



City of Green Bay  
Department of Community and Economic Development

**Tax  
Increment  
District  
Nine (9)**

**State Highway 54/57  
Business Park**

**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 Nine (9), State Highway 54/57 Business Park (“TID 9”), on October 7, 2003; 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 9 on Monday, June 29, 2020; and
3. The RDA proposed adding project costs within the existing boundary of TID 9 and within a one-half (1/2) mile radius of the boundary of TID 9; 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 9, 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 9; and
  - 5.5. A map showing proposed improvements and uses in TID 9; and
  - 5.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 9 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 9 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 9 will accumulate aggregate incremental property taxes greater than the amount of total project costs before its mandatory termination date of 2026; and
  - 6.2. Wis. Stats. §66.1105 permits the City to add project costs within the existing boundary of TID 9 and within a one-half (1/2) mile radius of the boundary of TID 9; and
  - 6.3. Since the time of original adoption of the Project Plan, the City has experienced an increasing demand for, as well as a declining supply of, affordable housing units within the City; and
  - 6.4. Since the time of original adoption of the Project Plan, the City has reason to believe that some parcels within TID 9 may have environmental contamination; and
  - 6.5. That “but for” the adoption of an amendment to the Project Plan, the development projected to occur in TID 9, 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 TID 9; and
  - 6.7. The economic benefits of TID 9, as measured by increased property value, employment, and income,

- 6.7.1. Are greater than the cost of the improvements identified in the Amended Project Plan; 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 9 Amended Project Plan is feasible and in conformity with the City *Comprehensive Plan*.

## Proposed Amendments

Amend Section A., adding number “Seven (7). Approximately two million dollars (\$2,000,000.00) to create, provide, or rehabilitate low-cost housing options needed for employees of the proposed industrial development.”

Amend Section A., adding number “Eight (8). Approximately five hundred thousand dollars (\$500,000.00) to remediate environmental contamination associated with historic agricultural practices and abandoned underground storage tanks.”

## Appendix A: City Attorney Legal Opinion

to be inserted