

**TAX INCREMENT FINANCE  
DISTRICT NO. 8**

**PROJECT PLAN**

**HENRY AND MORROW STREETS**

**CITY OF GREEN BAY, WISCONSIN  
JUNE 2002**

**DRAFT**

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## **Introduction**

Redevelopment of the Henry Street-Morrow Street has taken on added significance in the past year with the advent of more residential development in the area. The area in question contains a hodge podge of competing land uses ranging from abandoned industrial lands to third residential tracts and many of the properties in the area have been determined to be blighted. While this neighborhood has dealt with competing land uses and declining uses for years there is an opportunity to redevelop the area into a more friendly residential neighborhood. The City of Green Bay has been working with various businesses and property owners to develop a plan for improvements in the area through land acquisition, land use changes and development site preparation.

A significant tool used to accomplish these goals is Tax Increment Finance (TIF). This report defines the scope of the improvement program proposed for tax increment support and all the related information required by state statute. Each public improvement sets the stage for private investment, which will in turn stabilize land uses, maximize property values and prevent and eliminate deteriorating conditions, benefiting not only the City of Green Bay but all of Brown County and northeastern Wisconsin.

## **Description of the Proposed District**

### **I. Regional Location**

The proposed Tax Increment Finance District No. 8 is located on the City's near east side. Morrow Street and Henry Street are the streets that provide access to the district, and the area is near to both employment centers and the downtown Map 1 Shows TIF 8 and its relative location in the City of Green Bay.

### **II. Tax Increment District Boundary**

Tax Increment 8 Boundaries are illustrated on Map 2. The legal description for the District is included as Appendix "A."

### **III. General Make-Up**

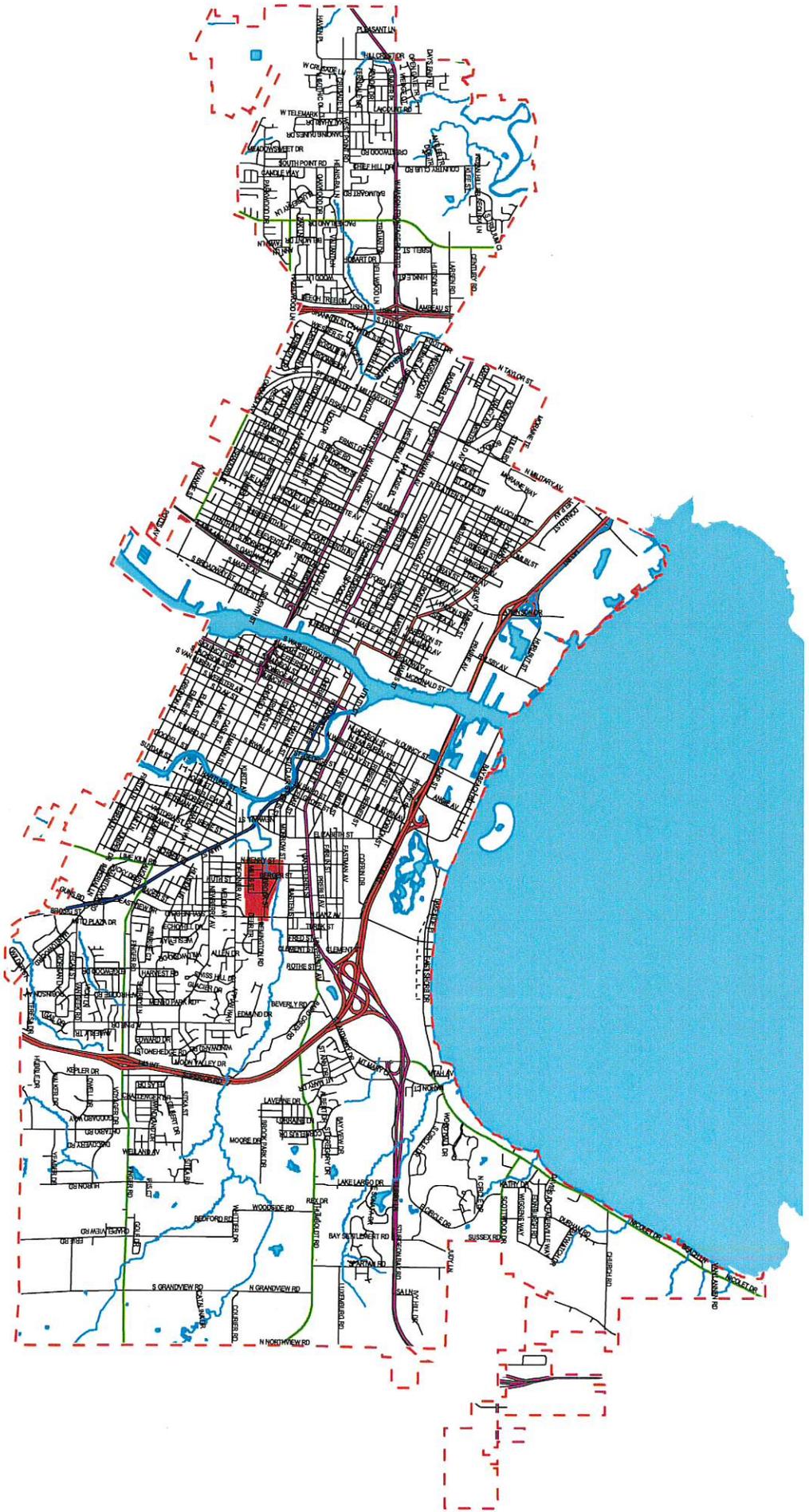
Containing 41 parcels and 49.29 acres, the proposed TID is comprised of a number of different land uses. Map 3 shows existing land use for the TID area and Map 4 the corresponding zoning. The TID is primarily zoned Third residential, the next largest land use is Industrial "A," also in the district are the zoning categories of Second Business and Highway Business

The area originally was an industrial/business location with several heavy industries located nearby and the Third residential area remained undeveloped because of this proximity. There has been a decline in the industrial base in the neighborhood creating both blight and opportunity. The opportunity now exists to develop large tracts that were undevelopable in the shadow of active heavy industry.

Appendix "B" provides a listing of all parcels within the TID address and assessed values are also listed.

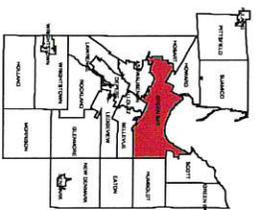
### **IV. Blight Criteria**

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, or real property within the district must be blighted, in need of rehabilitation or conservation or suitable for industrial sites. The proposed TID has 85% of the acreage determined to be blighted and in addition 33 of the 41 (80%) parcels were also determined to be blighted. The proposed TID meets this statutory criteria. Map 5 shows the parcels and Appendix "B" lists each parcel with a brief description of its redevelopment needs.

