

**TAX INCREMENT FINANCE
DISTRICT NO. 6**

PROJECT PLAN

**CHICAGO AND JACKSON
NEIGHBORHOOD**

**City of Green Bay, Wisconsin
November 2000**

TABLE OF CONTENTS

	PAGE
Introduction	1
Description of Proposed District	2
Map 1—Locator	3
Map 2—Parcels	4
Map 3—Land Use	5
Map 4—Zoning	6
Map 5—Properties Meeting Criteria for TID District	7
Map 6—Improvements	8
Project Plan	9
Table 1—Public Investment Summary	11
Appendix A—Legal Description of TID No. 6	22
Appendix B—Assessed Values	24
Appendix C—Downtown Blighting Conditions	28
Appendix D—Pro-forma—Primary TID Projects	32
Appendix E—TIF Projected Redevelopment Values	33

Introduction:

Redevelopment of Green Bay's near downtown neighborhoods has been a priority in recent years, and the Chicago-Jackson neighborhood offers an unique opportunity to undertake a comprehensive redevelopment of one of these near downtown neighborhoods. The City has been actively involved in the acquisition and rehabilitation of properties in the neighborhood for the past few years. In addition, the City through the Redevelopment Authority has established key linkages with several non-profit organizations, such as the Neighborhood Housing Services and the Mayor's Neighborhood Resource Board. This interagency cooperation has laid the required groundwork for a comprehensive neighborhood redevelopment project.

Like many older near downtown neighborhoods this area has significant blighting tendencies affecting the area, in addition the report identifies several projects intended to reverse these conditions. A significant financing tool available to the City is Tax Increment Financing (TIF). The report defines the scope of the improvement program proposed for tax incremental support in the near downtown neighborhood and the required information required by state statute. Each public improvement sets the stage for private investment in the near downtown Green Bay, which in turn will stabilize land uses, maximize property values and prevent and eliminate deteriorating conditions, benefiting not only the City but all of Brown County and northeastern Wisconsin.

Description of the Proposed District

I. Regional Location

The proposed Tax Increment Finance District No. 6 is located in the near downtown area of Green Bay on the east side of the Fox River. Interstate 43, US Highway 41 and State Highway 29 ^{St.} are the major highways and provide regional access. The area is also accessible via Walnut Ave., Mason Street, Monroe Avenue and Webster Avenue. Map 1 shows TID 6 and its relative location in the City of Green Bay.

II. Tax Increment District Boundary

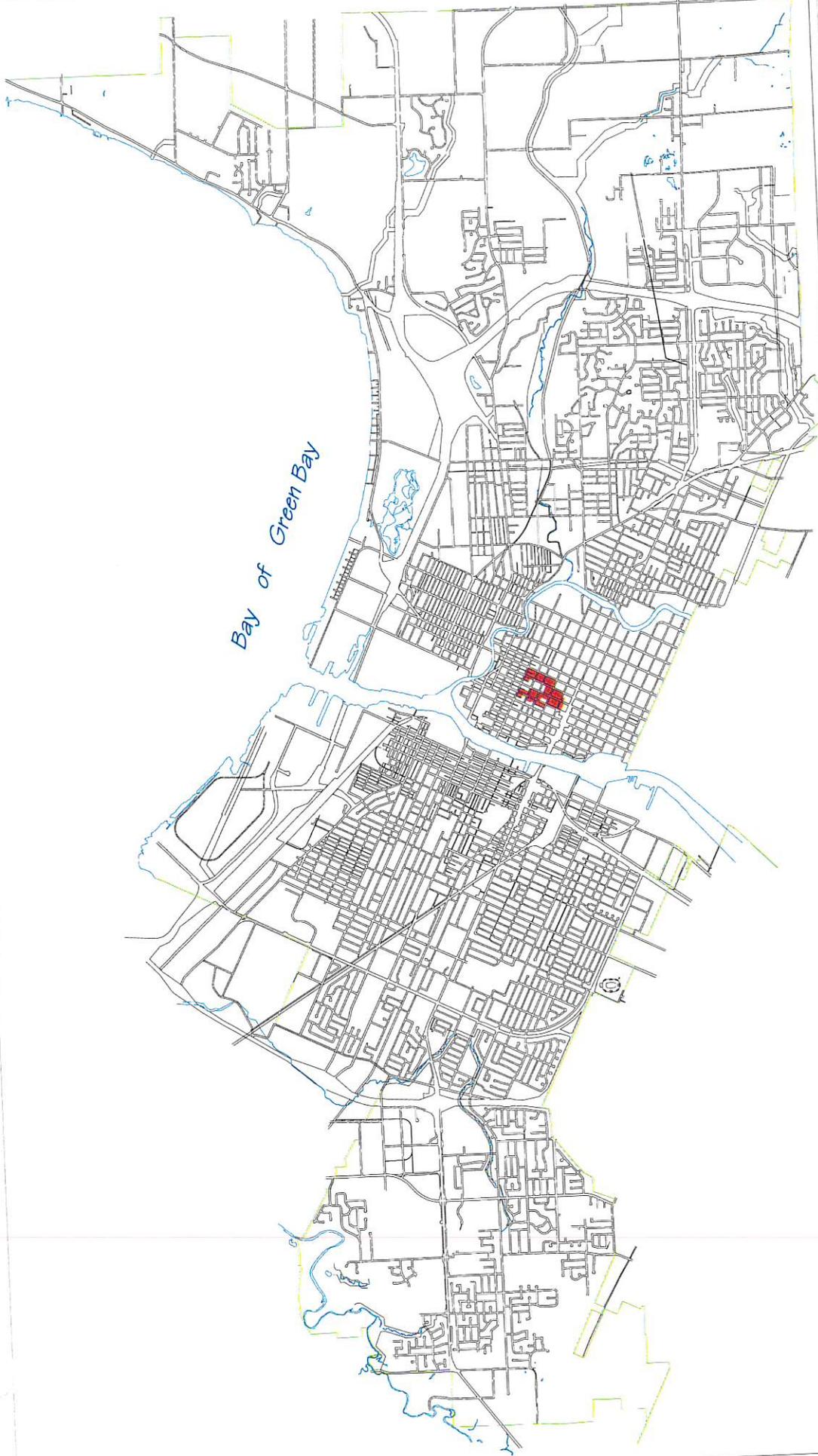
TID 6 boundaries are illustrated on Map 2. The legal description for the District is included as Appendix "A".

III. General Make-up

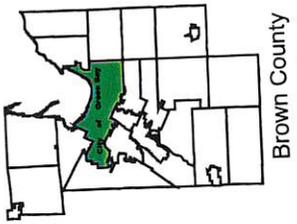
Containing 216 parcels and 32.78 acres, the proposed TID is comprised of a number of different land uses. Map 3 shows existing land use for the TID area and Map 4 the corresponding zoning. The TID is primarily used for: First Residential 55%, Downtown Residential 26%, Neighborhood Business 12%, High Density 4%, Residential Off Street Parking 2% and First Business 1%.

IV. Blight Criteria

According to the State of Wisconsin Tax Increment Law, for an area to be designated a Tax Increment District, not less than 50% by area, of real property within the district must be blighted, in need of rehabilitation or conservation, or suitable for industrial sites. In the proposed TID 6, 23.69 acres have been identified as "blighted" comprising 72.25% of the land area in the district, this easily satisfies the blight criteria requirement found in state statute. The proposed TID has of its area meeting the required criteria. Map 5 shows those parcels. Appendix "B" lists each parcel with a brief description of its redevelopment needs.



Bay of Green Bay



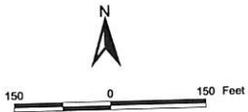
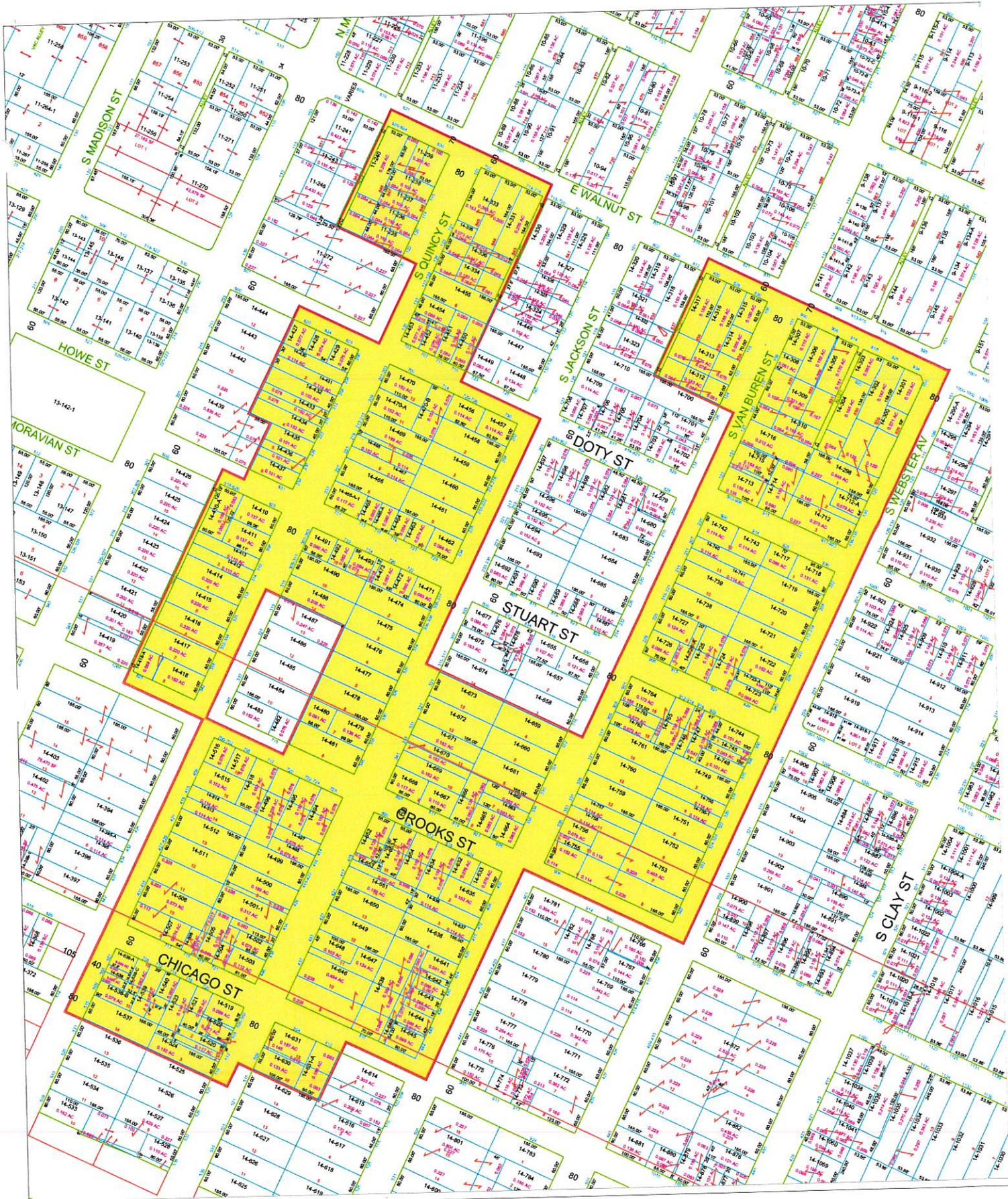
Brown County



