



City of Green Bay  
Department of Community and Economic Development

Tax  
Increment  
District  
Twelve (12)

I-43 Industrial Park

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 Twelve (12) (“TID 12”), I-43 Industrial Park 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 12 on Monday, June 29, 2020; and
3. The RDA proposed allocating excess incremental property taxes from TID 12 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 12, 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 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 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 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 12 is September 6, 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 12 to TID 22; and
  - 6.7. That “but for” the adoption of an Allocation Amendment, the development projected to occur in both TID 12 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 12 and TID 22; and
- 6.9. The economic benefits of both TID 12 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 12 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 12 Project Plan to include an allocation, in an amount not to exceed two million dollars (\$2,000,000.00), from TID 12 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. 12

Cash Flow Projection (Page 1 of 2)

Year	Projected Revenues				Expenditures											
	Tax Increments	Interest Earnings/ (Cost)	Other Revenue	Total Revenues	GO Ref Bonds, Series 2012B 4,484 Dated Date: 05/01/12		GO Ref Bonds, Series 2013A 98,645 Dated Date: 02/05/13		GO Ref Bonds, Series 2014D 734,543 Dated Date: 09/09/14		GO Ref Bonds, Series 2015A 311,936 Dated Date: 05/25/15		GO Ref Bonds, Series 2019A 1,170,000 Dated Date: 09/03/19		MRO's	
					Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	SBH GB	Natures Way
2020	2,102,259	23,933	429,463	2,555,655	826	3,130	14,862	438	6,829	18,682	79,024	820	125,000	42,422	200,000	
2021	2,454,267	6,050	439,423	2,899,739	938	3,103	14,464	145	87,965	17,734	988	15	130,000	35,450	200,000	
2022	3,101,228	38,629	442,140	3,581,996	15,763	2,774			94,000	15,914			110,000	31,850	200,000	183,812
2023	3,147,746	46,892	442,140	3,636,778	20,806	2,147			102,105	13,698			100,000	28,700		298,343
2024	3,194,962	77,602		3,272,564	20,458	1,528			101,010	10,907			100,000	25,700		304,310
2025	3,242,887	104,688		3,347,575	20,146	919			99,038	7,906			110,000	22,000		310,396
2026	3,291,530	132,460		3,423,990	19,722	308			103,056	4,875			115,000	17,500		316,604
Total	20,534,879	430,254	1,753,165	22,718,298	98,659	13,908	29,327	583	594,003	89,716	80,013	835	790,000	203,622	600,000	1,413,465

Notes:

# Tax Increment District No. 12

## Cash Flow Projection (Page 2 of 2)

Expenditures								Balances			
Erie Street Projects/ Services	Utilities	Sewer Construction	Street Reconstruction	Allocation to TID 9	Allocation to TID 22	Admin.	Total Expenditures	Annual	Cumulative	Principal/ Incentive Outstanding	Year
189,570		1,820,637		500,000		72,937	3,075,177	(519,521)	1,985,227	1,979,526	2020
	1,036	275,247	174,842			80,165	1,022,091	1,877,648	3,862,875	1,545,171	2021
46,769					2,000,000	54,790	2,755,671	826,325	4,689,199	941,596	2022
							565,799	3,070,979	7,760,178	420,342	2023
							563,912	2,708,652	10,468,830	(105,436)	2024
							570,405	2,777,171	13,246,000	(645,016)	2025
							577,065	2,846,925	16,092,925	(1,199,398)	2026
236,339	1,036	2,095,884	174,842	500,000	2,000,000	207,891	9,130,120				Total
Projected TID Closure											