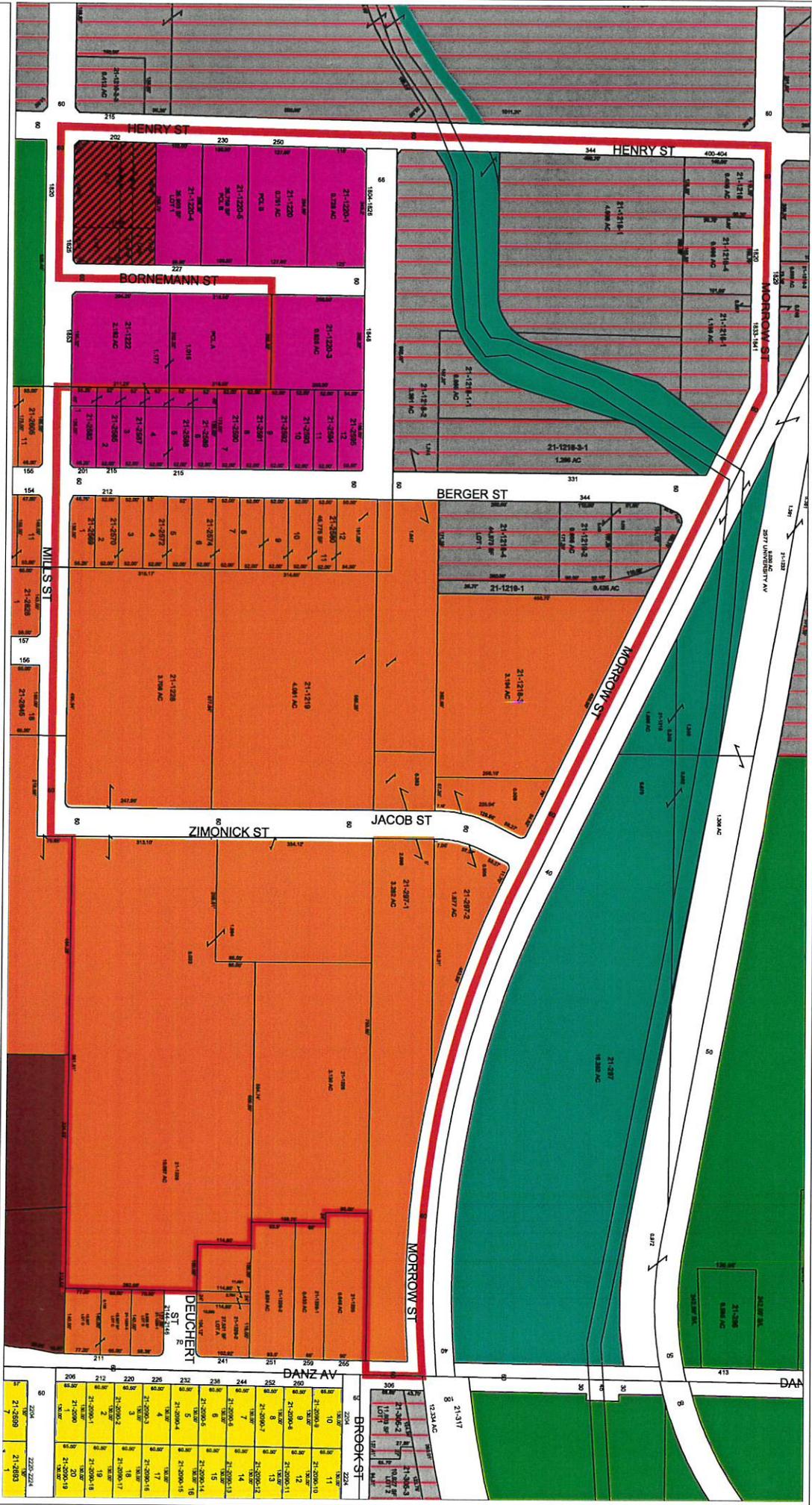


**Map 1**  
**City of Green Bay**  
**Tax Increment Finance District 8**  
**Location**

Map prepared by City of Green Bay Planning Department, May, 2002  
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**Map 3**  
**City of Green Bay**  
**Tax Incremental Finance District 8**  
**Zoning**

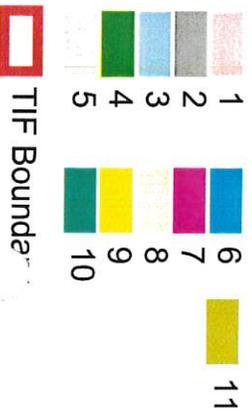
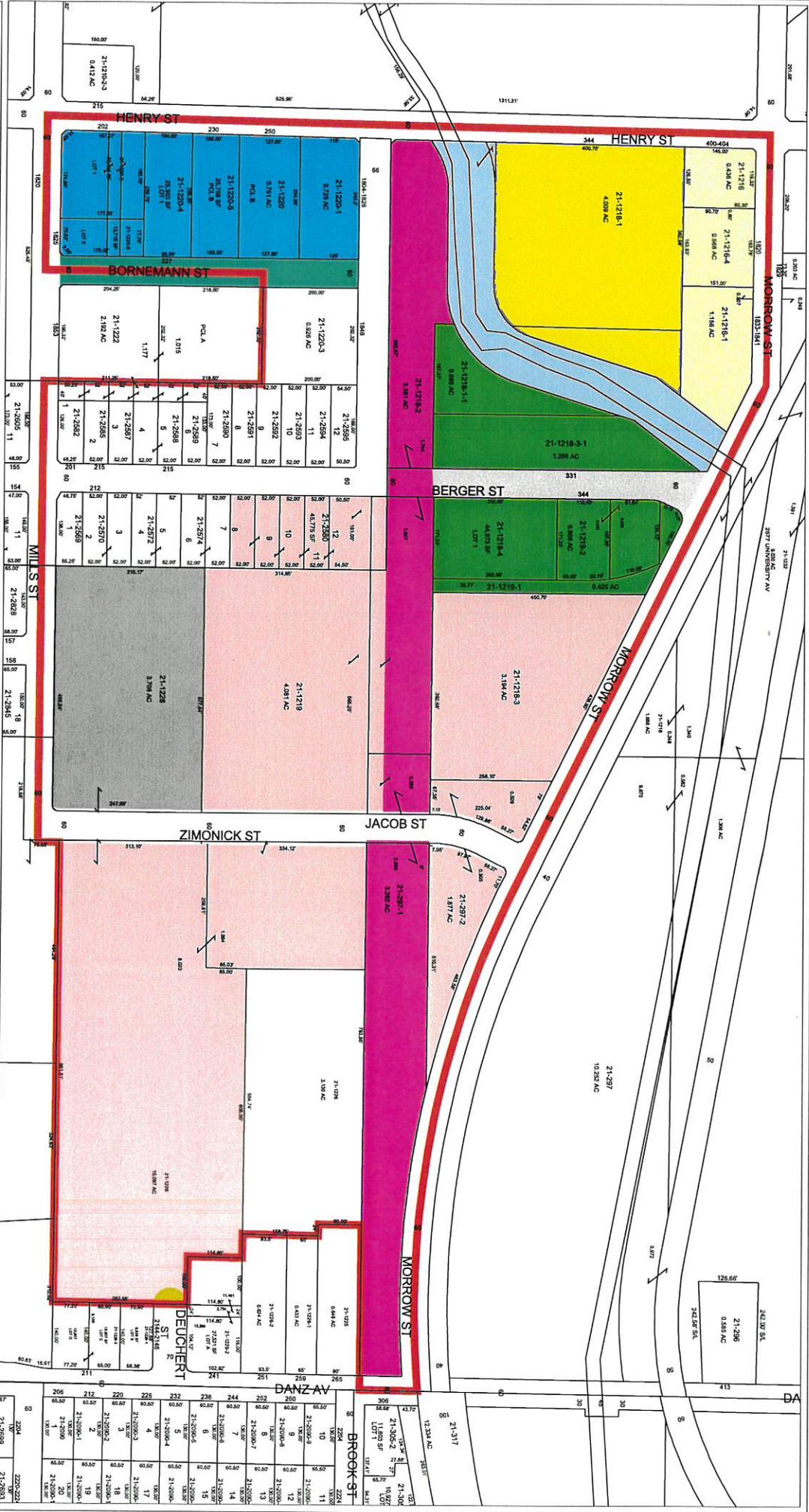
- Zoning**
- Second Business
  - Highway Business
  - High Density
  - Industrial A
  - Parkway (not a zoning category)
  - Public Property (not a zoning category)
  - First Residential
  - Third Residential
  - Off Street Parking
  - TIF 7 Boundary