City of Green Bay
Tax Increment Finance District #6
Map 1 - Site Location



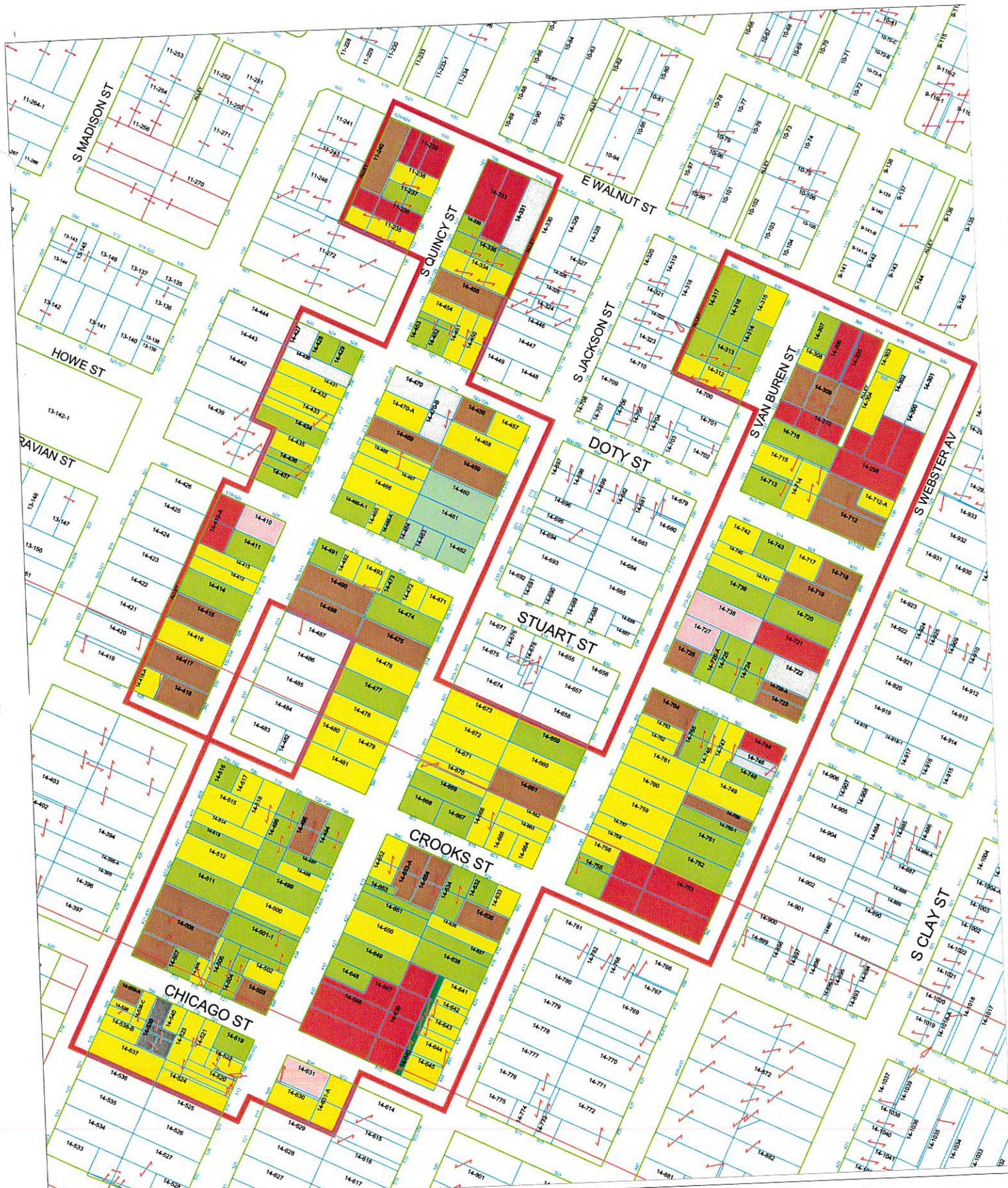
Map prepared by City of Green Bay Planning Department.
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City of Green Bay
 Tax Increment Finance
 District #6
 Map 2 - Parcels

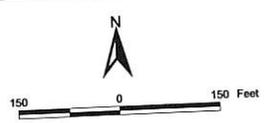
 TIF Boundary

Map prepared by City of Green Bay Planning Department.
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- TIF Boundary
- Single Family Residential
- Two-Family Residential
- Multi-Family Residential
- Business
- Multi-Use
- Parking
- Park
- Vacant

City of Green Bay
Tax Increment Finance
District #6
Map 3 - Land Use

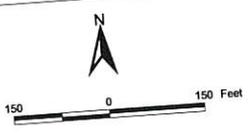


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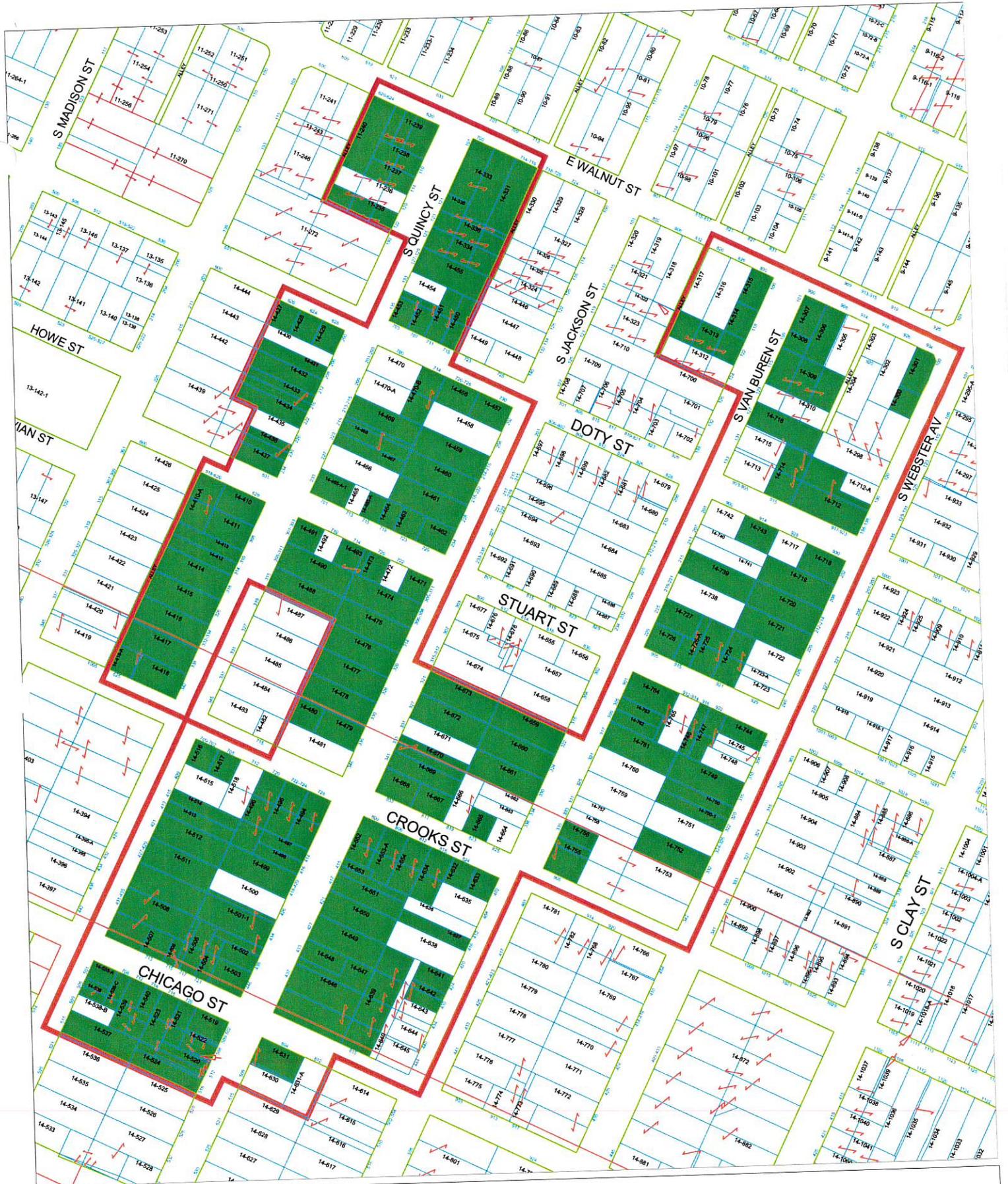


- TIF Boundary
- Neighborhood Business
- First Business
- Highway Business
- High Density
- Public Property (not a zoning category)
- First Residential
- Downtown Residential
- Off Street Parking

City of Green Bay
Tax Increment Finance
District #6
Map 4 - Zoning

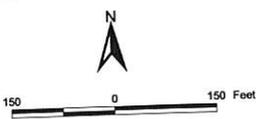


Map prepared by City of Green Bay Planning Department.
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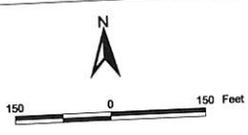


City of Green Bay
 Tax Increment Finance
 District #6
 Map 5 - Properties Meeting
 Criteria for TIF District

- TIF Boundary
- Property Meeting Criteria for TIF District



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City of Green Bay
Tax Increment Finance
District #6
Map 6 - Development Projects

- TIF Boundary
- 1 - Chicago/Jackson Condominium Development
- 2 - Elderly Housing Development
- 3 - Commercial Development
- 4 - Residential/Commercial Development
- 5 - Townhouse Development
- 6 - Residential Development
- 7 - Residential Development

Map prepared by City of Green Bay Planning Department.
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Project Plan

A. Statement listing the kind, number and location of all proposed public works or improvements

Summarized below are the public works and related improvements proposed as part of TID 6. Attention has been given to encouraging quality affordable housing redevelopment in the near downtown area, while strengthening the existing neighborhood and the reintroduction neighborhood friendly commercial enterprises.

