1,251,100.00	\$ 1,939.21	300 N Broadway Unit 200	Green Bay Broadway Development, LLC
5-1739	\$ 1,281,200.00	\$ 1,985.86	300 N Broadway Unit 300	Green Bay Area Chamber of Commerce
5-58	\$ 86,600.00	\$ 134.23	704 Alma St	Nancy Rogers
5-584-2	\$ 57,200.00	\$ 88.66	308 Dousman St	DDL Holdings, LLC
5-584-3	\$ 476,100.00	\$ 737.96	300 Dousman St	Luga Properties, LLC
5-590	\$ 355,500.00	\$ 551.03	313 N Broadway	Fort Howard New Town Redevelopment, LLC
5-591	\$ 13,500.00	\$ 20.93	Dousman St	Brittany J. Paulsen
5-592	\$ 302,900.00	\$ 469.50	400 Dousman St	Cathy T. Lesandrini
5-593	\$ 130,500.00	\$ 202.28	402 Dousman St	Sams Investments, LLC
5-597	\$ 409,100.00	\$ 634.11	414 Dousman St	GNC Development, LLC
5-599	\$ -	\$ -	314 N Chestnut Ave	Green Bay Redevelopment Authority
5-600	\$ 25,500.00	\$ 39.53	N Chestnut Ave	Fort Howard New Town Redevelopment, LLC
5-602	\$ 49,800.00	\$ 77.19	324 N Chestnut Ave	Ddl Holdings, LLC
5-54	\$ 275,800.00	\$ 427.49	200 Mather St	Arthur W. Zingler III
5-588	\$ 244,400.00	\$ 378.82	319 N Broadway	Caesars Palace of Green Bay, LLC
5-589	\$ 46,000.00	\$ 71.30	317 N Broadway	Fort Howard New Town Redevelopment, LLC
5-594	\$ 478,500.00	\$ 741.68	408 Dousman St	Brittany J. Paulsen
5-595	\$ 136,800.00	\$ 212.04	309 N Broadway	Dhuey Property, LLC
5-596	\$ 163,100.00	\$ 252.81	412 Dousman St	Widmer Properties, LLC
5-607	\$ 310,500.00	\$ 481.28	301 N Maple Ave	Express Property, LLC
5-877	\$ 177,400.00	\$ 274.97	335 N Broadway	Cst, LLC
5-879	\$ 87,800.00	\$ 136.09	341 N Broadway	Benzplekan Real Estate, LLC
5-882	\$ 1,502,900.00	\$ 2,329.50	401 N Broadway	Hoffman House 34, LLC
5-874	\$ 43,300.00	\$ 67.12	329 N Broadway	Cst, LLC
5-875	\$ 189,900.00	\$ 294.35	331 N Broadway	Cst, LLC

5-876	\$ 167,000.00	\$ 258.85	333 N Broadway	Cst, LLC
5-878	\$ 26,300.00	\$ 40.77	N Broadway	Cst, LLC
5-885	\$ 387,900.00	\$ 601.25	419 N Broadway	419, LLC
5-890	\$ 225,000.00	\$ 348.75	431 N Broadway	Martin R. Leonhard
5-1761	\$ 890,700.00	\$ 1,380.59	340 N Broadway Unit 200	Ddl Holdings, LLC
5-1763	\$ 1,047,900.00	\$ 1,624.25	340 N Broadway Unit 400	Ddl Holdings, LLC
5-1764	\$ 249,700.00	\$ 387.04	313 Donald Driver Way Unit 6	Ddl Holdings, LLC
5-1759	\$ 3,591,000.00	\$ 5,566.05	320 N Broadway	Ddl Holdings, LLC
5-1760	\$ 916,600.00	\$ 1,420.73	340 N Broadway Unit 110	Ddl Holdings, LLC
5-1762	\$ 890,000.00	\$ 1,379.50	340 N Broadway Unit 355	Ddl Holdings, LLC
5-1770	\$ 7,844,300.00	\$ 12,158.67	200 Bond St	Broadway Lofts,,,, LP
5-1782	\$ 288,600.00	\$ 447.33	400 Donald Driver Way Unit 4	Rail Yard Innovation District Townhomes, LLC
5-1783	\$ 253,800.00	\$ 393.39	400 Donald Driver Way Unit 5	Rail Yard Innovation District Townhomes, LLC
5-1768	\$ 160,200.00	\$ 248.31	430 Donald Driver Way	Ddl Holdings, LLC
5-1757-1	\$ 4,220,300.00	\$ 6,541.47	520 N Broadway	Ddl Holdings, LLC
5-1765	\$ 183,400.00	\$ 284.27	333 Donald Driver Way	DDL Holdings, LLC
5-1766	\$ 1,163,600.00	\$ 1,803.58	200 Dousman St	Base Companies, LLC
5-1771	\$ 497,900.00	\$ 771.75	519 Donald Driver Way	Ddl Holdings, LLC
5-1772	\$ 25,046,300.00	\$ 38,821.77	419 Donald Driver Way	The Fort,,,, LP
5-1773	\$ 62,200.00	\$ 96.41	435 Donald Driver Way	Ddl Holdings, LLC
5-1774	\$ 12,600.00	\$ 19.53	500 Donald Driver Way	Ddl Holdings, LLC
5-1779	\$ 205,900.00	\$ 319.15	400 Donald Driver Way Unit 1	Rail Yard Innovation District Townhomes, LLC
5-1780	\$ 190,500.00	\$ 295.28	400 Donald Driver Way Unit 2	Rail Yard Innovation District Townhomes, LLC
5-1781	\$ 262,800.00	\$ 407.34	400 Donald Driver Way Unit 3	Rail Yard Innovation District Townhomes, LLC
5-1784	\$ 428,800.00	\$ 664.64	400 Donald Driver Way Unit 6	Brigid Riordan
5-1785	\$ 685,400.00	\$ 1,062.37	400 Donald Driver Way Unit 7	Riordan-Vangemert Trust of 2023
5-1786	\$ 166,600.00	\$ 258.23	400 Donald Driver Way Unit 8	Rail Yard Innovation District Townhomes, LLC
5-1769	\$ 75,600.00	\$ 117.18	520 Donald Driver Way	Ddl Holdings, LLC
Total	\$ 101,562,800.00	\$ 157,422.34		

APPENDIX D – City Attorney Opinion



City of Green Bay Law Department
100 North Jefferson Street - Room 200
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3080
Fax 920.448.3081

October 8, 2025

Rebecca Finco, Economic Development Specialist
City of Green Bay
100 North Jefferson Street, Room 608
Green Bay, WI 54301

RE: Proposed 2026 Operating Plan for Business Improvement District No. 3

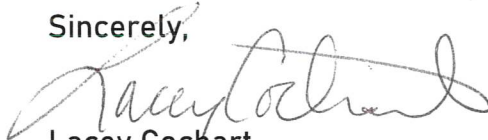
Dear Rebecca:

The purpose of this correspondence is to respond to your request for a legal review of the proposed 2026 Operating Plan for Business Improvement District No. 3, On Broadway (hereafter "Plan"). Your request asks the City Attorney's Office to provide an opinion with respect to the Plan's compliance with the requirements of Wisconsin Statute § 66.1109(l)(f).

Our office has reviewed the Plan, a copy of which is attached hereto, and based upon such review, are of the opinion that the Plan meets the requirements of Wisconsin Statute § 66.1109 (l)(f), subsections 1 through 4.

Thank you for your attention to this matter.

Sincerely,



Lacey Cochart
City Attorney