

**2016 Operating Plan**

**Broadway Business Improvement District**

BUSINESS IMPROVEMENT DISTRICT NO. 3

**PROPOSED OPERATING PLAN**



## I. INTRODUCTION

### A. Background

In 1984, the Wisconsin legislature created 66.1109 (formerly S. 66.608) of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is “to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities.” (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Green Bay has received a petition from property owners which requests creation of a Business Improvement District for the purpose of revitalizing and improving the Broadway business area on Green Bay’s West side. (see Appendix B). The BID law requires that every district have an annual Operating Plan. This document is the initial Operating Plan for the proposed Broadway Business Improvement District. The BID proponents prepared this Plan with technical assistance from the City of Green Bay Economic Development Department.

### B. Physical Setting

The Broadway Business Improvement District has a general setting starting at the point where Mason Street meets the west bank of the Fox River; west to the southwestern property line of parcel 2-948 (Wisconsin Central LTD); continuing northwest to Maple Avenue; north on Maple Avenue to the northern property line of parcel 3-1144-B (339 South Maple Avenue); east along said property line to Chestnut Avenue; north along Chestnut Avenue to Howard Street; west on Howard Street to the alleyway beginning on the western most property line of parcel 3-330 (506-508 Howard Street); north through the alleyway to the southern border of parcel 3-85 (515 West Walnut Street); west at the property line to South Maple Avenue; north on South Maple Avenue through Walnut Street to the northern property line of 4-223 (514 West Walnut Street); east at said property line to alleyway; north in alleyway to the northern property line of parcel 4-102 (230 North Maple Avenue); west along said property line to North Maple Avenue; north on North Maple Avenue to Dousman Street; west on Dousman Street to alleyway beginning at the western property line of parcel 5-607 (301 North Maple Avenue); north in said alleyway to northern property line of parcel 5-605-1; east along said property line to North Maple Avenue; north on North Maple Avenue to Kellogg Street; east on Kellogg Street to Chestnut Avenue; north on Chestnut Avenue to Elmore Street; east on Elmore Street to Broadway Street; north on Broadway Street to alleyway beginning on the northern property line of parcel 5-72 (710 North Broadway Street); east through said alleyway to McDonald Street; north on McDonald Street to James Street; east on James Street to the northeastern property line of parcel 5-1525-A; south along said property line to western bank of Fox River.

## II. DISTRICT BOUNDARIES

Boundaries of the proposed district are shown on the map in Appendix C of this plan. A listing of the properties included in the district is provided in Appendix B.

### III. PROPOSED OPERATING PLAN

#### A. Plan Objectives

The object of the Broadway Business Improvement District is to foster a vibrant community activated by:

- People strolling the streets shopping for one-of-a kind gifts or everyday goods
- Diners enjoying diverse restaurants that intermingle with shops and other cultural and entertainment venues
- Activity flowing between the streets of Broadway and the waterfront to the rest of downtown
- A variety of housing styles mixed throughout the district, providing affordable housing for all markets
- The entrepreneurial spirit coupled with a strong dynamic employee base

As creativity and art provide the underlying pulse of the district, these elements combine making the Broadway District the place people of all ages and backgrounds come to shop, eat, live, work, network and play.

#### **Proposed Activities – Year Next**

Principle activities to be engaged in by the district during its next year of operation will include:

1. Promote business growth in the District through marketing efforts.
2. Improve communication via collaborated newsletter with DGBI “What’s Up Downtown”
3. Fund lighting improvements and new banners to enhance the look and feel of the District
4. Promote and fund parking initiatives, benches, garbage cans planters/beautification and other hardscape improvements throughout the District

B. Proposed Expenditures – Year Next

**Proposed Budget**

2016 Workplan

**2016 Special Assessment Amount**

**Hardscape**

Lighting Ceremony	\$	2,000	
Annual Maintenance Program	\$	10,000	
Other Hardscape	\$	27,570	
<b>TOTAL HARDSCAPE</b>			<b>\$ 39,570 70.6%</b>

**Administrative**

Administrative Allowance	\$	1,000	
BBID Annual Audit	\$	3,500	
<b>TOTAL ADMINISTRATIVE</b>			<b>\$ 4,500 8.0%</b>

**Marketing**

Marketing Allowance	\$	1,000	
Marketing - 4th Quarter Campaign	\$	6,000	
General Marketing (may include email management)	\$	2,000	
ER Allowance	\$	1,000	
ER Development, Recruitment, Retention	\$	2,000	
<b>TOTAL MARKETING</b>			<b>\$ 12,000 21.4%</b>

**TOTAL**

**\$ 56,070 100.0%**

C. Financing Method

The Broadway BID is projected to generate \$56,070 through special BID assessments (see Appendix D). The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available, as annually some property taxes and special assessments are delinquent.