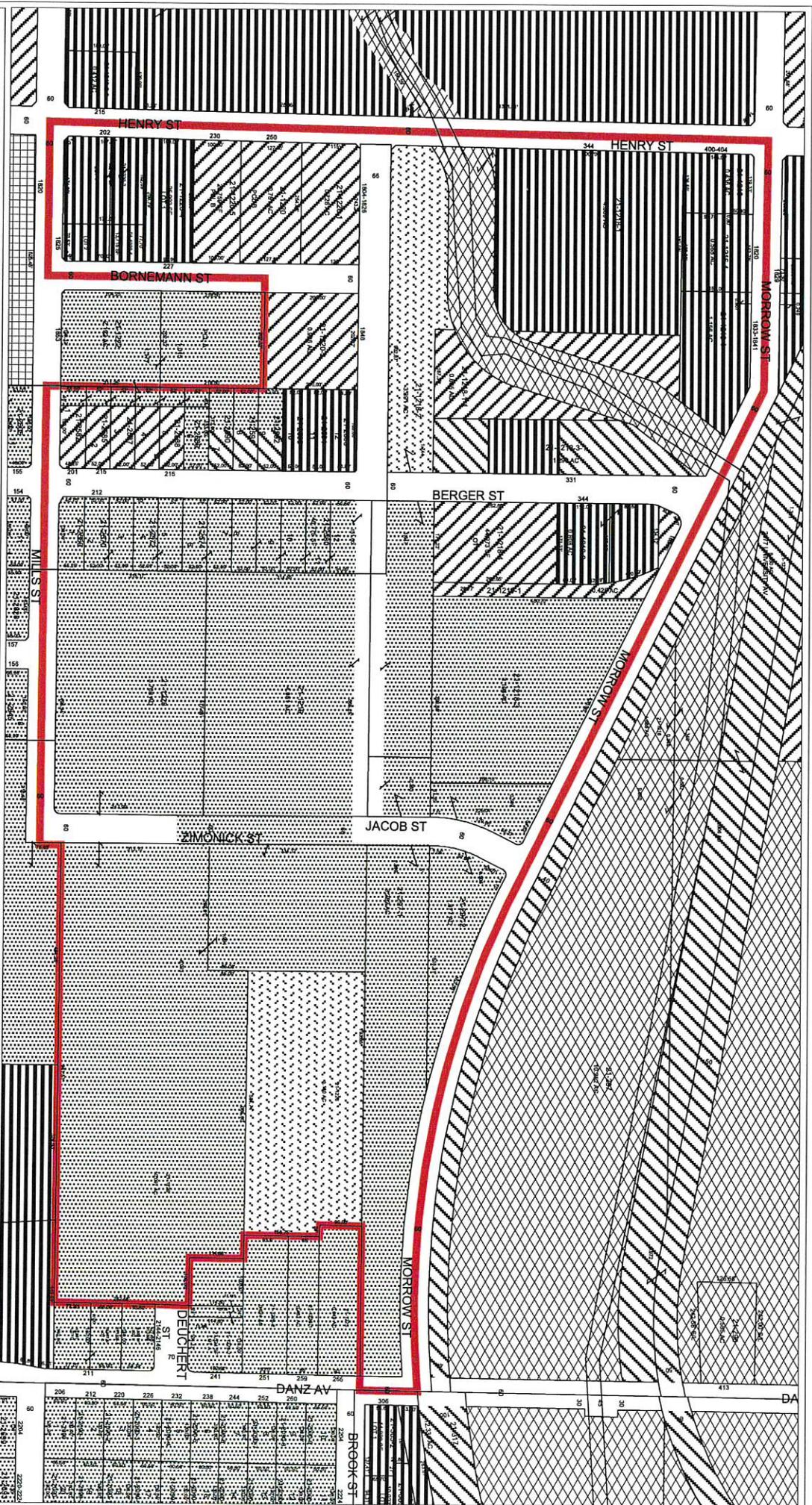


Map prepared by City of Green Bay  
Viggo Planning & Design, Inc.

Planning Department, May, 2002  
TIF#7.apr

# Map 4 City of Green Bay Tax Incremental Finance District 8 Improvements

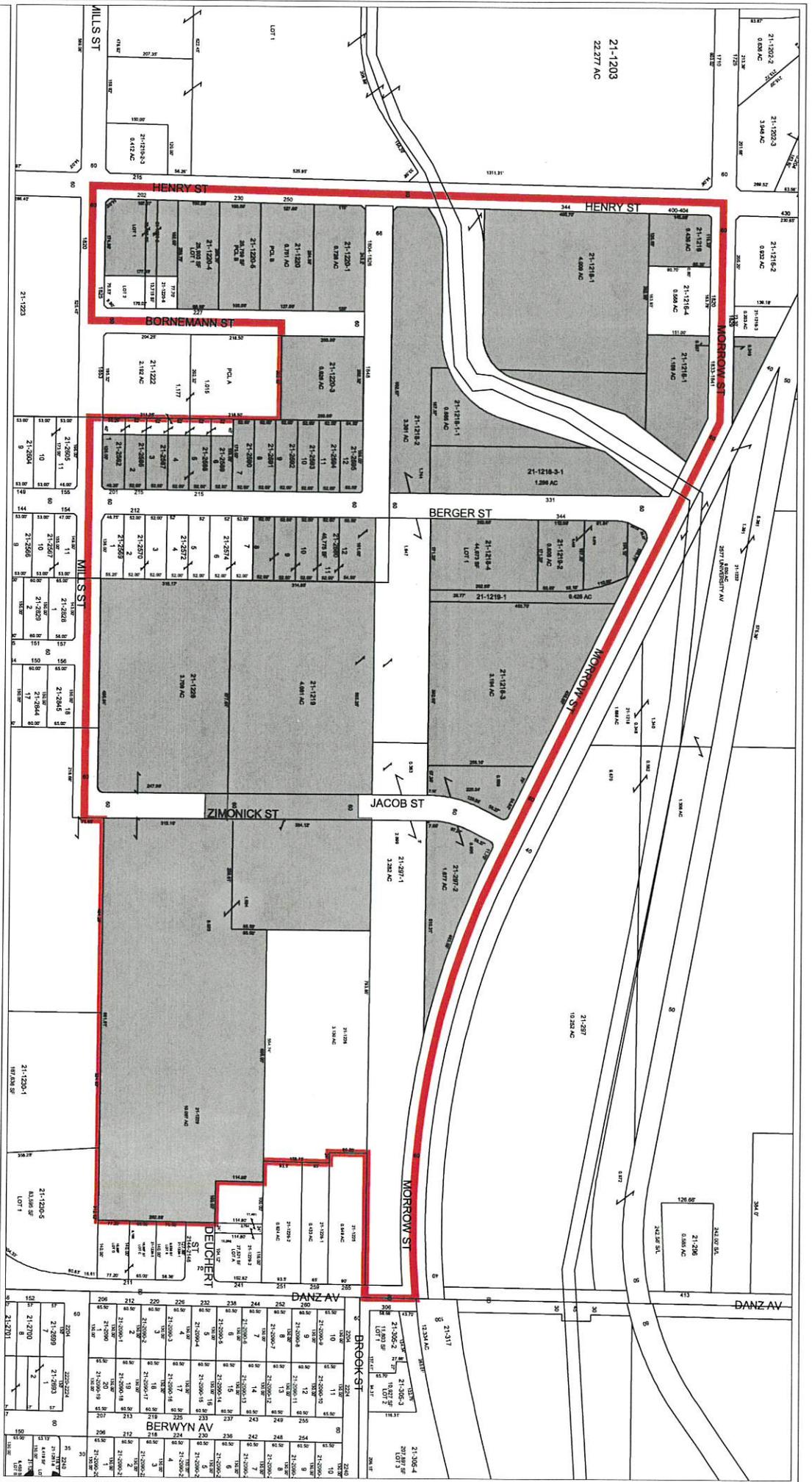




**Map 5**  
**City of Green Bay**  
**Tax Incremental Finance District 8**  
**Generalized Land Use**

**Land Use**

- Residential
- Mobile Homes
- Commercial
- Industrial
- Roads
- Transportation
- Communications/Utilities
- Governmental/Institutional
- Parks and Recreation
- Open Space/Fallow Fields
- Agricultural
- Water Features
- Woodlands, Wetlands,
- Undeveloped Open Space
- Land Under Development
- TIF 7 Boundary



**Map 6**  
**City of Green Bay**  
**Tax Increment Finance District 8**  
**Blighted Properties**

- Blighted Property
- TIF Boundary

## **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 7. All the proposed improvements were given consideration in order to both maximize development possibilities and remedy the competing land uses in the district. Improvements will enhance the economic viability of the district and provide public amenities to beautify the overall commercial corridor.

