AGENDA OF THE COMMON COUNCIL

MONDAY, NOVEMBER 3, 2014, 7:00 P.M.

COUNCIL CHAMBERS
ROOM 203, CITY HALL

- Roll call.
- Pledge of Allegiance.
- Invocation.
- Approval of minutes of the October 21, 2014, meeting.
- Approval of the Agenda.
- Report by the Mayor.
- Announcements.

PUBLIC HEARINGS

Zoning Ordinance No. 11-14
An ordinance amending the sign standards for an existing Planned Unit Development located at 300 North Broadway.

Zoning Ordinance No. 12-14
An ordinance amending Zoning Ordinance No. 38-79 relating to the East Town Mall Planned Unit Development Outlot Signage, 2219 Main Street.

RE-APPOINTMENTS BY THE MAYOR

Room Tax Commission
Wendy Townsend
Martin Webber

RECONSIDERATION

Request by Ald. Scannell to reconsider his vote in regards to the Colburn Pool Agenda #1 on the Park Committee Report which was voted by the Common Council on October 21, 2014.

REFERRAL OF PETITIONS & COMMUNICATIONS

1. Referral of communications and petitions received by the City Clerk.

   Late communications.

REPORTS FOR COUNCIL ACTION

2. Report of the Plan Commission.

3. Report of the Traffic Commission.

4. Report of the Finance Committee.

5. Report of the Improvement & Service Committee.

6. Report of the Personnel Committee.

With regard to Item #11, the Council may convene in closed session pursuant to Section 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating public employee contracts for competitive or bargaining reasons. The Council 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.

7. Report of the Protection & Welfare Committee.

8. Report of the Protection & Welfare Committee granting Operator Licenses.

RECEIVE & PLACE ON FILE

City of Green Bay check Registers for August and September, 2014.

City of Green Bay Trial Balance Report for September, 2014.

RESOLUTIONS

9. Resolution drawing final orders.

10. Resolution authorizing cancellation of 2012 and 2013 personal property taxes.

11. Resolution approving air rights easement within the Main Street right-of-way adjacent to 1236 Main Street.

12. Resolution approving air rights easement within the North Broadway right-of-way adjacent to 133 N. Broadway.

13. Resolution authorizing conditional-use approval at 1865 Deckner Avenue.

ORDINANCES - FIRST READING

14. General Ordinance No. 24-14
An ordinance amending Section 16.11 (2)(c) of the Code relating to the storm drainage appellate procedure of the Plumbing Code.

14-I. General Ordinance No. 25-14
An ordinance amending Section 2.06(9) of the Code relating to relating to references to committees.

ORDINANCES - THIRD READING

15. General Ordinance No. 20-14
An ordinance amending Section 29.208 of the Code relating to parking regulations.

16. General Ordinance No. 21-14
An ordinance amending Section 29.307 relating to traffic regulations.

17. General Ordinance No. 22-14
An ordinance amending Section 2.01(2) of the Code relating to special meetings of the Common Council.

18. Zoning Ordinance No. 11-14
An ordinance amending the sign standards for an existing Planned Unit Development located at 300 North Broadway.

19. Zoning Ordinance No. 12-14
An ordinance amending Zoning Ordinance No. 38-79 relating to the East Town Mall Planned Unit Development Outlot Signage, 2219 Main Street.

Kris A. Teske
Green Bay City Clerk

Supporting documents for the numbered items in this agenda are contained in the Appendix of Supplemental Information.

ACCESSIBILITY: Any person wishing to attend who, because of a disability, requires special accommodation should contact the City Safety Manager at 448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.

APPENDIX OF SUPPLEMENTAL INFORMATION

FOR COUNCIL MEETING

OF MONDAY, NOVEMBER 3, 2014

7:00 P.M.

PETITIONS & COMMUNICATIONS

IMPROVEMENT & SERVICE COMMITTEE

Application for a Concrete Sidewalk Builder's License by Stone Artifex.

PROTECTION & WELFARE COMMITTEE

Application for a Class "A" Beverage and a Class "A" Liquor License by Kwik Trip, Inc. at 840 S. Huron Road. (Formerly I-43 Business Center Shell)

Application for a "Class B" Combination License by J & M Group, LLC at 715 S. Broadway. (Transfer from JD's Bar, LLC)

REPORT OF THE GREEN BAY PLAN COMMISSION
November 3, 2014

The Green Bay Plan Commission, having met on Monday, October 27, 2014, considered all matters on its agenda and wishes to report and recommend the following:

1. To approve the request for a Conditional Use Permit (CUP) to authorize and permit the expansion of an existing two-family dwelling in a Low Density Residential (R1) District located at 1865 Deckner Avenue, subject to standard site plan review.

REPORT OF THE
TRAFFIC COMMISSION
November 3, 2014

The Traffic Commission having met Monday, October 20, 2014, considered all matters on its agenda and wishes to report and recommends the following:

1. To receive and place on file the report by the Police Department of the 2014 3rd quarter serious injury and fatality crashes.

2. To receive and place on file the request to remove or modify the parking restrictions on Langlade Avenue from Spence Street to Oneida Street.

3. To postpone until the November 17, 2014 Traffic Commission meeting the request for a traffic study and consideration of installing traffic signals at the intersection of Seventh Street and Military Avenue.

4. That the Traffic Engineer requests the Brown County Public Works Department to install FINES HIGHER and END SCHOOL ZONE signs on Packerland Drive near Southwest High School.

5. That the Traffic Engineer request the administrative staff at Southwest High School to change their south driveway to an ingress-only and north driveway to an egress-only traffic pattern.

6. To receive and place on file the request to discuss, with possible action, removal of the NO PARKING TO CORNER signs on the northwest corner of Mills Street and Henry Street, to make parking on both streets legal on that corner, in order to accommodate a new business.

7. To establish and adopt by ordinance a NO PARKING zone on the north side of Fifth Street from Broadway to a point 80 feet west of Broadway.

REPORT OF THE FINANCE COMMITTEE
NOVEMBER 3, 2014

The Finance Committee, having met on Tuesday October 28, 2014 considered all matters on its agenda and wishes to report and recommends the following:

1. To approve the request of the Finance Director, on behalf of the City Assessor, to cancel certain real and personal property taxes.

2. To award the purchase of Video Teleconferencing Equipment for GBMFD to CDW Government LLC for $47,358.

3. To receive and place on file the Finance Committee review of the cost of running the Clarion Hotel property while it was under the city ownership and for the finance report to also include a finance recap sheet along with the net profit or loss statements.

4. To receive and place on file the report and map that Finance and Economic Development created to show any areas that have designed blighted development.

5. To hold the request to review the total number of lawsuits since 2002 including a break down by year showing the cost of each lawsuit a brief description per year and amount paid in attorney fees and lawsuits.

4.

CITY OF GREEN BAY
MEMO

TO: Members of the Common Council

FROM: Dawn Foeller

SUBJECT: Request by Ald. Zima for a summary of the financial statements for the Clarion

DATE: October 29, 2014

Common Council members:

Below is a summary of operations for the Clarion Hotel while under the ownership of the City of Green Bay. Demolition of the restaurant facility to accommodate the KICC Expansion began in December 2013, hence why there are no sales for this portion of the property in 2014.

	Net Profit (Loss)
March 30 - April 30, 2013	(14,921.52)
May 2013	(12,455.91)
June 2013	(51,222.71)
July 2013	10,252.38
August 2013	5,163.51
September 2013	(16,063.76)
October 2013	49,128.48
November 2013	14,421.56
December 2013	(26,382.30)
Year end 2013 net profit (loss)	(42,080.27)
January 2014	(36,334.33)
February 2014	(49,674.90)
March 2014	(18,640.64)
April 2014	(47,461.75)
May 2014	(51,655.14)
June 2014	(47,618.58)
July 2014	(30,391.68)
2014 net profit (loss)	(281,777.02)
Total net profit (loss)	(323,857.29)

City of Green Bay - Clarion Hotel
Balance Sheet
April 30, 2013

	Apr 30, 13
ASSETS	
Current Assets	
Checking/Savings	
1000 · Operating-Associated Bank #0390	256,716.65
1010 · Cash - House Banks	1,100.00
1025 · Petty Cash	2,000.00
1050 · GM Account-Associated Bank#0408	5,000.00
1200 · Due From Baylake Bank	16,818.01
Total Checking/Savings	281,634.66
Other Current Assets	
1300 · Due from Direct Bills	
1305 · AR - City Ledger	5,804.26
1310 · Guest Ledger	6,027.57
Total 1300 · Due from Direct Bills	11,831.83
1400 · Inventory - Food	14,912.03
1405 · Inventory - Beverage	4,345.62
1530 · City Purchase	-20,039.72
Total Other Current Assets	11,049.76
Total Current Assets	292,684.42
TOTAL ASSETS	**292,684.42**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts payable	27,703.06
Total Accounts Payable	27,703.06
Other Current Liabilities	
2010 · Accrued Expenses	8,245.54
2015 · Accrued Wages	32,609.78
2030 · Payroll Liabilities	2,682.69
2040 · Accrued Real Estate Tax	11,456.22
2060 · Sales & Bed Tax	12,438.04
2100 · Advance Deposits	6,389.48
2105 · Due to City - Initial Funding	205,000.00
2115 · Due to AHM Staffing	1,081.13
Total Other Current Liabilities	279,902.88
Total Current Liabilities	307,605.94

Prepared by American Hospitality Management, Inc. for the City of Green Bay. Intended for internal use only and not for distribution.

City of Green Bay - Clarion Hotel
Balance Sheet
April 30, 2013

Total Liabilities	307,605.94
Equity	
Net Income	-14,921.52
Total Equity	-14,921.52
TOTAL LIABILITIES & EQUITY	**292,684.42**

Prepared by American Hospitality Management, Inc. for the City of Green Bay. Intended for internal use only and not for distribution.

City of Green Bay - Clarion Hotel
Profit & Loss Statement
April 1, 2013 - April 30, 2013

	April 2013		YTD 2013		April 2012		YTD 2012	
Rooms Available	**4,380**		**4,672**					
Rooms Rented	**1,170**		**1,225**					
Occupancy	**27%**		**26%**		**#DIV/0!**		**#DIV/0!**	
ADR	**$64.63**		**$64.12**					
RevPar	**$17.26**		**$16.81**					
Ordinary Income/Expense								
Income								
Income Room Revenue	$76,370.17	56.78%	$79,327.27	54.57%	$0.00	#DIV/0!	$0.00	#DIV/0!
Food & Beverage Departments	$56,891.40	42.30%	$64,754.33	44.55%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Departments	$503.11	0.37%	$503.11	0.35%	$0.00	#DIV/0!	$0.00	#DIV/0!
Rentals & Other Income	$743.89	0.55%	$774.64	0.53%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Income	**$134,508.57**	**100.00%**	**$145,359.35**	**100.00%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Expense								
Departmental Expenses								
Rooms	$33,200.69	24.68%	$33,756.97	23.22%	$0.00	#DIV/0!	$0.00	#DIV/0!
Food & Beverage Departments	$57,979.41	43.10%	$58,293.76	40.10%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Departmental Expense	$225.46	0.17%	$225.46	0.16%	$0.00	#DIV/0!	$0.00	#DIV/0!
Undistributed Expenses								
Administrative & General	$13,914.30	10.34%	$14,091.45	9.69%	$0.00	#DIV/0!	$0.00	#DIV/0!
Sales & Marketing	$7,525.87	5.60%	$7,994.30	5.50%	$0.00	#DIV/0!	$0.00	#DIV/0!
Property Operations & Maint	$10,848.44	8.07%	$11,130.63	7.66%	$0.00	#DIV/0!	$0.00	#DIV/0!
Utilities	$9,592.35	7.13%	$9,592.35	6.60%	$0.00	#DIV/0!	$0.00	#DIV/0!
Franchise Related Fees	$6,206.23	4.61%	$6,206.23	4.27%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Departmental & Undistributed Expenses	**$139,492.75**	**103.71%**	**$141,291.15**	**97.20%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Gross Operating Profit	**($4,984.18)**	**-3.71%**	**$4,068.20**	**2.80%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Management Fee	$7,403.25	5.50%	$7,403.25	5.09%	$0.00	#DIV/0!	$0.00	#DIV/0!
Income Before Fixed Charges	**($12,387.43)**	**-9.21%**	**($3,335.05)**	**-2.29%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Fixed Charges								
Real Estate Taxes	$11,456.22	8.52%	$11,456.22	7.88%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Business Taxes & Fees	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Insurance Expense	$130.25	0.10%	$130.25	0.09%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Fixed Charges	**$11,586.47**	**8.61%**	**$11,586.47**	**7.97%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Net Ordinary Income	**($23,973.90)**	**-17.82%**	**($14,921.52)**	**-10.27%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Other Income/Expense								
Other Income	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Expense								
Interest Expense	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Depreciation & Amortization	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Other Expense	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Net Other Income	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Net Income	**($23,973.90)**	**-17.82%**	**($14,921.52)**	**-10.27%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**

Prepared by American Hospitality Management, Inc. for the City of Green Bay. This report is intended for internal use only and not for distribution.

City of Green Bay - Clarion Hotel
Balance Sheet
May 31, 2013

	May 31, 13
ASSETS	
Current Assets	
Checking/Savings	
1000 · Operating-Associated Bank #0390	224,626.73
1010 · Cash - House Banks	1,100.00
1025 · Petty Cash	2,000.00
1050 · GM Account-Associated Bank#0408	5,000.00
1200 · Due From Baylake Bank	18,632.62
Total Checking/Savings	251,359.35
Other Current Assets	
1300 · Due from Direct Bills	
1305 · AR - City Ledger	8,444.76
1310 · Guest Ledger	2,748.46
1300 · Due from Direct Bills - Other	208.55
Total 1300 · Due from Direct Bills	11,401.77
1400 · Inventory - Food	18,833.53
1405 · Inventory - Beverage	4,487.55
1505 · Prepaid Insurance	6,023.50
1525 · Deposit-Derse	480.00
Total Other Current Assets	41,226.35
Total Current Assets	292,585.70
TOTAL ASSETS	**292,585.70**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts payable	18,083.05
Total Accounts Payable	18,083.05
Other Current Liabilities	
2010 · Accrued Expenses	12,942.65
2015 · Accrued Wages	11,651.57
2030 · Payroll Liabilities	887.52
2040 · Accrued Real Estate Tax	22,912.44
2060 · Sales & Bed Tax	24,486.16
2100 · Advance Deposits	3,960.02
2105 · Due to City	225,039.72
Total Other Current Liabilities	301,880.08

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City of Green Bay - Clarion Hotel
Balance Sheet
May 31, 2013

Total Current Liabilities	319,963.13
Total Liabilities	319,963.13
Equity	
Net Income	-27,377.43
Total Equity	-27,377.43
TOTAL LIABILITIES & EQUITY	**292,585.70**

Prepared by American Hospitality Management, Inc. for the City of Green Bay. Intended for internal use only and not for distribution.

