



City of Green Bay  
Department of Community and Economic Development

**Tax  
Increment  
District  
Twelve (12)**

**I-43 Commercial Development**

**Amended  
PROJECT PLAN**

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

**Joint Review Board of the City of Green Bay**

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Bradley Klingsporn, *Brown County*  
Pete Ross, *Green Bay Area Public Schools*  
Bob Mathews, *Northeast Wisconsin Technical College*  
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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 Twelve (12), I-43 Commercial Development (“TID 12”), 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 an Allocation Amendment Resolution and amend the Project Plan for TID 12 on Monday, June 29, 2020; and
3. The RDA proposed allocating excess incremental property taxes from TID 12 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
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 12, 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 12; and
  - 5.5. A map showing proposed improvements and uses in TID 12; and
  - 5.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 12 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 12 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 12 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 12 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. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 12 to TID 9, given project costs to create, provide, or rehabilitate low-cost housing or to remediate environmental contamination; and
  - 6.5. That “but for” the adoption of an Allocation Amendment, the development projected to occur in both TID 12 and 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 both TID 12 and TID 9; and

- 6.7. The economic benefits of both TID 12 and 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 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 12 and TID 9 Project Plans are feasible and in conformity with the *City Comprehensive Plan*.

## **Proposed Amendment**

Amend the Non-Project Costs section of the TID 12 Project Plan to include an allocation, in an amount not to exceed five hundred thousand dollars (\$500,000.00), from TID 12 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.

## Appendix A: City Attorney Legal Opinion

to be inserted