IMPROVEMENT #1 CHICAGO/JACKSON CONDOMINIUM DEVELOPMENT

Location: The eastern intersection of Chicago Street and S. Jackson Street (Map 6, Site 1)

Public Works or Improvements:

Property acquisition; occupant relocation; site preparation costs; possible loan to business.

IMPROVEMENT #2 ELDERLY HOUSING DEVELOPMENT

Location: The southeast corner of Doty and S. Quincy Streets (Map 6, Site 2)

Public Works or Improvements:

Property acquisition; occupant relocation; site preparation costs; possible loan to business.

IMPROVEMENT #3 COMMERCIAL DEVELOPMENT

Location: The southwestern intersection of E. Walnut and S. Webster Avenue (Map 6, Site 3)

Public Works or Improvements:

Property acquisition; occupant relocation; site preparation costs; possible loan to business.

IMPROVEMENT #4 RESIDENTIAL/COMMERCIAL DEVELOPMENT

Location: The western side of Webster Ave between Stuart and Crooks Streets (Map 6, Site 4)

Public Works or Improvements:

Property acquisition; occupant relocation; site preparation costs; possible loan to business.

IMPROVEMENT #5 TOWNHOUSE DEVELOPMENT

Location: The northwest intersection of Crooks Street and S. Quincy Street (Map 6, Site 5)

Public Works or Improvements:
Property acquisition; occupant relocation; site preparation costs; possible loan to business.

IMPROVEMENT #6 RESIDENTIAL DEVELOPMENT

Location: The northwestern corner of Chicago and S. Jackson Streets (Map 6, Site 6)

Public Works or Improvements:
No TID expenditures anticipated.

IMPROVEMENT #7 RESIDENTIAL DEVELOPMENT

Location: The northwestern corner of Stuart and S. Jackson Streets (Map 6, Site 7)

Public Works or Improvements:
No TID expenditures anticipated.

IMPROVEMENT #8 INFRASTRUCTURE DEVELOPMENT

Location: District wide as needed.

Public Works or Improvements:
Streetscape and sidewalk improvements, property acquisition, occupant relocation and building demolition.

Table 1
TID 6 Public Investment Summary
November 2000

Project Activities	Location	Estimated TIF Costs	Projected Date
Chicago/Jackson Condo Development	Map 6 Site 1	\$500,000	2001
Elderly Housing Development	Map 6 Site 2	\$50,000	2001
Commercial Development	Map 6 Site 3	\$100,000	2002
Residential Commercial Development	Map 6 Site 4	\$200,000	2003
Townhouse Development	Map 6 Site 5	\$100,000	2003
Residential Development	Map 6 Site 6	\$0	2004
Residential Development	Map 6 Site 7	\$0	2004
Infrastructure Development (Streetscaping and sidewalks)	District wide	\$250,000	2001-2008

B. Economic Feasibility

Background

Under Wisconsin Tax Increment Law, the property taxes paid each year on the increase in equalized value of the Tax Increment District may be used by the City to pay the costs of the redevelopment costs in the district. The increase in value is determined by taking the District's current value and deducting the value in the district that existed within the District when it was created (the base value). All taxes levied upon this increased value by the City, School District, County and Vocational School District are allocated to the City for the direct repayment of debt service on bonds used to finance the project costs.

All project expenditures must be made within seven years of the creation of the district and tax increments may be received until the project costs are recovered, but for no longer than 23 years.

Green Bay Market

The City of Green Bay has many natural advantages for businesses to expand or relocate to the City. Green Bay is the third largest city in the state and is located 114 miles north of Milwaukee, 204 miles north of Chicago and 280 miles east of Minneapolis/St. Paul.

Green Bay increased in population by 7.44% in the last decade, while the metropolitan area grew by 14.55%, making the Green Bay MSA one of the fastest growing areas in the state.

	<u>1990 Census</u>	<u>2000 WI DOA Est.</u>
Green Bay Population	96,466	103,641
Green Bay, MSA Population	194,594	222,898

Green Bay serves as the retail, commercial, educational, and medical center of northeastern Wisconsin and upper peninsula of Michigan. The City is also the transportation hub of the region, with excellent highway, air, rail, and port connections.

The Green Bay MSA last year led the nation in percentage job growth, which has exacerbated the already critical labor shortage found in the job market. The labor market is attracting a net increase in immigration to the MSA and highlights Green Bay's critical need for quality affordable housing, especially in areas close to public transportation access.

TID 6 is intended not to just benefit the Jackson/Chicago neighborhoods, but to serve as a transferable model to be applied to all the City's near downtown neighborhoods. This new vision implemented into a workable framework can ultimately guide not only governmental action, but more importantly the actions of public/private partnerships, the private sector, community action groups, neighborhood groups and individual residents of the City of Green Bay.

Tax Incremental Finance Districts have been successfully utilized by the City of Green Bay in the downtown area. For example TID No.1 was created January 1, 1978, and closed December 31, 1996. An additional \$83 million in incremental valuation was generated in the new development, which added over \$32 million in increased tax revenue during the life of the district.

The Chicago/Jackson TIF District has a number of redevelopment and development sites available for both residential and commercial related development. The TID designation will allow the City to actively participate in the revitalization of a near downtown residential district, by providing the initial impetus to overcome the declining conditions in the designated neighborhood.

TIF Capacity Analysis

Wisconsin statutes establish a limit on the equalized property value that may be located within Tax Increment Districts (TIF Capacity). Two methods for determining that limit are defined in the statute. A municipality is less than 7% of the total equalized value of the city. Using this method, the City of Green Bay Capacity is as follows:

Tax Increment Finance Capacity Analysis (January 2000)

Equalized Value of the City of Green Bay	\$4,434,213,600
TIF Maximum (7% of City Value)	\$ 310,394,952
Total Value of the Existing TID 3, 4, & 5	\$ 65,469,400
Present Capacity for Future TIF Districts	\$ 244,925,552

Capacity for creation of a new Tax Increment Districts in the City of Green Bay is more that satisfactory to permit the creation of the proposed TID 6. The equalized value of property within the TID 6 is estimated to be \$14,334,400.00. This will leave a capacity of \$230,591,152.

Projection of Future Tax Increments

The TID plan anticipates a number of projects being implemented over the first seven years of the tax increment financing life (see table 1). All projects are in conformance with the existing redevelopment plans in the neighborhoods and will assist in stabilizing the property values in the TID. Those stable values will assure growth of increments needed to repay the debt associated with publicly financed projects.

To approximate future tax increments which are expected to be generated through the creation of a Tax increment District, planned private, assessable investment was estimated. This estimate has been separated into two categories. The first is Primary TID projects, which includes all planned projects expected to be completed early in the seven year TID investment timeline. The secondary TID Projects are those which will be implemented if additional new development takes place and will, therefore provide TIF revenues capable of supporting additional TIF borrowing. The reason for this is that the probability of the Primary TID projects being implemented is extremely good. Some of the developers have been selected and the projects will be completed as projected. The secondary projects are somewhat speculative, with no specific developers identified. The list is not meant to be exclusive, should additional development opportunities surface, the City may elect to conduct additional TIF funded activities.

Primary TID Projects Only

The primary TID Projects for the District include the purchase and the renovation of the Armory Complex, the redevelopment of two eight-unit apartment complexes, and the development of vacant commercial lots. Projected private investment derives an estimated increased equalized value of \$7,800,000.00. Tax increment expected from the development of this project are as follows.

**Projected TID Tax Revenues
For Primary Projects**

Year	TID Increased Value	Tax Increment
Year 1	\$1,000,000.00	\$25,620.00
Year 2	\$4,500,000.00	\$115,290.00
Year 3	\$7,800,000.00	\$199,836.00
Year 4	\$8,034,000.00	\$205,831.08
Year 5	\$8,275,020.00	\$212,006.01
Year 6	\$8,523,270.60	\$218,366.19
Year 7	\$8,778,968.72	\$224,917.18
Year 8	\$9,042,337.78	\$231,664.69
Year 9	\$9,313,607.91	\$238,614.63
Year 10	\$9,593,016.15	\$245,773.07
Year 11	\$9,880,806.63	\$253,146.27
Year 12	\$10,177,230.83	\$260,740.65
Year 13	\$10,482,547.76	\$268,562.87
Year 14	\$10,797,024.19	\$276,619.76
Year 15	\$11,120,934.92	\$284,918.35
Year 16	\$11,454,562.96	\$293,465.90
Year 17	\$11,798,199.85	\$302,269.88
Year 18	\$12,152,145.85	\$311,337.98
Year 19	\$12,516,710.22	\$320,678.12
Year 20	\$12,892,211.53	\$330,298.46
Year 21	\$13,278,977.88	\$340,207.41
Year 22	\$13,677,347.21	\$350,413.64
Year 23	\$14,087,667.63	\$360,926.04

(Note: Assumes a 3% annual increase beginning with year 4)

Appendix "D" provides a complete pro forma spreadsheet for the TID with the assumption that the Primary TID Projects are the only new development. Using the following assumptions, TIF should support the public expenditures required for this project and result in substantial development within the neighborhood.

Assumptions

1. Tax receipts are expected to increase at a conservative 3% per year.
2. New development will add \$7,800,000 of equalized value within the first three years, which will create the tax increment for the project.
3. Interest income on the saving balance is project is projected at 5% annually.
4. Bond interest rate is estimated to at 8% for all bond issues.
5. Tax increment assumes a \$25.52 per \$1,000 assessed value.

As shown in Appendix "D", the proposed Primary TID Projects will be successfully financed TIF.

Secondary TIF Projects

To assure TID project tax increments are adequate to support public costs for the proposed Secondary TID project activities, public projects will be implemented (and related costs incurred) once it is determined that private taxable investment is sufficient to generate tax increment capable of repaying debt for the public projects.

Public/private partnerships are expected to be created to fulfill the development activities projected within the TID 6 plan. As those partnerships form, public borrowing will take place and projects implemented. Therefore tax increments will be sufficient to assure successful TID 6 Plan project improvements.

C. Description of the Methods of Financing All Estimated Project Costs and Time When the Costs or Monetary Obligations are Incurred.

The City may use a variety of financing methods to implement TID 6 activities, including but not limited to, redevelopment bonds, lease-revenue bonds, and general obligation bonds. Additionally, should grant opportunities be available, the City may apply for such assistance to reduce public borrowing and allow for quicker close-out of TIF 6.

The amounts and time-frames for borrowing may vary; however projections for the primary TID projects are outlined in Appendix "D". As stated above, the City will not proceed with secondary TID projects until TIF increment is adequate to support the debt service on public project costs. Interest costs on the borrowing can vary over time. The interest rates used in the Financing Pro-forma In Appendix "D" are the best estimates available. The total interest is based on the district life with repayment scheduled to end 23 years after the inception of the district. Total interest costs are projections only. Should conditions warrant during the life of TID 6, the city may elect to refinance the outstanding debt issued in order to take advantage of lower interest rates.