#### D. Organization of BID Board

Upon creation of the BID, the Mayor will appoint members to the district board ("board"). The board's primary responsibility will be implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district.

The Broadway Business Improvement District Board shall be organized as follows:

1. Board size – Maximum of 9, minimum of 7, with one representative of the Mayor or Council.
2. Composition - A majority (at least 5) members shall be owners or occupants of property within the District.
3. Term – The nine board member positions shall rotate every three years, with three positions expiring at the end of each calendar year-end. The Board may remove, by a majority vote, any BID Board member who is absent from more than 3 meetings, without a valid excuse.
4. Compensation - None.
5. Meetings - All meetings of the Board shall be governed by the Wisconsin Open Meetings Law. Minutes will be recorded and submitted to the City and the Board. The Board shall adopt rules of order to govern the conduct of its meetings and meet regularly, at least annually.
6. Record keeping - Files and records of the Board's affairs shall be kept pursuant to public records requirements.
7. Staffing - The Board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof. Unless requested otherwise by the Board, any staff members or employees of contractors may attend all meetings of the Board, but will not have voting authority.
8. Officers - The Board shall appoint a Chairman, Treasurer and Secretary, any two of the three of which shall have the power to execute documents on behalf of the full Board, for the purposes authorized by the full Board. The Board may also give its staff limited ability to write checks to carry out the Plan. Any individual on the Board can be appointed an Officer.

#### E. Relationship to On Broadway, Inc.

The BID shall be a separate entity from On Broadway, Inc., notwithstanding the fact that members, officers and directors of each may be shared. The Association shall remain a private organization, not subject to the open meeting law, and not subject to the public record law

except for its records generated in connection with the BID board. The Association may, and it is intended, shall, contract with the BID to provide services to the BID, in accordance with this Plan.

#### IV. METHOD OF ASSESMENT

##### A. Assessment Rate and Method

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment on the assessed value of the property was selected as the basic assessment methodology for this BID.

As of January 1, 2016, the property in the proposed district had a total assessed value of over \$43.46 million, an increase from \$41.5 million the prior year. This plan proposed to assess the property in the district at a rate of \$1.29 per \$1,000.00 of assessed value, unchanged from the prior year and subject to the maximum assessment, for the purposes of the BID.

Appendix shows the projected BID assessment for each property included in the district.

##### B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1)(f)Im: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5)(a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109 (1)(b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

## V. RELATIONSHIP TO GREEN BAY COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

### A. City Plans

Objectives: Downtown Revitalization Support economic revitalization of downtown by encouraging diverse economic activity including government and professional offices, insurance and financial services, education and training, convention, lodging, food and beverages, and entertainment, retail, and high-density residential land uses. - *Chapter 26: Economic Development: Objective - 4, from Smart Growth 2022, City of Green Bay, May 2003.*

Land Uses: "Downtown" Mixed Use: The "downtown" land use category allows and promotes high-intensity office, retail, housing and civic land uses, preferably in mixed use buildings with a strong pedestrian orientation. It applies within the Broadway corridor as it does in Downtown "proper," although the scale of buildings along Broadway is smaller, and the intensity of use is likely to be somewhat lower. As discussed in the Historic Preservation Plan, the Broadway historic districts could benefit from site plan review of development projects, using design standards that are geared to the specific character of those districts. - *Chapter 22: Neighborhoods and Districts: Objectives, Policies and Recommendations for District 3, from Smart Growth 2022, City of Green Bay, May 2003.*

Based on the objectives and land use requirements cited above, this BID Operating Plan is consistent with the City's Comprehensive Plan for the Broadway District.