City of Green Bay - Clarion Hotel
Profit & Loss Statement
For Month Ended May 31, 2013

	May 2013		YTD 2013		May 2012		YTD 2012	
Rooms Available	**4,526**		**9,198**					
Rooms Rented	**1,498**		**2,723**					
Occupancy	**33%**		**30%**		**#DIV/0!**		**#DIV/0!**	
ADR	**$71.39**		**$68.12**					
RevPar	**$23.63**		**$20.17**					
Ordinary Income/Expense								
Income								
Income Room Revenue	$107,439.07	64.92%	$186,766.34	60.08%	$0.00	#DIV/0!	$0.00	#DIV/0!
Food & Beverage Departments	$56,622.54	34.21%	$121,376.87	39.04%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Departments	$162.25	0.10%	$665.36	0.21%	$0.00	#DIV/0!	$0.00	#DIV/0!
Rentals & Other Income	$1,282.15	0.77%	$2,056.79	0.66%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Income	**$165,506.01**	**100.00%**	**$310,865.36**	**100.00%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Expense								
Departmental Expenses								
Rooms	$38,124.41	23.04%	$71,881.38	23.12%	$0.00	#DIV/0!	$0.00	#DIV/0!
Food & Beverage Departments	$59,392.68	35.89%	$117,686.44	37.86%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Departmental Expense	$237.32	0.14%	$462.78	0.15%	$0.00	#DIV/0!	$0.00	#DIV/0!
Undistributed Expenses								
Administrative & General	$17,429.71	10.53%	$31,521.16	10.14%	$0.00	#DIV/0!	$0.00	#DIV/0!
Sales & Marketing	$6,217.61	3.76%	$14,211.91	4.57%	$0.00	#DIV/0!	$0.00	#DIV/0!
Property Operations & Maint	$13,177.11	7.96%	$24,307.74	7.82%	$0.00	#DIV/0!	$0.00	#DIV/0!
Utilities	$14,528.19	8.78%	$24,120.54	7.76%	$0.00	#DIV/0!	$0.00	#DIV/0!
Franchise Related Fees	$10,518.42	6.36%	$16,724.65	5.38%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Departmental & Undistributed Expenses	**$159,625.45**	**96.45%**	**$300,916.60**	**96.80%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Gross Operating Profit	**$5,880.56**	**3.55%**	**$9,948.76**	**3.20%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Management Fee	$6,750.00	4.08%	$14,153.25	4.55%	$0.00	#DIV/0!	$0.00	#DIV/0!
Income Before Fixed Charges	**($869.44)**	**-0.53%**	**($4,204.49)**	**-1.35%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Fixed Charges								
Real Estate Taxes	$11,456.22	6.92%	$22,912.44	7.37%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Business Taxes & Fees	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Insurance Expense	$130.25	0.08%	$260.50	0.08%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Fixed Charges	**$11,586.47**	**7.00%**	**$23,172.94**	**7.45%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Net Ordinary Income	**($12,455.91)**	**-7.53%**	**($27,377.43)**	**-8.81%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Other Income/Expense								
Other Income	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Expense								
Interest Expense	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Depreciation & Amortization	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Other Expense	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Net Other Income	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Net Income	**($12,455.91)**	**-7.53%**	**($27,377.43)**	**-8.81%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**

Prepared by American Hospitality Management, Inc. for the City of Green Bay. This report is intended for internal use only and not for distribution.

City of Green Bay - Clarion Hotel
Balance Sheet
June 30, 2013

	Jun 30, 13
ASSETS	
Current Assets	
Checking/Savings	
1000 · Operating-Associated Bank #0390	182,948.33
1010 · Cash - House Banks	1,100.00
1025 · Petty Cash	2,000.00
1050 · GM Account-Associated Bank#0408	5,000.00
1200 · Due From Baylake Bank	20,572.92
Total Checking/Savings	211,621.25
Other Current Assets	
1300 · Due from Direct Bills	
1305 · AR - City Ledger	11,598.73
1310 · Guest Ledger	100.65
1300 · Due from Direct Bills - Other	720.82
Total 1300 · Due from Direct Bills	12,420.20
1400 · Inventory - Food	15,185.00
1405 · Inventory - Beverage	4,370.68
1505 · Prepaid Insurance	9,190.20
1525 · Deposit-Derse	480.00
Total Other Current Assets	41,646.08
Total Current Assets	253,267.33
TOTAL ASSETS	**253,267.33**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts payable	20,176.43
Total Accounts Payable	20,176.43
Other Current Liabilities	
2010 · Accrued Expenses	8,430.71
2015 · Accrued Wages	12,786.79
2030 · Payroll Liabilities	1,054.57
2040 · Accrued Real Estate Tax	34,368.66
2060 · Sales & Bed Tax	25,519.78
2100 · Advance Deposits	4,490.81
2105 · Due to City	225,039.72
Total Other Current Liabilities	311,691.04

Prepared by American Hospitality Management, Inc. for the City of Green Bay. Intended for internal use only and not for distribution.

City of Green Bay - Clarion Hotel
Balance Sheet
June 30, 2013

Total Current Liabilities	331,867.47
Total Liabilities	331,867.47
Equity	
Net Income	-78,600.14
Total Equity	-78,600.14
TOTAL LIABILITIES & EQUITY	**253,267.33**

Prepared by American Hospitality Management, Inc. for the City of Green Bay. Intended for internal use only and not for distribution.

City of Green Bay - Clarion Hotel
Profit & Loss Statement
For Month Ended June 30, 2013

	June 2013		YTD 2013		June 2012		YTD 2012	
Rooms Available	4,380		13,578					
Rooms Rented	919		3,642					
Occupancy	21%		27%		#DIV/0!		#DIV/0!	
ADR	$66.21		$67.64					
RevPar	$13.89		$18.14					
Ordinary Income/Expense								
Income								
Income Room Revenue	$61,148.25	55.12%	$247,914.59	58.78%	$0.00	#DIV/0!	$0.00	#DIV/0!
Food & Beverage Departments	$48,949.15	44.13%	$170,326.02	40.38%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Departments	$282.80	0.25%	$948.16	0.22%	$0.00	#DIV/0!	$0.00	#DIV/0!
Rentals & Other Income	$549.36	0.50%	$2,606.15	0.62%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Income	**$110,929.56**	**100.00%**	**$421,794.92**	**100.00%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Expense								
Departmental Expenses								
Rooms	$31,813.21	28.68%	$103,694.59	24.58%	$0.00	#DIV/0!	$0.00	#DIV/0!
Food & Beverage Departments	$55,156.11	49.72%	$172,842.55	40.98%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Departmental Expense	$179.19	0.16%	$641.97	0.15%	$0.00	#DIV/0!	$0.00	#DIV/0!
Undistributed Expenses								
Administrative & General	$14,400.05	12.98%	$45,921.21	10.89%	$0.00	#DIV/0!	$0.00	#DIV/0!
Sales & Marketing	$4,978.78	4.49%	$19,190.69	4.55%	$0.00	#DIV/0!	$0.00	#DIV/0!
Property Operations & Maint	$17,412.29	15.70%	$41,720.03	9.89%	$0.00	#DIV/0!	$0.00	#DIV/0!
Utilities	$13,666.55	12.32%	$37,787.09	8.96%	$0.00	#DIV/0!	$0.00	#DIV/0!
Franchise Related Fees	$6,209.62	5.60%	$22,934.27	5.44%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Departmental & Undistributed Expenses	**$143,815.80**	**129.65%**	**$444,732.40**	**105.44%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Gross Operating Profit	**($32,886.24)**	**-29.65%**	**($22,937.48)**	**-5.44%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Management Fee	$6,750.00	6.08%	$20,903.25	4.96%	$0.00	#DIV/0!	$0.00	#DIV/0!
Income Before Fixed Charges	**($39,636.24)**	**-35.73%**	**($43,840.73)**	**-10.39%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Fixed Charges								
Real Estate Taxes	$11,456.22	10.33%	$34,368.66	8.15%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Business Taxes & Fees	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Insurance Expense	$130.25	0.12%	$390.75	0.09%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Fixed Charges	**$11,586.47**	**10.44%**	**$34,759.41**	**8.24%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Net Ordinary Income	**($51,222.71)**	**-46.18%**	**($78,600.14)**	**-18.63%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Other Income/Expense								
Other Income	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Expense								
Interest Expense	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Depreciation & Amortization	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Other Expense	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Net Other Income	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Net Income	**($51,222.71)**	**-46.18%**	**($78,600.14)**	**-18.63%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**

Prepared by American Hospitality Management, Inc. for the City of Green Bay. This report is intended for internal use only and not for distribution.

City of Green Bay - Clarion Hotel
Balance Sheet
July 31, 2013

	Jul 31, 13
ASSETS	
Current Assets	
Checking/Savings	
1000 · Operating-Associated Bank #0390	185,087.03
1010 · Cash - House Banks	1,100.00
1025 · Petty Cash	2,000.00
1050 · GM Account-Associated Bank#0408	5,000.00
1200 · Due From Baylake Bank	29,554.14
Total Checking/Savings	222,741.17
Other Current Assets	
1300 · Due from Direct Bills	
1305 · AR - City Ledger	7,242.84
1310 · Guest Ledger	12,949.47
1300 · Due from Direct Bills - Other	720.82
Total 1300 · Due from Direct Bills	20,913.13
1400 · Inventory - Food	18,230.11
1405 · Inventory - Beverage	3,748.90
1505 · Prepaid Insurance	12,151.54
1525 · Deposit-Derse	480.00
Total Other Current Assets	55,523.68
Total Current Assets	278,264.85
TOTAL ASSETS	**278,264.85**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts payable	10,369.27
Total Accounts Payable	10,369.27
Other Current Liabilities	
2010 · Accrued Expenses	15,353.65
2015 · Accrued Wages	22,219.50
2030 · Payroll Liabilities	1,699.77
2040 · Accrued Real Estate Tax	45,824.88
2060 · Sales & Bed Tax	20,191.09
2100 · Advance Deposits	5,914.73
2105 · Due to City	225,039.72
Total Other Current Liabilities	336,243.34

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City of Green Bay - Clarion Hotel
Balance Sheet
July 31, 2013

Total Current Liabilities	346,612.61
Total Liabilities	346,612.61
Equity	
Net Income	-68,347.76
Total Equity	-68,347.76
TOTAL LIABILITIES & EQUITY	**278,264.85**

Prepared by American Hospitality Management, Inc. for the City of Green Bay. Intended for internal use only and not for distribution.

City of Green Bay - Clarion Hotel
Profit & Loss Statement
For Month Ended July 31 2013

	July 2013		YTD 2013		July 2012		YTD 2012	
Rooms Available	**4,526**		**18,104**					
Rooms Rented	**1,887**		**5,529**					
Occupancy	**42%**		**31%**		**#DIV/0!**		**#DIV/0!**	
ADR	**$69.94**		**$68.42**					
RevPar	**$29.16**		**$20.90**					
Ordinary Income/Expense								
Income								
Income Room Revenue	$132,596.74	74.54%	$380,511.33	63.45%	$0.00	#DIV/0!	$0.00	#DIV/0!
Food & Beverage Departments	$44,055.60	24.77%	$214,381.62	35.75%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Departments	$161.65	0.09%	$1,109.81	0.19%	$0.00	#DIV/0!	$0.00	#DIV/0!
Rentals & Other Income	$1,062.56	0.60%	$3,668.71	0.61%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Income	**$177,876.55**	**100.00%**	**$599,671.47**	**100.00%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Expense								
Departmental Expenses								
Rooms	$37,105.50	20.86%	$140,800.09	23.48%	$0.00	#DIV/0!	$0.00	#DIV/0!
Food & Beverage Departments	$54,762.99	30.79%	$227,605.54	37.96%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Departmental Expense	$0.00	0.00%	$641.97	0.11%	$0.00	#DIV/0!	$0.00	#DIV/0!
Undistributed Expenses								
Administrative & General	$16,710.05	9.39%	$62,631.26	10.44%	$0.00	#DIV/0!	$0.00	#DIV/0!
Sales & Marketing	$6,758.04	3.80%	$25,948.73	4.33%	$0.00	#DIV/0!	$0.00	#DIV/0!
Property Operations & Maint	$8,366.58	4.70%	$50,086.61	8.35%	$0.00	#DIV/0!	$0.00	#DIV/0!
Utilities	$13,827.54	7.77%	$51,614.63	8.61%	$0.00	#DIV/0!	$0.00	#DIV/0!
Franchise Related Fees	$11,757.00	6.61%	$34,691.27	5.79%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Departmental & Undistributed Expenses	**$149,287.70**	**83.93%**	**$594,020.10**	**99.06%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Gross Operating Profit	**$28,588.85**	**16.07%**	**$5,651.37**	**0.94%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Management Fee	$6,750.00	3.79%	$27,653.25	4.61%	$0.00	#DIV/0!	$0.00	#DIV/0!
Income Before Fixed Charges	**$21,838.85**	**12.28%**	**($22,001.88)**	**-3.67%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Fixed Charges								
Real Estate Taxes	$11,456.22	6.44%	$45,824.88	7.64%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Business Taxes & Fees	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Insurance Expense	$130.25	0.07%	$521.00	0.09%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Fixed Charges	**$11,586.47**	**6.51%**	**$46,345.88**	**7.73%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Net Ordinary Income	**$10,252.38**	**5.76%**	**($68,347.76)**	**-11.40%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Other Income/Expense								
Other Income	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Expense								
Interest Expense	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Depreciation & Amortization	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Other Expense	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Net Other Income	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Net Income	**$10,252.38**	**5.76%**	**($68,347.76)**	**-11.40%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**

Prepared by American Hospitality Management, Inc. for the City of Green Bay. This report is intended for internal use only and not for distribution.

City of Green Bay - Clarion Hotel
Balance Sheet
August 31, 2013

	Aug 31, 13
ASSETS	
Current Assets	
Checking/Savings	
1000 · Operating-Associated Bank #0390	260,095.08
1010 · Cash - House Banks	1,100.00
1025 · Petty Cash	2,000.00
1050 · GM Account-Associated Bank#0408	5,000.00
1200 · Due From Baylake Bank	36,059.61
Total Checking/Savings	304,254.69
Other Current Assets	
1300 · Due from Direct Bills	
1305 · AR - City Ledger	10,376.23
1310 · Guest Ledger	6,773.55
1300 · Due from Direct Bills - Other	73.00
Total 1300 · Due from Direct Bills	17,222.78
1400 · Inventory - Food	17,790.84
1405 · Inventory - Beverage	4,209.30
1505 · Prepaid Insurance	23,188.50
1525 · Deposit-Derse	480.00
1535 · Wages Receivable	296.78
Total Other Current Assets	63,188.20
Total Current Assets	367,442.89
TOTAL ASSETS	**367,442.89**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts payable	28,150.52
Total Accounts Payable	28,150.52
Other Current Liabilities	
2010 · Accrued Expenses	20,754.04
2015 · Accrued Wages	27,498.02
2030 · Payroll Liabilities	2,270.59
2040 · Accrued Real Estate Tax	57,281.10
2060 · Sales & Bed Tax	33,023.87
2100 · Advance Deposits	36,609.28
2105 · Due to City	225,039.72

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City of Green Bay - Clarion Hotel
Balance Sheet
August 31, 2013

Total Other Current Liabilities	402,476.62
Total Current Liabilities	430,627.14
Total Liabilities	430,627.14
Equity	
Net Income	-63,184.25
Total Equity	-63,184.25
TOTAL LIABILITIES & EQUITY	367,442.89

Prepared by American Hospitality Management, Inc. for the City of Green Bay. Intended for internal use only and not for distribution.

City of Green Bay - Clarion Hotel
Profit & Loss Statement
For Month Ended August 31 2013

	August 2013		YTD 2013		August 2012		YTD 2012	
Rooms Available	**4,526**		**22,630**					
Rooms Rented	**1,844**		**7,373**					
Occupancy	**41%**		**33%**		**#DIV/0!**		**#DIV/0!**	
ADR	**$79.76**		**$71.26**					
RevPar	**$32.50**		**$23.22**					
Ordinary Income/Expense								
Income								
Income Room Revenue	$147,881.96	73.74%	$528,393.29	66.03%	$0.00	#DIV/0!	$0.00	#DIV/0!
Food & Beverage Departments	$51,523.54	25.69%	$265,905.16	33.23%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Departments	$312.91	0.16%	$1,422.72	0.18%	$0.00	#DIV/0!	$0.00	#DIV/0!
Rentals & Other Income	$823.82	0.41%	$4,492.53	0.56%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Income	**$200,542.23**	**100.00%**	**$800,213.70**	**100.00%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Expense								
Departmental Expenses								
Rooms	$47,985.25	23.93%	$188,785.34	23.59%	$0.00	#DIV/0!	$0.00	#DIV/0!
Food & Beverage Departments	$58,771.78	29.31%	$286,377.32	35.79%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Departmental Expense	$300.41	0.15%	$942.38	0.12%	$0.00	#DIV/0!	$0.00	#DIV/0!
Undistributed Expenses								
Administrative & General	$19,025.65	9.49%	$81,656.91	10.20%	$0.00	#DIV/0!	$0.00	#DIV/0!
Sales & Marketing	$6,982.74	3.48%	$32,931.47	4.12%	$0.00	#DIV/0!	$0.00	#DIV/0!
Property Operations & Maint	$9,607.24	4.79%	$59,693.85	7.46%	$0.00	#DIV/0!	$0.00	#DIV/0!
Utilities	$15,921.65	7.94%	$67,536.28	8.44%	$0.00	#DIV/0!	$0.00	#DIV/0!
Franchise Related Fees	$15,397.36	7.68%	$50,088.63	6.26%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Departmental & Undistributed Expenses	**$173,992.08**	**86.76%**	**$768,012.18**	**95.98%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Gross Operating Profit	**$26,550.15**	**13.24%**	**$32,201.52**	**4.02%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Management Fee	$6,750.00	3.37%	$34,403.25	4.30%	$0.00	#DIV/0!	$0.00	#DIV/0!
Income Before Fixed Charges	**$19,800.15**	**9.87%**	**($2,201.73)**	**-0.28%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Fixed Charges								
Real Estate Taxes	$11,456.22	5.71%	$57,281.10	7.16%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Business Taxes & Fees	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Insurance Expense	$3,180.42	1.59%	$3,701.42	0.46%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Fixed Charges	**$14,636.64**	**7.30%**	**$60,982.52**	**7.62%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Net Ordinary Income	**$5,163.51**	**2.57%**	**($63,184.25)**	**-7.90%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Other Income/Expense								
Other Income	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Expense								
Interest Expense	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Depreciation & Amortization	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Other Expense	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Net Other Income	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Net Income	**$5,163.51**	**2.57%**	**($63,184.25)**	**-7.90%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**

Prepared by American Hospitality Management, Inc. for the City of Green Bay. This report is intended for internal use only and not for distribution.

