



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
27 September 2019**

Joint Review Board of the City of Green Bay

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Table of Contents

Summary of Findings 4

Proposed Amendment 5

Economic Feasibility 5

 TID 13 Capacity 5

 City Financial Strength 5

Appendix A: City Attorney Legal Opinion 6

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. The estimated additional project cost is one million, two hundred thousand dollars (\$1,200,000.00).

Economic Feasibility

The proposed change to the Project Plan is economically feasible, given that:

1. The City expects to have cash available to pay for project costs as they are incurred or has the means to secure the necessary financing.
2. The City expects to complete the projects in one or more phases, and can adjust the timing of implementation as needed to coincide with the pace of private development.
3. The development anticipated to occur as a result of implementing this Amended Plan will generate sufficient property tax increment to pay for the costs of the projects.

Financial audits will be done in accordance with Wis. Stats. §66.46.

TID 13 Capacity

The City is acquiring the Associated Bank Parking Lot in order to accommodate increased parking demand in the TID resulting from a high level of residential, hospitality, office, and other commercial development in the past few years in TID 13. The parcel provides additional parking capacity in order to facilitate additional redevelopment projects on adjacent parcels.

The City believes it will generate sufficient revenue from leasing parking spaces (on a monthly basis) in the lot to cover the costs of acquisition. In the event that this does not happen, the 2018 TID Annual Report (PE-300) shows that TID 13 will be sufficiently funded to complete the proposed project in the Amendment before the legal termination of the district in 2032. The Report projects \$28,230,244.00 in future costs, and estimates \$45,284,233.00 in future revenue, leaving a surplus of \$13,981,853. If this should occur, distribution of the surplus funds will be made in accordance with Wisconsin Statutes.

City Financial Strength

In 2019, Moody's assigned the City of Green Bay an Aa3 rating, noting its sizeable tax base that serves as the economic hub of northeastern Wisconsin and moderate pension burden. This high-grade rating implies that the City has a very strong capacity to meet its financial commitments.

Appendix A: City Attorney Legal Opinion



Law Department

Vanessa R. Chavez
City Attorney

September 13, 2019

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

RE: Certification of Amended Project Plan
Tax Increment District No. 13
City of Green Bay, Brown County, Wisconsin

This opinion relates to the compliance of the proposed amended project plan for Tax Increment District No. 13, City of Green Bay, Brown County, Wisconsin (hereinafter "District") with the requirements of §66.1105(4), Wis. Stats.

The Community and Economic Development Department has drafted an amended 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 proposed project plan amendment [§66.1105(4)(e), Wis. Stats.]. This hearing was held on August 20, 2019. Resolutions adopting the amended project plan for the District will be considered by the Common Council on the evening of September 17, 2019.

I have examined the amended project plan and find that, together with the original project plan, it is complete and complies with the requirements of §66.1105(4)(f), Wis. Stats. This opinion is provided pursuant to §66.1105(4)(f), Wis. Stats.

Thank you for your attention to this matter.

Sincerely,

Vanessa R. Chavez
City Attorney

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