

**TAX INCREMENT
FINANCE
DISTRICT NO. 11**

PROJECT PLAN

Olde Main Street

**City of Green Bay, Wisconsin
August 2005**

TABLE OF CONTENTS

	PAGE
Introduction	1
Description of Proposed District	2
Map 1—Location	3
Map 2—District Boundary	4
Map 3— Zoning	5
Map 4—Land Use	6
Map 5— Proposed Projects	7
Map 6—Blighted Properties	8
Project Plan	9
Table 1—Public Investment Summary	15
Appendix A—Legal Description of TID No. 11	
Appendix B—Parcels & Assessed Values	
Appendix C— Blighted Parcels	
Appendix D—Projected TID Revenues—Primary TID Projects	

Introduction

In spring of 2003, the Green Bay Common Council adopted a Comprehensive plan that outlines the City of Green Bay's long-term strategy for growth. A critical component of this strategy is redevelopment. As the availability of raw land declines, redevelopment becomes the key to maximizing uses of industrial and commercial property in the City of Green Bay. The City's Comprehensive plan identifies several priority areas prime for redevelopment, one being the Olde Main Street redevelopment area. The Main Street corridor contains a mix of land uses ranging from First Business to Highway Business tracts. Many of the properties in the area have been determined blighted. While this neighborhood has dealt with declining uses for years, the commitment of private investment has spurred redevelopment in the area. The City of Green Bay has been working with various businesses and property owners to develop a plan for improvements in the area through property acquisition, land use changes and development site preparation.

A significant tool used to accomplish the City's redevelopment 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. 11 is located in the City's near downtown. Main Street is a principal arterial within the City of Green Bay, which provides direct access to Interstate 43. In addition, Main Street is the business route for State Highway 41, with a major interchange at State Highway 172. Map 1 Shows TIF 11 and its relative location in the City of Green Bay.

II. Tax Increment District Boundary

Tax Increment 11 Boundaries are illustrated on Map 2. The legal description for the District is included as Appendix "A."

III. General Make-Up

Containing 183 parcels and 50.495 acres, the proposed TID is comprised of three land uses. Map 4 shows existing land use for the TID area and Map 3 the corresponding zoning. The TID is primarily zoned First Business with 64% of the acreage in that zoning category. The secondary zoning use is Second Business with 30% of the acreage in that category. The remaining 6% is zoned Highway Business.

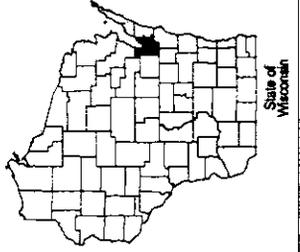
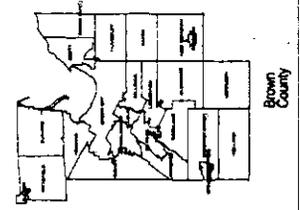
Appendix "B" provides a listing of all parcels within the TID address and assessed values are also listed.

IV. Blight Criteria

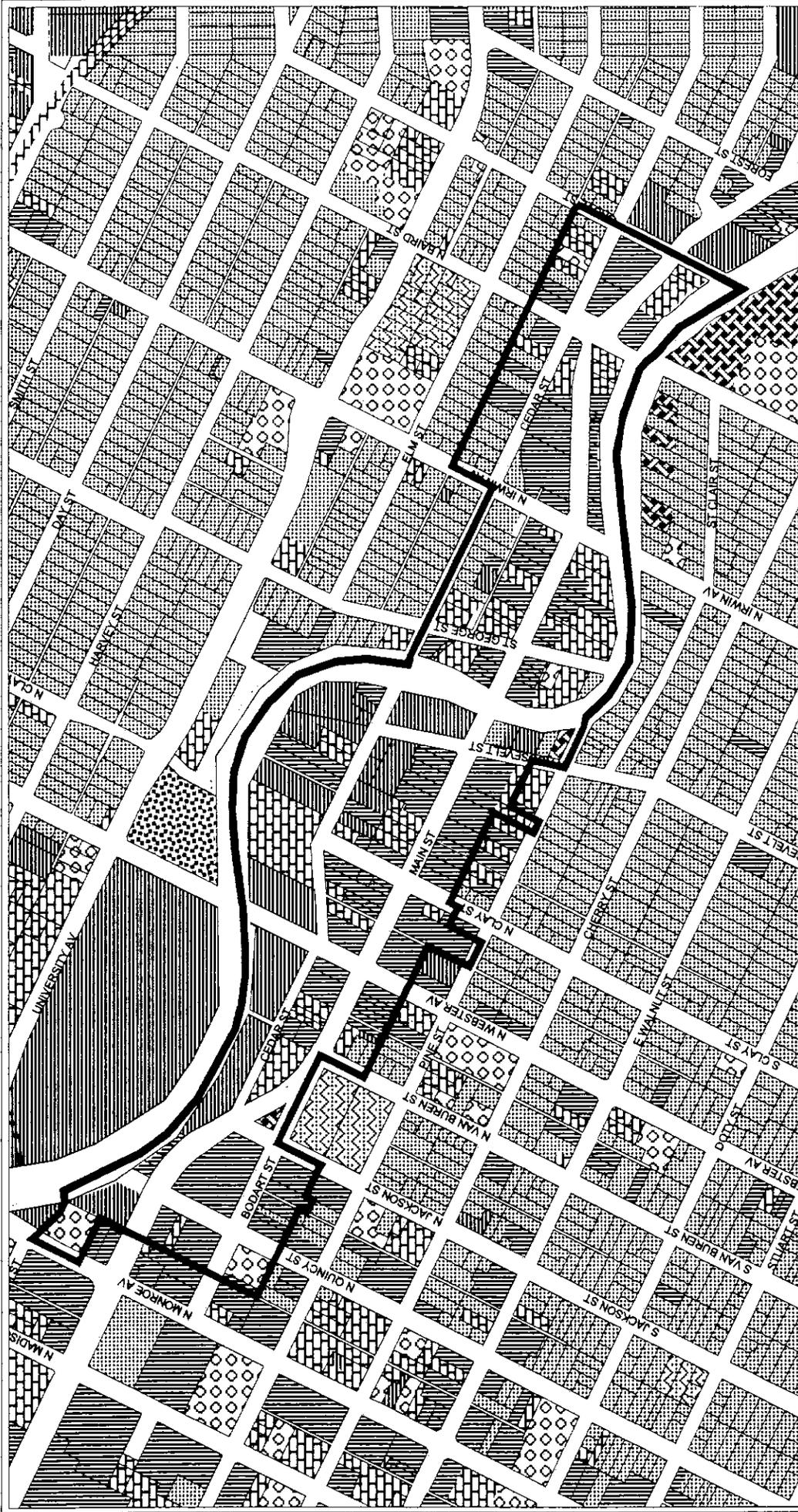
According to the State of Wisconsin Tax Increment Law, for an area to be designated a Tax Increment District, not less than 50% by area, or real property within the district must be blighted, in need of rehabilitation or conservation or suitable for industrial sites. In the proposed TID, 64% of the acreage was determined to be blighted and 72% of the parcels were determined to be blighted. The proposed TID meets these statutory criteria. Map 6 shows the parcels and Appendix "C" lists each parcel with blight designation.



