



City of Green Bay
Department of Community and Economic Development

Tax
Increment
District
Four (4)

Downtown/
Washington Apartments

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 Four (4), (“TID 4”), Downtown/Washington Apartments on January 20, 1998; 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 4 on Monday, June 29, 2020; and
3. The RDA proposed allocating excess incremental property taxes from TID 4 to Tax Increment District Number Twenty-two (“TID 22”), the Shipyard; and
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 4, 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 4; and
 - 5.5. A map showing proposed improvements and uses in TID 4; and
 - 5.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 4 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 4 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 4 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 4 has satisfied all of its current year debt service and project cost obligations; and
 - 6.3. Prior to the mandatory termination date of September 17, 2046, TID 22 will not 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 4 is January 20, 2025; and
 - 6.5. The mandatory termination date for TID 22 is September 17, 2046; and
 - 6.6. **Wis. Stats. §66.1105 permits the City to donate surplus funds from** TID 4 to TID 22; and
 - 6.7. That “but for” the adoption of an Allocation Amendment, the development projected to occur in both TID 4 and TID 22, as detailed in the City Comprehensive Plan, would not occur in the manner desired by the City and RDA; and

- 6.8. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in both TID 4 and TID 22; and
- 6.9. The economic benefits of both TID 4 and TID 22, as measured by increased property value, employment, and income,
 - 6.9.1. Are greater than the cost of the improvements identified in the respective Project Plans; and
 - 6.9.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
- 6.10. The TID 4 and TID 22 Project Plans are feasible and in conformity with the City Comprehensive Plan.

Proposed Amendment

Amend the Non-Project Costs section of the TID 4 Project Plan to include an allocation, in an amount not to exceed one million dollars (\$1,000,000.00), from TID 4 to TID 22, for the purposes of blight elimination in TID 22, which is consistent with the purpose for which TID 22 was created.

Appendix A: City Attorney Legal Opinion

Appendix B: Cash Flow

City of Green Bay, Wisconsin

Tax Increment District No. 4

Cash Flow Projection

Year	Projected Revenues				Expenditures				Balances			Year
	Tax Increments	Interest Earnings/ (Cost)	Other Revenue	Total Revenues	Taxable General Obligation Refunding Bonds, Series 2012D 1,975,000 Dated Date: 06/05/15 Principal	Donations to TID 22	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	
2020	529,706	2,278	1,071	533,054	200,000		14,509	214,509	318,545	414,209	1,000,000	2020
2021	541,571	1,098	(3,320)	539,349	200,000		9,487	209,487	329,862	744,071	800,000	2021
2022	535,824	7,441	1,071	544,336	200,000	1,000,000	5,800	1,205,800	(661,464)	82,607	600,000	2022
2023	543,861	826	1,071	545,759	200,000		5,950	205,950	339,809	422,416	400,000	2023
2024	552,019	4,224	1,071	557,315	200,000		5,800	205,800	351,515	773,931	200,000	2024
2025	560,300	7,739	1,071	569,110	200,000		12,500	212,500	356,610	1,130,541	0	2025
Total	3,263,281	23,606	2,036	3,288,923	1,200,000	1,000,000	54,046	2,254,046				Total

Notes:

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

Projected TID Closure