City of Green Bay - Clarion Hotel
Balance Sheet
September 30, 2013

	Sep 30, 13
ASSETS	
Current Assets	
Checking/Savings	
1000 · Operating-Associated Bank #0390	280,402.93
1010 · Cash - House Banks	1,100.00
1025 · Petty Cash	2,000.00
1050 · GM Account-Associated Bank#0408	5,000.00
1200 · Due From Baylake Bank	41,387.66
Total Checking/Savings	329,890.59
Other Current Assets	
1300 · Due from Direct Bills	
1305 · AR - City Ledger	7,049.20
1310 · Guest Ledger	10,696.50
1300 · Due from Direct Bills - Other	73.00
Total 1300 · Due from Direct Bills	17,818.70
1400 · Inventory - Food	14,541.15
1405 · Inventory - Beverage	3,751.27
1505 · Prepaid Insurance	24,650.52
1525 · Deposit-Derse	480.00
Total Other Current Assets	61,241.64
Total Current Assets	391,132.23
TOTAL ASSETS	**391,132.23**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts payable	43,160.16
Total Accounts Payable	43,160.16
Other Current Liabilities	
2010 · Accrued Expenses	19,268.13
2015 · Accrued Wages	29,809.46
2030 · Payroll Liabilities	2,450.83
2040 · Accrued Real Estate Tax	68,737.32
2060 · Sales & Bed Tax	39,002.48
2100 · Advance Deposits	42,912.14
2105 · Due to City	225,039.72
Total Other Current Liabilities	427,220.08

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City of Green Bay - Clarion Hotel
Balance Sheet
September 30, 2013

Total Current Liabilities	470,380.24
Total Liabilities	470,380.24
Equity	
Net Income	-79,248.01
Total Equity	-79,248.01
TOTAL LIABILITIES & EQUITY	**391,132.23**

Prepared by American Hospitality Management, Inc. for the City of Green Bay. Intended for internal use only and not for distribution.

City of Green Bay - Clarion Hotel
Profit & Loss Statement
For Month Ended September 30, 2013

	September 2013		YTD 2013 (March 29 - Sept 30)		September 2012		YTD 2012	
Rooms Available	**4,380**		**27,010**					
Rooms Rented	**1,421**		**8,794**					
Occupancy	**32%**		**33%**		**#DIV/0!**		**#DIV/0!**	
ADR	**$86.53**		**$73.73**					
RevPar	**$28.07**		**$24.00**					
Ordinary Income/Expense								
Income								
Income Room Revenue	$123,412.95	73.74%	$651,806.24	67.37%	$0.00	#DIV/0!	$0.00	#DIV/0!
Food & Beverage Departments	$43,186.62	25.81%	$309,091.78	31.95%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Departments	$215.92	0.13%	$1,638.64	0.17%	$0.00	#DIV/0!	$0.00	#DIV/0!
Rentals & Other Income	$535.81	0.32%	$5,028.34	0.52%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Income	**$167,351.30**	**100.00%**	**$967,565.00**	**100.00%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Expense								
Departmental Expenses								
Rooms	$42,121.03	25.17%	$230,151.61	23.79%	$0.00	#DIV/0!	$0.00	#DIV/0!
Food & Beverage Departments	$51,394.76	30.71%	$337,772.08	34.91%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Departmental Expense	$233.53	0.14%	$1,509.55	0.16%	$0.00	#DIV/0!	$0.00	#DIV/0!
Undistributed Expenses								
Administrative & General	$19,443.15	11.62%	$101,521.18	10.49%	$0.00	#DIV/0!	$0.00	#DIV/0!
Sales & Marketing	$6,517.35	3.89%	$39,448.82	4.08%	$0.00	#DIV/0!	$0.00	#DIV/0!
Property Operations & Maint	$17,350.76	10.37%	$77,044.61	7.96%	$0.00	#DIV/0!	$0.00	#DIV/0!
Utilities	$14,362.51	8.58%	$81,898.79	8.46%	$0.00	#DIV/0!	$0.00	#DIV/0!
Franchise Related Fees	$10,725.50	6.41%	$60,814.13	6.29%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Departmental & Undistributed Expenses	**$162,148.59**	**96.89%**	**$930,160.77**	**96.13%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Gross Operating Profit	**$5,202.71**	**3.11%**	**$37,404.23**	**3.87%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Management Fee	$6,750.00	4.03%	$41,153.25	4.25%	$0.00	#DIV/0!	$0.00	#DIV/0!
Income Before Fixed Charges	**($1,547.29)**	**-0.92%**	**($3,749.02)**	**-0.39%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Fixed Charges								
Real Estate Taxes	$11,456.22	6.85%	$68,737.32	7.10%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Business Taxes & Fees	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Insurance Expense	$3,060.25	1.83%	$6,761.67	0.70%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Fixed Charges	**$14,516.47**	**8.67%**	**$75,498.99**	**7.80%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Net Ordinary Income	**($16,063.76)**	**-9.60%**	**($79,248.01)**	**-8.19%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Other Income/Expense								
Other Income	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Expense								
Interest Expense	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Depreciation & Amortization	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Other Expense	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Net Other Income	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Net Income	**($16,063.76)**	**-9.60%**	**($79,248.01)**	**-8.19%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**

Prepared by American Hospitality Management, Inc. for the City of Green Bay. This report is intended for internal use only and not for distribution.

City of Green Bay - Clarion Hotel
Balance Sheet
October 31, 2013

	Oct 31, 13
ASSETS	
Current Assets	
Checking/Savings	
1000 · Operating-Associated Bank #0390	373,431.28
1010 · Cash - House Banks	200.00
1025 · Petty Cash	2,000.00
1050 · GM Account-Associated Bank#0408	5,000.00
1200 · Due From Baylake Bank	42,560.12
Total Checking/Savings	423,191.40
Other Current Assets	
1300 · Due from Direct Bills	
1305 · AR - City Ledger	3,615.20
1310 · Guest Ledger	-105.27
1300 · Due from Direct Bills - Other	459.44
Total 1300 · Due from Direct Bills	3,969.37
1400 · Inventory - Food	14,541.15
1405 · Inventory - Beverage	3,751.27
1505 · Prepaid Insurance	23,684.00
1525 · Deposit-Derse	480.00
1535 · Wages Receivable	64.65
Total Other Current Assets	46,490.44
Total Current Assets	469,681.84
TOTAL ASSETS	**469,681.84**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts payable	15,089.84
Total Accounts Payable	15,089.84
Other Current Liabilities	
2010 · Accrued Expenses	21,409.32
2015 · Accrued Wages	32,683.26
2030 · Payroll Liabilities	2,740.75
2040 · Accrued Real Estate Tax	80,193.54
2060 · Sales & Bed Tax	27,182.09
2100 · Advance Deposits	95,462.85
2105 · Due to City	225,039.72

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City of Green Bay - Clarion Hotel
Balance Sheet
October 31, 2013

Total Other Current Liabilities	484,711.53
Total Current Liabilities	499,801.37
Total Liabilities	499,801.37
Equity	
Net Income	-30,119.53
Total Equity	-30,119.53
TOTAL LIABILITIES & EQUITY	**469,681.84**

Prepared by American Hospitality Management, Inc. for the City of Green Bay. Intended for internal use only and not for distribution.

City of Green Bay - Clarion Hotel
Profit & Loss Statement
For Month Ended October 31, 2013

	October2013		YTD 2013 (March 29 - Oct 31)		September 2012		YTD 2012	
Rooms Available	**4,526**		**31,536**					
Rooms Rented	**1,926**		**10,720**					
Occupancy	**43%**		**34%**		**#DIV/0!**		**#DIV/0!**	
ADR	**$95.84**		**$77.70**					
RevPar	**$40.79**		**$26.41**					
Ordinary Income/Expense								
Income								
Income Room Revenue	$184,899.31	86.72%	$836,705.55	70.86%	$0.00	#DIV/0!	$0.00	#DIV/0!
Food & Beverage Departments	$26,370.05	12.37%	$335,461.83	28.41%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Departments	$242.09	0.11%	$1,880.73	0.16%	$0.00	#DIV/0!	$0.00	#DIV/0!
Rentals & Other Income	$1,691.78	0.79%	$6,720.12	0.57%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Income	**$213,203.23**	**100.00%**	**$1,180,768.23**	**100.00%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Expense								
Departmental Expenses								
Rooms	$44,275.79	20.77%	$274,427.40	23.24%	$0.00	#DIV/0!	$0.00	#DIV/0!
Food & Beverage Departments	$30,853.27	14.47%	$368,626.25	31.22%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Departmental Expense	$203.15	0.10%	$1,712.70	0.15%	$0.00	#DIV/0!	$0.00	#DIV/0!
Undistributed Expenses								
Administrative & General	$18,497.11	8.68%	$120,018.29	10.16%	$0.00	#DIV/0!	$0.00	#DIV/0!
Sales & Marketing	$4,894.81	2.30%	$44,343.63	3.76%	$0.00	#DIV/0!	$0.00	#DIV/0!
Property Operations & Maint	$15,531.64	7.28%	$92,576.25	7.84%	$0.00	#DIV/0!	$0.00	#DIV/0!
Utilities	$12,529.90	5.88%	$94,428.69	8.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Franchise Related Fees	$16,021.71	7.51%	$76,835.84	6.51%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Departmental & Undistributed Expenses	**$142,807.38**	**66.98%**	**$1,072,969.05**	**90.87%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Gross Operating Profit	**$70,395.85**	**33.02%**	**$107,799.18**	**9.13%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Management Fee	$6,750.00	3.17%	$47,903.25	4.06%	$0.00	#DIV/0!	$0.00	#DIV/0!
Income Before Fixed Charges	**$63,645.85**	**29.85%**	**$59,895.93**	**5.07%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Fixed Charges								
Real Estate Taxes	$11,456.22	5.37%	$80,193.54	6.79%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Business Taxes & Fees	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Insurance Expense	$3,060.25	1.44%	$9,821.92	0.83%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Fixed Charges	**$14,516.47**	**6.81%**	**$90,015.46**	**7.62%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Net Ordinary Income	**$49,129.38**	**23.04%**	**($30,119.53)**	**-2.55%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Other Income/Expense								
Other Income	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Expense								
Interest Expense	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Depreciation & Amortization	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Other Expense	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Net Other Income	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Net Income	**$49,129.38**	**23.04%**	**($30,119.53)**	**-2.55%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**

City of Green Bay - Clarion Hotel
Balance Sheet
November 30, 2013

	Nov 30, 13
ASSETS	
Current Assets	
Checking/Savings	
1000 · Operating-Associated Bank #0390	339,915.24
1010 · Cash - House Banks	200.00
1025 · Petty Cash	1,000.00
1050 · GM Account-Associated Bank#0408	5,000.00
1200 · Due From Baylake Bank	32,427.33
Total Checking/Savings	378,542.57
Other Current Assets	
1300 · Due from Direct Bills	
1305 · AR - City Ledger	2,991.28
1310 · Guest Ledger	2,422.00
1300 · Due from Direct Bills - Other	263.47
Total 1300 · Due from Direct Bills	5,676.75
1405 · Inventory - Beverage	1,554.00
1505 · Prepaid Insurance	22,717.48
1525 · Deposit-Derse	480.00
Total Other Current Assets	30,428.23
Total Current Assets	408,970.80
TOTAL ASSETS	**408,970.80**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts payable	10,644.14
Total Accounts Payable	10,644.14
Other Current Liabilities	
2010 · Accrued Expenses	15,714.71
2015 · Accrued Wages	6,054.04
2030 · Payroll Liabilities	484.43
2040 · Accrued Real Estate Tax	91,649.76
2060 · Sales & Bed Tax	31,427.82
2100 · Advance Deposits	43,654.15
2105 · Due to City	225,039.72
Total Other Current Liabilities	414,024.63
Total Current Liabilities	424,668.77

Prepared by American Hospitality Management, Inc. for the City of Green Bay. Intended for internal use only and not for distribution.

City of Green Bay - Clarion Hotel
Profit & Loss Statement
For Month Ended November 30, 2013

	November2013		YTD 2013 (March 29 - Nov 30)		November 2012		YTD 2012	
Rooms Available	**4,380**		**35,916**					
Rooms Rented	**1,104**		**11,824**					
Occupancy	**25%**		**33%**		**#DIV/0!**		**#DIV/0!**	
ADR	**$124.00**		**$82.02**					
RevPar	**$31.26**		**$27.00**					
Ordinary Income/Expense								
Income								
Income Room Revenue	$137,009.69	99.54%	$973,715.24	73.86%	$0.00	#DIV/0!	$0.00	#DIV/0!
Food & Beverage Departments	$0.00	0.00%	$335,461.83	25.44%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Departments	$106.73	0.08%	$1,987.46	0.15%	$0.00	#DIV/0!	$0.00	#DIV/0!
Rentals & Other Income	$520.77	0.38%	$7,240.89	0.55%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Income	**$137,637.19**	**100.00%**	**$1,318,405.42**	**100.00%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Expense								
Departmental Expenses								
Rooms	$33,031.53	24.00%	$307,458.93	23.32%	$0.00	#DIV/0!	$0.00	#DIV/0!
Food & Beverage Departments	$19,404.92	14.10%	$388,031.17	29.43%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Departmental Expense	$234.49	0.17%	$1,947.19	0.15%	$0.00	#DIV/0!	$0.00	#DIV/0!
Undistributed Expenses								
Administrative & General	$13,828.23	10.05%	$133,846.52	10.15%	$0.00	#DIV/0!	$0.00	#DIV/0!
Sales & Marketing	$3,428.42	2.49%	$47,772.05	3.62%	$0.00	#DIV/0!	$0.00	#DIV/0!
Property Operations & Maint	$5,990.41	4.35%	$98,566.66	7.48%	$0.00	#DIV/0!	$0.00	#DIV/0!
Utilities	$14,103.97	10.25%	$108,532.66	8.23%	$0.00	#DIV/0!	$0.00	#DIV/0!
Franchise Related Fees	$11,927.19	8.67%	$88,763.03	6.73%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Departmental & Undistributed Expenses	**$101,949.16**	**74.07%**	**$1,174,918.21**	**89.12%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Gross Operating Profit	**$35,688.03**	**25.93%**	**$143,487.21**	**10.88%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Management Fee	$6,750.00	4.90%	$54,653.25	4.15%	$0.00	#DIV/0!	$0.00	#DIV/0!
Income Before Fixed Charges	**$28,938.03**	**21.02%**	**$88,833.96**	**6.74%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Fixed Charges								
Real Estate Taxes	$11,456.22	8.32%	$91,649.76	6.95%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Business Taxes & Fees	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Insurance Expense	$3,060.25	2.22%	$12,882.17	0.98%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Fixed Charges	**$14,516.47**	**10.55%**	**$104,531.93**	**7.93%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Net Ordinary Income	**$14,421.56**	**10.48%**	**($15,697.97)**	**-1.19%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Other Income/Expense								
Other Income	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Expense								
Interest Expense	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Depreciation & Amortization	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Other Expense	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Net Other Income	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Net Income	**$14,421.56**	**10.48%**	**($15,697.97)**	**-1.19%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**

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City of Green Bay - Clarion Hotel
Balance Sheet
December 31, 2013

	Dec 31, 13
ASSETS	
Current Assets	
Checking/Savings	
1000 · Operating-Associated Bank #0390	282,390.51
1010 · Cash - House Banks	200.00
1025 · Petty Cash	1,000.00
1050 · GM Account-Associated Bank#0408	5,000.00
1200 · Due From Baylake Bank	32,340.08
Total Checking/Savings	320,930.59
Other Current Assets	
1300 · Due from Direct Bills	
1305 · AR - City Ledger	2,031.89
1310 · Guest Ledger	2,443.63
1300 · Due from Direct Bills - Other	1,292.20
Total 1300 · Due from Direct Bills	5,767.72
1405 · Inventory - Beverage	1,554.00
1505 · Prepaid Insurance	22,785.02
1525 · Deposit-Derse	480.00
Total Other Current Assets	30,586.74
Total Current Assets	351,517.33
TOTAL ASSETS	**351,517.33**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts payable	13,288.67
Total Accounts Payable	13,288.67
Other Current Liabilities	
2010 · Accrued Expenses	9,892.35
2015 · Accrued Wages	9,769.67
2030 · Payroll Liabilities	747.38
2040 · Accrued Real Estate Tax	102,590.14
2060 · Sales & Bed Tax	32,269.67
2105 · Due to City	225,039.72
Total Other Current Liabilities	380,308.93
Total Current Liabilities	393,597.60
Total Liabilities	393,597.60

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City of Green Bay - Clarion Hotel
Balance Sheet
December 31, 2013

Equity	
Net Income	-42,080.27
Total Equity	-42,080.27
TOTAL LIABILITIES & EQUITY	**351,517.33**

Prepared by American Hospitality Management, Inc. for the City of Green Bay. Intended for internal use only and not for distribution.