### B. City Role in District Operation

The City of Green Bay has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role in the creation of the Business Improvement district and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
5. Provide the board, through the Tax Commissioner's Office on or before June 30<sup>th</sup> of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1<sup>st</sup> of each Plan year, for purposes of calculating the BID assessments.

6. Encourage the State of Wisconsin, Brown County and other units of government to support the activities of the district.

## VI. PLAN APPROVAL PROCESS

### A. Public Review Process

The Wisconsin Business Improvement district law establishes a specific process for reviewing and approving proposed districts. Pursuant to the statutory requirements, the following process will be followed:

1. The City of Green Bay Plan Commission will review the proposed district boundaries and proposed Operating Plan and will then set a date for a formal public hearing.
2. The City Plan Commission, in cooperation with the Economic Development Department, will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed district. In addition a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.
3. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.
4. The Common Council will act on the proposed BID Plan.
5. If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.
6. If approved by the Mayor, the BID is created and the Mayor will appoint members to the district board established to implement the Plan.

### B. Petition against Creation of the BID

The City may not create the Business Improvement district if, within 30 days of the City Plan Commission's hearing, a petition is filed with the City containing signatures of:

1. Owners of property to be assessed under the proposed initial Operating Plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial Operating Plan, using the method of valuation specified in the proposed initial Operating Plan; or
2. Owners of property to be assessed under the proposed initial Operating Plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.



## VII. FUTURE YEAR OPERATING PLANS

### A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year One activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year One conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Green Bay.

### B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Green Bay as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3)(b).

## OPERATING PLAN APPENDICES

- A. STATUTE
- B. DISTRICT BOUNDARIES MAP
- C. YEAR PROJECTED ASSESSMENTS
- D. CITY ATTORNEY'S OPINION

APPENDIX A - Wisconsin State Statute "BID Law"

66.1109 Business improvement districts.

(1) In this section:

(a) "Board" means a business improvement district board appointed under [sub. \(3\) \(a\)](#).

(b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.

(c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.

(d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.

(e) "Municipality" means a city, village or town.

(f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:

1. The special assessment method applicable to the business improvement district.

1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.

2. The kind, number and location of all proposed expenditures within the business improvement district.

3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.

4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

5. A legal opinion that [subds. 1. to 4.](#) have been complied with.

(g) "Planning commission" means a plan commission under [s. 62.23](#), or if none a board of public land commissioners, or if none a planning committee of the local legislative body.

(2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:

(a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under [par. \(b\)](#) has petitioned the municipality for creation of a business improvement district.

(b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.

(c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under [ch. 985](#). Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

(d) Within 30 days after the hearing under [par. \(c\)](#), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.

(e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

(3)

(a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.

(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local

legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.

(c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the business improvement district.

(d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.

(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under [sub. \(3\)](#) (c) or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

(a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

(b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under [par. \(c\)](#) and unless the business improvement district is not terminated under [par. \(e\)](#).

(c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under [ch. 985](#). Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

(d) Within 30 days after the date of hearing under [par. \(c\)](#), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.

(e) If after the expiration of 30 days after the date of hearing under [par. \(c\)](#), by petition under this subsection or subsequent notification under [par. \(d\)](#), and after subtracting any retractions under [par. \(d\)](#), the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

(5)

(a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under [s. 70.11](#) may not be specially assessed for purposes of this section.

(b) A municipality may terminate a business improvement district at any time.

(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.

History: 1983 a. 184; 1989 a. 56 s. 258; 1999 a. 150 s. 539; Stats. 1999 s. 66.1109; 2001 a. 85.

# APPENDIX B – District Map



## On Broadway, Incorporated

A MAIN STREET PROGRAM

 Business Improvement District Boundary



This is a compilation of records and data located in various Brown County and City of Green Bay offices and is to be used for reference purposes only. The map is controlled by the field measurements between the corners of the Public Land Survey System and the parcels are mapped from available records which may not precisely fit field conditions. Brown County/ City of Green Bay are not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.