#### **Improvement #1: Housing Redevelopment/Housing Reintroduction**

**Location:** Loosely bounded by Berger Street Morrow Street and Mills Street (Map 6 Site 1)

**Description:** Currently underutilized vacant lands with limited street access and utility concerns

**Public Work or Improvements:** Property acquisition and occupant relocation, site preparation costs, possible loan to business.

#### **Improvement #2: Property Acquisition**

**Location:** Bordered by Zimonick and Mills Streets. (Map 6 Site 2)

**Description:** Currently blighted vacant overgrown urban lot

**Public Work or Improvements:** Property acquisition and occupant relocation, site preparation costs, possible loan to business.

#### **Improvement #3: Baird Creek Trailway improvement**

**Location:** Baird Creek Waterway from Henry Street to Morrow Street. (Map 6 Site 3)

**Description:** Currently undeveloped/unimproved public property

**Public Work or Improvements:** Shore stabilization, trail improvements, brushing and other general park and recreational enhancements.

**Improvement #4: Business Redevelopment/Enhancement on Berger Street**

**Location:** Both sides of Berger Street north of Brook Street (Map 6 Site 4)

**Description:** Currently used by various businesses with properties in various stages of repair.

**Public Work or Improvements:** Potential property acquisition and occupant relocation, site preparation costs, possible loan to business.

**Improvement #5: Vacation of Berger Street.**

**Location:** Berger Street from Brook Street to Morrow Street (Map 6 Site 5)

**Description:** Currently existing City Street

**Public Work or Improvements:** Possible vacation of street to assist in the development/redevelopment of that corridor

**Improvement #6: North Henry Street Revitalization**

**Location:** Properties located on Henry Street between Morrow and Brook Streets (Map 6 Site 6)

**Description:** Existing warehousing and light industrial properties.

**Public Work or Improvements:** Property acquisition and occupant relocation, site preparation costs, façade improvements, possible streetscaping, possible loan to business.

**Improvement #7: Create Greenspace and Trail System.**

**Location:** WPS easement north of Brooks Street between North Henry and Danz Avenue . (Map 6 Site 7)

**Description:** Existing substation.

**Public Work or Improvements:** Buffer the substation, and provide a trail link between the housing developments and the Baird Creek trail system.

**Improvement #8: Redevelopment of the SE corner of Henry St. and Morrow St.**

**Location:** SE corner of Henry and Morrow Streets. (Map 6 Site 8)

**Description:** Currently a mix of business properties in various conditions.

**Public Work or Improvements:** Assist current property owners, possible property acquisition and occupant relocation, site preparation costs, possible loan to business.

**Improvement #9: Parcel 21-12118-1 Redevelopment.**

**Location:** East side of Henry Street north of Baird Creek. (Map 6 Site 9)

**Description:** Currently used as outdoor storage for a general contractor.

**Public Work or Improvements:** Assist current property owners develop parcel, potential property acquisition and occupant relocation, site preparation costs, possible loan to business. Complete project in conjunction with Improvement #8.

**Improvement #10: Vacation of Borneman Street.**

**Location:** Borneman Street. (Map 6 Site 1)

**Description:** Current City street.

**Public Work or Improvements:** Vacation of street will create separation between industrial and residential traffic. Including public amenities such as gateway improvements which include but are not limited to signs sculptures, banners, flags, etc. and Pedestrian improvements which include but are not limited to lighting, pavers and landscaping.

**Improvement #11: Improvement of Deuchert Street West of Danz Avenue as a Cul-de-sac**

Improve the street to a cul-de sac and include any other potential amenities.

## **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 redevelopment projects for the District. The increase in value is determined by taking the District's current value and deducting the value in the District that existed when the District was created (base value). All taxes levied upon the incremental (or increased) value by the City, School District, County, and Vocational School District are allocated to the City for Direct payment of project costs or the payment of debt service on bonds used to finance project costs.

All project expenditures must be made within seven years of the creation of the Tax Increment District, and tax increments may be received until project costs are recovered but for no longer that twenty-three years.

### **Green Bay Market**

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

Green Bay's population continues to grow and diversify showing a strong population growth in the 1990's. Population trends are reflective of the economic growth found in the region as the Green Bay MSA led the nation in percentage job growth in a May 2000 report from the US Department of Labor.

|                      | 1990 Census | 2000 Census |
|----------------------|-------------|-------------|
| Green Bay population | 96,466      | 103,641     |
| Green Bay MSA        | 194,594     | 215,040     |

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

In the appendix of this report is a Green Bay MSA profile recently completed by Wisconsin Public Service.

### **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 that statute. A municipality must meet the requirements on one of the two methods.

The City meets this requirement because the combined equalized values within all TIDS existing in the 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 Incremental Finance  
Capacity Analysis  
(January 2001)**

|  |                    |
|--|--------------------|
| Equalized Value of the City of Green Bay     | \$4,704,298,900.00 |
| TIF Maximum (7% of City Value)               | \$ 329,300,293.00  |
| Total Value within Existing TIDS 3,4,5,6 & 7 | \$ 193,424,100.00  |
| Present Capacity for Future TIF Districts    | \$ 135,876,193.00  |

Capacity for creation of a new Tax Increment Districts in the City of Green Bay is more than satisfactory to permit the creation of TID 7. The equalized value of property with TID 8 is estimated to be \$3,396,500.00. This would leave \$34,479,693.00 in TIF capacity available for any future TIDs.

**Projection of Future Tax Increments**

The TID Plan anticipates a number of projects being implemented over the first seven years of the tax incremental financing life (see table 1). All projects will contribute not only to stabilizing property values, but throughout the life of the TIF enhancing those same property values, by creating a consistent and viable residential/commercial district. Those stable and hopefully increasing values will assure the growth of increments which in turn will repay the debt generated to finance the public improvements.

To approximate future tax increments which are expected to be generated through the creation of a TID, planned private, assessable investment was estimated. This estimate is separated into two categories. The first is the primary TID Projects, which includes all planned projects expected to be completed within the seven year timeline. 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 probabilities of the primary projects being completed is quite good. Some of the projects have been defined and developers have begun preliminary project design work. The secondary projects while exciting are a bit more speculative in nature and no specific developer has been identified. While the list of projects is comprehensive it is by no means exclusive. Should additional development opportunities arise, the City may elect to conduct additional TIF funded activities within the District.