City of Green Bay - Clarion Hotel
Profit & Loss Statement
For Month Ended December 31, 2013

	December 2013		YTD 2013 (March 29 - Dec 31)		December 2012		YTD 2012	
Rooms Available	**4,526**		**40,442**					
Rooms Rented	**973**		**12,797**					
Occupancy	**21%**		**32%**		#DIV/0!		#DIV/0!	
ADR	**$96.78**		**$83.15**					
RevPar	**$20.81**		**$26.31**					
Ordinary Income/Expense								
Income								
Income Room Revenue	$94,353.49	98.17%	$1,068,068.73	75.51%	$0.00	#DIV/0!	$0.00	#DIV/0!
Food & Beverage Departments	$0.00	0.00%	$335,461.83	23.72%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Departments	$0.00	0.00%	$1,987.46	0.14%	$0.00	#DIV/0!	$0.00	#DIV/0!
Rentals & Other Income	$1,758.75	1.83%	$8,999.64	0.64%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Income	**$96,112.24**	**100.00%**	**$1,414,517.66**	**100.00%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Expense								
Departmental Expenses								
Rooms	$37,955.79	39.49%	$345,869.18	24.45%	$0.00	#DIV/0!	$0.00	#DIV/0!
Food & Beverage Departments	$0.00	0.00%	$386,054.00	27.29%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Departmental Expense	$468.91	0.49%	$3,889.15	0.27%	$0.00	#DIV/0!	$0.00	#DIV/0!
Undistributed Expenses								
Administrative & General	$13,073.72	13.60%	$146,367.47	10.35%	$0.00	#DIV/0!	$0.00	#DIV/0!
Sales & Marketing	$3,854.82	4.01%	$52,171.67	3.69%	$0.00	#DIV/0!	$0.00	#DIV/0!
Property Operations & Maint	$19,470.98	20.26%	$118,095.27	8.35%	$0.00	#DIV/0!	$0.00	#DIV/0!
Utilities	$15,239.38	15.86%	$123,772.04	8.75%	$0.00	#DIV/0!	$0.00	#DIV/0!
Franchise Related Fees	$8,296.76	8.63%	$97,059.79	6.86%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Departmental & Undistributed Expenses	**$98,360.36**	**102.34%**	**$1,273,278.57**	**90.02%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Gross Operating Profit	**($2,248.12)**	**-2.34%**	**$141,239.09**	**9.98%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Management Fee	$6,750.00	7.02%	$61,403.25	4.34%	$0.00	#DIV/0!	$0.00	#DIV/0!
Income Before Fixed Charges	**($8,998.12)**	**-9.36%**	**$79,835.84**	**5.64%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Fixed Charges								
Real Estate Taxes	$10,940.38	11.38%	$102,590.14	7.25%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Business Taxes & Fees	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Insurance Expense	$6,443.80	6.70%	$19,325.97	1.37%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Fixed Charges	**$17,384.18**	**18.09%**	**$121,916.11**	**8.62%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Net Ordinary Income	**($26,382.30)**	**-27.45%**	**($42,080.27)**	**-2.97%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Other Income/Expense								
Other Income	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Expense								
Interest Expense	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Depreciation & Amortization	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Other Expense	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Net Other Income	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Net Income	**($26,382.30)**	**-27.45%**	**($42,080.27)**	**-2.97%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**

City of Green Bay - Clarion Hotel
Balance Sheet
January 31, 2014

	Jan 31, 14
ASSETS	
Current Assets	
Checking/Savings	
1000 · Operating-Associated Bank #0390	170,221.59
1010 · Cash - House Banks	200.00
1025 · Petty Cash	1,000.00
1050 · GM Account-Associated Bank#0408	5,000.00
Total Checking/Savings	176,421.59
Other Current Assets	
1300 · Due from Direct Bills	
1305 · AR - City Ledger	559.73
1310 · Guest Ledger	3,601.75
Total 1300 · Due from Direct Bills	4,161.48
1405 · Inventory - Beverage	1,554.00
1505 · Prepaid Insurance	21,160.46
1525 · Deposit-Derse	480.00
Total Other Current Assets	27,355.94
Total Current Assets	203,777.53
TOTAL ASSETS	**203,777.53**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts payable	68,560.41
Total Accounts Payable	68,560.41
Other Current Liabilities	
2010 · Accrued Expenses	5,730.67
2015 · Accrued Wages	12,224.22
2030 · Payroll Liabilities	935.15
2040 · Accrued Real Estate Tax	-34,368.66
2060 · Sales & Bed Tax	4,070.62
2105 · Due to City	225,039.72
Total Other Current Liabilities	213,631.72
Total Current Liabilities	282,192.13
Total Liabilities	282,192.13
Equity	
3700 · Retained Earnings	-42,080.27

Prepared by American Hospitality Management, Inc. for the City of Green Bay. Intended for internal use only and not for distribution.

4bb.

City of Green Bay - Clarion Hotel
Balance Sheet
January 31, 2014

Net Income	-36,334.33
Total Equity	-78,414.60
TOTAL LIABILITIES & EQUITY	**203,777.53**

4c.c.

City of Green Bay - Clarion Hotel
Profit & Loss Statement
For Month Ended January 31,2014

	January 2014		YTD 2014		January 2014		YTD 2013	
Rooms Available	4,526		4,526					
Rooms Rented	828		828					
Occupancy	18%		18%		#DIV/0!		#DIV/0!	
ADR	$60.29		$60.29					
RevPar	$11.03		$11.03					
Ordinary Income/Expense								
Income								
Income Room Revenue	$50,024.17	97.64%	$50,024.17	97.64%	$0.00	#DIV/0!	$0.00	#DIV/0!
Food & Beverage Departments	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Departments	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Rentals & Other Income	$1,207.00	2.36%	$1,207.00	2.36%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Income	**$51,231.17**	**100.00%**	**$51,231.17**	**100.00%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Expense								
Departmental Expenses								
Rooms	$29,226.53	57.05%	$29,226.53	57.05%	$0.00	#DIV/0!	$0.00	#DIV/0!
Food & Beverage Departments	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Departmental Expense	$303.94	0.59%	$303.94	0.59%	$0.00	#DIV/0!	$0.00	#DIV/0!
Undistributed Expenses								
Administrative & General	$12,407.49	24.22%	$12,407.49	24.22%	$0.00	#DIV/0!	$0.00	#DIV/0!
Sales & Marketing	$4,204.07	8.21%	$4,204.07	8.21%	$0.00	#DIV/0!	$0.00	#DIV/0!
Property Operations & Maint	$9,842.55	19.21%	$9,842.55	19.21%	$0.00	#DIV/0!	$0.00	#DIV/0!
Utilities	$16,691.13	32.58%	$16,691.13	32.58%	$0.00	#DIV/0!	$0.00	#DIV/0!
Franchise Related Fees	$4,973.89	9.71%	$4,973.89	9.71%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Departmental & Undistributed Expenses	**$77,649.60**	**151.57%**	**$77,649.60**	**151.57%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Gross Operating Profit	**($26,418.43)**	**-51.57%**	**($26,418.43)**	**-51.57%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Management Fee	$6,750.00	13.18%	$6,750.00	13.18%	$0.00	#DIV/0!	$0.00	#DIV/0!
Income Before Fixed Charges	**($33,168.43)**	**-64.74%**	**($33,168.43)**	**-64.74%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Fixed Charges								
Real Estate Taxes	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Business Taxes & Fees	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Insurance Expense	$3,165.90	6.18%	$3,165.90	6.18%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Fixed Charges	**$3,165.90**	**6.18%**	**$3,165.90**	**6.18%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Net Ordinary Income	**($36,334.33)**	**-70.92%**	**($36,334.33)**	**-70.92%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Other Income/Expense								
Other Income	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Expense								
Interest Expense	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Depreciation & Amortization	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Other Expense	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Net Other Income	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Net Income	**($36,334.33)**	**-70.92%**	**($36,334.33)**	**-70.92%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**

City of Green Bay - Clarion Hotel
Balance Sheet
February 28, 2014

	Feb 28, 14
ASSETS	
Current Assets	
Checking/Savings	
1000 · Operating-Associated Bank #0390	108,950.41
1010 · Cash - House Banks	200.00
1025 · Petty Cash	1,000.00
1050 · GM Account-Associated Bank#0408	5,000.00
Total Checking/Savings	115,150.41
Other Current Assets	
1300 · Due from Direct Bills	
1305 · AR - City Ledger	10,973.94
1310 · Guest Ledger	3,012.83
1300 · Due from Direct Bills - Other	-153.67
Total 1300 · Due from Direct Bills	13,833.10
1405 · Inventory - Beverage	1,554.00
1505 · Prepaid Insurance	19,537.56
1525 · Deposit-Derse	480.00
Total Other Current Assets	35,404.66
Total Current Assets	150,555.07
TOTAL ASSETS	**150,555.07**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts payable	64,357.43
Total Accounts Payable	64,357.43
Other Current Liabilities	
2010 · Accrued Expenses	3,761.26
2015 · Accrued Wages	13,284.71
2030 · Payroll Liabilities	1,016.28
2040 · Accrued Real Estate Tax	-34,368.66
2060 · Sales & Bed Tax	5,483.84
2100 · Advance Deposits	69.99
2105 · Due to City	225,039.72
Total Other Current Liabilities	214,287.14
Total Current Liabilities	278,644.57
Total Liabilities	278,644.57

Prepared by American Hospitality Management, Inc. for the City of Green Bay. Intended for internal use only and not for distribution.

City of Green Bay - Clarion Hotel
Balance Sheet
February 28, 2014

Equity	
3700 · Retained Earnings	-42,080.27
Net Income	-86,009.23
Total Equity	-128,089.50
TOTAL LIABILITIES & EQUITY	**150,555.07**

Prepared by American Hospitality Management, Inc. for the City of Green Bay. Intended for internal use only and not for distribution.

City of Green Bay - Clarion Hotel
Profit & Loss Statement
For Month Ended February 28,2014

	February 2014		YTD 2014		February 2013		YTD 2013	
Rooms Available	**4,088**		**8,614**					
Rooms Rented	**535**		**1,363**					
Occupancy	**13%**		**16%**		**#DIV/0!**		**#DIV/0!**	
ADR	**$57.20**		**$59.08**					
RevPar	**$7.49**		**$9.35**					
Ordinary Income/Expense								
Income								
Income Room Revenue	$30,705.71	98.55%	$80,729.88	97.99%	$0.00	#DIV/0!	$0.00	#DIV/0!
Food & Beverage Departments	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Departments	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Rentals & Other Income	$451.09	1.45%	$1,658.09	2.01%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Income	**$31,156.80**	**100.00%**	**$82,387.97**	**100.00%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Expense								
Departmental Expenses								
Rooms	$26,850.09	86.18%	$56,076.62	68.06%	$0.00	#DIV/0!	$0.00	#DIV/0!
Food & Beverage Departments	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Departmental Expense	$441.94	1.42%	$745.88	0.91%	$0.00	#DIV/0!	$0.00	#DIV/0!
Undistributed Expenses								
Administrative & General	$12,032.59	38.62%	$24,440.08	29.66%	$0.00	#DIV/0!	$0.00	#DIV/0!
Sales & Marketing	$4,081.09	13.10%	$8,285.16	10.06%	$0.00	#DIV/0!	$0.00	#DIV/0!
Property Operations & Maint	$8,032.48	25.78%	$17,875.03	21.70%	$0.00	#DIV/0!	$0.00	#DIV/0!
Utilities	$16,368.66	52.54%	$33,059.79	40.13%	$0.00	#DIV/0!	$0.00	#DIV/0!
Franchise Related Fees	$3,108.95	9.98%	$8,082.84	9.81%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Departmental & Undistributed Expenses	**$70,915.80**	**227.61%**	**$148,565.40**	**180.32%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Gross Operating Profit	**($39,759.00)**	**-127.61%**	**($66,177.43)**	**-80.32%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Management Fee	$6,750.00	21.66%	$13,500.00	16.39%	$0.00	#DIV/0!	$0.00	#DIV/0!
Income Before Fixed Charges	**($46,509.00)**	**-149.27%**	**($79,677.43)**	**-96.71%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Fixed Charges								
Real Estate Taxes	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Business Taxes & Fees	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Insurance Expense	$3,165.90	10.16%	$6,331.80	7.69%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Fixed Charges	**$3,165.90**	**10.16%**	**$6,331.80**	**7.69%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Net Ordinary Income	**($49,674.90)**	**-159.44%**	**($86,009.23)**	**-104.40%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Other Income/Expense								
Other Income	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Other Expense								
Interest Expense	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Depreciation & Amortization	$0.00	0.00%	$0.00	0.00%	$0.00	#DIV/0!	$0.00	#DIV/0!
Total Other Expense	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Net Other Income	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**
Net Income	**($49,674.90)**	**-159.44%**	**($86,009.23)**	**-104.40%**	**$0.00**	**#DIV/0!**	**$0.00**	**#DIV/0!**

City of Green Bay - Clarion Hotel
Balance Sheet
March 31, 2014

	Mar 31, 14
ASSETS	
Current Assets	
Checking/Savings	
1000 · Operating-Associated Bank #0390	112,419.41
1010 · Cash - House Banks	200.00
1025 · Petty Cash	1,000.00
1050 · GM Account-Associated Bank#0408	5,000.00
Total Checking/Savings	118,619.41
Other Current Assets	
1300 · Due from Direct Bills	
1305 · AR - City Ledger	7,417.14
1310 · Guest Ledger	2,327.07
Total 1300 · Due from Direct Bills	9,744.21
1405 · Inventory - Beverage	1,554.00
1505 · Prepaid Insurance	17,914.67
1525 · Deposit-Derse	480.00
Total Other Current Assets	29,692.88
Total Current Assets	148,312.29
TOTAL ASSETS	**148,312.29**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts payable	66,759.19
Total Accounts Payable	66,759.19
Other Current Liabilities	
2010 · Accrued Expenses	8,344.28
2015 · Accrued Wages	16,045.46
2030 · Payroll Liabilities	1,298.95
2040 · Accrued Real Estate Tax	-34,368.66
2060 · Sales & Bed Tax	11,978.24
2105 · Due to City	225,039.72
Total Other Current Liabilities	228,337.99
Total Current Liabilities	295,097.18
Total Liabilities	295,097.18
Equity	
3700 · Retained Earnings	-42,080.27

Prepared by American Hospitality Management, Inc. for the City of Green Bay. Intended for internal use only and not for distribution.