The spreadsheets found in Appendix "D" assumes all public project costs being financed through bonds. Not included within the spreadsheet is income which may be generated by various project that could include lease payments, land sale revenues, etc. Should these income revenues be received, they will be used to fund other TID projects, reduce borrowing or pay increment finance related debt to the City.

Interest earnings from available cash balances will be credited to the district each year based on the City's existing method of interest allocation.

Financial audits will be done in accordance with Wisconsin State Statutes, Section 66.46, and other appropriate sections.

As can be reasonably determined from the data contained in Appendix "D", the district may be sufficiently funded to pay off debt balances before the required legal termination of the district. If this should occur, distribution of the surplus funds will be made in accordance with State Statutes.

D. Detailed List of Project Costs

Table 1 provides a detailed listing of estimated public improvement costs. Project locations may be found on Map 6. In addition, it is anticipated that the City may elect to expend funds each year for the first seven years on project administration which may include salaries and fringe benefits, management and marketing of the TID, as well as bond issuance related expenses.

E. Promotion of Orderly Growth

The TID 6 Plan has been developed in compliance with a number of planning documents which have been prepared to guide orderly development within the City of Green Bay and surrounding Brown County. The "Green Bay Wisconsin Comprehensive Plan" discusses the importance of downtown stability in relation to the City's future growth. Similarly, the "Comprehensive Land Use/Transportation Plan: 2020" for Brown County identifies the importance of a healthy downtown as a cornerstone for orderly growth in Brown County. Finally the "Downtown Green Bay Design Plan" completed in 1997 identifies the conditions and potentials for the redevelopment of Green Bay's City Center, including the importance of increased residential opportunities in the near downtown neighborhoods. Each of these documents were reviewed during the preparation of this document.

F. Proposed Changes of Zoning Ordinances, Master Plans, Official Map, Building Codes and City Ordinances

A number of City of Green Bay regulatory documents were reviewed with respect to the projects proposed within this TID 6 plan including:

- 1-Master Plan
- 2-Official Map
- 3-Zoning Codes
- 4-Building Codes

Summarized is a discussion of the findings.

Master Plan

The City Plan Commission and common Council have adopted the Green Bay Wisconsin Comprehensive Plan", per 62.23(3) WI Statutes in 1997 to include the "Downtown Green Bay Design Plan." While the neighborhood in question was not a direct component the Downtown Green Bay Design Plan, the Chicago/Jackson Neighborhood directly abuts the downtown impact area. And many of the recommendations especially related to residential development apply to the TID 6. Where the recommendations in the residential component of the downtown plan may be in conflict with other previously adopted plans, the Downtown Green Bay Design Plan shall take precedence. Interpretations of intended uses, if required will be done by the Plan Commission.

- a. 1979 Green Bay Wisconsin Comprehensive Plan, as amended
- b. 1995 Green Bay Comprehensive Waterfront Plan
- c. 1996 Brown County Land Use and Transportation Plan.

Official Map

All street within the TID 6 Plan area are included on the Official Map for the City of Green Bay as adopted subdivisions. No changes are expected. However, if redevelopment projects warrant a change, the City will take the required procedural actions to review such amendments.

Zoning

TID 6 should maintain all existing zoning currently in place.

Building Codes

Building codes for the City of Green Bay will not be changed to accommodate TID 6 activities.

G. Estimated Non-Project Costs

There are no non-project costs associated with the proposed TID projects.

H. Proposed Method for Relocation of Any Persons to be Displaced

Displacement pursuant to Wisconsin Statute occurs when municipal funds cause the relocation of occupants of property. Displacement may occur when property is purchased to prepare underdeveloped and/or deteriorated sites for new development. Should such actions be necessary, the occupants of these properties will be provided relocation assistance pursuant to State Statutes. Relocation services will be provided by the City of Green Bay's acquisition/relocation specialists with funds provided through TIF or by the City of Green Bay.

DESCRIPTION OF CHICAGO – JACKSON T.I.F.

All of Lots 828 through 836 and Lots 843 through 848, Plat of Navarino;

ALSO All of Lots 1 through 8, Block 37, Plat of Astor;

ALSO All of Lots 1 through 4, and the easterly 2/3 of Lots 5 and 6, Block 38, Plat of Astor;

ALSO All of Lots 4 through 6, Block 40, Plat of Astor;

ALSO All of Lots 1 through 12, Block 41, Plat of Astor;

ALSO all of Lots 1 through 8, and all of Lots 14 through 16, Block 42, excepting the south 5 feet of said Lot 14, Plat of Astor;

ALSO All of Lots 1 through 16, Block 43, Plat of Astor;

ALSO All of Lots 1 through 4, and Lots 14 through 16, Block 44, Plat of Astor;

ALSO All of Lots 15 and 16, Block 49, Plat of Astor;

ALSO All of Lots 1 through 16, Block 50, Plat of Astor;

ALSO All of Lots 4 through 13, Block 51, Plat of Astor;

ALSO All of Lots 1 through 6, Block 54, Plat of Astor;

ALSO All of Lots 1 through 12, Block 55, Plat of Astor;

ALSO All of Lots 1 through 16, Block 56, Plat of Astor;

ALSO 1/2 of the street and/or alley right-of-way adjacent to the above described properties;

All located in the City of Green Bay, Brown County, Wisconsin.

Parcels affected being City of Green Bay, Brown County Tax Parcel Numbers:

PARCEL_ID							
14-640	14-664	14-478	11-235	14-418	14-314	14-638	14-744
14-538-C	14-755	14-671	14-336	14-515	14-313	14-641	14-745
14-539	14-427	14-670	14-334	14-514	14-310	14-642	14-748
14-507	14-428	14-479	14-455	14-513	14-312	14-643	14-749
14-540	14-429	14-480	14-454	14-512	14-716	14-644	14-750
14-506	14-453	14-669	14-470	14-511	14-715	14-645	14-751
14-523	14-452	14-481	14-430	14-508	14-742	11-240	14-752
14-505	14-451	14-497	14-431	14-538-A	14-740	11-239	14-753
14-521	14-470-B	14-653	14-470-A	14-538	14-741	14-333	14-750-A
14-504	14-450	14-498	14-432	14-538-B	14-739	14-331	
14-631	14-456	14-651	14-469	14-537	14-738	14-317	
14-631-A	14-713	14-499	14-433	14-410-A	14-727	14-316	
14-639	14-743	14-650	14-468	14-492	14-764	14-315	
14-418-A	14-714	14-500	14-434	14-465	14-763	14-307	
14-516	14-712	14-649	14-467	14-493	14-762	14-306	
14-517	14-717	14-648	14-435	14-465-A	14-761	14-305	
14-518	14-647	14-501-1	14-466	14-464	14-760	14-303	
14-496	14-457	14-646	14-436	14-473	14-659	14-304	
14-495	14-458	14-502	14-465-A-1	14-472	14-660	14-302	
14-494	14-459	14-503	14-437	14-463	14-759	14-301	
14-652	14-460	14-519	14-491	14-726	14-661	14-300	
14-668	14-461	14-522	14-410	14-765	14-757	14-298	
14-653-A	14-462	14-630	14-490	14-726-A	14-758	14-712-A	
14-667	14-471	14-520	14-411	14-746	14-662	14-718	
14-654	14-474	14-524	14-413	14-725	14-756	14-719	
14-634	14-475	14-525	14-412	14-724	14-663	14-720	
14-666	14-476	11-238	14-488	14-747	14-633	14-721	
14-665	14-673	11-237	14-414	14-308	14-635	14-722	
14-632	14-477	11-236	14-415	14-309	14-636	14-723-A	
	14-672	14-335	14-416		14-637	14-723	