**Primary TID Projects Only**

The primary first year projects include the development of housing (improvement #1), the development of the Baird Creek trail system and other greenspace improvements. Projected private investment will create an estimated increase in equalized value of \$22,125,000.00 by year 7. Tax increment expected from the project is as follows:

| Year | TID Increased Value | Tax Increment |
|------|---------------------|---------------|
| 1    | \$ 7,980,000.00     | \$ 203,649.60 |
| 2    | \$10,230,000.00     | \$ 261,069.60 |
| 3    | \$10,230,000.00     | \$ 261,069.60 |
| 4    | \$14,370,000.00     | \$ 366,722.40 |
| 5    | \$14,370,000.00     | \$ 366,722.40 |
| 6    | \$14,370,000.00     | \$ 366,722.40 |
| 7    | \$22,125,000.00     | \$ 564,630.00 |
| 8    | \$22,788,750.00     | \$ 581,568.90 |
| 9    | \$23,472,412.50     | \$ 599,015.97 |
| 10   | \$24,176,584.88     | \$ 616,986.45 |
| 11   | \$24,901,882.42     | \$ 635,496.04 |
| 12   | \$25,648,938.89     | \$ 654,560.92 |
| 13   | \$26,418,407.06     | \$ 674,197.75 |
| 14   | \$27,210,959.27     | \$ 694,423.68 |
| 15   | \$28,027,288.05     | \$ 715,256.39 |
| 16   | \$28,868,106.69     | \$ 736,714.08 |
| 17   | \$29,734,149.89     | \$ 758,815.51 |
| 18   | \$30,626,174.39     | \$ 781,579.97 |
| 19   | \$31,544,959.62     | \$ 805,027.37 |
| 20   | \$32,491,308.41     | \$ 829,178.19 |
| 21   | \$33,466,047.66     | \$ 854,053.54 |
| 22   | \$34,470,029.09     | \$ 879,675.14 |
| 23   | \$35,504,129.97     | \$ 906,065.40 |

(Note: Assumes a 3% annual increase in values beginning in year 8)

Appendix "D" provides a complete pro-forma spread sheet 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 with the new commercial corridor.

**TID Pro-Forma Assumptions:**

1. Property tax revenues are expected to grow at a conservative 3% per year beginning in Year 8 of the project.
2. The primary projects will add \$22,125,000.00 in equalized value within the first 5 years, which in turn will generate the tax increment.
3. Interest income on the saving balance is projected at 4% annually.
4. Bond Interest is estimated at 7.0% for all bonds.
5. Total tax increment assumes a total tax levy of \$25.52 per \$1000 of assessed value.

**Secondary TID Projects**

To ensure TID project tax increments are adequate to support the public costs for the proposed Secondary TID Project activities any future 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 in order to fulfill the development activities projected with the TIF 8 Plan. Thus, the tax increments will be sufficient to guarantee the success of any and all future TIF 8 project improvements.

**Table 1**  
**TID & Public Investment Summary**  
**November 2001**

| Project              | Location  | TIF<br>Cost           | Projected<br>Date |
|----------------------|-----------|-----------------------|-------------------|
| #1                   | Map 6 #1  | \$1,000,000.00        | 2004              |
| #2                   | Map 6 #2  | \$500,000.00          | 2003              |
| #3                   | Map 6 #3  | \$250,000.00          | 2006              |
| #4                   | Map 6 #4  | \$1,500,000.00        | 2008              |
| #5                   | Map 6 #5  | \$100,000.00          | 2007              |
| #6                   | Map 6 #6  | \$1,500,000.00        | 2002              |
| #7                   | Map 6 #7  | \$500,000.00          | 2003              |
| #8                   | Map 6 #8  | \$2,500,000.00        | 2006              |
| #9                   | Map 6 #9  | \$1,500,000.00        | 2007              |
| #10                  | Map 6 #10 | \$250,000.00          | 2006              |
| #11                  | Map 6 #11 | \$250,000.00          | ongoing           |
| <b>Project Total</b> |           | <b>\$9,850,000.00</b> |                   |

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

The City may use a variety of financing methods to implement TID 8 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 in order to reduce public borrowing and allow for a rapid close-out of TID 8.

The amounts and time frames for borrowing could vary; however projections from 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 debt service for public project costs. Interest cost of the borrowings can vary over time, thus the interest rates used in the proforma found in Appendix "D" are the best current estimates available. The total interest is based on the district life with repayment scheduled to end 23 years after inception of the District. Total interest costs are projections only. Should conditions warrant during the life of the TID 8, the City may opt to refinance the outstanding debt issued to better take advantage of lower interest rates.

The spreadsheet in Appendix "D" assumes all public project costs being financed through the issuance of bonds. Not included in the calculations were additional income sources which could be generated through the course of the project including lease payments and land sale revenues. Should these revenues be realized the City may elect to use this revenue to fund other identified projects, reduce borrowing or pay portions of the TIF related debt for the City.

Interest earnings from the 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 all other applicable sections.

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

#### **D. Detailed Listing of Project Costs**

Table 1 provided a listing of the estimated public improvement costs in June 2002 dollars. Project locations may be found on Map 6. It is anticipated that the City may elect to expend funds each year for the first seven years on project administration which could include salaries and fringe benefits, management and marketing of the TID, as well as bond issuance related expenses.

### **E. Promotion of Orderly Growth**

The Tax Increment District 8 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 Comprehensive Plan is in the process of being updated and the proposed TID 8 area has received some attention through the drafting process. The Plan is consistent with current drafts of the Comprehensive Plan. Many documents have been reviewed and multiple sources of inputs were heard when drafting the City's Draft Comprehensive Land Use Plan these voices were incorporated in this TID Plan. Orderly and consistent growth is promoted by the TID 8 Plan.

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

The regulatory documents reviewed with respect to the projects proposed within the TID8 Plan are as follows:

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

Summarized below are the findings.

### **Master Plan**

The City of Green Bay adopted a Comprehensive Plan in 1979, which is currently undergoing an update. The planned uses in the TID 8 are consistent with existing planning documents and has been incorporated into future planning documents. The 1996 Brown County Land Use and Transportation Plan also has been complimentary to the City's adopted Comprehensive plans.

### **Official Map**

All street included in the TID8 Plan area are included on the official Map for the City of Green Bay as adopted subdivisions. No major changes are expected. However, if redevelopment projects warrant a change, the City will take the required procedural actions to review such amendments.

### **Zoning**

The area found within the boundaries of TID8 may require the designation of more than one Planned Commercial Development (PCD overlay) District. The PCD Overlay district may include the following:

1. This PCD is to be used to identify non-residential uses only.
2. Future non-residential development and redevelopment uses shall be governed by PCD Districts To be established on a project by project basis.
3. Non-residential development not specifically identified in any Comprehensive plan, may be approved pursuant to existing zoning regulations, after review by the Planning Director.
4. Residential development will be regulated by existing zoning regulations for those uses.
5. Lot area, density, setback, parking and similar requirements shall be regulated pursuant to existing zoning regulations unless specifically addressed within a project plan as part of a PCD.

### **Building Codes**

Building codes for the City of Green Bay will not be changed to accommodate TID8 activities.

### **G. Estimated Non-Project Costs**

There are no non-project costs associated with the proposed TID8 projects, outside of project administration.

## **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.

**APPENDIX "A"**  
**TID 8 LEGAL DESCRIPTION**

## DESCRIPTION OF T.I.F.D. #8 BOUNDARY

That part of the northeast  $\frac{1}{4}$  - southeast  $\frac{1}{4}$ , that part of the southeast  $\frac{1}{4}$  - southeast  $\frac{1}{4}$ , that part of the southwest  $\frac{1}{4}$  - southeast  $\frac{1}{4}$ , that part of the northwest  $\frac{1}{4}$  - southeast  $\frac{1}{4}$ , all in Section 32, Township 24 North, Range 21 East;

Also all of Lots 1 through 12, Block 2 and that part of Lots 1 through 12, Block 3 all located in Smith Brothers Garden Addition;

Also that part of Parcel B of Brown County Certified Survey Map Number 727 as recorded in Volume 3 of Certified Survey Maps page 81 (being part of the north  $\frac{1}{2}$  of said southwest  $\frac{1}{4}$  - southeast  $\frac{1}{4}$ , Section 32);

Also that part of Lot 1 of Brown County Certified Survey Map Number 2154 as recorded in Volume 9 of Certified Survey Maps page 327 (being part of said northwest  $\frac{1}{4}$  - southeast  $\frac{1}{4}$ , Section 32);