Map prepared by City of Green Bay Planning Department, July, 2004.  
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## Appendix C - Projected Assessments

Owner	Property location	Parcel	Total Value	Special Assessment
JOSEPH AERTS C/O OUR PLACE RESTAURANT	519 S BROADWAY	2 -72	\$ 131,600	\$ 170
DR RAVI KONDAVEETI C/O BAY AREA CONSULTANTS	525 S BROADWAY	2 -76	\$ 66,200	\$ 85
RAVI KONDAVEETI C/O BAY AREA CONSULTANTS	531 S BROADWAY	2 -77	\$ 106,200	\$ 137
GADJAD PROPERTIES LLC	419 S MAPLE AV	2 -947	\$ 342,500	\$ 442
BMO HARRIS BANK NA	117-119 S CHESTNUT AV	3 -100	\$ 104,200	\$ 134
BMO HARRIS BANK NA	125 S CHESTNUT AV	3 -101	\$ 212,200	\$ 274
RAYMOND G & KATHLEEN K SALTER	116 S BROADWAY	3 -104-A	\$ 70,100	\$ 90
JOHNATHAN INVESTMENTS C/O JOHN MCCARTY	112-114 S BROADWAY	3 -105	\$ 240,700	\$ 311
RAYMOND G & KATHLEEN SALTER	110 S BROADWAY	3 -106	\$ 234,500	\$ 303
VERTICAL BUTTERFLY INVESTMENTS LLC	405 W WALNUT ST	3 -107	\$ 389,200	\$ 502
BEVERLY A ZEISE	317 W WALNUT ST	3 -110	\$ 364,700	\$ 470
DUBOIS REAL ESTATE HOLD C/O DUBOIS FORMAL WEAR	123 S BROADWAY	3 -113	\$ 379,000	\$ 489
SMA CONSTRUCTION SERVICES LLC	120 S PEARL ST	3 -114	\$ 220,000	\$ 284
FIRST STATE BANK	100 BLOCK S PEARL ST	3 -116	\$ 52,600	\$ 68
URBAN CONCEPTS LLC	126-1 S BROADWAY	3 -1300	\$ 106,900	\$ 138
BRIAN M HARTINGER	126-2 S BROADWAY	3 -1301	\$ 138,800	\$ 179
GREEN BAY ACQUISITION CO	111 W WALNUT ST	3 -306	\$ 2,412,000	\$ 3,111
FIRST STATE BANK	201 W WALNUT ST	3 -306-1	\$ 805,200	\$ 1,039
MAUREEN LEGOIS	307 HOWARD ST	3 -310	\$ 22,300	\$ 29
FIRST STATE BANK	100 BLOCK S PEARL ST	3 -311	\$ 61,000	\$ 79
DUBOIS REAL ESTATE HOLD C/O DUBOIS FORMAL WEAR	127 S BROADWAY	3 -312	\$ 102,700	\$ 132
DANIEL L DU BOIS	131 S BROADWAY	3 -313	\$ 64,200	\$ 83
HOLLY A HEBEL	201 S BROADWAY	3 -314	\$ 135,000	\$ 174
ROGER C ANDERSON	205 S BROADWAY	3 -315	\$ 22,300	\$ 29
JULIE BLASER	211 S BROADWAY	3 -316	\$ 38,600	\$ 50
GREEN BAY AREA PUBLIC SCHOOL DISTRICT	200 S BROADWAY	3 -317	\$ -	\$ -
SLCRE LLC C/O BOYD P KONOWALSKI	128 S BROADWAY	3 -320	\$ 238,200	\$ 307
KBM PROPERTIES LLC	124 S BROADWAY	3 -322	\$ 93,900	\$ 121
BMO HARRIS BANK NA	412 HOWARD ST	3 -325	\$ 5,600	\$ 7
GREEN BAY ACQUISITION CO	301 S PEARL ST	3 -362	\$ 119,300	\$ 154
MAUREEN LEGOIS	S BROADWAY	3 -363	\$ 35,500	\$ 46
MAUREEN LEGOIS	223 S BROADWAY	3 -364	\$ 27,000	\$ 35
MITCHELL T HYDE	226 S BROADWAY	3 -369-A	\$ 78,400	\$ 101
R B J HOLDINGS LLC	325 S BROADWAY	3 -562	\$ -	\$ -
R B J HOLDINGS LLC	327 S BROADWAY	3 -563	\$ -	\$ -
GUPPO LLC	339 S BROADWAY	3 -563-1	\$ 126,700	\$ 163
GADJAD PROPERTIES LLC	420 S BROADWAY	3 -569	\$ 611,500	\$ 789
GADJAD PROPERTIES LLC	402 S BROADWAY	3 -572	\$ 39,100	\$ 50
CHAO T MOUA & MAI CHAO LEE	316 S BROADWAY	3 -588	\$ 100,100	\$ 129
DAWN M MCCOY	312 S BROADWAY	3 -589	\$ 7,800	\$ 10
DAWN M MCCOY	304 S BROADWAY	3 -590	\$ 8,600	\$ 11
WILLIAM L & VIRGINIA M MOEHRING	300 S BROADWAY	3 -591	\$ 176,800	\$ 228
MAUREEN LEGOIS	301 S BROADWAY	3 -642	\$ 181,900	\$ 235
MAUREEN LEGOIS	307 S BROADWAY	3 -643	\$ 131,500	\$ 170
RBJ HOLDINGS LLC	309 S BROADWAY	3 -644	\$ 26,400	\$ 34
SULLIVAN MATUSZAK INC	515 W WALNUT ST	3 -85	\$ 343,600	\$ 443
DEMOCRATIC PARTY OF BROWN COUNTY	118 S CHESTNUT AV	3 -92	\$ 200,100	\$ 258
NEWCMG PROPERTIES LLC	509 W WALNUT ST	3 -96	\$ 310,300	\$ 400
VERTICAL BUTTERFLY INVESTMENTS LLC	409 W WALNUT ST	3 -98	\$ 40,300	\$ 52
VERTICAL BUTTERFLY INVESTMENTS LLC	100 BLOCK S CHESTNUT AV	3 -99	\$ 62,200	\$ 80
BO ENTERPRISES LLC C/O PATRICK BUCKLEY	517 DOUSMAN ST	4 -104	\$ 356,900	\$ 460
ROAR LLC	100 BLOCK N BROADWAY	4 -154	\$ 369,200	\$ 476
NOC HARN LLC	151-153 N BROADWAY	4 -156	\$ 210,500	\$ 272
THE STRING INSTRUMENT WORKSHOP	147 N BROADWAY	4 -157	\$ 85,000	\$ 110
SAND AND SUN LLC	143 N BROADWAY	4 -158	\$ 268,500	\$ 346