PARCEL ASSESSED VALUES

PARCEL_ID	LOCATION	LAND VALUE	IMPROVE VALUE	TOTAL VALUE
14-640	0 CHICAGO ST	\$0.00	\$0.00	\$0.00
14-538-C	708 CHICAGO ST	\$4,600.00	\$37,300.00	\$41,900.00
14-539	712 CHICAGO ST	\$23,400.00	\$0.00	\$23,400.00
14-507	713 CHICAGO ST	\$6,500.00	\$41,700.00	\$48,200.00
14-540	714 CHICAGO ST	\$4,400.00	\$44,200.00	\$48,600.00
14-506	715 CHICAGO ST	\$5,200.00	\$32,800.00	\$38,000.00
14-523	716 CHICAGO ST	\$8,400.00	\$51,800.00	\$60,200.00
14-505	717 CHICAGO ST	\$6,900.00	\$60,500.00	\$67,400.00
14-521	720 CHICAGO ST	\$6,400.00	\$43,100.00	\$49,500.00
14-504	721 CHICAGO ST	\$5,000.00	\$39,800.00	\$44,800.00
14-631	804 CHICAGO ST	\$13,500.00	\$36,800.00	\$50,300.00
14-631-A	812 CHICAGO ST	\$10,400.00	\$52,400.00	\$62,800.00
14-639	815 CHICAGO ST	\$33,300.00	\$55,400.00	\$88,700.00
14-418-A	625 CROOKS ST	\$6,800.00	\$37,500.00	\$44,300.00
14-516	700-702 CROOKS ST	\$6,700.00	\$53,600.00	\$60,300.00
14-517	708 CROOKS ST	\$6,700.00	\$50,500.00	\$57,200.00
14-518	712 CROOKS ST	\$9,500.00	\$42,700.00	\$52,200.00
14-496	720 CROOKS ST	\$11,200.00	\$95,500.00	\$106,700.00
14-495	722-724 CROOKS ST	\$9,500.00	\$80,200.00	\$89,700.00
14-494	728 CROOKS ST	\$9,500.00	\$73,800.00	\$83,300.00
14-652	800 CROOKS ST	\$8,800.00	\$37,400.00	\$46,200.00
14-668	803 CROOKS ST	\$8,800.00	\$54,800.00	\$63,600.00
14-653-A	806 CROOKS ST	\$9,300.00	\$48,500.00	\$57,800.00
14-667	811 CROOKS ST	\$9,700.00	\$42,700.00	\$52,400.00
14-654	812 CROOKS ST	\$9,500.00	\$44,500.00	\$54,000.00
14-634	816 CROOKS ST	\$9,500.00	\$46,500.00	\$56,000.00
14-666	819 CROOKS ST	\$7,800.00	\$34,700.00	\$42,500.00
14-665	823 CROOKS ST	\$7,300.00	\$46,200.00	\$53,500.00
14-632	824 CROOKS ST	\$6,700.00	\$50,300.00	\$57,000.00
14-664	825 CROOKS ST	\$7,300.00	\$46,400.00	\$53,700.00
14-755	905 CROOKS ST	\$11,600.00	\$57,000.00	\$68,600.00
14-427	620 DOTY ST	\$11,000.00	\$0.00	\$11,000.00
14-428	624 DOTY ST	\$6,500.00	\$47,700.00	\$54,200.00
14-429	628 DOTY ST	\$6,700.00	\$49,800.00	\$56,500.00
14-453	703 DOTY ST	\$6,100.00	\$44,500.00	\$50,600.00
14-452	707 DOTY ST	\$5,600.00	\$34,500.00	\$40,100.00
14-451	711 DOTY ST	\$4,400.00	\$58,500.00	\$62,900.00
14-470-B	714 DOTY ST	\$9,500.00	\$0.00	\$9,500.00
14-450	715 DOTY ST	\$6,900.00	\$22,400.00	\$29,300.00
14-456	720-726 DOTY ST	\$10,200.00	\$52,500.00	\$62,700.00
14-713	903-905 DOTY ST	\$10,800.00	\$88,100.00	\$98,900.00
14-743	914 DOTY ST	\$10,000.00	\$45,000.00	\$55,000.00
14-714	915 DOTY ST	\$11,500.00	\$41,900.00	\$53,400.00
14-712	917-923 DOTY ST	\$24,800.00	\$134,200.00	\$159,000.00
14-717	928 DOTY ST	\$8,500.00	\$41,700.00	\$50,200.00
14-647	0 S JACKSON ST	\$10,700.00	\$0.00	\$10,700.00
14-457	202 S JACKSON ST	\$8,600.00	\$46,100.00	\$54,700.00
14-458	208 S JACKSON ST	\$11,900.00	\$59,900.00	\$71,800.00
14-459	214-216 S JACKSON ST	\$23,800.00	\$122,900.00	\$146,700.00
14-460	218-222 S JACKSON ST	\$11,900.00	\$72,100.00	\$84,000.00
14-461	228 S JACKSON ST	\$0.00	\$0.00	\$0.00
14-462	234 S JACKSON ST	\$8,000.00	\$35,100.00	\$43,100.00
14-471	300 S JACKSON ST	\$7,300.00	\$53,400.00	\$60,700.00
14-474	306-308 S JACKSON ST	\$11,900.00	\$54,200.00	\$66,100.00
14-475	314 S JACKSON ST	\$11,900.00	\$66,900.00	\$78,800.00
14-476	320 S JACKSON ST	\$11,900.00	\$47,500.00	\$59,400.00
14-673	321 S JACKSON ST	\$11,900.00	\$71,100.00	\$83,000.00
14-477	326 S JACKSON ST	\$11,900.00	\$47,200.00	\$59,100.00
14-672	327 S JACKSON ST	\$11,900.00	\$45,800.00	\$57,700.00
14-478	330 S JACKSON ST	\$11,900.00	\$45,400.00	\$57,300.00
14-671	331 S JACKSON ST	\$7,900.00	\$33,500.00	\$41,400.00
14-670	333 S JACKSON ST	\$7,900.00	\$52,900.00	\$60,800.00
14-479	336 S JACKSON ST	\$9,500.00	\$31,200.00	\$40,700.00
14-480	338 S JACKSON ST	\$7,700.00	\$26,400.00	\$34,100.00

14-669	341 S JACKSON ST	\$7,900.00	\$29,900.00	\$37,800.00
14-481	346 S JACKSON ST	\$11,900.00	\$48,700.00	\$60,600.00
14-497	414 S JACKSON ST	\$5,000.00	\$51,600.00	\$56,600.00
14-653	415 S JACKSON ST	\$6,000.00	\$27,300.00	\$33,300.00
14-498	416 S JACKSON ST	\$5,000.00	\$30,800.00	\$35,800.00
14-651	417 S JACKSON ST	\$8,300.00	\$55,800.00	\$64,100.00
14-499	418-420 S JACKSON ST	\$11,900.00	\$47,000.00	\$58,900.00
14-650	421 S JACKSON ST	\$11,900.00	\$55,400.00	\$67,300.00
14-500	426 S JACKSON ST	\$9,900.00	\$33,500.00	\$43,400.00
14-649	427 S JACKSON ST	\$11,900.00	\$75,900.00	\$87,800.00
14-648	433 S JACKSON ST	\$7,200.00	\$45,500.00	\$52,700.00
14-501-1	434 S JACKSON ST	\$17,800.00	\$64,500.00	\$82,300.00
14-646	437 S JACKSON ST	\$39,200.00	\$56,200.00	\$95,400.00
14-502	438 S JACKSON ST	\$5,900.00	\$29,000.00	\$34,900.00
14-503	446 S JACKSON ST	\$8,900.00	\$59,100.00	\$68,000.00
14-519	500-502 S JACKSON ST	\$7,500.00	\$59,500.00	\$67,000.00
14-522	508 S JACKSON ST	\$6,700.00	\$34,700.00	\$41,400.00
14-630	509 S JACKSON ST	\$8,900.00	\$61,100.00	\$70,000.00
14-520	512 S JACKSON ST	\$7,500.00	\$30,600.00	\$38,100.00
14-524	516 S JACKSON ST	\$7,900.00	\$47,800.00	\$55,700.00
11-238	110 S QUINCY ST	\$7,100.00	\$41,200.00	\$48,300.00
11-237	114 S QUINCY ST	\$7,100.00	\$54,200.00	\$61,300.00
11-236	120 S QUINCY ST	\$27,700.00	\$66,000.00	\$93,700.00
14-335	121 S QUINCY ST	\$4,000.00	\$43,100.00	\$47,100.00
11-235	122 S QUINCY ST	\$8,700.00	\$25,400.00	\$34,100.00
14-336	123 S QUINCY ST	\$7,900.00	\$48,700.00	\$56,600.00
14-334	125 S QUINCY ST	\$9,900.00	\$50,600.00	\$60,500.00
14-455	127-129 S QUINCY ST	\$11,800.00	\$82,100.00	\$93,900.00
14-454	133 S QUINCY ST	\$6,600.00	\$36,200.00	\$42,800.00
14-470	201-203 S QUINCY ST	\$10,400.00	\$1,200.00	\$11,600.00
14-430	206 S QUINCY ST	\$6,000.00	\$0.00	\$6,000.00
14-431	208 S QUINCY ST	\$6,000.00	\$40,500.00	\$46,500.00
14-470-A	209 S QUINCY ST	\$10,000.00	\$47,000.00	\$57,000.00
14-432	212 S QUINCY ST	\$7,900.00	\$32,700.00	\$40,600.00
14-469	213-215 S QUINCY ST	\$23,800.00	\$118,900.00	\$142,700.00
14-433	216 S QUINCY ST	\$7,900.00	\$44,600.00	\$52,500.00
14-468	219 S QUINCY ST	\$7,900.00	\$46,000.00	\$53,900.00
14-434	222 S QUINCY ST	\$0.00	\$0.00	\$0.00
14-467	223 S QUINCY ST	\$6,000.00	\$46,400.00	\$52,400.00
14-435	226 S QUINCY ST	\$6,600.00	\$17,700.00	\$24,300.00
14-466	227 S QUINCY ST	\$11,900.00	\$66,700.00	\$78,600.00
14-436	230 S QUINCY ST	\$6,600.00	\$13,400.00	\$20,000.00
14-465-A-1	233 S QUINCY ST	\$9,100.00	\$61,400.00	\$70,500.00
14-437	234 S QUINCY ST	\$6,600.00	\$29,000.00	\$35,600.00
14-491	301-303 S QUINCY ST	\$7,600.00	\$75,500.00	\$83,100.00
14-410	304 S QUINCY ST	\$9,500.00	\$69,900.00	\$79,400.00
14-490	305-311 S QUINCY ST	\$12,300.00	\$73,300.00	\$85,600.00
14-411	308 S QUINCY ST	\$9,500.00	\$31,100.00	\$40,600.00
14-413	310 S QUINCY ST	\$6,000.00	\$42,100.00	\$48,100.00
14-412	314 S QUINCY ST	\$6,000.00	\$29,300.00	\$35,300.00
14-488	315 S QUINCY ST	\$10,900.00	\$57,400.00	\$68,300.00
14-414	318 S QUINCY ST	\$11,900.00	\$63,100.00	\$75,000.00
14-415	326 S QUINCY ST	\$12,300.00	\$97,600.00	\$109,900.00
14-416	330-334 S QUINCY ST	\$23,800.00	\$111,600.00	\$135,400.00
14-418	342 S QUINCY ST	\$10,300.00	\$67,800.00	\$78,100.00
14-515	409 S QUINCY ST	\$10,000.00	\$31,500.00	\$41,500.00
14-514	415 S QUINCY ST	\$6,000.00	\$32,800.00	\$38,800.00
14-513	419 S QUINCY ST	\$6,000.00	\$39,900.00	\$45,900.00
14-512	421 S QUINCY ST	\$11,900.00	\$53,900.00	\$65,800.00
14-511	427-429 S QUINCY ST	\$11,900.00	\$54,200.00	\$66,100.00
14-508	431-435 S QUINCY ST	\$59,400.00	\$369,100.00	\$428,500.00
14-538-A	501 S QUINCY ST	\$4,800.00	\$38,000.00	\$42,800.00
14-538	505 S QUINCY ST	\$4,800.00	\$33,900.00	\$38,700.00
14-538-B	509 S QUINCY ST	\$0.00	\$0.00	\$0.00
14-537	515 S QUINCY ST	\$0.00	\$0.00	\$0.00
14-410-A	618-620 STUART ST	\$0.00	\$0.00	\$0.00
14-492	710 STUART ST	\$5,400.00	\$48,100.00	\$53,500.00