**City of Green Bay
Olde Main Street
Tax Increment Finance District 11
Map 1. Location**



Map prepared by City of Green Bay Planning Department. May 2005.
 \\net\planning\city\mkt_ga\proj\pctd\dist11\m11.apr



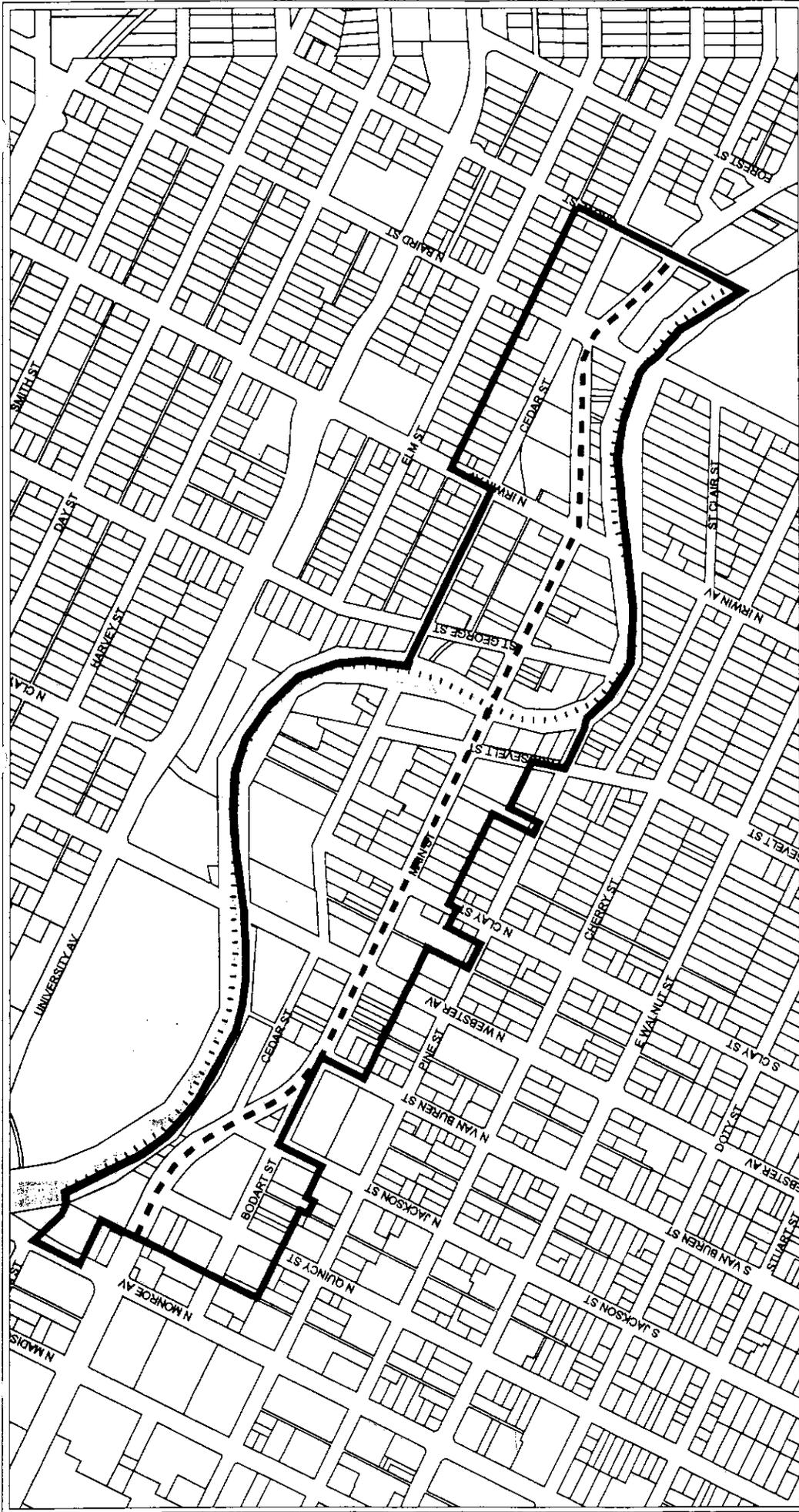
- District Boundary
- Residential
- Commercial
- Industrial
- Roads
- Transportation
- Communications/Utilities
- Governmental/Institutional
- Parks and Recreation
- Woodlands, Wetlands, Undeveloped Open Space
- Open Space

**City of Green Bay
Olde Main Street
Tax Increment Finance District 11
Map 4. Existing Land Use**



Map prepared by City of Green Bay Planning Department, May, 2005.
Digitized from City of Green Bay, 1987 map.

Land use data collected, 2001



**City of Green Bay
Olde Main Street
Tax Increment Finance District 11
Map 5. Projects**

— District Boundary

Projects*

- - - Main Street Resurfacing and Streetscape Improvements
- East River Greenway Connections and Improvements
- * See Text for other Improvements





**City of Green Bay
Olde Main Street
Tax Increment Finance District 11
Map 6. Blighted Properties**

- Blighted Property
- District Boundary



Map prepared by City of Green Bay Planning Department. May 2005.
 U:\GIS\Planning\Map6_gh\project\05110511.apr

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 11. 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: Infrastructure

Location: Main Street from the Fox River to Baird Street.

Description: Main Street Resurfacing and Streetscape Improvements

- Develop and codify standards for landscaping along Main Street (State Highway 29/141).
- Sidewalk improvements
- Pedestrian walkways and median improvements
- Replacement of lighting fixtures and added pedestrian fixtures. Enhance the lighting fixtures for an historical atmosphere.
- Other streetscape amenities including but not limited to, planters, furniture, banners, seasonal banners, receptacles.

Public Work or Improvements: Resurfacing Main Street and sidewalk improvements.

Improvement #2: Infrastructure

Location: District-wide

Description: Infrastructure and Parking Improvements

- Develop public parking district-wide.
- Complete existing parking lot improvements (landscaping/screening, pedestrian access walks).
- Contract for design assistance as necessary.
- Continue fencing program (defining access points, circulation and separation from street/sidewalks).