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City of Green Bay - Clarion Hotel
Balance Sheet
March 31, 2014

Net Income	-104,704.62
Total Equity	-146,784.89
TOTAL LIABILITIES & EQUITY	148,312.29

Prepared by American Hospitality Management, Inc. for the City of Green Bay. Intended for internal use only and not for distribution.

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City of Green Bay - Clarion Hotel
Profit & Loss Statement
For Month Ended March 31,2014

	March 2014		YTD 2014		March 2013		YTD 2013	
Rooms Available	**4,526**		**13,140**		**292**		**292**	
Rooms Rented	**1,079**		**2,442**		**55**		**55**	
Occupancy	**24%**		**19%**		**19%**		**19%**	
ADR	**$72.45**		**$64.98**		**$53.77**		**$53.77**	
RevPar	**$17.27**		**$12.08**		**$10.13**		**$10.13**	
Ordinary Income/Expense								
Income								
Income Room Revenue	$78,205.52	99.27%	$158,935.40	98.61%	$2,957.10	27.25%	$2,957.10	27.25%
Food & Beverage Departments	$0.00	0.00%	$0.00	0.00%	$7,862.93	72.46%	$7,862.93	72.46%
Other Departments	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%
Rentals & Other Income	$578.52	0.73%	$2,236.61	1.39%	$30.75	0.28%	$30.75	0.28%
Total Income	**$78,784.04**	**100.00%**	**$161,172.01**	**100.00%**	**$10,850.78**	**100.00%**	**$10,850.78**	**100.00%**
Expense								
Departmental Expenses								
Rooms	$38,162.88	48.44%	$94,432.00	58.59%	$556.28	5.13%	$556.28	5.13%
Food & Beverage Departments	$0.00	0.00%	$0.00	0.00%	$314.35	2.90%	$314.35	2.90%
Other Departmental Expense	$138.34	0.18%	$884.22	0.55%	$0.00	0.00%	$0.00	0.00%
Undistributed Expenses								
Administrative & General	$12,383.45	15.72%	$37,106.60	23.02%	$177.15	1.63%	$177.15	1.63%
Sales & Marketing	$4,241.61	5.38%	$12,526.77	7.77%	$468.43	4.32%	$468.43	4.32%
Property Operations & Maint	$11,154.44	14.16%	$29,029.47	18.01%	$282.19	2.60%	$282.19	2.60%
Utilities	$14,610.22	18.54%	$47,670.01	29.58%	$0.00	0.00%	$0.00	0.00%
Franchise Related Fees	$6,397.02	8.12%	$14,479.86	8.98%	$0.00	0.00%	$0.00	0.00%
Total Departmental & Undistributed Expenses	**$87,087.96**	**110.54%**	**$236,128.93**	**146.51%**	**$1,798.40**	**16.57%**	**$1,798.40**	**16.57%**
Gross Operating Profit	**($8,303.92)**	**-10.54%**	**($74,956.92)**	**-46.51%**	**$9,052.38**	**83.43%**	**$9,052.38**	**83.43%**
Management Fee	$6,750.00	8.57%	$20,250.00	12.56%	$0.00	0.00%	$0.00	0.00%
Income Before Fixed Charges	**($15,053.92)**	**-19.11%**	**($95,206.92)**	**-59.07%**	**$9,052.38**	**83.43%**	**$9,052.38**	**83.43%**
Fixed Charges								
Real Estate Taxes	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%
Other Business Taxes & Fees	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%
Insurance Expense	$3,165.90	4.02%	$9,497.70	5.89%	$0.00	0.00%	$0.00	0.00%
Total Fixed Charges	**$3,165.90**	**4.02%**	**$9,497.70**	**5.89%**	**$0.00**	**0.00%**	**$0.00**	**0.00%**
Net Ordinary Income	**($18,219.82)**	**-23.13%**	**($104,704.62)**	**-64.96%**	**$9,052.38**	**83.43%**	**$9,052.38**	**83.43%**
Other Income/Expense								
Other Income	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%
Other Expense								
Interest Expense	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%
Depreciation & Amortization	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%
Total Other Expense	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**0.00%**
Net Other Income	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**0.00%**
Net Income	**($18,219.82)**	**-23.13%**	**($104,704.62)**	**-64.96%**	**$9,052.38**	**83.43%**	**$9,052.38**	**83.43%**

Prepared by American Hospitality Management, Inc. for the City of Green Bay. This report is intended for internal use only and not for distribution.

Hotel Downtown Green Bay
Balance Sheet
April 30, 2014

	Apr 30, 14
ASSETS	
Current Assets	
Checking/Savings	
1000 · Operating-Associated Bank #0390	62,241.59
1010 · Cash - House Banks	200.00
1025 · Petty Cash	1,000.00
1050 · GM Account-Associated Bank#0408	5,000.00
Total Checking/Savings	68,441.59
Other Current Assets	
1300 · Due from Direct Bills	
1305 · AR - City Ledger	1,178.34
1310 · Guest Ledger	2,220.24
Total 1300 · Due from Direct Bills	3,398.58
1405 · Inventory - Beverage	1,554.00
1505 · Prepaid Insurance	15,741.84
1525 · Deposit-Derse	480.00
1535 · Wages Receivable	-261.47
Total Other Current Assets	20,912.95
Total Current Assets	89,354.54
TOTAL ASSETS	**89,354.54**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts payable	62,883.29
Total Accounts Payable	62,883.29
Other Current Liabilities	
2010 · Accrued Expenses	1,365.68
2015 · Accrued Wages	20,727.84
2030 · Payroll Liabilities	1,639.20
2040 · Accrued Real Estate Tax	-34,368.66
2060 · Sales & Bed Tax	6,061.17
2100 · Advance Deposits	252.94
2105 · Due to City	225,039.72
Total Other Current Liabilities	220,717.89
Total Current Liabilities	283,601.18
Total Liabilities	283,601.18

Prepared by American Hospitality Management, Inc. for the City of Green Bay. Intended for internal use only and not for distribution.

Hotel Downtown Green Bay
Balance Sheet
April 30, 2014

Equity	
3700 · Retained Earnings	-42,080.27
Net Income	-152,166.37
Total Equity	-194,246.64
TOTAL LIABILITIES & EQUITY	**89,354.54**

Prepared by American Hospitality Management, Inc. for the City of Green Bay. Intended for internal use only and not for distribution.

Hotel Downtown Green Bay
Profit & Loss Statement
For Month Ended April 30,2014

	April 2014		YTD 2014		April 2013		YTD 2013	
Rooms Available	**4,380**		**17,520**		**4,380**		**4,672**	
Rooms Rented	**655**		**3,097**		**1,170**		**1,225**	
Occupancy	**15%**		**18%**		**27%**		**26%**	
ADR	**$61.87**		**$64.32**		**$64.63**		**$64.12**	
RevPar	**$9.25**		**$11.37**		**$17.26**		**$16.81**	
Ordinary Income/Expense								
Income								
Income Room Revenue	$40,626.86	97.37%	$199,562.26	98.36%	$76,370.17	56.78%	$79,327.27	54.57%
Food & Beverage Departments	$0.00	0.00%	$0.00	0.00%	$56,891.40	42.30%	$64,754.33	44.55%
Other Departments	$0.00	0.00%	$0.00	0.00%	$503.11	0.37%	$503.11	0.35%
Rentals & Other Income	$1,098.55	2.63%	$3,335.16	1.64%	$743.89	0.55%	$774.64	0.53%
Total Income	**$41,725.41**	**100.00%**	**$202,897.42**	**100.00%**	**$134,508.57**	**100.00%**	**$145,359.35**	**100.00%**
Expense								
Departmental Expenses								
Rooms	$35,353.95	84.73%	$129,785.95	63.97%	$33,148.05	24.64%	$33,704.33	23.19%
Food & Beverage Departments	$0.00	0.00%	$0.00	0.00%	$57,980.31	43.11%	$58,294.66	40.10%
Other Departmental Expense	$405.14	0.97%	$1,289.36	0.64%	$278.10	0.21%	$278.10	0.19%
Undistributed Expenses								
Administrative & General	$13,558.83	32.50%	$50,665.43	24.97%	$13,914.30	10.34%	$14,091.45	9.69%
Sales & Marketing	$4,124.48	9.88%	$16,651.25	8.21%	$7,525.87	5.60%	$7,994.30	5.50%
Property Operations & Maint	$13,447.47	32.23%	$42,476.94	20.94%	$10,848.44	8.07%	$11,130.63	7.66%
Utilities	$12,381.39	29.67%	$60,051.40	29.60%	$9,592.35	7.13%	$9,592.35	6.60%
Franchise Related Fees	$0.00	0.00%	$14,479.86	7.14%	$6,206.23	4.61%	$6,206.23	4.27%
Total Departmental & Undistributed Expenses	**$79,271.26**	**189.98%**	**$315,400.19**	**155.45%**	**$139,493.65**	**103.71%**	**$141,292.05**	**97.20%**
Gross Operating Profit	**($37,545.85)**	**-89.98%**	**($112,502.77)**	**-55.45%**	**($4,985.08)**	**-3.71%**	**$4,067.30**	**2.80%**
Management Fee	$6,750.00	16.18%	$27,000.00	13.31%	$7,403.25	5.50%	$7,403.25	5.09%
Income Before Fixed Charges	**($44,295.85)**	**-106.16%**	**($139,502.77)**	**-68.76%**	**($12,388.33)**	**-9.21%**	**($3,335.95)**	**-2.29%**
Fixed Charges								
Real Estate Taxes	$0.00	0.00%	$0.00	0.00%	$11,456.22	8.52%	$11,456.22	7.88%
Other Business Taxes & Fees	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%
Insurance Expense	$3,165.90	7.59%	$12,663.60	6.24%	$130.25	0.10%	$130.25	0.09%
Total Fixed Charges	**$3,165.90**	**7.59%**	**$12,663.60**	**6.24%**	**$11,586.47**	**8.61%**	**$11,586.47**	**7.97%**
Net Ordinary Income	**($47,461.75)**	**-113.75%**	**($152,166.37)**	**-75.00%**	**($23,974.80)**	**-17.82%**	**($14,922.42)**	**-10.27%**
Other Income/Expense								
Other Income	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%
Other Expense								
Interest Expense	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%
Depreciation & Amortization	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%
Total Other Expense	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**0.00%**
Net Other Income	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**0.00%**
Net Income	**($47,461.75)**	**-113.75%**	**($152,166.37)**	**-75.00%**	**($23,974.80)**	**-17.82%**	**($14,922.42)**	**-10.27%**

Prepared by American Hospitality Management, Inc. for the City of Green Bay. This report is intended for internal use only and not for distribution.

Hotel Downtown Green Bay
Balance Sheet
May 31, 2014

	May 31, 14
ASSETS	
Current Assets	
Checking/Savings	
1000 · Operating-Associated Bank #0390	13,637.05
1010 · Cash - House Banks	200.00
1025 · Petty Cash	1,000.00
1050 · GM Account-Associated Bank#0408	5,000.00
Total Checking/Savings	19,837.05
Other Current Assets	
1300 · Due from Direct Bills	
1305 · AR - City Ledger	47.00
1310 · Guest Ledger	1,753.98
Total 1300 · Due from Direct Bills	1,800.98
1405 · Inventory - Beverage	1,554.00
1505 · Prepaid Insurance	11,218.26
1525 · Deposit-Derse	480.00
1535 · Wages Receivable	20.37
Total Other Current Assets	15,073.61
Total Current Assets	34,910.66
TOTAL ASSETS	**34,910.66**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts payable	75,503.20
Total Accounts Payable	75,503.20
Other Current Liabilities	
2010 · Accrued Expenses	794.37
2015 · Accrued Wages	6,272.70
2030 · Payroll Liabilities	479.87
2040 · Accrued Real Estate Tax	-34,368.66
2060 · Sales & Bed Tax	6,977.18
2100 · Advance Deposits	252.94
2105 · Due to City	225,039.72
Total Other Current Liabilities	205,448.12
Total Current Liabilities	280,951.32
Total Liabilities	280,951.32

Prepared by American Hospitality Management, Inc. for the City of Green Bay. Intended for internal use only and not for distribution.

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Hotel Downtown Green Bay
Balance Sheet
May 31, 2014

Equity	
3700 · Retained Earnings	-42,080.27
Net Income	-203,960.39
Total Equity	-246,040.66
TOTAL LIABILITIES & EQUITY	**34,910.66**

Prepared by American Hospitality Management, Inc. for the City of Green Bay. Intended for internal use only and not for distribution.

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Hotel Downtown Green Bay
Profit & Loss Statement
For Month Ended May 31,2014

	May 2014		YTD 2014		May 2013		YTD 2013	
Rooms Available	**4,526**		**22,046**		**4,526**		**9,198**	
Rooms Rented	**430**		**3,527**		**1,498**		**2,723**	
Occupancy	**10%**		**16%**		**33%**		**30%**	
ADR	**$71.78**		**$65.23**		**$71.39**		**$68.12**	
RevPar	**$6.82**		**$10.44**		**$23.63**		**$20.17**	
Ordinary Income/Expense								
Income								
Income Room Revenue	$31,006.16	98.70%	$230,568.42	98.40%	$107,439.07	64.92%	$186,766.34	60.08%
Food & Beverage Departments	$0.00	0.00%	$0.00	0.00%	$56,622.54	34.21%	$121,376.87	39.04%
Other Departments	$0.00	0.00%	$0.00	0.00%	$162.25	0.10%	$665.36	0.21%
Rentals & Other Income	$409.87	1.30%	$3,745.03	1.60%	$1,282.15	0.77%	$2,056.79	0.66%
Total Income	**$31,416.03**	**100.00%**	**$234,313.45**	**100.00%**	**$165,506.01**	**100.00%**	**$310,865.36**	**100.00%**
Expense								
Departmental Expenses								
Rooms	$27,132.26	86.36%	$156,918.21	66.97%	$37,818.00	22.85%	$71,522.33	23.01%
Food & Beverage Departments	$0.00	0.00%	$0.00	0.00%	$59,392.68	35.89%	$117,687.34	37.86%
Other Departmental Expense	$193.54	0.62%	$1,482.90	0.63%	$368.67	0.22%	$646.77	0.21%
Undistributed Expenses								
Administrative & General	$11,842.89	37.70%	$62,508.32	26.68%	$17,059.97	10.31%	$31,151.42	10.02%
Sales & Marketing	$5,003.03	15.93%	$21,654.28	9.24%	$6,762.41	4.09%	$14,756.71	4.75%
Property Operations & Maint	$18,891.87	60.13%	$61,507.69	26.25%	$13,177.11	7.96%	$24,307.74	7.82%
Utilities	$7,630.82	24.29%	$67,682.22	28.89%	$14,528.19	8.78%	$24,120.54	7.76%
Franchise Related Fees	$0.00	0.00%	$14,479.86	6.18%	$10,518.42	6.36%	$16,724.65	5.38%
Total Departmental & Undistributed Expenses	**$70,694.41**	**225.03%**	**$386,233.48**	**164.84%**	**$159,625.45**	**96.45%**	**$300,917.50**	**96.80%**
Gross Operating Profit	**($39,278.38)**	**-125.03%**	**($151,920.03)**	**-64.84%**	**$5,880.56**	**3.55%**	**$9,947.86**	**3.20%**
Management Fee	$6,750.00	21.49%	$33,750.00	14.40%	$6,750.00	4.08%	$14,153.25	4.55%
Income Before Fixed Charges	**($46,028.38)**	**-146.51%**	**($185,670.03)**	**-79.24%**	**($869.44)**	**-0.53%**	**($4,205.39)**	**-1.35%**
Fixed Charges								
Real Estate Taxes	$129.46	0.41%	$129.46	0.06%	$11,456.22	6.92%	$22,912.44	7.37%
Other Business Taxes & Fees	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%
Insurance Expense	$5,497.30	17.50%	$18,160.90	7.75%	$130.25	0.08%	$260.50	0.08%
Total Fixed Charges	**$5,626.76**	**17.91%**	**$18,290.36**	**7.81%**	**$11,586.47**	**7.00%**	**$23,172.94**	**7.45%**
Net Ordinary Income	**($51,655.14)**	**-164.42%**	**($203,960.39)**	**-87.05%**	**($12,455.91)**	**-7.53%**	**($27,378.33)**	**-8.81%**
Other Income/Expense								
Other Income	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%
Other Expense								
Interest Expense	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%
Depreciation & Amortization	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%
Total Other Expense	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**0.00%**
Net Other Income	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**0.00%**
Net Income	**($51,655.14)**	**-164.42%**	**($203,960.39)**	**-87.05%**	**($12,455.91)**	**-7.53%**	**($27,378.33)**	**-8.81%**

Prepared by American Hospitality Management, Inc. for the City of Green Bay. This report is intended for internal use only and not for distribution.