14-465	713 STUART ST	\$4,400.00	\$22,600.00	\$27,000.00
14-493	714 STUART ST	\$8,200.00	\$39,200.00	\$47,400.00
14-465-A	715 STUART ST	\$5,200.00	\$35,500.00	\$40,700.00
14-464	719 STUART ST	\$0.00	\$0.00	\$0.00
14-473	720 STUART ST	\$5,900.00	\$43,800.00	\$49,700.00
14-472	722 STUART ST	\$5,200.00	\$35,700.00	\$40,900.00
14-463	723 STUART ST	\$0.00	\$0.00	\$0.00
14-726	905 STUART ST	\$8,100.00	\$93,700.00	\$101,800.00
14-765	912-914 STUART ST	\$8,600.00	\$61,100.00	\$69,700.00
14-726-A	915 STUART ST	\$5,900.00	\$57,500.00	\$63,400.00
14-746	916 STUART ST	\$4,100.00	\$37,200.00	\$41,300.00
14-725	917 STUART ST	\$9,500.00	\$44,100.00	\$53,600.00
14-724	921 STUART ST	\$9,500.00	\$38,500.00	\$48,000.00
14-747	922 STUART ST	\$6,800.00	\$43,600.00	\$50,400.00
14-308	109 S VAN BUREN ST	\$2,700.00	\$19,900.00	\$22,600.00
14-309	115 S VAN BUREN ST	\$27,700.00	\$725,500.00	\$753,200.00
14-314	118 S VAN BUREN ST	\$8,000.00	\$45,100.00	\$53,100.00
14-313	122 S VAN BUREN ST	\$6,800.00	\$66,300.00	\$73,100.00
14-310	123 S VAN BUREN ST	\$14,400.00	\$164,000.00	\$178,400.00
14-312	124 S VAN BUREN ST	\$9,900.00	\$48,800.00	\$58,700.00
14-716	127 S VAN BUREN ST	\$11,100.00	\$49,000.00	\$60,100.00
14-715	131 S VAN BUREN ST	\$8,900.00	\$50,800.00	\$59,700.00
14-742	201 S VAN BUREN ST	\$8,700.00	\$29,700.00	\$38,400.00
14-740	207 S VAN BUREN ST	\$6,000.00	\$49,000.00	\$55,000.00
14-741	211 S VAN BUREN ST	\$6,000.00	\$30,600.00	\$36,600.00
14-739	215 S VAN BUREN ST	\$11,900.00	\$43,300.00	\$55,200.00
14-738	219-221 S VAN BUREN ST	\$19,600.00	\$69,400.00	\$89,000.00
14-727	225 S VAN BUREN ST	\$10,700.00	\$60,300.00	\$71,000.00
14-764	301 S VAN BUREN ST	\$12,800.00	\$77,100.00	\$89,900.00
14-763	305 S VAN BUREN ST	\$4,900.00	\$38,800.00	\$43,700.00
14-762	309 S VAN BUREN ST	\$4,900.00	\$38,600.00	\$43,500.00
14-761	317 S VAN BUREN ST	\$11,900.00	\$34,700.00	\$46,600.00
14-760	321 S VAN BUREN ST	\$11,900.00	\$64,800.00	\$76,700.00
14-659	322 S VAN BUREN ST	\$11,900.00	\$44,500.00	\$56,400.00
14-660	324 S VAN BUREN ST	\$11,900.00	\$35,800.00	\$47,700.00
14-759	325 S VAN BUREN ST	\$11,900.00	\$42,100.00	\$54,000.00
14-661	330 S VAN BUREN ST	\$11,900.00	\$52,400.00	\$64,300.00
14-757	331 S VAN BUREN ST	\$6,000.00	\$36,600.00	\$42,600.00
14-758	333 S VAN BUREN ST	\$6,000.00	\$26,800.00	\$32,800.00
14-662	334 S VAN BUREN ST	\$5,200.00	\$38,900.00	\$44,100.00
14-756	335 S VAN BUREN ST	\$0.00	\$0.00	\$0.00
14-663	338 S VAN BUREN ST	\$5,200.00	\$36,800.00	\$42,000.00
14-633	402 S VAN BUREN ST	\$6,700.00	\$49,500.00	\$56,200.00
14-635	408 S VAN BUREN ST	\$10,300.00	\$104,300.00	\$114,600.00
14-636	412 S VAN BUREN ST	\$6,000.00	\$29,000.00	\$35,000.00
14-637	416 S VAN BUREN ST	\$6,000.00	\$46,000.00	\$52,000.00
14-638	420 S VAN BUREN ST	\$11,900.00	\$27,700.00	\$39,600.00
14-641	424 S VAN BUREN ST	\$6,200.00	\$39,300.00	\$45,500.00
14-642	430 S VAN BUREN ST	\$6,700.00	\$56,800.00	\$63,500.00
14-643	434 S VAN BUREN ST	\$6,700.00	\$51,400.00	\$58,100.00
14-644	440 S VAN BUREN ST	\$6,800.00	\$59,500.00	\$66,300.00
14-645	444 S VAN BUREN ST	\$7,700.00	\$54,900.00	\$62,600.00
11-240	620-624 E WALNUT ST	\$10,700.00	\$85,000.00	\$95,700.00
11-239	630 E WALNUT ST	\$34,800.00	\$87,100.00	\$121,900.00
14-333	700 E WALNUT ST	\$62,500.00	\$326,300.00	\$388,800.00
14-331	714-716 E WALNUT ST	\$51,600.00	\$0.00	\$51,600.00
14-317	820 E WALNUT ST	\$10,300.00	\$43,200.00	\$53,500.00
14-316	826 E WALNUT ST	\$0.00	\$0.00	\$0.00
14-315	830 E WALNUT ST	\$4,200.00	\$64,800.00	\$69,000.00
14-307	900 E WALNUT ST	\$7,800.00	\$35,000.00	\$42,800.00
14-306	906 E WALNUT ST	\$13,100.00	\$37,200.00	\$50,300.00
14-305	914 E WALNUT ST	\$10,200.00	\$58,500.00	\$68,700.00
14-303	918 E WALNUT ST	\$7,000.00	\$35,400.00	\$42,400.00
14-304	920 E WALNUT ST	\$4,900.00	\$56,300.00	\$61,200.00
14-302	926 E WALNUT ST	\$33,500.00	\$0.00	\$33,500.00
14-301	934 E WALNUT ST	\$20,800.00	\$0.00	\$20,800.00
14-300	108 S WEBSTER AV	\$12,300.00	\$0.00	\$12,300.00

14-298	120 S WEBSTER AV	\$93,400.00	\$430,800.00	\$524,200.00
14-712-A	130 S WEBSTER AV	\$5,500.00	\$54,000.00	\$59,500.00
14-718	202 S WEBSTER AV	\$8,600.00	\$67,700.00	\$76,300.00
14-719	208 S WEBSTER AV	\$6,800.00	\$64,000.00	\$70,800.00
14-720	212-214 S WEBSTER AV	\$10,600.00	\$53,800.00	\$64,400.00
14-721	220 S WEBSTER AV	\$39,200.00	\$55,800.00	\$94,800.00
14-722	226 S WEBSTER AV	\$26,100.00	\$900.00	\$27,000.00
14-723-A	238 S WEBSTER AV	\$10,700.00	\$46,800.00	\$57,500.00
14-723	240 S WEBSTER AV	\$15,400.00	\$49,300.00	\$64,700.00
14-744	300 S WEBSTER AV	\$17,400.00	\$129,900.00	\$147,300.00
14-745	306 S WEBSTER AV	\$14,300.00	\$0.00	\$14,300.00
14-748	310 S WEBSTER AV	\$5,900.00	\$58,900.00	\$64,800.00
14-749	316 S WEBSTER AV	\$10,600.00	\$35,100.00	\$45,700.00
14-750	320 S WEBSTER AV	\$5,300.00	\$40,700.00	\$46,000.00
14-750-A	322 S. WEBSTER AV	\$5,300.00	\$35,200.00	\$40,500.00
14-751	324-326 S WEBSTER AV	\$10,600.00	\$80,100.00	\$90,700.00
14-752	332 S WEBSTER AV	\$20,500.00	\$61,700.00	\$82,200.00
14-753	342 S WEBSTER AV	\$91,500.00	\$311,000.00	\$402,500.00
	Total Values	\$2,386,800.00	\$11,882,800.00	\$14,269,600.00

PARCEL_ID	LOCATION	OWNER	BLIGHT	LANDUSE
14-640	0 CHICAGO ST	GREEN BAY code OF,	code violation paint	1
14-538-C	708 CHICAGO ST	MINOR, JOHN	vacant lot	land
14-539	712 CHICAGO ST	KORGER, CHARLES J	gravel drive	2
14-540	713 CHICAGO ST	HENNE, DUANE J & SHERRIE L	gravel drive	1
14-540	714 CHICAGO ST	LEMEROND, DIANE R	code violation porch	1
14-506	715 CHICAGO ST	SMITH, JOHN & CHERYL	code violation peeling paint	2
14-523	716 CHICAGO ST	BRUNER, SCOTT H	gravel drive	1
14-505	717 CHICAGO ST	STEINHAGEN, TONY J & TRACY M	peeling paint	2
14-521	720 CHICAGO ST	CASPERSON, MICHAEL J	code violation peeling paint	business/residential
14-504	721 CHICAGO ST	JOHN, EDWARD K	underutilization of site - no parking	1
14-631	804 CHICAGO ST	BURKART, RICHARD L & MARILYN B		business
14-631-A	812 CHICAGO ST	SANCHEZ, LOUIS D & CARMEN	underutilization of site - vacant	1
14-639	815 CHICAGO ST	GRAVES, FRED L	density	2
14-418-A	625 CROOKS ST	BELONGIA, MAE	density	1
14-516	700-702 CROOKS ST	CEVIZOVIC, JOHN I	density	1
14-517	708 CROOKS ST	CEVIZOVIC, JOHN I	-	2
14-518	712 CROOKS ST	THOMAS, GRANT P	density	3
14-496	720 CROOKS ST	FRIGO, PAUL T & SONIA	density	2
14-495	722-724 CROOKS ST	LOCHMAN ENTERPRISES LLC	density	1
14-494	728 CROOKS ST	JOHNSTON, HOWARD J	code violation porch, peeling paint	2
14-652	800 CROOKS ST	REILLY, KEVIN	density	3
14-668	803 CROOKS ST	JOSKI, NICHOLAS P	density/gravel drive	2
14-653-A	806 CROOKS ST	SLY, RUTH A	density/code violation peeling paint	3
14-667	811 CROOKS ST	WATT, PATRICK M & JO A	gravel drive/density	2
14-654	812 CROOKS ST	SLY, RUTH A	density/peeling paint	1
14-634	816 CROOKS ST	LARDINOIS, ROBERT J	-	1
14-666	819 CROOKS ST	VANDERHEYDEN, DANIEL E & LINDA L	code violation peeling paint or awning	2
14-665	823 CROOKS ST	HEBEL, HOLLY A	density	1
14-632	824 CROOKS ST	HIBBERT, JAMES C	-	2
14-664	825 CROOKS ST	HEBEL, DAVID M & LISA M	code violation peeling paint	parking
14-755	905 CROOKS ST	DIETZ, EDWARD H & PATRICIA M	density	2
14-427	620 DOTY ST	RECKA, JOSEPH M	density	2
14-428	624 DOTY ST	NOTZ, GARY L & LIN S	density	2
14-429	628 DOTY ST	NOTZ, GARY L & LIN S	density	2
14-430	703 DOTY ST	CATALANO, LANCE T & WENDY G	density	1
14-452	707 DOTY ST	CATALANO, LANCE T & WENDY G	density	parking lot
14-451	711 DOTY ST	GELLIN, THOMAS M & BARBARA J	parking lot	1
14-470-B	714 DOTY ST	LAMARCH, DANIEL D & KAY A	density	4
14-450	715 DOTY ST	GELLIN, RICHARD J & MARY JO	density	2
14-456	720-726 DOTY ST	LORENZ, DENNIS N & HOLLY S	-	2
14-713	903-905 DOTY ST	KRUMPOS, MARY M	density	1
14-743	914 DOTY ST	LEFEVRE, DONALD G & RUBY M	gravel drive	3
14-714	915 DOTY ST	WINEMILLER, JAMES W & MONNA M	code violation gravel drive, porches	1
14-712	917-923 DOTY ST	BROCK, JOHN M & MICHELE M	-	business
14-717	928 DOTY ST	LESCHKE, CHARLES & MARION A	underutilization of site	1
14-647	0 S JACKSON ST	GRAVES, FRED L & MARY L	peeling paint	1
14-457	202 S JACKSON ST	KUSKI, ROBERT J & MARY L	-	8
14-458	208 S JACKSON ST	LEFEVRE, CURTIS S	density	
14-459	214-216 S JACKSON ST	PARROTT, JAMES W & BONITA L	park	
14-460	218-222 S JACKSON ST	GREEN BAY code OF,	park	
14-461	228 S JACKSON ST	GREEN BAY code OF,	park	1
14-462	234 S JACKSON ST	GREEN BAY code OF,	density	2
14-471	300 S JACKSON ST	DESOTELLE, JANIS A	gravel drive	3
14-474	306-308 S JACKSON ST	PHILLIPS, THOMAS G & DOREEN A	density, code violation gravel drive	1
14-475	314 S JACKSON ST	MENNEN LIVING TRUST,	driveway	1
14-476	320 S JACKSON ST	HARTMAN, PAUL A & ANN N	code violation peeling paint	2
14-673	321 S JACKSON ST	VANSISTINE, GARY R & SANDRA K	density, gravel drive	1
14-477	326 S JACKSON ST	MILLER, OTHA D	code violation foundation	1
14-672	327 S JACKSON ST	MCDONALD, DONALD	bad driveway	1
14-478	330 S JACKSON ST	PAULICK, RITA	-	1
14-671	331 S JACKSON ST	RONSMAN, CLETUS J & VIRGINIA	gravel drive	1
14-670	333 S JACKSON ST	VANDENBUSCH, CHRISTOPHER N & ANN	code violation siding	1
14-479	336 S JACKSON ST	MANDE, ANNA J	density/gravel drive	2
14-480	338 S JACKSON ST	SOLETSKI, JOHN F & JANE A	code violation gravel drive/siding	1
14-481	341 S JACKSON ST	D & S ACCT \$ LTD	-	2
14-482	346 S JACKSON ST	SHIRER, MICHAEL A	density/peeling paint	2
14-497	414 S JACKSON ST	SMITH, TRACEY M	cracked foundation	2
14-653	415 S JACKSON ST	HANEY, FREDERICK P & MARGARET A		