Also that part of Lot 1 of Brown County Certified Survey Map Number 2649, as recorded in Volume 13 of Certified Survey Maps page 15 (being part of the north  $\frac{1}{2}$  of said southwest  $\frac{1}{4}$  - southeast  $\frac{1}{4}$ , and part of Brown County Certified Survey Map Number 727 as recorded in Volume 3 of Certified Survey Maps page 81, and part of Brown County Certified Survey Map Number 511 as recorded in Volume 2 of Certified Survey Maps page 321);

Also that part of Lot 1 of Brown County Certified Survey Map Number 6492, as recorded in Volume 43 of Certified Survey Maps page 165 (being part of the said southwest  $\frac{1}{4}$  - southeast  $\frac{1}{4}$ , and part of Brown County Certified Survey Map Number 511 as recorded in Volume 2 of Certified Survey Maps page 321);

All located in the City of Green Bay, Brown County, Wisconsin more particularly described as follows:

Commencing at the southeast corner of said Section 32, Township 24 North, Range 21 East; thence  $N00^{\circ}-56'-11''$  E, 1325.82 feet along the east line of said Section 32 to the northeast

corner of said southeast  $\frac{1}{4}$  - southeast  $\frac{1}{4}$ , Section 32 and the point of beginning; thence N89°-38'-48" W, 344.07 feet along said north line of the southeast  $\frac{1}{4}$  - southeast  $\frac{1}{4}$  to the east line of the parcel described in Brown County Document Number 1138838 as Jacket 12604 Image 32; thence S00°-55'-09" W, 90.00 feet along the east line of said Document Number 1138838; thence S89°-38'-48" E, 24.00 feet along said Document Number 1138838; thence continuing along said east line of Document Number 1138838, S00°-55'-09" W, 158.75 feet to the southeast corner of said Document Number 1138838 which is also a point on the north line of Brown County Document Number 1142415 as recorded in Jacket 12746 Image 16; thence S89°-40'-22" E, 49.78 feet along said north line of Document Number 1142415; thence S00°-54'-37" W, 114.80 feet along the east line of said Document Number 1142415; thence S89°-40'-23" E, 100.00 feet along said Document Number 1142415; thence S00°-56'-11" W, 282.70 feet along the east line of said Document Number 1142415 to the southeast corner of said Document Number 1142415; thence N89°-42'-20" W, 964.75 feet along the south line of said Document Number 1142415 to a point on the east line of the 60 foot wide Highland Park Avenue (formerly known as Zimonick Street); thence S00°-02'-46" W, 45.65 feet along said east line of Highland Park Avenue to the intersection with the easterly extension of the centerline of Mills Street; thence N89°-39'-31" W, 921.43 feet along said centerline of Mills Street and the extension there of to the intersection with the extension of a line lying 40.00 feet easterly of and parallel with the west line of said Block 3, Smith Brothers Garden Addition, thence N 00°-18'-55" E, 345.25 feet along said parallel line to a point on the north line of said Lot 6, Block 3; thence N 89°-39'-30" W, 40.00 feet along said north line of Lot 6 to the northwest corner of said Lot 6; thence N00°-18'-55" E, 114.50 feet along the west line of said Block 3 to the northeast corner of Parcel A of Brown County Certified Survey Map Number 823 as recorded in Volume 3 of Certified Survey Maps page 275; thence N 89°-37'-45" W, 232.09 feet along the north line of said Parcel A and the westerly extension thereof to the intersection with the centerline of Bornemann Street; thence S 00°-25'-15" W, 459.89 feet along said centerline of Bornemann Street to the intersection with the centerline of Mills Street; thence N 89°-39'-53" W, 322.76 feet to the intersection with the centerline of Henry Street; thence N01°-14'-36" E, 1531.14 feet along said centerline of Henry Street to the intersection with the centerline of Morrow Street; thence S89°-15'-19" E, 523.82 feet along said centerline of Morrow Street; thence continuing along said centerline of Morrow Street S63°-26'-03" E, 284.20 feet; thence continuing along said centerline of Morrow Street S63°-29'-33" E, 895.07 feet; thence continuing along said centerline of Morrow Street along the arc of a 1960.08 foot radius curve to the left 1084.66 feet, said curve having a chord which bears S79°-20'-46" E, 1070.88 feet to a point on the east line of the northeast  $\frac{1}{4}$  -

southeast ¼ said Section 32; thence S00°-56'-11" W, 122.73 feet along said east line of the northeast ¼ - southeast ¼ to the point of beginning.

Parcel contains 62.66 acres of land more or less.

Parcels affected being tax parcel numbers

21-1216,21-1216-1,21-1216-4,21-1218-1,21-1218-1-1,21-1218-2,21-1218-3,21-1218-3-1,21-1218-4,21-1219,21-1219-1,21-1219-2,21-1220,21-1220-1,21-1220-3,21-1220-4,21-1220-5,21-1226,21-1228,21-1229,21-2574,21-2580,21-2588,21-2589,21-2590,21-2591,21-2592,21-2593,21-2594,21-2595,21-297-1,21-297-2,21-2572,21-1220-2,21-1220-6,21-2587,21-2570,21-2585,21-2582,21-2569.