Hotel Downtown Green Bay
Balance Sheet
June 30, 2014

	Jun 30, 14
ASSETS	
Current Assets	
Checking/Savings	
1000 · Operating-Associated Bank #0390	7,707.83
1010 · Cash - House Banks	200.00
1025 · Petty Cash	1,000.00
1050 · GM Account-Associated Bank#0408	3,965.15
Total Checking/Savings	12,872.98
Other Current Assets	
1300 · Due from Direct Bills	
1305 · AR - City Ledger	2,103.81
1310 · Guest Ledger	160.10
Total 1300 · Due from Direct Bills	2,263.91
1405 · Inventory - Beverage	1,554.00
1525 · Deposit-Derse	480.00
Total Other Current Assets	4,297.91
Total Current Assets	17,170.89
TOTAL ASSETS	**17,170.89**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts payable	103,580.63
Total Accounts Payable	103,580.63
Other Current Liabilities	
2010 · Accrued Expenses	1,024.38
2015 · Accrued Wages	6,420.91
2030 · Payroll Liabilities	491.20
2040 · Accrued Real Estate Tax	-34,368.66
2060 · Sales & Bed Tax	8,389.01
2100 · Advance Deposits	252.94
2105 · Due to City	225,039.72
Total Other Current Liabilities	207,249.50
Total Current Liabilities	310,830.13
Total Liabilities	310,830.13
Equity	
3700 · Retained Earnings	-42,080.27

Hotel Downtown Green Bay
Balance Sheet
June 30, 2014

Net Income	-251,578.97
Total Equity	-293,659.24
TOTAL LIABILITIES & EQUITY	**17,170.89**

Prepared by American Hospitality Management, Inc. for the City of Green Bay. Intended for internal use only and not for distribution.

Hotel Downtown Green Bay
Profit & Loss Statement
For Month Ended June 30,2014

	June 2014		YTD 2014		June 2013		YTD 2013	
Rooms Available	**4,380**		**26,426**		**4,380**		**13,578**	
Rooms Rented	**463**		**3,990**		**919**		**3,642**	
Occupancy	**11%**		**15%**		**21%**		**27%**	
ADR	**$65.31**		**$65.24**		**$66.21**		**$67.64**	
RevPar	**$6.90**		**$9.85**		**$13.89**		**$18.14**	
Ordinary Income/Expense								
Income								
Income Room Revenue	$30,424.58	99.28%	$260,993.00	98.50%	$61,148.25	55.12%	$247,914.59	58.78%
Food & Beverage Departments	$0.00	0.00%	$0.00	0.00%	$48,949.15	44.13%	$170,326.02	40.38%
Other Departments	$0.00	0.00%	$0.00	0.00%	$282.80	0.25%	$948.16	0.22%
Rentals & Other Income	$219.89	0.72%	$3,964.92	1.50%	$549.36	0.50%	$2,606.15	0.62%
Total Income	**$30,644.47**	**100.00%**	**$264,957.92**	**100.00%**	**$110,929.56**	**100.00%**	**$421,794.92**	**100.00%**
Expense								
Departmental Expenses								
Rooms	$24,532.18	80.05%	$181,450.39	68.48%	$31,583.10	28.47%	$103,105.43	24.44%
Food & Beverage Departments	$0.00	0.00%	$0.00	0.00%	$55,156.11	49.72%	$172,843.45	40.98%
Other Departmental Expense	$101.54	0.33%	$1,584.44	0.60%	$310.54	0.28%	$957.31	0.23%
Undistributed Expenses								
Administrative & General	$7,102.56	23.18%	$69,596.98	26.27%	$14,498.81	13.07%	$45,650.23	10.82%
Sales & Marketing	$3,450.49	11.26%	$25,104.77	9.48%	$4,978.78	4.49%	$19,735.49	4.68%
Property Operations & Maint	$11,813.26	38.55%	$73,334.85	27.68%	$17,412.29	15.70%	$41,720.03	9.89%
Utilities	$6,657.97	21.73%	$74,340.19	28.06%	$13,666.55	12.32%	$37,787.09	8.96%
Franchise Related Fees	$5,626.76	18.36%	$20,106.62	7.59%	$6,209.62	5.60%	$22,934.27	5.44%
Total Departmental & Undistributed Expenses	**$59,284.76**	**193.46%**	**$445,518.24**	**168.15%**	**$143,815.80**	**129.65%**	**$444,733.30**	**105.44%**
Gross Operating Profit	**($28,640.29)**	**-93.46%**	**($180,560.32)**	**-68.15%**	**($32,886.24)**	**-29.65%**	**($22,938.38)**	**-5.44%**
Management Fee	$6,750.00	22.03%	$40,500.00	15.29%	$6,750.00	6.08%	$20,903.25	4.96%
Income Before Fixed Charges	**($35,390.29)**	**-115.49%**	**($221,060.32)**	**-83.43%**	**($39,636.24)**	**-35.73%**	**($43,841.63)**	**-10.39%**
Fixed Charges								
Real Estate Taxes	$0.00	0.00%	$129.46	0.05%	$11,456.22	10.33%	$34,368.66	8.15%
Other Business Taxes & Fees	$101.36	0.33%	$101.36	0.04%	$0.00	0.00%	$0.00	0.00%
Insurance Expense	$12,126.93	39.57%	$30,287.83	11.43%	$130.25	0.12%	$390.75	0.09%
Total Fixed Charges	**$12,228.29**	**39.90%**	**$30,518.65**	**11.52%**	**$11,586.47**	**10.44%**	**$34,759.41**	**8.24%**
Net Ordinary Income	**($47,618.58)**	**-155.39%**	**($251,578.97)**	**-94.95%**	**($51,222.71)**	**-46.18%**	**($78,601.04)**	**-18.63%**
Other Income/Expense								
Other Income	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%
Other Expense								
Interest Expense	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%
Depreciation & Amortization	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%
Total Other Expense	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**0.00%**
Net Other Income	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**0.00%**
Net Income	**($47,618.58)**	**-155.39%**	**($251,578.97)**	**-94.95%**	**($51,222.71)**	**-46.18%**	**($78,601.04)**	**-18.63%**

Prepared by American Hospitality Management, Inc. for the City of Green Bay. This report is intended for internal use only and not for distribution.

Hotel Downtown Green Bay
Balance Sheet
July 31, 2014

	Jul 31, 14
ASSETS	
Current Assets	
Checking/Savings	
1000 · Operating-Associated Bank #0390	11,530.03
1050 · GM Account-Associated Bank#0408	3,965.15
Total Checking/Savings	15,495.18
Other Current Assets	
1300 · Due from Direct Bills	
1305 · AR - City Ledger	1,834.31
Total 1300 · Due from Direct Bills	1,834.31
1405 · Inventory - Beverage	1,554.00
1525 · Deposit-Derse	480.00
Total Other Current Assets	3,868.31
Total Current Assets	19,363.49
TOTAL ASSETS	**19,363.49**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts payable	2,741.10
Total Accounts Payable	2,741.10
Other Current Liabilities	
2010 · Accrued Expenses	332.87
2040 · Accrued Real Estate Tax	-34,368.66
2060 · Sales & Bed Tax	1,047.81
2105 · Due to City	375,039.72
2115 · Due to AHM Staffing	-1,572.06
Total Other Current Liabilities	340,479.68
Total Current Liabilities	343,220.78
Total Liabilities	343,220.78
Equity	
3700 · Retained Earnings	-42,080.27
Net Income	-281,777.02
Total Equity	-323,857.29
TOTAL LIABILITIES & EQUITY	**19,363.49**

Prepared by American Hospitality Management, Inc. for the City of Green Bay. Intended for internal use only and not for distribution.

Hotel Downtown Green Bay
Profit & Loss Statement
For Month Ended July 31,2014

	July 2014		YTD 2014		July 2013		YTD 2013	
Rooms Available	**1,460**		**27,886**		**4,526**		**18,104**	
Rooms Rented	**101**		**4,091**		**1,887**		**5,529**	
Occupancy	**7%**		**15%**		**42%**		**31%**	
ADR	**$70.75**		**$65.54**		**$69.94**		**$68.42**	
RevPar	**$4.89**		**$9.61**		**$29.16**		**$20.90**	
Ordinary Income/Expense								
Income								
Income Room Revenue	$7,129.91	95.44%	$268,122.91	98.42%	$132,596.74	74.54%	$380,511.33	63.45%
Food & Beverage Departments	$0.00	0.00%	$0.00	0.00%	$44,055.60	24.77%	$214,381.62	35.75%
Other Departments	$0.00	0.00%	$0.00	0.00%	$161.65	0.09%	$1,109.81	0.19%
Rentals & Other Income	$341.04	4.56%	$4,305.96	1.58%	$1,062.56	0.60%	$3,668.71	0.61%
Total Income	**$7,470.95**	**100.00%**	**$272,428.87**	**100.00%**	**$177,876.55**	**100.00%**	**$599,671.47**	**100.00%**
Expense								
Departmental Expenses								
Rooms	$8,626.80	115.47%	$190,064.39	69.77%	$36,545.85	20.55%	$139,651.28	23.29%
Food & Beverage Departments	$0.00	0.00%	$0.00	0.00%	$54,762.99	30.79%	$227,606.44	37.96%
Other Departmental Expense	$101.54	1.36%	$1,685.98	0.62%	$412.35	0.23%	$1,369.66	0.23%
Undistributed Expenses								
Administrative & General	$8,105.01	108.49%	$77,645.24	28.50%	$16,857.35	9.48%	$62,507.58	10.42%
Sales & Marketing	$4,189.92	56.08%	$29,294.69	10.75%	$6,758.04	3.80%	$26,493.53	4.42%
Property Operations & Maint	$4,350.13	58.23%	$77,560.90	28.47%	$8,366.58	4.70%	$50,086.61	8.35%
Utilities	$5,595.25	74.89%	$79,935.44	29.34%	$13,827.54	7.77%	$51,614.63	8.61%
Franchise Related Fees	$143.98	1.93%	$20,250.60	7.43%	$11,757.00	6.61%	$34,691.27	5.79%
Total Departmental & Undistributed Expenses	**$31,112.63**	**416.45%**	**$476,437.24**	**174.89%**	**$149,287.70**	**83.93%**	**$594,021.00**	**99.06%**
Gross Operating Profit	**($23,641.68)**	**-316.45%**	**($204,008.37)**	**-74.89%**	**$28,588.85**	**16.07%**	**$5,650.47**	**0.94%**
Management Fee	$6,750.00	90.35%	$47,250.00	17.34%	$6,750.00	3.79%	$27,653.25	4.61%
Income Before Fixed Charges	**($30,391.68)**	**-406.80%**	**($251,258.37)**	**-92.23%**	**$21,838.85**	**12.28%**	**($22,002.78)**	**-3.67%**
Fixed Charges								
Real Estate Taxes	$0.00	0.00%	$129.46	0.05%	$11,456.22	6.44%	$45,824.88	7.64%
Other Business Taxes & Fees	$0.00	0.00%	$101.36	0.04%	$0.00	0.00%	$0.00	0.00%
Insurance Expense	$0.00	0.00%	$30,287.83	11.12%	$130.25	0.07%	$521.00	0.09%
Total Fixed Charges	**$0.00**	**0.00%**	**$30,518.65**	**11.20%**	**$11,586.47**	**6.51%**	**$46,345.88**	**7.73%**
Net Ordinary Income	**($30,391.68)**	**-406.80%**	**($281,777.02)**	**-103.43%**	**$10,252.38**	**5.76%**	**($68,348.66)**	**-11.40%**
Other Income/Expense								
Other Income	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%
Other Expense								
Interest Expense	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%
Depreciation & Amortization	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%
Total Other Expense	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**0.00%**
Net Other Income	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**0.00%**	**$0.00**	**0.00%**
Net Income	**($30,391.68)**	**-406.80%**	**($281,777.02)**	**-103.43%**	**$10,252.38**	**5.76%**	**($68,348.66)**	**-11.40%**

Prepared by American Hospitality Management, Inc. for the City of Green Bay. This report is intended for internal use only and not for distribution.

REPORT OF THE
IMPROVEMENT AND SERVICE COMMITTEE
November 3, 2014

The Improvement and Service Committee, having met on October 29, 2014 considered all matters on its agenda and wishes to report and recommend the following:

1. To approve the request by Rhonda F. Matzke, Senior Director of Finance & Administration for Boys & Girls Club of Green Bay, for a refund of overpaid storm water charges from 2004 to 2014, in the amount of $16,282.93 at 311 South Oneida Street 4 FLC.

2. To approve the request by Chris Pierquet to reduce the deferred special assessments for parcels 21-5442 and 21-5443 from $14,097.80 to $8,116.00.

3. To receive and place on file the request by Ald. Zima for a review and update on the City's maintenance schedules for all public works activities including pot holes, crack filling, weeds in City medians and all functions that affect the City's appearance.

4. To approve the request by Ald. Wery, on behalf of Timothy Sauer, 1438 Rockdale, for additional on-street overnight parking exemptions with up to 12 occurrences per year for the remainder of 2014 and all of 2015.

5. To approve the request by Caroline Quinn (tenant) on behalf of Yellow Dog Investments, LLC (owner) for an Air Rights Easement to allow for the installation of a sign in the right-of-way adjacent to 1236 Main St. contingent upon obtaining all necessary approvals, executing an Air Rights Easement/Hold Harmless Agreement, placing on file with the City applicable insurance and authorizing the Mayor and City Clerk to execute the easement agreement.

6. To approve the request by Keli Bieble (tenant) on behalf of BETT, LLC (owner) to allow for the installation of an awning and replacement of a sign in the right-of-way adjacent to 133 N Broadway contingent upon obtaining all necessary approvals, executing an Air Rights Easement/Hold Harmless Agreement, placing on file with the City applicable insurance and authorizing the Mayor and City Clerk to execute the easement agreement.

7. To approve the application for a Tree & Brush Trimmer License by Hutch.

REPORT OF THE PERSONNEL COMMITTEE
November 3, 2014

The Personnel Committee, having met on Tuesday, October 28, 2014 considered all matters on its agenda and reports and recommends the following:

1. To approve the revised minutes from the September 30, 2014 meeting.

2. To approve the minutes from the October 16, 2014 meeting.

3. To receive and place on file the report of the 2015 employee health benefit design and employee dental benefit.

4. To approve a 3-year contract for benefit administration of Flex Spending, Health Reimbursement and COBRA programs to Employee Benefits Corporation at a projected total cost of $130,308 ($43,436 annually), plus one 2-year renewal option. This contract represents an annual savings of $6,068 or $18,204 over the 3-year term of the contract.

5. To approve the requests to fill the following positions and all subsequent vacancies resulting from internal transfers.

   a. Assistant City Attorney II - Law
   b. Division Chief of Emergency Medical Services (EMS) – Fire

6. To approve the revised language regarding the process of submitting communications to Committees.

7. To hold until the next meeting of the Personnel Committee the request to contract for an attorney to advise the Council on any issues at a contract salary of $30,000 per year.

8. To receive and place on file the request by Ald. Tom DeWane to look at bringing back sergeants in the Police Department with possible action.

9. To approve contracting with an outside consultant to conduct a broad study of the Green Bay Police Department to include reviewing and recommending potential operational changes to be more cost effective and reviewing the organizational design and providing pros and cons on whether sergeants should be incorporated into the department at a cost of approximately $50,000.

10. To receive and place on file the report of routine Personnel Actions for regular employees.

11. To have staff provide additional information at the next Personnel Committee meeting regarding the update on labor negotiations.

Informational Only

12. To uphold the Green Bay Professional Police Association (GBPPA) Recruit Academy Grievance on a 3-1 vote with Ald Sladek voting no.

