



City of Green Bay
Department of Community and Economic Development

**Tax
Increment
District
Eight (8)**

Henry and Morrow Streets

**Amended
PROJECT PLAN**

**City of Green Bay, Wisconsin
18 August 2020**

Joint Review Board of the City of Green Bay

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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 Eight (8), Henry and Morrow Streets (“TID 8”), on August 20, 2002; 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 an Allocation Amendment Resolution and amend the Project Plan for TID 7 on Monday, June 29, 2020; and
3. The RDA proposed allocating excess incremental property taxes from TID 8 to Tax Increment District Number Nine (9), State Highway 54/57 Business Park (“TID 9”) in order to create, provide, or rehabilitate low-cost housing or to remediate environmental contamination, and from TID 8 to Tax Increment District Number Seventeen (17), 900 Block North Broadway (“TID 17”); and
4. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
 - 4.1. On Wednesday, August 12, 2020, mailed, by both electronic means and 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
 - 4.2. On Thursday, August 13, 2020, and Thursday, August 20, 2020, published a notice of said public hearing in the Green Bay Press-Gazette; and
 - 4.3. On Friday, August 14, 2020, 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
 - 4.4. On Tuesday, August 25, 2020, at 1:30 p.m., virtually through Zoom, held a public hearing on the proposed amendments to TID 8, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; 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 8; and
 - 5.5. A map showing proposed improvements and uses in TID 8; and
 - 5.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 8 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 8 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 8 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and
 - 6.2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 8 has satisfied all of its current year debt service and project cost obligations; and
 - 6.3. Prior to the mandatory termination date of October 7, 2026, TID 9 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
 - 6.4. Prior to the mandatory termination date of September 2, 2035, TID 17 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
 1. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 8 to TID 9 given project costs to create, provide, or rehabilitate low-cost housing or to remediate environmental contamination and/or TID 17; and

- 6.5. That “but for” the adoption of an Allocation Amendment, the development projected to occur in both TID 8, TID 9, and TID 17, as detailed in the City *Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
- 6.6. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in both TID 8, TID 9, and TID 17; and
- 6.7. The economic benefits of both TID 8, TID 9, and TID 17, as measured by increased property value, employment, and income,
 - 6.7.1. Are greater than the cost of the improvements identified in the respective Project Plans; and
 - 6.7.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
- 6.8. The TID 8, TID 9, and TID 17 Project Plans are feasible and in conformity with the City *Comprehensive Plan*.

Proposed Amendment

Amend the Non-Project Costs section of the TID 8 Project Plan to include an allocation, in an amount not to exceed one million, five hundred thousand dollars (\$1,500,000.00), from TID 8 to TID 9, for the purposes of industrial development and project costs to create, provide, or rehabilitate low-cost housing or to remediate environmental contamination in TID 9, which is consistent with the purpose for which TID 9 was created.

Amend the Non-Project Costs section of the TID 8 Project Plan to include an allocation, in an amount not to exceed one hundred thousand dollars (\$100,000.00), from TID 8 to TID 17, for the purposes of blight elimination in TID 17, which is consistent with the purpose for which TID 17 was created.

Appendix A: City Attorney Legal Opinion

to be inserted