**APPENDIX "B"**  
**PARCEL ASSESSED VALUES**

**City of Green Bay**  
**Tax Increment Finance District 7**

| PARCEL_ID   | AREA<br>(ac) | LOCATION             | OWNER   | LAND<br>VALUE | IMPROVE<br>VALUE | TOTAL<br>VALUE |
|-------------|--------------|----------------------|---|---------------|------------------|----------------|
| 21-1218-1   | 0.435        | 400-404 N HENRY ST   | JONES, EARL S & LORETTA M                             | \$ 29,000     | \$ 73,000        | \$ 102,000     |
| 21-1218-1   | 0.907        | 1833-1841 MORROW ST  | BASTEN FAMILY TRUST                                   | \$ 63,300     | \$ 102,300       | \$ 165,600     |
| 21-1218-4   | 0.569        | 1820 MORROW ST       | MIRASHEMI INC   | \$ 30,600     | \$ 52,700        | \$ 83,300      |
| 21-1218-1   | 3.488        | 344 N HENRY ST       | GAUTHIER, MARY G                                      | \$ 85,100     | \$ 145,900       | \$ 231,000     |
| 21-1218-1-1 | 0.521        | 0 N HENRY ST         | GAUTHIER, MARY G                                      | \$ 1,800      | \$ -             | \$ 1,800       |
| 21-1218-2   | 1.744        | 0 BERGER ST          | WISCONSIN PUBLIC SERVICE, CORP                        | \$ -          | \$ -             | \$ -           |
| 21-1218-2   | 1.239        | 0 BERGER ST          | WISCONSIN PUBLIC SERVICE, CORP                        | \$ -          | \$ -             | \$ -           |
| 21-1218-3   | 3.194        | 0 MORROW ST          | UNITED PROPERTIES LTD PARTNERSHIP                     | \$ 68,900     | \$ -             | \$ 68,900      |
| 21-1218-3-1 | 1.296        | 331 BERGER ST        | BASTEN FAMILY TRUST                                   | \$ 108,700    | \$ 112,600       | \$ 221,300     |
| 21-1218-4   | 1.032        | 0 BERGER ST          | ZIMONICK FRANK WAREHOUSECORP                          | \$ 56,000     | \$ 83,000        | \$ 139,000     |
| 21-1219     | 4.180        | 0 BERGER ST          | UNITED PROPERTIES LTD PARTNERSHIP                     | \$ 65,300     | \$ -             | \$ 65,300      |
| 21-1219-1   | 0.425        | 0 MORROW ST          | ZIMONICK FRANK WAREHOUSE, CORP                        | \$ 2,700      | \$ -             | \$ 2,700       |
| 21-1219-2   | 0.808        | 344 BERGER ST        | ZIMONICK FRANK WAREHOUSE,                             | \$ 43,000     | \$ 201,300       | \$ 244,300     |
| 21-1220     | 0.751        | 250 N HENRY ST       | REINES RICHARD W & KATHR, YN A<br>JOINT REVOCABLE TST | \$ 40,200     | \$ 91,600        | \$ 131,800     |
| 21-1220-1   | 0.728        | 1804-1826 BROOK ST   | P & B INVESTMENTS LLC                                 | \$ 42,600     | \$ 69,400        | \$ 112,000     |
| 21-1220-2   | 1.059        | 1825 MILLS ST        | CHAMPEAU, PAUL  | \$ 49,100     | \$ 63,200        | \$ 112,300     |
| 21-1220-3   | 0.926        | 1848 BROOK ST        | P & B INVESTMENTS LLC                                 | \$ 40,100     | \$ 181,700       | \$ 221,800     |
| 21-1220-4   | 0.595        | 227 BORNEMANN ST     | P & B INVESTMENTS LLC,                                | \$ 48,400     | \$ 170,900       | \$ 219,300     |
| 21-1220-5   | 0.591        | 230 N HENRY ST       | REINES FAMILY LTD PARTNERSHIP                         | \$ 31,600     | \$ 138,000       | \$ 169,600     |
| 21-1222     | 2.287        | 226 BORNEMANN ST     | BORNEMANN NURSING HOME INC                            | \$ 147,800    | \$ 2,801,500     | \$ 2,949,300   |
| 21-1226     | 3.130        | 0 REAR BROOK ST      | WISCONSIN PUBLIC SERVICE, CORP                        | \$ -          | \$ -             | \$ -           |
| 21-1228     | 3.762        | 0 MILLS ST           | BORNEMANN, VERA                                       | \$ 73,000     | \$ -             | \$ 73,000      |
| 21-1229     | 10.017       | 0 N DANZ AV          | UNITED PROPERTIES                                     | \$ 93,300     | \$ -             | \$ 93,300      |
| 21-2569     | 0.195        | 200 BLOCK BERGER ST  | BORNEMANN, VERA                                       | \$ 14,100     | \$ -             | \$ 14,100      |
| 21-2570     | 0.370        | 214 BERGER ST        | CSBT LLC  | \$ 23,800     | \$ 217,400       | \$ 241,200     |
| 21-2572     | 0.370        | 0 BERGER ST          | DELSART, MARK A & BARBARA M                           | \$ 23,800     | \$ 217,700       | \$ 241,500     |
| 21-2574     | 0.370        | 0 BERGER ST          | ZIMONICK, FRANK                                       | \$ 23,800     | \$ 214,300       | \$ 238,100     |
| 21-2580     | 0.933        | 0 BERGER ST          | UNITED PROPERTIES LTD PARTNERSHIP                     | \$ 14,000     | \$ -             | \$ 14,000      |
| 21-2581     | 0.167        | 201 BLOCK BERGER ST  | BORNEMANN NURSING HOME INC                            | \$ 10,900     | \$ 2,100         | \$ 13,000      |
| 21-2585     | 0.158        | 215 BERGER ST        | BORNEMANN NURSING HOME INC                            | \$ 10,300     | \$ -             | \$ 10,300      |
| 21-2587     | 0.158        | 0 BERGER ST          | BORNEMANN NURSING HOME INC                            | \$ 10,300     | \$ -             | \$ 10,300      |
| 21-2588     | 0.316        | 215 BERGER ST        | BORNEMANN NURSING HOME INC                            | \$ 10,300     | \$ 28,500        | \$ 38,800      |
| 21-2589     | 0.158        | 0 BERGER ST          | BORNEMANN NURSING HOME INC                            | \$ 10,300     | \$ 1,700         | \$ 12,000      |
| 21-2590     | 0.206        | 0 BERGER ST          | BORNEMANN NURSING HOME INC                            | \$ 13,400     | \$ -             | \$ 13,400      |
| 21-2591     | 0.206        | 0 BERGER ST          | BORNEMANN NURSING HOME INC                            | \$ 13,400     | \$ -             | \$ 13,400      |
| 21-2592     | 0.206        | 0 BERGER ST          | BORNEMANN NURSING HOME INC                            | \$ 13,400     | \$ -             | \$ 13,400      |
| 21-2593     | 0.206        | 0 BERGER ST          | BORNEMANN NURSING HOME INC                            | \$ 13,400     | \$ -             | \$ 13,400      |
| 21-2594     | 0.206        | 0 BERGER ST          | BORNEMANN NURSING HOME INC                            | \$ 13,400     | \$ -             | \$ 13,400      |
| 21-2595     | 0.216        | 200 BLOCK BERGER ST  | BORNEMANN NURSING HOME INC                            | \$ 14,000     | \$ -             | \$ 14,000      |
| 21-297-1    | 0.277        | 0 JACOB ST           | WISCONSIN PUBLIC SERVICE, CORP                        | \$ -          | \$ -             | \$ -           |
| 21-297-2    | 0.885        | 2000 BLOCK MORROW ST | M C S INVESTMENTS INC                                 | \$ 23,900     | \$ -             | \$ 23,900      |

**APPENDIX "C"**  
**BLIGHTING CONDITIONS**

**City of Green Bay  
Tax Increment Finance District 7**

| PARCEL_ID   | Blighted | Comments   |
|-------------|----------|--|
| 21-1216     | X        | Underutilized, Facade Improvement                    |
| 21-1216-1   | X        | Underutilized, Industrial Storage                    |
| 21-1216-4   | X        | Underutilized, Facade Improvement                    |
| 21-1218-1   | X        | Dilapidated residential trailers, Lack of open space |
| 21-1218-1-1 | X        | Underutilized, Industrial Storage                    |
| 21-1218-2   | X        | Misc. Outdoor storage                                |
| 21-1218-2   | X        | Misc. Outdoor storage                                |
| 21-1218-3   | X        | Vacant, Underutilized                                |
| 21-1218-3-1 | X        | Vacant, Underutilized                                |
| 21-1218-4   | X        | Underutilized  |
| 21-1219     | X        | Vacant, Underutilized                                |
| 21-1219-1   | X        | Underutilized  |
| 21-1219-2   | X        | Lack of Open Space                                   |
| 21-1220     | X        | Underutilized  |
| 21-1220-1   | X        | Underutilized  |
| 21-1220-2   | X        | Dilapidated Commerical, Lack of open space           |
| 21-1220-3   | X        | Underutilized  |
| 21-1220-4   | X        | Underutilized  |
| 21-1220-5   | X        | Underutilized  |
| 21-1222     | X        | ok?  |
| 21-1226     | X        | substation east                                      |
| 21-1228     | X        | Vacant, Underutilized                                |
| 21-1229     | X        | Vacant, Underutilized                                |
| 21-2569     | X        | Apartments?  |
| 21-2570     | X        | Apartments?  |
| 21-2572     | X        | Apartments?  |
| 21-2574     | X        | Apartments?  |
| 21-2580     | X        | Underutilized  |
| 21-2582     | X        | Underutilized  |
| 21-2585     | X        | Underutilized  |
| 21-2587     | X        | Underutilized  |
| 21-2588     | X        | Underutilized  |
| 21-2589     | X        | Dilapidated Barn & Pole Building                     |
| 21-2590     | X        | Vacant, Underutilized                                |
| 21-2591     | X        | Vacant, Underutilized                                |
| 21-2592     | X        | Vacant, Underutilized                                |
| 21-2593     | X        | Vacant, Underutilized                                |
| 21-2594     | X        | Vacant, Underutilized                                |
| 21-2595     | X        | Vacant, Underutilized                                |
| 21-297-1    | X        | substation east                                      |
| 21-297-2    | X        | Vacant, Underutilized                                |