					1
			density		2
14-498	416 S JACKSON ST	SANCHEZ, LUIS D & MARIA C	gravel drive		2
14-651	417 S JACKSON ST	DETRIE CONSTRUCTION INC	peeling paint		1
14-499	418-420 S JACKSON ST	PONCE, JUAN E & ANABEL	gravel drive		1
14-500	421 S JACKSON ST	NEIGHBORHOOD HOUSING SERVICES OF	-		2
14-501	426 S JACKSON ST	WALSKE, RUSSELL N & BERNARDINE J	gravel drive		2
14-649	427 S JACKSON ST	TUYLS, DANIEL M & LINDA M	no screens		2
14-648	433 S JACKSON ST	ROBILLARD, WILMER & LILLIAN	gravel drive		business
14-501-1	434 S JACKSON ST	LORENZ, DENNIS N & HOLLY	underutilization of site, code violation - gravel dri		1
14-646	437 S JACKSON ST	GRAVES, FRED L & MARY L	code violation density		4
14-502	438 S JACKSON ST	JOHN, EDWARD K	code violation windows, density		2
14-503	446 S JACKSON ST	JOHN, EDWARD K	code violation porches, peeling paint		1
14-519	500-502 S JACKSON ST	AMBROSIUS, JOSEPH F & THERESA A	density		1
14-522	508 S JACKSON ST	BURKART, RICHARD L & MARILYN B	-		1
14-630	509 S JACKSON ST	BURKART, RICHARD L & MARILYN B	peeling paint, density		1
14-520	512 S JACKSON ST	GERBER HELEN M REVOCABLE, TRUST	front porch roof/garage code violation		1
14-524	516 S JACKSON ST	WICHMAN, RONALD W	none		2
11-238	110 S QUINCY ST	FREEMAN, RITA ANN	density		business
11-237	114 S QUINCY ST	WILLEMS, JOANNE M	-		2
11-236	120 S QUINCY ST	FOSCATO, JOHN A	no green space parking		1
14-335	121 S QUINCY ST	ROHR, STEVEN J	mixed use setback		2
11-235	122 S QUINCY ST	FOSCATO, JOHN A	no parking		1
14-336	123 S QUINCY ST	M W J JOINT VENTURE	rusted gutters		3 - 2 and 1
14-334	125 S QUINCY ST	FOSCATO, JOHN A	density		1
14-455	127-129 S QUINCY ST	NORTON, JAMES A	-		parking
14-454	133 S QUINCY ST	KONG, TONG	-		parking
14-470	201-203 S QUINCY ST	LAMARCH, DANIEL D & KAY A	-		1
14-430	206 S QUINCY ST	NOTZ, GARY L & LIN S	code violation		1
14-431	208 S QUINCY ST	NOTZ, GARY L & LIN S	-		1
14-470-A	209 S QUINCY ST	GOMEZ, MARTIN	code violation siding		8
14-432	212 S QUINCY ST	SHEELK, MICHAEL R & ELIZABETH E	not enough parking code violation bad drive		1
14-469	213-215 S QUINCY ST	KONEN, JONATHON F	bad driveway		1
14-433	216 S QUINCY ST	BROKIEWICZ, WILLIAM V & LORRAINE M	peeling paint on porch		2
14-468	219 S QUINCY ST	BOSETSKI, PERRY S & LINDA M	gravel drive		1
14-434	222 S QUINCY ST	BAY OAKS INC	cracked porch		1
14-435	223 S QUINCY ST	BOSETSKI, PERRY S & LINDA M	-		1
14-436	226 S QUINCY ST	KELLNER, KEITH J	-		2
14-466	227 S QUINCY ST	CULBERTSON, JOEL D & TAMARA I	gravel drive, peeling paint		2
14-436	230 S QUINCY ST	SLAVIK, LAWRENCE C	code violation roof-garage		2
14-465-A-1	233 S QUINCY ST	ROHR, STEVEN J & STACY S	gravel drive-density		2
14-437	234 S QUINCY ST	SIMONET, JOHN G & SCOTT E	density		business/2
14-491	301-303 S QUINCY ST	CHARLES, JASON E	code violation damaged siding		4
14-410	304 S QUINCY ST	YOURA, A DOUGLAS & SHIRLEY M	density		2
14-490	305-311 S QUINCY ST	LARDINOIS, ROBERT J & MARIAN C	density		1
14-411	308 S QUINCY ST	BARC RENTAL PROPERTIES LLP	density		1
14-413	310 S QUINCY ST	BREDE, SUSAN E	density		3
14-412	314 S QUINCY ST	KLARKOWSKI, CHERYL A	density		2
14-488	315 S QUINCY ST	MENNEN LIVING TRUST,	density		7
14-414	318 S QUINCY ST	PATERS, GREGORY L & CHRISTINE A	density		1
14-415	326 S QUINCY ST	HICKS FAMILY LLC	density		3
14-416	330-334 S QUINCY ST	GOEBEN, LARRY W	density-gravel drive		1
14-418	342 S QUINCY ST	BARTH MARY A REVOCABLE T, RUST	-		1
14-515	409 S QUINCY ST	THOME, DIANA L	code violation garage		2
14-514	415 S QUINCY ST	SEARS, RAYMOND A	code violation siding		1
14-513	419 S QUINCY ST	CHALLIS, DAVID H	code violation gravel drive		2
14-512	421 S QUINCY ST	KEILER, GERALD J	code violation gravel drive		2/16
14-511	427-429 S QUINCY ST	KRUMHOLZ, ERIK S	density		1
14-508	431-435 S QUINCY ST	INVESTORS IV	density		1
14-538-A	501 S QUINCY ST	COOK, RUSSELL G & PATRICIA E	density		1
14-538	505 S QUINCY ST	MILES, FRANK	-		1
14-538-B	509 S QUINCY ST	N H S OF GREEN BAY LLC	density		business
14-537	515 S QUINCY ST	N H S OF GREEN BAY LLC	density		1
14-410-A	618-620 STUART ST	DAHLIN, DAVID G	-		1
14-492	710 STUART ST	DIETZ, EDWARD H & PATRICIA M	-		1
14-465	713 STUART ST	CASPER, EVELYN & JANET	gravel drive		2
14-466	714 STUART ST	SCHOTT, ROGER M	density		park
14-467	715 STUART ST	CROOKEDWOOD CORP	park		2
14-468	719 STUART ST	GREEN BAY code OF,	code violation gravel drive, siding		1
14-473	720 STUART ST	ROME, JOHN	-		1
14-472	722 STUART ST	INOVOSELATZ, JEREMY J	-		1

