



City of Green Bay  
Department of Community and Economic Development

**Tax  
Increment  
District  
Thirteen (13)**

**Downtown Redevelopment**

**Amended  
PROJECT PLAN**

**City of Green Bay, Wisconsin  
DRAFT 19 August 2019**

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## Summary of Findings

1. In accordance with Wis. Stats. §66.1105, the City of Green Bay (“City”) created Tax Increment District Number Thirteen (13), Downtown Redevelopment (“TID 13”), on September 6, 2005; and
2. The Common Council of the City designated the Redevelopment Authority of the City of Green Bay (“RDA”) to perform all acts necessary to adopt Resolution amending the Project Plan for TID 13 on Tuesday, July 16, 2019; and
3. The RDA proposed adding project costs within the existing boundary of TID 13 and within a one-half (1/2) mile radius of the boundary of TID 13; and
4. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
  - 4.1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendments to TID 7, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
  - 4.2. On Wednesday, August 7, 2019, and Monday, August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
  - 4.3. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
  - 4.4. On Monday, August 5, 2019, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
5. The Amended Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:
  - 5.1. An economic feasibility study; and
  - 5.2. A detailed list of estimated project costs; and
  - 5.3. 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; and
  - 5.4. A map showing existing uses and conditions of real property within TID 13; and
  - 5.5. A map showing proposed improvements and uses in TID 13; and
  - 5.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 7 will not exceed thirty-five percent (35%); and
  - 5.7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
  - 5.8. A list of estimated non-project costs; and
  - 5.9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
  - 5.10. A statement indicating how creation of TID 13 promotes the orderly development of the City; and
  - 5.11. An opinion of the City Attorney that the Amended Project Plan is complete and complies with Wis. Stats. §66.1105; and
6. The RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:
  - 6.1. The Amended Project Plan demonstrates that TID 13 will accumulate aggregate incremental property taxes greater than the amount of total project costs before its mandatory termination date of September 6, 2032; and

- 6.2. Project Plan, Section A., Improvement Number Eight (#8) identifies parking infrastructure as an existing public works improvement and project cost; and
- 6.3. Wis. Stats. §66.1105 permits the City to add project costs within the existing boundary of TID 13 and within a one-half (1/2) mile radius of the boundary of TID 13; and
- 6.4. That “but for” the adoption of an amendment to the Project Plan, the development projected to occur in TID 13, as detailed in the *City Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
- 6.5. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in TID 13; and
- 6.6. The economic benefits of TID 13, as measured by increased property value, employment, and income,
  - 6.6.1. Are greater than the cost of the improvements identified in the Amended Project Plan; and
  - 6.6.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
- 6.7. The TID 13 Amended Project Plan is feasible and in conformity with the *City Comprehensive Plan*.

## Proposed Amendment

Amend the Project Plan, Section A., Improvement Number Eight (#8): Parking Infrastructure, to include acquisition of the property east of Monroe Avenue, south of Pine Street, West of Quincy Street, and north of Cherry Street, commonly known as the Associated Bank Parking Lot.

## **Appendix A: City Attorney Legal Opinion**

TO BE INSERTED