Public Work or Improvements: Resurface City lots at Webster Ave and Pine St. (Lot W) and Main St. and Baird St. (Lot N).

Improvement #3: Infrastructure.

Location: District-wide

Description: East River Greenway Connections and Improvements

- Continue to develop trail connections along the East River.
- Acquire easements, possible land acquisition; consider potential wetland delineation, soil stabilization, stream bank stabilization and possible bridge. (landscaping/screening, pedestrian access walks).
- Contract for design assistance as necessary.
- Install landscaping, signage, lighting, furniture and kiosks in trail connection projects.
- Use district Green Space Program Plan and District Design Plan as guide

Public Work or Improvements: Develop trail connections, acquire easements, possible land acquisition, wetland delineation, soil stabilization, stream bank stabilization and possible bridge.

Improvement #4: District Signage and Identification.

Location: District-wide

Description: Deterioration of public amenities

- Design and purchase logo/icon and district way finding signs. Affix to streetlight poles in key areas of the community.
- Design and construct an Olde Main Street monument/marker at the west end of district.
- Design and construction of a monument on Main Street at Whitney Park.

Public Work or Improvements: 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 #5: District Administration, Promotion and Marketing Activities

Location: District-wide

Description: Promotion and marketing of the district in order to encourage additional investment and property tax growth.

Public Work or Improvements: See above

Improvement #6: Parcel Assemblage, Property Acquisition and Site Preparation

Location: District-wide

Description: Assemble and acquire parcels to expedite redevelopment on underutilized properties.

Public Work or Improvements: Property acquisition, occupant relocation, site preparation costs, and grants and/or loans to business or developers.

Improvement #7: Loans and/or Grants to Businesses and Developers

Location: District-wide

Description: Loans and or grants made available to accomplish the objectives outlined in this plan

Public Work or Improvements: See above

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 twenty-two years of the creation of the Tax Increment District, with a possible three-year extension and tax increments may be received until project costs are recovered for no longer than twenty-seven years, with a possible three-year extension.

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.

TIF Capacity Analysis

Wisconsin statute 66.1105 (4) (gm) 4. c. establishes a limit on the equalized property value that may be located within all Tax Increment Districts (TIF Capacity). The method for determining that limit is defined in that statute. A municipality must meet this requirement. The City meets this requirement because the equalized value of all taxable property of TID 12 plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable property within the City. Using this method, the City of Green Bay capacity is as follows:

Tax Incremental Finance Capacity Analysis (January 2005)

Equalized Value of the City of Green Bay	\$5,925,533,200.00
TIF Maximum (12% of City Value)	\$ 711,063,984.00
Total Value within Existing TIDS 4,5,6, 7, 8, 9 & 10	\$ 205,881,400.00
Present Capacity for Future TIF Districts	\$ 505,182,584.00

Capacity for creation of new Tax Increment Districts in the City of Green Bay is more than satisfactory to permit the creation of TID 11.

Projection of Future Tax Increments

TID 11 will primarily function as a "pay as you go" district, meaning the City will plan completion of projects based on the availability of increment. The City anticipates a number of projects being implemented over the first twenty-two 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 commercial district. Those stable and hopefully increasing values will assure the growth of increments, which in turn will pay

for the public improvements. In some cases, the increment may also be used to repay any debt generated to finance public improvements.

To approximate future tax increments that 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 twenty-two 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 are 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 projects include a variety of infrastructure improvements, which will improve the Main Street corridor into a high traffic Commercial/Retail/Restaurant development. Projected private investment will create an estimated increase in equalized value of \$7,000,000.00 by year 3 (2007). Tax increment expected from the projects are as follows:

Year	Value Date	District Valuation	TID RATE	Tax Revenue
1	2005		\$22.50	\$0
2	2006		\$22.05	\$0
3	2007	\$7,000,000	\$21.61	\$0
4	2008	\$9,210,000	\$21.18	\$151,263
5	2009	\$10,486,300	\$20.75	\$199,019
6	2010	\$12,800,889	\$20.34	\$222,066
7	2011	\$15,184,916	\$19.93	\$265,660
8	2012	\$15,640,463	\$19.53	\$308,834
9	2013	\$16,109,677	\$19.14	\$311,737
10	2014	\$16,592,967	\$18.76	\$314,667
11	2015	\$17,090,756	\$18.38	\$317,625
12	2016	\$17,603,479	\$18.02	\$320,611
13	2017	\$18,131,583	\$17.66	\$323,625
14	2018	\$18,675,531	\$17.30	\$326,667
15	2019	\$19,235,797	\$16.96	\$329,738
16	2020	\$19,812,871	\$16.62	\$332,837
17	2021	\$20,407,257	\$16.29	\$335,966
18	2022	\$21,019,475	\$15.96	\$339,124

19	2023	\$21,650,059	\$15.64	\$342,312
20	2024	\$22,299,561	\$15.33	\$345,529
21	2025	\$22,968,547	\$15.02	\$348,777
22	2026	\$23,657,604	\$14.72	\$352,056
23	2027	\$24,367,332	\$14.43	\$355,365
24	2028	\$25,098,352	\$14.14	\$358,706

Appendix "D" provides a spread sheet with projected revenues 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 rate.
2. The primary projects will add \$7,000,000.00 in equalized value in year 3, which in turn will generate the tax increment.
3. Total tax increment assumes a total tax levy of current mill rate of \$22.21 per \$1000 of assessed value decreasing by 2% every year.

Secondary or Ongoing TID Projects

To ensure TID project tax increments are adequate to support the public costs for the proposed Secondary TID Project activities (Ongoing Projects), 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 paying or repaying debt for the public projects.

Public/private partnerships will be created in order to fulfill the development activities projected with the TIF 11 Plan. Thus, the tax increments will be sufficient to guarantee the success of any and all future TIF 11 project improvements.

**Table 1
TID & Public Investment Summary
November 2004**

Project	Location	TIF Cost	Projected Date
Infrastructure Main Street Resurfacing & Streetscape Improvements	Map 6 #1	\$1,400,000.00	2007-2010
Infrastructure Parking Improvements	Map 6 #2	\$500,000.00	2007-2008
Infrastructure East River Greenway Improvements	Map 6 #3	\$2,500,000.00	2007-2010
District Signage & Identification	Map 6 #4	\$300,000.00	2007-2010
District Promotion Marketing	Map 6 #5	\$300,000.00	ongoing
Property Acquisition Site Prep. Parcel Assemblage	Map 6 #6	\$1,000,000.00	ongoing
Loans/ Grants	Map 6 #7	\$1,000,000.00	ongoing
Project Total		\$7,000,000.00	

***It is anticipated that positive cash balances will be applied to finance eligible project costs in addition with a possibility of bonding.**

**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 11 activities. However, TID 11 will function primarily as a "pay as you go" TID, meaning the City will plan completion of projects based on the availability of increment. In the event that a project cannot be completed with existing increment, the City may utilize, but will not be limited to the following finance methods; redevelopment bonds, lease-revenue bonds, general obligation bonds, and receive donation of surplus revenues from other municipal Tax Increment Districts including TIDs 4,5,6,7,8,9, 10, 12 and 13. Additionally, should grant opportunities be available; the City may apply for such assistance in order to reduce public borrowing and allow for a rapid closeout of TID 11.

