



City of Green Bay
Department of Community and Economic Development

Tax
Increment
District
Ten (10)

Main Street and Mason Street

Amended
PROJECT PLAN
RDA Public Hearing Draft

City of Green Bay, Wisconsin
August 9, 2022

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 Ten (10) (“TID 10”), Main Street and Monroe Street on August 17, 2004; 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 10 on Monday, June 29, 2020; and
3. The RDA proposed adding Improvement #10: Other Public Infrastructure projects for purposes of storm water management, flood control, pedestrian enhancements, street improvements, public utility improvements, streetscape improvements and other general public infrastructure as may be needed to throughout TID 10 to meet the redevelopment objectives for this area.
4. **The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:**
 - 4.1. On August 9, 2022, 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 10, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
 - 4.2. On Friday, July 22, 2022, and Friday July 29, 2022, published a notice of said public hearing in the City’s official paper, the Press Times; and
 - 4.3. On Friday, July 22, 2022, 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 Friday, July 22, 2022, 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 Original Project Plan and the Amended Project Plan meet 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 10; and
 - 5.5. A map showing proposed improvements and uses in TID 10; and
 - 5.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 10 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 10 promotes the orderly development of the City; and
 - 5.11. An opinion of the City Attorney that the 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 10 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 10 is projected to satisfy all of its current year debt service and project cost obligations; and
 - 6.3. Prior to the mandatory termination date of August 17, 2031, TID 10 is projected to have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
 - 6.4. The mandatory termination date for TID 10 is August 17, 2031; and
 - 6.5. That “but for” the adoption of an Allocation Amendment, the development projected to occur in both TID 10 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 10; and
- 6.7. The economic benefits of TID 10 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 10 Project Plans is feasible and in conformity with the City Comprehensive Plan.

Proposed Amendment

Amend the Project Costs section of the TID 10 Project Plan to include the following:

Improvement #10: Other Public Infrastructure

Location: District-wide

Description: Other miscellaneous public infrastructure projects as may be needed to throughout TID 10 to meet the redevelopment objectives for this area. (\$4 million)

Public Works or Improvements: Storm water management, flood control, pedestrian enhancements, street improvements, public utility improvements, streetscape improvements and other general public infrastructure as may be needed throughout the TID 10 to meet the redevelopment objectives for this area

Appendix A: City Attorney Legal Opinion

Appendix B: Cash Flow

City of Green Bay, Wisconsin

Tax Increment District No. 10

Cash Flow Projection

Year	Projected Revenues				Expenditures				Balances		Year
	Tax Increments	Interest Earnings/ (Cost)	Other Revenue	Total Revenues	G Bader 1901 M Street	Stormwater Improvements	Admin.	Total Expenditures	Annual	Cumulative	
2020	220,374	4,645	8,232	233,252	21,026		19,575	40,601	192,650	899,314	2020
2021	251,991	1,596	8,785	262,372	21,507		23,088	44,595	217,777	1,117,091	2021
2022	291,244	11,171	9,499	311,914	21,937	400,000	21,088	443,025	(131,111)	985,980	2022
2023	295,613	9,860	9,499	314,972	16,460	400,000	21,088	437,548	(122,576)	863,404	2023
2024	300,047	8,634	3,652	312,333		400,000	21,088	421,088	(108,755)	754,649	2024
2025	304,548	7,546	3,652	315,746		400,000	21,088	421,088	(105,342)	649,307	2025
2026	309,116	6,493	3,652	319,261		400,000	21,088	421,088	(101,827)	547,479	2026
2027	313,752	5,475	3,652	322,879		400,000	21,088	421,088	(98,209)	449,271	2027
2028	318,459	4,493	3,652	326,603		400,000	21,088	421,088	(94,485)	354,786	2028
2029	323,236	3,548	3,652	330,435		400,000	20,800	420,800	(90,365)	264,421	2029
2030	328,084	2,644	3,652	334,380		400,000	20,800	420,800	(86,420)	178,002	2030
2031	333,005	1,780	3,652	338,437		400,000	27,650	427,650	(89,213)	88,789	2031
2032	338,001	888	3,652	342,540			17,750	17,750	324,790	413,579	2032
Total	3,927,469	68,773	68,883	4,065,125	80,930	4,000,000	277,279	4,358,209			Total

Notes:

Bolded rows represent actual information per the TID Annual Report (Form PE-300).

Projected TID Closure