				park	4
14-463	723 STUART ST	GREEN BAY code OF,	park	density	2
14-726	905 STUART ST	HAEN, DEAN R & MARY F	-	-	2
14-765	912-914 STUART ST	THAO, RAYTHERN F & KATHRANLY Y	gravel drive	-	1
14-7	915 STUART ST	TROCHIL, CLARENCE L & JOAN E	gravel drive	-	2
14-7	916 STUART ST	FOLKMAN, STEPHANIE M	density, gravel drive	-	2
14-725	917 STUART ST	VANSISTINE, BRENNEN J	density	-	1
14-724	921 STUART ST	CURIEL, EVERARDO & IRENE	density	-	1
14-747	922 STUART ST	BANK ONE NA	density	-	multi-family
14-308	109 S VAN BUREN ST	ZOCHERT, DAVID J & SANDRA J	density	-	2
14-309	115 S VAN BUREN ST	BENCHMARK HEALTHCARE OFGREEN BA	density	-	2
14-314	118 S VAN BUREN ST	HARRILL, MICHAEL T	density	-	business
14-313	122 S VAN BUREN ST	BEZIO, CHRISTIAN P	-	-	1
14-310	123 S VAN BUREN ST	TROUP, DAVID	-	-	2
14-312	124 S VAN BUREN ST	BAIERL, DAVID A & KATHLEEN A	code violation rusted gutters	-	1
14-716	127 S VAN BUREN ST	DIETZ, EDWARD H & PATRICIA M	-	-	1
14-715	131 S VAN BUREN ST	MILLER, ROBERT J	-	-	1
14-742	201 S VAN BUREN ST	JORGENSEN, ALBERTHA	-	-	1
14-740	207 S VAN BUREN ST	THOMAS, AUDREY L	-	-	2
14-741	211 S VAN BUREN ST	PARMENTIER, GERALDINE	code violation porches, gravel drive	-	business/SF house
14-739	215 S VAN BUREN ST	GOSZ, ANN M	-	-	SF house/business
14-738	219-221 S VAN BUREN ST	JOSEPHS, TIMOTHY E	density/parking	-	6
14-727	225 S VAN BUREN ST	MILLER, ROBERT J	density	-	1
14-764	301 S VAN BUREN ST	HAWKES, RICHARD R	gravel drive	-	1
14-763	305 S VAN BUREN ST	WOOD, DOUGLAS K & LORI K	gravel drive	-	1
14-762	309 S VAN BUREN ST	GILLIS, ANTHONY J & MARY ANN	gravel drive	-	1
14-761	317 S VAN BUREN ST	FRAYSETH, TAD D & MARCY J	gravel drive	-	2
14-760	321 S VAN BUREN ST	MUTUAL HOUSING ASSN OF BROWN COU	gravel drive, peeling paint	-	1
14-659	322 S VAN BUREN ST	HARRIS, CHRISTOPHER L & LISA M	gravel drive	-	1
14-660	324 S VAN BUREN ST	MINOR, JOHN	-	-	3
14-759	325 S VAN BUREN ST	NEIGHBORHOOD HOUSING SERVICES OF	density	-	1
14-661	330 S VAN BUREN ST	DELSART, THOMAS F & ELAINE B	-	-	1
14-757	331 S VAN BUREN ST	NEIGHBORHOOD HOUSING SERVICES OF	-	-	1
14-758	333 S VAN BUREN ST	NEIGHBORHOOD HOUSING SERVICES OF	-	-	1
14-662	334 S VAN BUREN ST	GILLIS, ANTHONY J & MARY ANN	sidings, gravel drive	-	1
14-7	335 S VAN BUREN ST	NEIGHBORHOOD HOUSING SERVICES OF	-	-	1
14-66	338 S VAN BUREN ST	WASIELEWSKI, RAYMOND J & LORI M	density	-	4
14-633	402 S VAN BUREN ST	CRANE, TONY C	-	-	1
14-635	408 S VAN BUREN ST	DESOTELL RONALD J & HELE, N M REVO	-	-	2
14-636	412 S VAN BUREN ST	ANDERSON, LESLIE E	gravel drive	-	2
14-637	416 S VAN BUREN ST	ELLIS, THOMAS Q & ANTHONY J	-	-	1
14-638	420 S VAN BUREN ST	GERARDEN, DAVID G & JACQUELINE E	density	-	1
14-641	424 S VAN BUREN ST	DESTICHE, VICTORIA M	code violation foundation crack/density	-	1
14-642	430 S VAN BUREN ST	TAPPA, BARBARA J	-	-	1
14-643	434 S VAN BUREN ST	BAMKE, JOANNE P	-	-	1
14-644	440 S VAN BUREN ST	JOSKI, DONALD J	-	-	rooming house
14-645	444 S VAN BUREN ST	CAIN, CARLA M	density	-	business
11-240	620-624 E WALNUT ST	DESIGN EXTRAORDINAIRE LL, P	business building	-	business
11-239	630 E WALNUT ST	DESIGN EXTRAORDINAIRE LL, P	business building	-	parking lot
14-333	700 E WALNUT ST	PFEIFER FAMILY LTD PARTNERSHIP	parking lot	-	2
14-331	714-716 E WALNUT ST	PFEIFER FAMILY LTD PARTNERSHIP	-	-	2
14-317	820 E WALNUT ST	HARRILL, MICHAEL T & MELANIE A	-	-	1
14-316	826 E WALNUT ST	NEIGHBORHOOD HOUSING SERVICES IN	density	-	2
14-315	830 E WALNUT ST	SLAVIK, GERALD M	density	-	business
14-307	900 E WALNUT ST	WATERMOLEN, JERILYNN M	peeling paint	-	iness/Benchmark Health
14-306	906 E WALNUT ST	ZOCHERT, DAVID J & SANDRA J	-	-	1
14-305	914 E WALNUT ST	BENCHMARK HEALTHCARE OFGREEN BA	-	-	1
14-303	918 E WALNUT ST	PARAL, ROSALIE	-	-	
14-304	920 E WALNUT ST	PARAL, DAVID R	-	-	
14-302	926 E WALNUT ST	M E D PARTNERSHIP	-	-	
14-301	934 E WALNUT ST	M E V LLC,	parking lot underutilization of site	-	nursing home
14-300	108 S WEBSTER AV	M E V LLC,	-	-	1
14-298	120 S WEBSTER AV	M E V LLC,	-	-	3
14-712-A	130 S WEBSTER AV	GERAKIS, DESPINA	gravel drive, density	-	6
14-718	202 S WEBSTER AV	LORENZ, DENNIS N & HOLLY S	gravel drive, density	-	2
14-710	208 S WEBSTER AV	LORENZ, DENNIS N & HOLLY S	gravel drive	-	
14-7	212-214 S WEBSTER AV	BRUNETTE, BENJAMIN E	-	-	
14-721	220 S WEBSTER AV	CURIEL, EVERARDO G & IRENE	-	-	
14-722	226 S WEBSTER AV	CURIEL, EVERARDO G & IRENE	-	-	
14-723-A	238 S WEBSTER AV	CURIEL, EVERARDO G & IRENE	beer lights/posters/looks junky code violation	-	

			on house, gravel drive on resid. lot	mixed use
14-723	240 S WEBSTER AV	CURIEL, EVERARDO G & IRENE		business
14-744	300 S WEBSTER AV	BRUDNICKI, RONALD G & JODY M	new laundromat	2
14-744	306 S WEBSTER AV	BRUDNICKI, RONALD G & JODY M	-	1
14-744	310 S WEBSTER AV	FERRY, LIBBIE	gravel drive	4
14-749	316 S WEBSTER AV	BEAUMIA, EARL J & REBECCA J	density code violation peeling paint	2
14-750	320 S WEBSTER AV	MATTSON, THOMAS J	-	2
14-751	324-326 S WEBSTER AV	WAGNER, ROBERT E & MELIDA	gravel driveway	business
14-752	332 S WEBSTER AV	LOCHMAN, JEROME F	-	2
14-753	342 S WEBSTER AV	KEDD ASSOC LLC,	code violation-density	4
14-750-A	322 S WEBSTER AV	MATTSON, THOMAS J	density	
14-417	338 S QUINCY			

Projected TID Revenues from Primary Projects

Year	TID Increased Value	Tax Increment	Anticipated Bond Amount	Est Bond Payment	Capitalized Interest	Other Revenues	Balance
			\$1,750,000	(\$168,738.80)	\$500,000.00		\$356,881.20
Year 1	\$1,000,000.00	\$25,620.00		(\$168,738.80)			\$321,276.47
Year 2	\$4,500,000.00	\$115,290.00		(\$168,738.80)			\$368,437.50
Year 3	\$7,800,000.00	\$199,836.00		(\$168,738.80)			\$423,951.65
Year 4	\$8,034,000.00	\$205,831.08		(\$168,738.80)			\$488,416.45
Year 5	\$8,275,020.00	\$212,006.01		(\$168,738.80)			\$562,464.67
Year 6	\$8,523,270.60	\$218,366.19		(\$168,738.80)			\$646,766.29
Year 7	\$8,778,968.72	\$224,917.18		(\$168,738.80)			\$742,030.50
Year 8	\$9,042,337.78	\$231,664.69		(\$168,738.80)			\$849,007.87
Year 9	\$9,313,607.91	\$238,614.63		(\$168,738.80)			\$968,492.54
Year 10	\$9,593,016.15	\$245,773.07		(\$168,738.80)			\$1,101,324.63
Year 11	\$9,880,806.63	\$253,146.27		(\$168,738.80)			\$1,248,392.72
Year 12	\$10,177,230.83	\$260,740.65		(\$168,738.80)			\$1,410,636.44
Year 13	\$10,482,547.76	\$268,562.87		(\$168,738.80)			\$1,589,049.22
Year 14	\$10,797,024.19	\$276,619.76		(\$168,738.80)			\$1,784,681.24
Year 15	\$11,120,934.92	\$284,918.35		(\$168,738.80)			\$1,998,642.41
Year 16	\$11,454,562.96	\$293,465.90		(\$168,738.80)			\$2,232,105.61
Year 17	\$11,798,199.85	\$302,269.88		(\$168,738.80)			\$2,486,310.07
Year 18	\$12,152,145.85	\$311,337.98		(\$168,738.80)			\$2,762,564.90
Year 19	\$12,516,710.22	\$320,678.12		(\$168,738.80)			\$3,062,252.81
Year 20	\$12,892,211.53	\$330,298.46		(\$168,738.80)			\$3,386,834.06
Year 21	\$13,278,977.88	\$340,207.41		(\$168,738.80)			\$3,737,850.61
Year 22	\$13,677,347.21	\$350,413.64		(\$168,738.80)			\$4,116,930.39
Year 23	\$14,087,667.63	\$360,926.04		(\$168,738.80)			

Note: Assumes a 3% annual value increase beginning with year 4 and 5% interest earned on annual balance

TIF 6 Projected Redevelopment Values

Project Activities	Estimated Assessed Value	Estimated TIF Cost	Projected Date
Chicago/Jackson Condo Development	\$3,600,000.00	\$500,000	2001
Elderly Housing Development	\$1,800,000.00	\$50,000	2001
Commercial Development	\$4,500,000.00	\$100,000	2002
Residential Commercial Development	\$1,500,000.00	\$200,000	2003
Townhouse Development	\$3,000,000.00	\$100,000	2003
Residential Development	\$300,000.00	\$0	2004
Residential Development	\$1,100,000.00	\$0	2004
Infrastructure Development (Streetscaping and sidewalks)	\$0.00	\$250,000	2001-2008
	<u>\$15,800,000.00</u>	<u>\$1,200,000.00</u>	