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 complete listed projects 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 2005 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 twenty-two years on project administration, which could include salaries and fringe benefits, management, maintenance and marketing of the TID, bond issuance related expenses, loans and/or grants to business, as well as donation of surplus revenue to TIDs 4,5,6,7,8,10 and 13.

E. Promotion of Orderly Growth

The Tax Increment District 11 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 was updated in 2003 and the proposed TID 11 area was targeted for redevelopment. Additionally the Brown County "Comprehensive Land Use/Transportation Plan: 2020" identifies issues crucial to traffic patterns in the area. Many documents have been reviewed and multiple sources of inputs were heard when drafting the City's Comprehensive Land Use Plan. These voices were incorporated in this TID Plan. The TID 11 Plan promotes orderly and consistent growth.

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 TID11 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 updated its Comprehensive Plan in 2003. The planned uses in the TID 11 are consistent with existing planning documents and have been incorporated into future planning documents. The 1996 Brown County Land Use and Transportation Plan was also complimentary to the City's adopted Comprehensive plans.

Official Map

All streets included in the TID11 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 TID 11 will require Planned Unit Commercial Developments (PUCD) per sections 13.51, 13.52, and 13.53 of the Green Bay Zoning Code. The standards that will be used in the PUD zoning will be consistent with the City of Green Bay Comprehensive Plan. The PUD districts may include the following:

1. A Planned Unit Commercial Development (PUCD) is to be used to identify mixed-use developments.
2. Future nonresidential development and redevelopment uses shall be governed by PUD Districts and established on a project-by-project basis.
3. Nonresidential development not specifically identified in any comprehensive plan may be approved pursuant to existing zoning regulations after review by the Planning Director.
4. 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 PUD.

Building Codes

Building codes for the City of Green Bay will not be changed to accommodate TID11 activities.

G. Non-Project Costs

In the event that TID 11 demonstrates that it has sufficient revenues to pay for all incurred project costs and sufficient surplus revenues to pay for some or all eligible costs in other municipal redevelopment TIDs, the district may become a donor TID for TIDs 4,5,6,7,8, 10 and 13.

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

The City of Green Bay will provide relocation benefits and assistance to the extent necessary as required by Wisconsin Statutes Chapter 32. Generally, relocation occurs where a person or business is displaced from real property a direct result of eminent domain proceedings commenced by the City of Green Bay against the subject property. Relocation services will be provided by the City of Green Bay's acquisition/relocation specialists with funds provided through TIF, the City of Green Bay or the City of Green Bay Redevelopment Authority.

**DESCRIPTION OF T.I.F.D. NUMBER 11 BOUNDARY
(Olde Main Street)**

That part of the City of Green Bay, Brown County, Wisconsin described as follows:

Beginning at the southwest corner of Lot 157, Plat of Navarino; thence easterly along the south line of Lots 157, 158, and 159, Plat of Navarino and the easterly extension thereof to the centerline of the platted alley between Lots 159 and 160, Plat of Navarino;

Thence southerly along said centerline of the alley to the westerly extension of the south line of north 35 feet of Lot 402, Plat of Navarino;

Thence easterly along the south line of said north 35 feet of Lot 402 to the east line of said Lot 402;

Thence northerly along said east line to the northeast corner of said Lot 402;

Thence easterly along the south line of Lots 161 and 162, Plat of Navarino, and the easterly extension thereof to a point on the centerline of North Jackson Street;

Thence northerly along said centerline of North Jackson Street to the centerline of Bodart Street (also known as Main Street);

Thence easterly along said centerline of Bodart Street and Main Street to the centerline of North Van Buren Street;

Thence southerly along said centerline of North Van Buren Street to a point on the westerly extension of the south line of Lot 169, Plat of Navarino;

Thence easterly along the south line of Lots 169 through 177, Plat of Navarino and the extension thereof to the centerline of the platted alley between Lots 177 and 178, Plat of Navarino;

Thence southerly along said centerline of the platted alley to the centerline of Pine Street;

Thence easterly along said centerline of Pine Street to a point on the southerly extension of the east line of the west 7 feet of Lot 422, Plat of Navarino;

Thence northerly along said east line of the west 7 feet of Lot 422 to the northeast corner of the west 7 feet of the south 125 feet of said Lot 422;

Thence easterly along the north line of the south 125 feet of said Lot 422 and the extension thereof to the centerline of North Clay Street;

Thence northerly along said centerline of North Clay Street to a point on the westerly extension of the south line of Lot 181, Plat of Navarino;

Appendix "A"

Thence easterly along the south line of Lots 181 through 187 and the extension thereof to the northwest corner of Lot 430, Plat of Navarino;

Thence southerly along the west line of said Lot 430 and the extension thereof to the centerline of Pine Street;

Thence easterly along said centerline of Pine Street to a point on the southerly extension of the east line of said Lot 430;

Thence northerly along said east line of Lot 430 and the extension thereof to the southwest corner of Lot 433, Plat of Navarino;

Thence easterly along the south line of said Lot 433 and the extension thereof to a point on the centerline of North Roosevelt Street;

Thence southerly along said centerline of North Roosevelt Street to the centerline of Pine Street;

Thence easterly along said centerline of Pine Street and the extension thereof to the center of the East River;

Thence easterly along said centerline of the East River to a point on the southerly extension of the centerline of Grove Street;

Thence northerly along said centerline of Grove Street and the extension thereof to the intersection with the centerline of the platted alley northerly of and adjacent to Lot 143 plat of Oak Grove;

Thence westerly along the centerline of alley lying northerly of and adjacent to Lots 143 through 150 Plat of Oak Grove, and lying northerly of and adjacent to Lots 140 through 152, Plat of Whitney's Addition to Navarino, and the extension thereof to the centerline of Irwin Avenue;

Thence southerly along said centerline of South Irwin Avenue to the centerline of Cedar Street;

Thence westerly along said centerline of Cedar Street and the extension thereof to the center of the East River;

Thence westerly along the center of the East River to a point on the northerly extension of Parcel II, Document Number 2189846;

Thence westerly along the north line of said Parcel II, Document Number 2189846 and the extension thereof to the centerline of North Monroe Avenue;

Thence southerly along said centerline of Monroe Avenue to a point on the westerly extension of the south line of said Parcel II, Document Number 2189846;

Appendix "A"

Thence easterly along said southerly line of Parcel II, Document Number 2189846 and the extension thereof to a point on the centerline of the platted alley lying westerly of Lot 322, Plat of Navarino;

Thence southerly along the centerline of the platted alley lying westerly of and adjacent to Lots 322, 262, 231 and 154, Plat of Navarino to a point on the westerly extension of the south line of Lot 154, Plat of Navarino;

Thence easterly along the south line of Lots 154 through 156 and the easterly extension thereof to the point of beginning.