PROTECTION & WELFARE COMMITTEE REPORT
November 3, 2014

The Protection & Welfare Committee, having met on Monday, October 27, 2014 considered all matters on the agenda and wishes to report and recommend the following:

1. To approve the application for one of nine available "Class B" Combination Liquor License by Chanmina LLC at 1423 S. Broadway.

2. To approve the request by Ald. Moore to amend the Green Bay Municipal Ordinance 16.11(2)(C)(2) of the Plumbing Code, with the condition that staff amends the language prior to the Common Council meeting.

3. To deny the notice of the change of agent for Kokoro, LLC at 301 N. Adams Street (postponed from the October 13, 2014 meeting).

4. To postpone until the next meeting the request by Ald. Wery to amend the Green Bay Municipal Ordinance 33.08(2) regarding restrictions on alcohol license locations.

5. To postpone until the next meeting the request by Ald. Wery to review, with possible action, the taxicab licensing ordinance, Section 6.21 (postponed from the October 13, 2014 meeting).

6. To postpone until the next meeting the timeline for liquor license applicants as it pertains to their security plan (held up from the September 22, 2014 and October 13, 2014 meetings).

7. No Recommendation to the appeal by Carissa Meunier to the denial of her Operator License application.

8. To receive and place on file the update from Law Department and Police Department regarding the efforts of bars on Washington to address their police calls issues (held up from the September 22, 2014 meeting).

REPORT OF THE PROTECTION AND WELFARE COMMITTEE
GRANTING OPERATOR LICENSES
November 3, 2014

The Protection and Welfare Committee wishes to request that the following applications for Operator Licenses be granted. Stipulations placed on licenses shall continue to be in effect.

OPERATOR LICENSES

Acosta, Alexander
Albrecht, Chad F
Alvet, Yvonne M
Anderson, Colleen M
Arcand, Ben D
Babcook, Eric R
Balistrieri, Joseph G
Baranowski, Ryan A
Berrios, Erasmo
Blake, Keith L
Bonnin, Jodi R
Booker, Tamika L
Bosetski, Cari A
Callahan, Cassidy M
Campbell, Kathleen M
Christensen, Jeri L
Clark, Matthew L
Couillard, Camie R
Crevier, Molly R
Denny, Lila M
Dick, Oscar A
Faase, Chelsea J
Gregoire, Jennifer L
Gubbels, Richard A
Haas-Parker, Karlee L
Heintzkill, Reed T
Hoops, Tyler A
Katers, Mary E
Kazik, Jan M
Koenig, Jason P
LaPointe, Amy J
Lindstrom, Cynthia J
Lotto, Jessica N
Majka, Steven A
Maronek, Thomas C
Marquardt, Benjamin P
Mathwig, Mark D
Matson, Adrian I
Perez, Oscar D
Peters, Jenna L
Robles, Ruby N
Rompa, Vanessa L
Rosenberg, Kari L
Schneider, Marlene A
Schuh, Jenna M
Schultz, Eric
Stevens, Daniel J
Tomazevic, Jennifer L
Tucker, Simone M
Vanrooy, Alex T
Vokracka, Christian J
Wainwright, Cheri L
Weber, Jeremy P
Wurtz, Joshua G
Xiong, Toujay J

FINAL PAYMENTS RESOLUTION
November 3, 2014

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

That the City Clerk be and is hereby instructed to draw FINAL ORDERS in favor of the following contractors for their projects in the amounts listed as follows:

1. MAIN AND PINE STREET PARKING RAMP RECLADDING
SMA Construction Services, LLC.

TOTAL AMOUNT EARNED:	$ 1,055,272.06
LESS AMOUNT RETAINED:	$ 0.00
	$ 1,055,272.06
LESS AMOUNT PREVIOUSLY PAID:	$ 1,021,890.26
AMOUNT DUE THIS ESTIMATE:	**$ 33,381.80**

ACCOUNT NUMBERS
439500 55305 64083: $33,381.80
PO #105428

Adopted _____, 2014

Approved _____, 2014

_____
Mayor

ATTEST:

_____
City Clerk

mms

RESOLUTION AUTHORIZING CANCELLATION
OF 2012 AND 2013 PERSONAL PROPERTY TAXES

November 3, 2014

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

That, as per the recommendation of the Finance Committee at its meeting of October 28, 2014, the following 2012 and 2013 personal property taxes are cancelled:

Account	Amount
07570 The Trailers (2013)	$414.40
20827 Waypoint Financial Solutions (2012)	16.20
20827 Waypoint Financial Solutions (2013)	18.40
23507 Jackson Hewitt Tax Service (2013)	115.00

Adopted _____

Approved _____

_____
Mayor

_____
Clerk

bc

RESOLUTION APPROVING
AIR RIGHTS EASEMENT
WITHIN THE MAIN STREET RIGHT-OF WAY
November 3, 2014

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

To approve the request by Caroline Quinn (tenant) on behalf of Yellow Dog Investments, LLC (owner) for an Air Rights Easement to allow for the installation of a sign in the right-of-way adjacent to 1236 Main St. contingent upon obtaining all necessary approvals, executing an Air Rights Easement/Hold Harmless Agreement, placing on file with the City applicable insurance and authorizing the Mayor and City Clerk to execute the easement agreement.

Adopted _____, 2014

Approved_____, 2014

_____
Mayor

ATTEST:

_____
City Clerk

ncm

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11

RESOLUTION APPROVING
AIR RIGHTS EASEMENT
WITHIN THE NORTH BROADWAY RIGHT-OF WAY
November 3, 2014

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

To approve the request by Keli Bieble (tenant) on behalf of BETT, LLC (owner) to allow for the installation of an awning and replacement of a sign in the right-of-way adjacent to 133 N Broadway contingent upon obtaining all necessary approvals, executing an Air Rights Easement/Hold Harmless Agreement, placing on file with the City applicable insurance and authorizing the Mayor and City Clerk to execute the easement agreement.

Adopted _____, 2014

Approved_____, 2014

_____
Mayor

ATTEST:

_____
City Clerk

ncm

I:\Deptdata\Pubworks\Execsupport\CT3Desk2\Council\EASEMENTS\2014\Air_Rights_Easement_133_N_Broadway.Docx10.30.2014 (NMarkelz)

RESOLUTION AUTHORIZING CONDITIONAL-USE
APPROVAL AT 1865 DECKNER AVENUE
(ZP 14-35)

November 3, 2014

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

That pursuant to Zoning Petition 14-35 and the recommendation of the Plan Commission on October 27, 2014, the City of Green Bay authorizes approval of the request for a conditional-use permit to allow for the expansion of an existing two-family dwelling in a Low Density Residential (R1) District located on the following described property at 1865 Deckner Avenue:

SMITH BROS GARDEN ADD LOT 2 & ELY 10 FT OF
LOT 3 BLK 4 (Tax Parcel Number 21-2597)

Said conditional-use permit shall be granted subject to standard site plan review.

Adopted _____

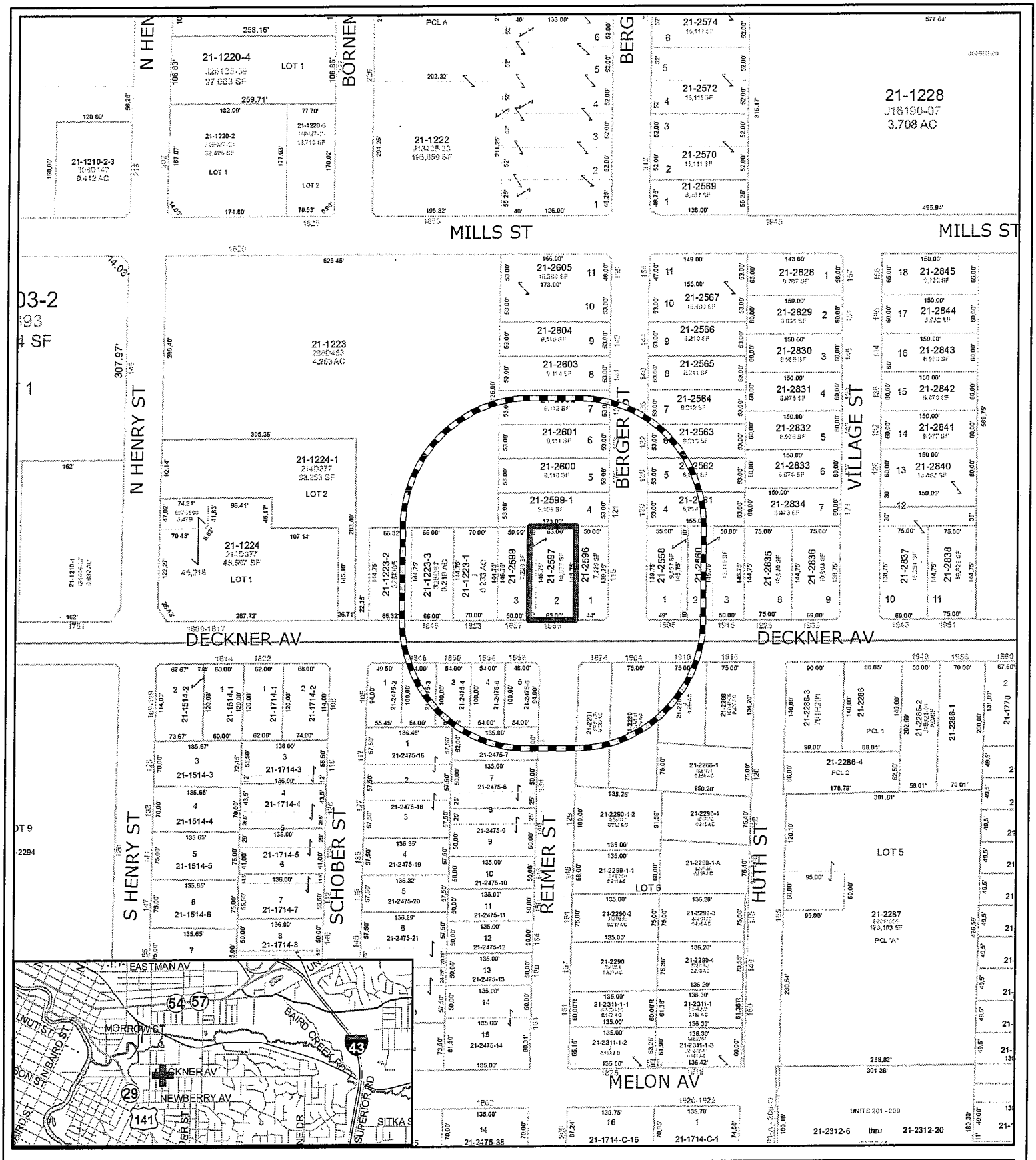
Approved _____

_____
Mayor

_____
Clerk

bc

Attachment – Map



Zoning Petition (ZP 14-35)

A request for a Conditional Use Permit (CUP) to authorize and permit the expansion of a two-family dwelling in a Low Density Residential (R1) District located at 1865 Deckner Avenue

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. City of Green Bay is 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.
P.N. October 2014. \Planning\City\ZPMaps\2014\ZP14-35

N

0 100 200 Feet

Subject Area

200' Notice Area

GENERAL ORDINANCE NO. 24-14

AN ORDINANCE
AMENDING SECTION 16.11(2)(c),
GREEN BAY MUNICIPAL CODE,
RELATING TO THE STORM DRAINAGE APPELLATE
PROCEDURE OF THE PLUMBING CODE

THE COMMON COUNCIL OF THE CITY OF GREEN BAY DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 16.11(2)(c), Green Bay Municipal Code, is hereby amended as follows:

16.11 **STORM DRAINAGE**

(2) SUMP PUMPS. (Rep. & Rec. GO 24-07) Every foundation drain shall be connected to a sump pit containing an approved sump pump as specified in §15.29(2), Green Bay Municipal Code.

(c) Appeal.

1. The sump pump connection requirement mandated in §16.11(2)(b)2, Green Bay Municipal Code, may be appealed by filing a written appeal with the City Clerk within 45 days of the official closing date for the sale of the affected property. The appeal shall specify all bases for the challenge and include documentation from a ~~professional engineer~~ **professional with suitable hydrogeological training as determined by the Director of Public Works** supporting the appeal. Failure to file a timely challenge and specify all bases for the challenge waives all rights to a later challenge of the requirement.

2. The written appeal shall be referred to the ~~Improvement and Services Committee~~ **Department of Public Works.** In considering an appeal, the ~~Improvement and Services Committee~~ **Director of Public Works** shall determine whether the sump pump connection requirement is fair and reasonable or whether it should be waived. The ~~Committee~~ **Director, at his/her sole discretion,** shall conduct a formal or informal hearing and obtain sufficient facts upon which to make a determination. The ~~Committee's~~ **Director's** decision shall be based upon the evidence presented to ~~it~~ **him/her.** After making such determination, the ~~Improvement and Services Committee shall forward its recommendation to the Common Council for final approval.~~ **Director shall notify the Petitioner in writing of his/her decision within 90 days of the date the appeal was filed under sub. 1. Upon denial from the Director, the Petitioner may appeal to the Improvement and Services Committee by filing a notice of appeal of the Director's decision within 15 days of notification of denial. Considering the appeal, the Improvement and Services Committee shall determine the decision of the Director of Public Works and may affirm or reverse the Director's decision.**

SECTION 2. All ordinances or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall take effect on and after its passage and publication.

Dated at Green Bay, Wisconsin this _____ day of _____, 2014.

APPROVED:

_____
Mayor

ATTEST:

_____
Clerk

PJL:bc

11/03/14

GENERAL ORDINANCE NO. 25-14

AN ORDINANCE
AMENDING SECTION 2.06(9),
GREEN BAY MUNICIPAL CODE,
RELATING TO REFERENCES TO COMMITTEES

THE COMMON COUNCIL OF THE CITY OF GREEN BAY DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 2.06(9), Green Bay Municipal Code, is hereby amended as follows:

2.06 **RULES OF COUNCIL PROCEDURE.**

(9) REFERENCE TO COMMITTEES. All communications, petitions, requests, and complaints shall be in writing and shall be referred to a committee before action is taken thereon by the Council. **Referral to committee can be done by referral of the Common Council or by consent of the chairperson of the committee.**

SECTION 2. All ordinances or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall take effect on and after its passage and publication.

Dated at Green Bay, Wisconsin this _____ day of _____, 2014.