**APPENDIX "D"**  
**PROJECTED TID REVENUES FOR PRIMARY PROJECTS**

## PRO FORMA TID #8 REVENUES FOR PRIMARY PROJECTS

| Year | TID Value       | Tax Increment | Anticipated Bond Amount | Annual Debt Service | Cap. Interest | Other Revenues | Balance         |
|------|-----------------|---------------|-------------------------|---------------------|---------------|----------------|-----------------|
| 1    | \$7,980,000.00  | \$203,649.60  | \$1,850,000.00          | \$212,913.42        | \$550,000.00  | \$5,665.00     | \$546,401.18    |
| 2    | \$10,230,000.00 | \$261,069.60  |                         | \$212,913.42        |               | \$27,320.06    | \$621,877.41    |
| 3    | \$10,230,000.00 | \$261,069.60  |                         | \$212,913.42        |               | \$31,093.87    | \$701,127.46    |
| 4    | \$14,370,000.00 | \$366,722.40  |                         | \$212,913.42        |               | \$35,056.37    | \$889,992.81    |
| 5    | \$14,370,000.00 | \$366,722.40  |                         | \$212,913.42        |               | \$44,499.64    | \$1,088,301.43  |
| 6    | \$14,370,000.00 | \$366,722.40  |                         | \$212,913.42        |               | \$54,415.07    | \$1,296,525.48  |
| 7    | \$22,125,000.00 | \$564,630.00  |                         | \$212,913.42        |               | \$64,826.27    | \$1,713,068.33  |
| 8    | \$22,788,750.00 | \$581,568.90  |                         | \$212,913.42        |               | \$85,653.42    | \$2,167,377.22  |
| 9    | \$23,472,412.00 | \$599,015.95  |                         | \$212,913.42        |               | \$108,368.86   | \$2,661,848.61  |
| 10   | \$24,176,584.00 | \$616,986.42  |                         | \$212,913.42        |               | \$133,092.43   | \$3,199,014.04  |
| 11   | \$24,901,882.00 | \$635,496.03  |                         | \$212,913.42        |               | \$159,950.70   | \$3,781,547.35  |
| 12   | \$25,648,938.00 | \$654,560.90  |                         | \$212,913.42        |               | \$189,077.37   | \$4,412,272.19  |
| 13   | \$26,418,407.00 | \$674,197.75  |                         | \$212,913.42        |               | \$220,613.61   | \$5,094,170.13  |
| 14   | \$27,210,959.00 | \$694,423.67  |                         | \$212,913.42        |               | \$254,708.51   | \$5,830,388.88  |
| 15   | \$28,027,288.00 | \$715,256.39  |                         | \$212,913.42        |               | \$291,519.44   | \$6,624,251.30  |
| 16   | \$28,868,106.00 | \$736,714.07  |                         | \$212,913.42        |               | \$331,212.56   | \$7,479,264.50  |
| 17   | \$29,734,149.00 | \$758,815.48  |                         | \$212,913.42        |               | \$373,963.23   | \$8,399,129.79  |
| 18   | \$30,626,174.00 | \$781,579.96  |                         | \$212,913.42        |               | \$419,956.49   | \$9,387,752.81  |
| 19   | \$31,544,959.00 | \$805,027.35  |                         | \$212,913.42        |               | \$469,387.64   | \$10,449,254.39 |
| 20   | \$32,491,308.00 | \$829,178.18  |                         | \$212,913.42        |               | \$522,462.72   | \$11,587,981.86 |
| 21   | \$33,466,047.00 | \$854,053.52  |                         | \$212,913.42        |               | \$579,399.09   | \$12,808,521.05 |
| 22   | \$34,470,029.00 | \$879,675.14  |                         | \$212,913.42        |               | \$640,426.05   | \$14,115,708.82 |
| 23   | \$35,504,129.00 | \$906,065.37  |                         | \$212,913.42        |               | \$705,785.44   | \$15,514,646.21 |

\*NOTE ASSUMES 3% GROWTH AFTER YEAR 8 AND 5% EARNED INTEREST ON ANNUAL BALANCE

**APPENDIX "E"**  
**PROJECTED REDEVELOPMENT VALUES**

## TIF 8 PROJECTED REDEVELOPMENT VALUES

| PROJECT<br># | PROJECT                                   | Est. Assessed<br>Value | Est. Public<br>Cost | Project<br>completion<br>Date |
|--------------|---|------------------------|---------------------|-------------------------------|
| 1&2          | Housing Redevelopment                     | 22,125,000.00          | 1,500,000.00        | 2002-2007                     |
| 3            | Trail/Park Development                    | 0.00                   | 250,000.00          | 2005                          |
| 4            | Business Redevelopment/Enhancement        | 2,600,000.00           | 1,500,000.00        | 2006                          |
| 5            | Vacation Berger Street                    | 0.00                   | 100,000.00          | 2006                          |
| 6            | North Henry Street Revitalization         | 2,500,000.00           | 1,500,000.00        | 2007                          |
| 7            | Greenspace and Trail System Improvement   | 0.00                   | 500,000.00          | 2003                          |
| 8            | Redevelopment Henry & Morrow Intersection | 4,000,000.00           | 2,500,000.00        | 2008                          |
| 9            | Redevelopment of Parcel 21-12118-1        | 2,400,000.00           | 1,500,000.00        | 2008                          |
| 10           | Vacation & Improvement of Borneman St.    | 0.00                   | 250,000.00          | 2006                          |
| 11           | Deuchert St Cul-de-sac                    | 0.00                   | 250,000.00          | 2005                          |



TITLETOWN USA

Law Department

Timothy J. Kelley  
City Attorney

August 15, 2002

Mayor and Common Council  
of the City of Green Bay  
100 N. Jefferson Street  
Green Bay, WI 54301

RE: CERTIFICATION OF PROJECT PLAN  
TAX INCREMENTAL DISTRICT NO. 8  
CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

Ladies and Gentlemen:

This opinion relates to the compliance of the proposed project plan for Tax Increment District No. 8, City of Green Bay, Brown County, Wisconsin (hereinafter "District") with the requirements of Sec. 66.1105(4), Wis. Stats.

The Common Council of the City of Green Bay has designated the Redevelopment Authority, as agent of the City of Green Bay, to perform all acts, except the development of the master plan, which are otherwise performed by the Plan Commission under Sec. 66.1105, Wis. Stats.

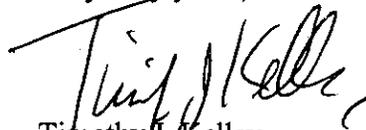
The Economic Development Department has drafted a project plan for the District. Pursuant to statutory requirements, a public hearing was held before the Redevelopment Authority at which interested parties were afforded a reasonable opportunity to express their views on the project plan [Sec. 66.1105(4)(e), Wis. Stats.]. This hearing was held on July 9, 2002. Resolutions adopting the project plan and creating the District will be considered by the Common Council on August 20, 2002. Therefore, at least 30 days have passed after the public hearing and before action by the Common Council as required by statute. [*Id.*]

I have examined the project plan and find that it is complete and complies with the requirements of Sec. 66.1105(4)(f), Wis. Stats., and in particular, it contains the following:

1. A statement listing the kind, number, and location of all proposed public works or improvements within the District and those located outside of the District to the extent provided in §66.1105(2)(f)1.k., Wis. Stats.

2. An economic feasibility study.
3. A detailed list of estimated project costs.
4. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred.
5. A map showing existing uses and conditions of real property within the District.
6. A map showing proposed improvements and uses in the District.
7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes, and City ordinances, if any.
8. A list of estimated non-project costs.
9. A statement relating to the proposed method for the relocation of any persons to be displaced.
10. A statement indicating how creation of the District promotes the orderly development of the City.

Very truly yours,



Timothy J. Kelley  
City Attorney

TJK:bc