Parcels affected being tax parcel numbers: 10-1,10-107,10-12,10-13,10-14,10-2,10-25,10-27,10-28,10-29,10-3,10-4,10-5,10-6,10-8,11-100,11-101,11-104,11-47,11-48,11-50,11-99,14-1,14-10,14-2,14-27,14-29,14-3,14-30,14-338,14-4,14-6,14-7,14-9,8-1,8-110,8-111,8-112,8-113,8-114,8-115,8-115-A,8-116,8-117,8-118,8-263,8-264,8-265,8-265-1,8-266,8-267,8-268,8-269,8-270,8-271,8-272,8-273,8-274,8-276,8-279,8-280,8-281-A,8-282,8-283,8-284,8-285,8-286,8-287,8-288,8-289,8-290,8-291,8-292,8-293,8-294,8-295,8-296,8-297,8-297-A,8-298,8-299,8-300,8-301,8-302,8-303,8-304,8-305,8-306,8-307,8-309,8-311,8-312,8-313,8-314,8-315,8-316,8-317,8-317-1,8-318,8-319,8-320,8-321,8-324-A,8-325,8-328,8-329,8-331,8-332,8-333,8-335,8-336,8-337,8-338,8-339,8-340,8-341,8-342,8-75,8-77,8-8,9-1,9-14,9-17,9-1,9-1,9-2,9-20,9-22,9-23,9-24,9-25,9-26,9-29,9-3,9-30,9-31,9-32,9-33,9-33-1,9-33-2,9-34,9-35,9-36,9-37,9-39,9-4,9-41,9-44,9-45,9-46,9-47,9-48,9-49,9-5,9-50,9-52,9-54,9-55,9-56,9-57,9-58,9-6,9-60,9-62,9-64,9-7,9-71,9-71-A,9-72,9-73,9-74,9-75,9-76,9-76-1,9-77,9-78,9-7-A,9-80,9-81,9-85,9-86,9-9.

TID 11 Parcels Subject to Assessed Values

Annex "B"

PARCEL ID	LOCATION	OWNER	LAND VALUE	IMPROVEMENTS	TOTAL VALUE
8-8	1428-1430 MAIN ST	MELOTTE DISTRIBUTING INC	\$43,900.00	\$83,000.00	\$126,900.00
8-1	1400-1410 MAIN ST	BLESER	\$200,700.00	\$334,900.00	\$535,600.00
8-75	1425-1429 MAIN ST	VANSISTINE ETAL	\$202,800.00	\$338,100.00	\$540,900.00
8-110	515 GROVE ST	PREUDE ETAL	\$9,400.00	\$61,900.00	\$71,300.00
8-284	1270-1274 MAIN ST	MOSKI CORP	\$25,300.00	\$371,000.00	\$396,300.00
8-115-A	1415 CEDAR ST	MICHAELS VAN SISTINE LLC	\$0.00	\$0.00	\$0.00
14-30	300 N ROOSEVELT ST	LIBERT THOMAS M REVOCABLE TRUST OF 1997	\$12,900.00	\$0.00	\$12,900.00
8-300	1368 MAIN ST	GREEN BAY CITY OF	\$0.00	\$0.00	\$0.00
8-299	MAIN ST	GREEN BAY CITY OF	\$0.00	\$0.00	\$0.00
8-298	1372 MAIN ST	GREEN BAY CITY OF	\$0.00	\$0.00	\$0.00
8-297	1336-1336 1/2 MAIN ST	GREEN BAY CITY OF	\$0.00	\$0.00	\$0.00
8-297-A	1356 MAIN ST	PLASCENCIA	\$11,200.00	\$48,500.00	\$59,700.00
8-296	1352-1354 MAIN ST	PLASCENCIA	\$19,800.00	\$129,900.00	\$149,700.00
8-295	1344 MAIN ST	BROSIG	\$5,600.00	\$27,800.00	\$33,400.00
8-294	1342 MAIN ST	GREEN BAY REDEVELOPMENT AUTHORITY	\$0.00	\$0.00	\$0.00
8-293	1340 MAIN ST	GREEN BAY CITY OF	\$0.00	\$0.00	\$0.00
8-292	MAIN ST	GREEN BAY CITY OF	\$0.00	\$0.00	\$0.00
8-291	MAIN ST	GREEN BAY CITY OF	\$0.00	\$0.00	\$0.00
8-290	1322 MAIN ST	SMITS	\$47,800.00	\$33,900.00	\$81,700.00
8-289	1306 MAIN ST	MOSKI CORP	\$19,200.00	\$101,700.00	\$120,900.00
8-288	1300 MAIN ST	GREEN BAY CITY OF	\$0.00	\$0.00	\$0.00
8-77	1405 MAIN ST	VANSISTINE ETAL	\$95,700.00	\$134,100.00	\$229,800.00
8-111	501-503 GROVE ST	YANG ETAL	\$10,400.00	\$82,300.00	\$92,700.00
8-279	313 ST GEORGE ST	LERCH	\$17,300.00	\$11,700.00	\$29,000.00
8-287	1296 MAIN ST	MOSKI CORP	\$59,100.00	\$4,100.00	\$63,200.00
8-285	1276 MAIN ST	MOSKI CORP	\$54,800.00	\$255,800.00	\$310,600.00
8-114	1417 CEDAR ST	MICHAELS VAN SISTINE LLC	\$0.00	\$0.00	\$0.00
8-112	1425 CEDAR ST	MICHAELS VAN SISTINE LLC	\$0.00	\$0.00	\$0.00
8-115	1413 CEDAR ST	MICHAELS VAN SISTINE LLC	\$0.00	\$0.00	\$0.00
8-286	1280 MAIN ST	MOSKI CORP	\$111,700.00	\$198,800.00	\$310,500.00
8-113	1421 CEDAR ST	MICHAELS VAN SISTINE LLC	\$0.00	\$0.00	\$0.00
8-283	1264 MAIN ST	SMITS	\$20,400.00	\$74,500.00	\$94,900.00
8-282	1260 MAIN ST	MOSKI CORPORATION	\$73,200.00	\$6,200.00	\$79,400.00
8-116	1411 CEDAR ST	CEDAR STREET PROPERTY LLC	\$23,700.00	\$52,000.00	\$75,700.00
8-325	1365 MAIN ST	ASCHENBRENNER	\$130,300.00	\$1,100.00	\$131,400.00
8-276	325 ST GEORGE ST	STILLER ERNEST J & BETH VAL C TRUSTEES	\$0.00	\$0.00	\$0.00
8-117	1405 CEDAR ST	ENGLEBERT ETAL	\$43,700.00	\$83,700.00	\$127,400.00
8-304	1299 MAIN ST	KOSMOSKI INVESTMENT CORP	\$23,000.00	\$1,000.00	\$24,000.00
8-303	1301 MAIN ST	FECHNER ETAL	\$38,800.00	\$36,600.00	\$75,400.00