APPROVED:

_____
Mayor

ATTEST:

_____
Clerk

JLM:bc

11/03/14

i:\legislative\council 2014\11032014\law\go 25-14 - amend 2 06(9) reference to committees.docx

14-I

GENERAL ORDINANCE NO. 20-14

AN ORDINANCE
AMENDING SECTION 29.208,
GREEN BAY MUNICIPAL CODE,
RELATING TO PARKING REGULATIONS

THE COMMON COUNCIL OF THE CITY OF GREEN BAY DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 29.208, Green Bay Municipal Code, is hereby amended by adding thereto the following NO PARKING zones:

VOYAGER DRIVE, south side, from a point 335 feet west of Goddard Way to Goddard Way

GODDARD WAY, west side, from a point 145 feet south of Voyager Drive to Voyager Drive

HOWE STREET, south side, from Madison Street to a point 40 feet east of Madison Street

MORAVIAN STREET, north side, from Madison Street to a point 55 feet east of Madison Avenue

MORAVIAN STREET, north side, from a point 50 feet west of Monroe Avenue to Monroe Avenue

WASHINGTON STREET, east side, from a point 140 feet south of Cherry Street to a point 110 feet north of Pine Street

WASHINGTON STREET, east side, from a point 75 feet south of Walnut Street to a point 50 feet north of Walnut Street

WASHINGTON STREET, west side, from a point 40 feet south of Walnut Street to a point 190 feet north of Walnut Street

WASHINGTON STREET, west side, from a point 50 feet south of Cherry Street to a point 60 feet north of Cherry Street

WASHINGTON STREET, west side, from a point 115 feet south of CityDeck Court to Main Street

SECTION 2. Section 29.208, Green Bay Municipal Code is hereby amended by removing therefrom the following TWO-HOUR METERED PARKING zones:

HOWE STREET, south side, from Madison Street to a point 43 feet west of Monroe Avenue

MORAVIAN STREET, north side, from Madison Street to Monroe Avenue

SECTION 3. Section 29.208, Green Bay Municipal Code, is hereby amended by removing therefrom the following NO PARKING zones:

HOWE STREET, south side, from a point 43 feet west of Monroe Avenue to Monroe Avenue

WASHINGTON STREET, east side, from a point 75 feet south of Walnut Street to a point 110 feet north of Pine Street

WASHINGTON STREET, west side, from a point 37 feet south of Walnut Street to a point 60 feet north of Cherry Street

WASHINGTON STREET, west side, from a point 190 feet north of Pine Street to Main Street

SECTION 4. Section 29.208, Green Bay Municipal Code, is hereby amended by adding thereto the following TWO-HOUR PARKING 7:00 AM – 6:00 PM MONDAY – FRIDAY zones:

HOWE STREET, south side, from a point 40 feet east of Madison Street to a point 43 feet west of Monroe Avenue

MORAVIAN STREET, north side, from a point 55 feet east of Madison Street to a point 50 feet west of Monroe Avenue

SECTION 5. Section 29.208, Green Bay Municipal Code, is hereby amended by adding thereto the following METERED PARKING zones:

WASHINGTON STREET, east side, from a point 50 feet north of Walnut Street to a point 140 feet south of Cherry Street

WASHINGTON STREET, west side, from a point 110 feet north of Pine Street to a point 115 feet south of CityDeck Court

SECTION 6. Section 29.208, Green Bay Municipal Code, is hereby amended by adding thereto the following PARKING REGULATED BY POSTED SIGN (RESERVED ONE-HOUR NICOLET BANK OFFICE CUSTOMERS ONLY 7:00 AM – 6:00 PM MONDAY – FRIDAY) zone:

WASHINGTON STREET, west side, from a point 190 feet north of Walnut Street to a point 50 feet south of Cherry Streeet

SECTION 7. Section 29.208, Green Bay Municipal Code, is hereby amended by removing therefrom the following 15-MINUTE LOADING ONLY DAILY zone:

WASHINGTON STREET, west side, from a point 30 feet north of Pine Street to a point 190 feet north of Pine Street

SECTION 8. Section 29.208, Green Bay Municipal Code, is hereby amended by adding thereto the following NO STOPPING OR STANDING LOADING ONLY 7:00 AM – 7:00 PM DAILY zone:

WASHINGTON STREET, west side, from a point 30 feet north of Pine Street to a point 110 feet north of Pine Street

SECTION 9. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 10. This ordinance shall take effect on and after its passage and publication.

Dated at Green Bay, Wisconsin this _____ day of _____, 2014.

APPROVED:

_____
Mayor

ATTEST:

_____
Clerk

bc

10/21/14

GENERAL ORDINANCE NO. 21-14

AN ORDINANCE
AMENDING SECTION 29.307,
GREEN BAY MUNICIPAL CODE,
RELATING TO TRAFFIC REGULATIONS

THE COMMON COUNCIL OF THE CITY OF GREEN BAY DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 29.307, Green Bay Municipal Code, is hereby amended by removing therefrom the following TWO-WAY YIELD condition:

LOUISE STREET at HEYRMAN STREET

SECTION 2. Section 29.307, Green Bay Municipal Code, is hereby amended by adding thereto the following TWO-WAY STOP condition:

LOUISE STREET at HEYRMAN STREET

SECTION 3. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall take effect on and after its passage and publication.

Dated at Green Bay, Wisconsin this _____ day of _____, 2014.

APPROVED:

_____
Mayor

ATTEST:

_____
Clerk

bc

10/21/14

16

GENERAL ORDINANCE NO. 22-14

AN ORDINANCE
AMENDING SECTION 2.01(2),
GREEN BAY MUNICIPAL CODE,
RELATING TO SPECIAL MEETINGS
OF THE COMMON COUNCIL

THE COMMON COUNCIL OF THE CITY OF GREEN BAY DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 2.01(2) Green Bay Municipal Code, is hereby amended as follows:

2.01 COUNCIL MEETINGS.

(2) SPECIAL MEETINGS. The Mayor**, upon permission from the Council President, or in the absence of the Council President, the Vice-President,** may call a special meeting at any time by a written notice to each member of the Council, delivered personally to the alderman or left at the usual abode at least ~~six~~ **twenty-four** hours before the time set for the meeting. **In cases of emergency or natural disaster, the notice requirement may be reduced to two hours before the time set for the meeting.** Upon a petition filed with the City Clerk, containing the signatures of at least one-third of the members of the Council, a special meeting shall be called and notice given as provided herein. Such notice shall specify the object of the meeting and the business to be transacted, and no business may be transacted at a special meeting except that for which the meeting was called.

SECTION 2. All ordinances or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall take effect on and after its passage and publication.

Dated at Green Bay, Wisconsin this _____ day of _____, 2014.

APPROVED:

_____
Mayor

ATTEST:

_____
Clerk

JLM:bc

10/21/14

17

ZONING ORDINANCE NO. 11-14

AN ORDINANCE
AMENDING THE SIGN STANDARDS FOR AN
EXISTING PLANNED UNIT DEVELOPMENT
LOCATED AT 300 NORTH BROADWAY
(ZP 14-33)

THE COMMON COUNCIL OF THE CITY OF GREEN BAY DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 13-108, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by modifying the established Planned Unit Development (PUD) District on the following described property:

GREEN BAY BROADWAY CONDOMINIUM UNIT 100 TOGETHER WITH UND INTEREST IN COMMON ELEMENTS ETC IN 2370860 (Tax Parcel Number 5-1737)

SECTION 2. Pursuant to Section 13-1900, et seq., Green Bay Municipal Code, as they apply, the following conditions are imposed:

A. Signage.

1. A second tenant wall sign for the Greater Green Bay Chamber of Commerce is permitted along the east side of the existing building.

2. The sign shall not exceed 62 square feet in size.

3. No roof signage is permitted.

B. Additional Applicable Regulations. Unless stated above, the development must comply with all other regulations of the Green Bay Municipal Code.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. In addition to all other remedies available to the City of Green Bay, the City may decline to issue any building or other permits otherwise required by any ordinance of this City while any violation of this ordinance remains uncured.

SECTION 5. This ordinance shall not take effect until a public hearing is held thereon as provided by Section 13-204, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2014

APPROVED:

_____
Mayor

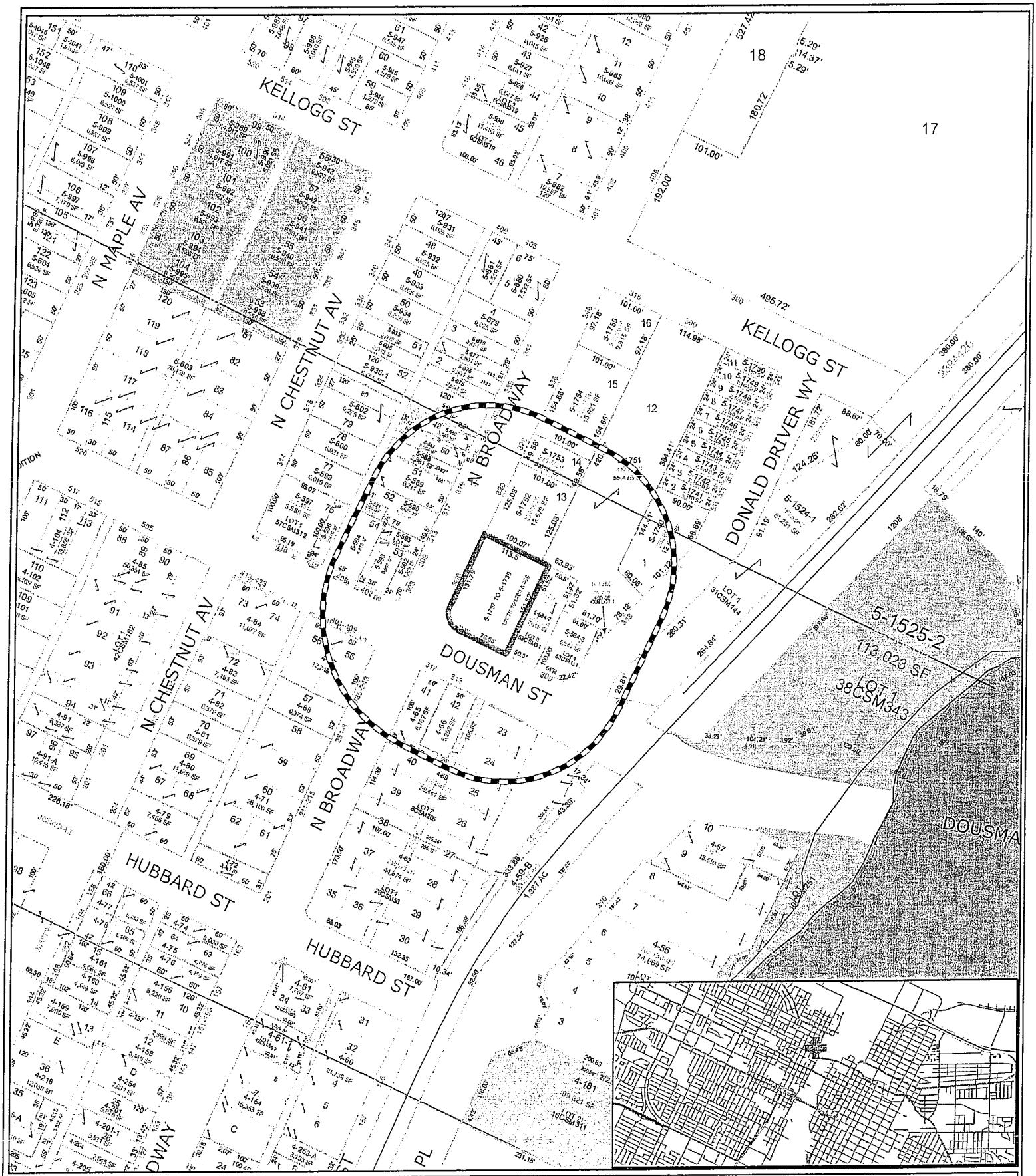
ATTEST:

_____
Clerk

PN:bc

Attachment – Map

10/21/14



Zoning Petition (ZP 14-33)

Request to amend the existing Planned Unit Development (PUD) for Larsen Green to permit modified wall signage for the Smet Construction/Chamber of Commerce building located at 300 North Broadway

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. City of Green Bay is 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.
P.N. September 2014. X:\Planning\City\ZPMaps\2014\ZP14-33

Subject Area

200' Notice Area

7b

ZONING ORDINANCE NO. 12-14

AN ORDINANCE
AMENDING ZONING ORDINANCE NO. 38-79
RELATING TO THE EAST TOWN MALL
PLANNED UNIT DEVELOPMENT OUTLOT SIGNAGE
2219 MAIN STREET
(ZP 14-34)

THE COMMON COUNCIL OF THE CITY OF GREEN BAY DOES ORDAIN AS FOLLOWS:

SECTION 1. Pursuant to Section 13-108, Green Bay Municipal Code, together with the zoning map and statutory authority referred to therein, the Planned Unit Development created by Zoning Ordinance No. 38-79 is hereby amended on the following described property:

THAT PART OF LOT 1 PLAT OF EAST TOWN SHOPPING CENTER AS DESCRIBED IN J5706-6 EX SLY 30 FT M/L AS DESC IN J5706-18 (Tax Parcel Number 21-126-4)

SECTION 2. That pursuant to Section 13-1900 et seq., Green Bay Municipal Code, as they apply, Zoning Ordinance No. 38-79 is hereby amended to allow the following changes:

A. Wall Signage.

1. A maximum of three wall signs are permitted along the west elevation of the building for a total sign area not to exceed 71 square feet.

2. One wall sign is permitted along both the north and east elevation not to exceed 30 square feet per sign.

B. All other standards of Chapter 13-2000, Green Bay Municipal Code shall be met.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. In addition to all other remedies available to the City of Green Bay, the City may decline to issue any building or other permits otherwise required by any ordinance of this City while any violation of this ordinance remains uncured.

SECTION 5. This ordinance shall not take effect until a public hearing is held thereon as provided by Section 13-204, Green Bay Municipal Code, and the adoption and publication of this ordinance and has no financial impact on the City.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2014.

APPROVED:

_____
Mayor

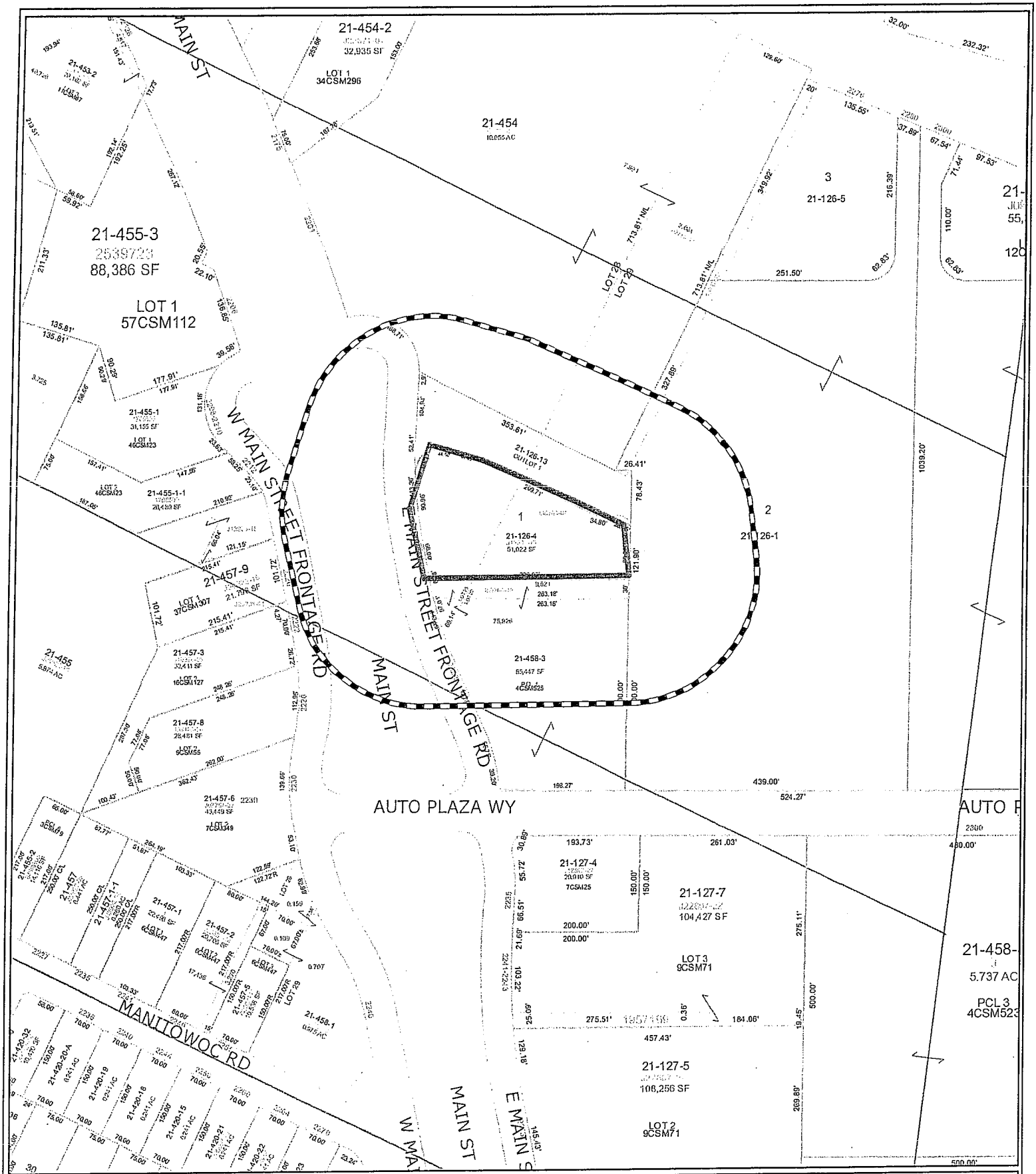
ATTEST:

_____
Clerk

PN:bc

Attachment – Map

10/21/14



Zoning Petition (ZP 14-34)

A request to amend the East Town Mall-Outlots Planned Unit Development (PUD) to permit modified wall signage for Burger King, located at 2219 Main Street

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. City of Green Bay is 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.
P.N. September 2014. X:\Planning\City\ZP Maps\2014\ZP14-34

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Subject Area

200' Notification Area