TID 11 Parcels & Assessed Values

8-318	1274 CEDAR ST	DYNAMIC VENTURES LLC	\$46,200.00	\$106,000.00	\$152,200.00
8-268	1233 MAIN ST	GRIEG	\$11,100.00	\$1,900.00	\$13,000.00
14-10	1148 MAIN ST	JUZA INVESTMENTS LLC	\$0.00	\$0.00	\$0.00
8-339	1311 CEDAR ST	JADIN	\$13,900.00	\$59,900.00	\$73,800.00
8-317	1266 CEDAR ST	STEVENS ETAL	\$10,000.00	\$43,800.00	\$53,800.00
14-9	1142 MAIN ST	JUZA INVESTMENTS LLC	\$0.00	\$0.00	\$0.00
8-342	510 N IRWIN AV	TAPPA	\$7,600.00	\$52,900.00	\$60,500.00
8-317-1	1260 CEDAR ST	HOCKERS	\$10,000.00	\$46,700.00	\$56,700.00
14-7	1138 MAIN ST	MACCO TRUSTEE	\$96,200.00	\$360,300.00	\$456,500.00
8-315	1250 CEDAR ST	FACTORY CONVERSIONS LLC	\$65,200.00	\$2,100.00	\$67,300.00
14-6	1122-1126 MAIN ST	NEW COURT LLP	\$72,100.00	\$138,200.00	\$210,300.00
8-314	1242 CEDAR ST	FACTORY CONVERSIONS LLC	\$56,700.00	\$2,300.00	\$59,000.00
14-4	1118 MAIN ST	NEW COURT LLP	\$29,500.00	\$60,600.00	\$90,100.00
8-263	433-435 ST GEORGE ST	REBAR DEVELOPMENT LLC	\$32,300.00	\$109,900.00	\$142,200.00
14-1	1100 MAIN ST	MISZKIEWICZ	\$48,100.00	\$138,200.00	\$186,300.00
9-22	1155 MAIN ST	CONRAD	\$32,100.00	\$116,800.00	\$148,900.00
9-23	1149 MAIN ST	JACOBSON	\$48,100.00	\$98,100.00	\$146,200.00
8-265	427 ST GEORGE ST	VANBOXEL SR	\$54,200.00	\$4,400.00	\$58,600.00
14-3	1114 MAIN ST	NEW COURT LLP	\$53,700.00	\$189,900.00	\$243,600.00
8-265-1	ST GEORGE ST	GREIG JR	\$1,600.00	\$600.00	\$2,200.00
14-2	1106 MAIN ST	NEW COURT LLP ETAL	\$48,100.00	\$264,700.00	\$312,800.00
9-19-1	319 N CLAY ST	LEWIS	\$22,800.00	\$5,900.00	\$28,700.00
9-24	1141 MAIN ST	LAMBERT	\$43,700.00	\$39,500.00	\$83,200.00
9-25	1139 MAIN ST	GREIG INVESTMENTS LLC	\$48,100.00	\$124,200.00	\$172,300.00
9-35	1021 MAIN ST	STERNBERG	\$25,400.00	\$42,800.00	\$68,200.00
9-57	1112 CEDAR ST	POMPS TIRE SERVICE INC	\$17,100.00	\$296,900.00	\$314,000.00
11-48	622 BODART ST	NEW COMMUNITY CLINIC LTD	\$0.00	\$0.00	\$0.00
11-100	417 N QUINCY ST	KUEHN	\$0.00	\$0.00	\$0.00
10-28	CEDAR ST	GREEN BAY CITY OF ETAL	\$7,900.00	\$0.00	\$7,900.00
9-17	1028 MAIN ST	LEWIS	\$277,600.00	\$205,400.00	\$483,000.00
9-26	1131 MAIN ST	WENZ	\$87,000.00	\$273,700.00	\$360,700.00
9-20	1201-1207 MAIN ST	WOCHINSKE REALTY LLC	\$196,400.00	\$445,800.00	\$642,200.00
9-29	1121-1123 MAIN ST	WOCHINSKE REALTY LLC	\$62,700.00	\$35,100.00	\$97,800.00
9-30	1115 MAIN ST	POMPS TIRE SERVICE INC	\$53,600.00	\$3,100.00	\$56,700.00
9-14	1000 MAIN ST	SMITS	\$216,800.00	\$87,000.00	\$303,800.00
9-31	1109 MAIN ST	POMPS TIRE SERVICE INC	\$48,100.00	\$2,700.00	\$50,800.00
9-33	1033-1035 MAIN ST	MORGAN JOSEPH J & MARY K REVOCABLE TRUST	\$11,100.00	\$92,500.00	\$103,600.00
9-64	435 N ROOSEVELT ST	F R W REALTY LLC	\$10,000.00	\$166,800.00	\$176,800.00
9-62	409 N ROOSEVELT ST	F R W REALTY LLC	\$42,300.00	\$379,900.00	\$422,200.00

TID 11 Parcels Assessed Values

ndix "B"

9-33-2	1031 MAIN ST	MORGAN JOSEPH J & MARY K REVOCABLE TRUST	\$15,100.00	\$35,800.00	\$50,900.00
9-32	416 N CLAY ST	POMPS TIRE SERVICE INC	\$48,100.00	\$126,600.00	\$174,700.00
9-9	930 MAIN ST	DENIS REAL ESTATE PARTNERSHIP ETAL	\$48,100.00	\$115,900.00	\$164,000.00
9-7	928 MAIN ST	DENIS REAL ESTATE PARTNERSHIP ETAL	\$20,000.00	\$48,100.00	\$68,100.00
9-60	1124 CEDAR ST	F R W REALTY LLC	\$20,000.00	\$0.00	\$20,000.00
9-2	318 N VAN BUREN ST	JUNG PROPERTIES LLC	\$10,400.00	\$89,600.00	\$100,000.00
9-72	1207 CEDAR ST	MARICQUES INC	\$12,300.00	\$46,200.00	\$58,500.00
9-7-A	926 MAIN ST	DENIS REAL ESTATE PARTNERSHIP ETAL	\$28,100.00	\$70,000.00	\$98,100.00
9-33-1	413-415 N CLAY ST	MORGAN JOSEPH J & MARY K REVOCABLE TRUST	\$8,800.00	\$39,100.00	\$47,900.00
9-71	1203 CEDAR ST	WOCHINSKE REALTY LLC	\$6,000.00	\$124,000.00	\$130,000.00
9-54	420 N CLAY ST	POMPS TIRE SERVICE INC	\$8,100.00	\$72,500.00	\$80,600.00
9-6	922 MAIN ST	DENIS REAL ESTATE PARTNERSHIP ETAL	\$26,600.00	\$109,500.00	\$136,100.00
9-71-A	CEDAR ST	WOCHINSKE REALTY LLC	\$9,100.00	\$0.00	\$9,100.00
9-5	918 MAIN ST	BLENZEN	\$21,100.00	\$45,600.00	\$66,700.00
9-58	1118 CEDAR ST	F R W REALTY LLC	\$17,000.00	\$6,500.00	\$23,500.00
9-4	916 MAIN ST	BIENZEN	\$21,300.00	\$89,600.00	\$110,900.00
9-1	324-326 N VAN BUREN ST	KELLEY & EWING PROPERTIES LLC	\$14,400.00	\$106,100.00	\$120,500.00
9-36	1019 MAIN ST	STERNBERG	\$22,700.00	\$69,700.00	\$92,400.00
9-56	1108 CEDAR ST	POMPS TIRE SERVICE INC	\$15,300.00	\$16,300.00	\$31,600.00
9-3	914 MAIN ST	GEHLHOFF ETAL	\$63,500.00	\$89,100.00	\$152,600.00
9-55	1102 CEDAR ST	POMPS TIRE SERVICE INC	\$9,900.00	\$3,900.00	\$13,800.00
9-39	1001 MAIN ST	SVOBODA PROPERTIES LLC	\$99,800.00	\$397,600.00	\$497,400.00
9-37	1013-1015 MAIN ST	MORGAN JOSEPH J & MARY K REVOCABLE TRUST	\$47,200.00	\$115,100.00	\$162,300.00
9-50	1018 CEDAR ST	MORGAN MARY C TRUST	\$9,400.00	\$4,900.00	\$13,400.00
9-34	1023 MAIN ST	MORGAN MARY C TRUST	\$61,800.00	\$165,800.00	\$227,600.00
9-52	423-427 N CLAY ST	MORGAN JOSEPH J & MARY K REVOCABLE TRUST	\$15,600.00	\$119,300.00	\$134,900.00
9-75	1127 CEDAR ST	WOCHINSKE REALTY LLC	\$14,100.00	\$2,100.00	\$16,200.00
9-74	1141 CEDAR ST	POMPS TIRE SERVICE INC	\$23,300.00	\$47,500.00	\$70,800.00
9-41	931 MAIN ST	MCGUIRE	\$45,300.00	\$150,300.00	\$195,600.00
9-44	919 MAIN ST	SIMONET	\$94,800.00	\$288,600.00	\$383,400.00
9-45	915 MAIN ST	DENIS REAL ESTATE PARTNERSHIP ETAL	\$50,500.00	\$0.00	\$50,500.00
9-48	901 MAIN ST	MALLIEN	\$42,700.00	\$95,300.00	\$138,000.00
9-46	913 MAIN ST	DENIS REAL ESTATE PARTNERSHIP ETAL	\$22,600.00	\$600.00	\$23,200.00
9-73	518 N ROOSEVELT ST	WOCHINSKE REALTY LLC	\$30,800.00	\$242,000.00	\$272,800.00
9-47	907 MAIN ST	DENIS REAL ESTATE PARTNERSHIP ETAL	\$22,600.00	\$600.00	\$23,200.00
9-49	900 CEDAR ST	VOIGT	\$33,300.00	\$157,900.00	\$191,200.00
9-76-1	1137 CEDAR ST	WOCHINSKE REALTY LLC	\$36,700.00	\$285,900.00	\$322,600.00
9-76	1125 CEDAR ST	WOCHINSKE REALTY LLC	\$14,100.00	\$2,100.00	\$16,200.00
9-77	1123 CEDAR ST	WOCHINSKE REALTY LLC	\$46,400.00	\$68,600.00	\$115,000.00
10-6	722 BODART ST	K B PROPERTIES LLP	\$96,200.00	\$424,200.00	\$520,400.00

TID 11 Parcels Assessed Values

Index "B"

10-12	807 BODART ST	GREEN BAY CITY OF	\$0.00	\$0.00	\$0.00
9-78	1121 CEDAR ST	WOCHINSKE REALTY LLC	\$46,800.00	\$827,800.00	\$874,600.00
10-5	718-720 BODART ST	AGUILAR ETAL	\$58,300.00	\$253,800.00	\$312,100.00
10-4	714-716 BODART ST	LAFORTUNE	\$51,700.00	\$34,700.00	\$86,400.00
10-3	710 BODART ST	TIGER PROPERTIES LLC	\$10,700.00	\$45,800.00	\$56,500.00
10-13	801 BODART ST	GREEN BAY CITY OF	\$0.00	\$0.00	\$0.00
10-2	708 BODART ST	CONARD	\$20,900.00	\$70,100.00	\$91,000.00
9-80	1111 CEDAR ST	MILLER SCRAP IRON & STEEL	\$63,600.00	\$154,900.00	\$218,500.00
G					
9-86	903-929 CEDAR ST	WENZ RENTAL PROPERTIES LLC	\$209,300.00	\$419,200.00	\$628,500.00
9-85	500-510 N WEBSTER AV	BROTSKI	\$0.00	\$0.00	\$0.00
9-81	1101 CEDAR ST	CEDAR STREET PARTNERSHIP	\$179,700.00	\$112,600.00	\$292,300.00
10-1	700 BODART ST	ADVANCED DEVELOPMENT INC	\$48,100.00	\$132,300.00	\$180,400.00
10-8	800 CEDAR ST	BUS DEPOT OF GREEN BAY	\$145,200.00	\$137,300.00	\$282,500.00
11-47	618 BODART ST	K B PROPERTIES LLP	\$31,800.00	\$70,400.00	\$102,200.00
10-25	801 CEDAR ST	BELGIOIOSO CHEESE INC	\$0.00	\$0.00	\$0.00
10-27	CEDAR ST	GREEN BAY CITY OF ETAL	\$6,700.00	\$0.00	\$6,700.00
10-14	700 MAIN ST	U HAUL REAL ESTATE CO	\$326,900.00	\$345,000.00	\$671,900.00
11-50	619 BODART ST	KUEHN	\$0.00	\$0.00	\$0.00
10-107	CEDAR ST	GREEN BAY CITY OF	\$0.00	\$0.00	\$0.00
11-99	620 MAIN ST	LIEBERGEN	\$106,100.00	\$43,900.00	\$150,000.00
10-29	500 N QUINCY ST	GREEN BAY CITY OF ETAL	\$9,600.00	\$0.00	\$9,600.00
11-101	649 MAIN ST	LEWIS	\$34,900.00	\$0.00	\$34,900.00
11-104	520 N MONROE AV		\$179,000.00	\$429,000.00	\$608,000.00
			\$7,809,200.00	\$19,130,300.00	\$26,939,500.00

TID 11 Blighted Parcel List

Appendix "C"

PARCEL ID	BLIGHT	PARCEL ID	BLIGHT
8-8	X	9-25	
8-1	X	9-35	X
8-75	X	9-57	
8-110	X	11-48	
8-284		11-100	X
8-115-A	X	10-28	
14-30	X	9-17	
8-300	X	9-26	X
8-299	X	9-20	X
8-298	X	9-29	X
8-297	X	9-30	X
8-297-A	X	9-14	
8-296	X	9-31	X
8-295	X	9-33	X
8-294	X	9-64	X
8-293	X	9-62	X
8-292	X	9-33-2	X
8-291	X	9-32	X
8-290	X	9-9	X
8-289	X	9-7	X
8-288	X	9-60	X
8-77	X	9-2	X
8-111	X	9-72	X
8-279	X	9-7-A	X
8-287		9-33-1	X
8-285		9-71	X
8-114	X	9-54	X
8-112	X	9-6	X
8-115	X	9-71-A	X
8-286		9-5	X
8-113	X	9-58	
8-283	X	9-4	X
8-282		9-1	X
8-116	X	9-36	X
8-325	X	9-56	X
8-276	X	9-3	X
8-117	X	9-55	X
8-304	X	9-39	
8-303	X	9-37	X
14-29	X	9-50	X
8-281-A		9-34	X
8-274		9-52	X
8-118		9-75	X
8-280	X	9-74	X
8-302	X	9-41	X
8-273		9-44	X
8-301		9-45	X
8-272		9-48	X
8-305	X	9-46	X
8-328	X	9-73	X
8-271		9-47	X

TID 11 Blighted Parcel List

Appendix "C"

PARCEL_ID	BLIGHT	PARCEL_ID	BLIGHT
8-270		9-49	X
8-306		9-76-1	X
8-329	X	9-76	X
14-27	X	9-77	
8-307		10-6	X
8-331	X	10-12	
8-269		9-78	
8-324-A	X	10-5	X
8-332	X	10-4	X
8-333	X	10-3	X
8-309		10-13	
8-311		10-2	
8-335	X	9-80	
8-321		G	X
8-312		9-86	X
14-338	X	9-85	
8-336	X	9-81	X
8-320	X	10-1	X
8-264		10-8	X
8-313		11-47	
8-340	X	10-25	X
8-337	X	10-27	
8-319	X	10-14	X
8-266		11-50	
8-316	X	10-107	
8-267	X	11-99	X
8-338	X	10-29	
8-341	X	11-101	
8-318	X	11-104	
8-268	X		
14-10			
8-339	X		
8-317	X		
14-9			
8-342	X		
8-317-1	X		
14-7			
8-315	X		
14-6	X		
8-314	X		
14-4			
8-263	X		
14-1	X		
9-22	X		
9-23	X		
8-265	X		
14-3			
8-265-1	X		
14-2			
9-19-1			
9-24	X		

Projected TID 11 Tax Revenues for Primary Projects

Year	Date	District Valuation	Construction Increment	TID RATE	Tax Revenue	Anticipated		Cap Interest/ Begin Bal	Other Revenues	Balance
						Bond Amount	Est. Bond Payment			
1	2005			\$22.50	\$0					\$0
2	2006		7,000,000	\$22.05	\$0			\$0	\$0	\$0
3	2007	\$7,000,000	2,000,000	\$21.61	\$0			\$0	\$0	\$151,263
4	2008	\$9,210,000	1,000,000	\$21.18	\$151,263			\$151,263	\$4,538	\$354,820
5	2009	\$10,486,300	2,000,000	\$20.75	\$199,019			\$354,820	\$10,645	\$587,531
6	2010	\$12,800,889	2,000,000	\$20.34	\$222,066			\$587,531	\$17,626	\$870,817
7	2011	\$15,184,916		\$19.93	\$265,660			\$870,817	\$26,125	\$1,205,776
8	2012	\$15,640,463		\$19.53	\$308,834			\$1,205,776	\$36,173	\$1,553,686
9	2013	\$16,109,677		\$19.14	\$311,737			\$1,553,686	\$46,611	\$1,914,964
10	2014	\$16,592,967		\$18.76	\$314,667			\$1,914,964	\$57,449	\$2,290,039
11	2015	\$17,090,756		\$18.38	\$317,625			\$2,290,039	\$68,701	\$2,679,351
12	2016	\$17,603,479		\$18.02	\$320,611			\$2,679,351	\$80,381	\$3,083,356
13	2017	\$18,131,583		\$17.66	\$323,625			\$3,083,356	\$92,501	\$3,502,524
14	2018	\$18,675,531		\$17.30	\$326,667			\$3,502,524	\$105,076	\$3,937,337
15	2019	\$19,235,797		\$16.96	\$329,738			\$3,937,337	\$118,120	\$4,388,294
16	2020	\$19,812,871		\$16.62	\$332,837			\$4,388,294	\$131,649	\$4,855,909
17	2021	\$20,407,257		\$16.29	\$335,966			\$4,855,909	\$145,677	\$5,340,710
18	2022	\$21,019,475		\$15.96	\$339,124			\$5,340,710	\$160,221	\$5,843,243
19	2023	\$21,650,059		\$15.64	\$342,312			\$5,843,243	\$175,297	\$6,364,069
20	2024	\$22,299,561		\$15.33	\$345,529			\$6,364,069	\$190,922	\$6,903,769
21	2025	\$22,968,547		\$15.02	\$348,777			\$6,903,769		\$7,255,824
22	2026	\$23,657,604		\$14.72	\$352,056			\$7,255,824		\$7,611,190
23	2027	\$24,367,332		\$14.43	\$355,365			\$7,611,190		\$7,969,895
24	2028	\$25,098,352		\$14.14	\$358,706					