Appendix C - Projected Assessments

Owner	Property location	Parcel	Total Value	Special Assessment
SAND AND SUN LLC	144 N CHESTNUT AV	4 -159	\$ 29,600	\$ 38
VALLEY BANK OF GREEN BAY	133 N PEARL ST	4 -187	\$ 31,400	\$ 41
VALLEY BANK OF GREEN BAY	119 N PEARL ST	4 -188	\$ 18,600	\$ 24
VALLEY BANK OF GREEN BAY	127 N PEARL ST	4 -189	\$ 35,000	\$ 45
BMO HARRIS BANK NA	115 N PEARL ST	4 -190	\$ 12,000	\$ 15
BMO HARRIS BANK NA	111 N PEARL ST	4 -191	\$ 5,900	\$ 8
BMO HARRIS BANK NA	105 N PEARL ST	4 -192	\$ 3,900	\$ 5
BMO HARRIS BANK NA	100 BLOCK N PEARL ST	4 -193	\$ 7,600	\$ 10
BMO HARRIS BANK NA	310 W WALNUT ST	4 -194	\$ 2,434,600	\$ 3,141
BETT LLC	133 N BROADWAY	4 -201	\$ 214,500	\$ 277
BROADWAY WHITE LLC	127 N BROADWAY	4 -201-1	\$ 205,300	\$ 265
TAJ ENTERPRISES LLC	123-125 N BROADWAY	4 -204	\$ 151,300	\$ 195
XA & VANOUDOM LEE	121 N BROADWAY	4 -205	\$ 266,700	\$ 344
ERIC J & JENNIFER M WOLLER	119 N BROADWAY	4 -206	\$ 223,400	\$ 288
CZACHOR & POLACK DEV LLC	109 N BROADWAY	4 -210	\$ 532,500	\$ 687
GREEN BAY COMMUNITY THEATRE INC	100 BLOCK N CHESTNUT AV	4 -215	\$ 9,200	\$ 12
GREEN BAY COMMUNITY THEATRE	122 N CHESTNUT AV	4 -215-A	\$ 83,200	\$ 107
BETT LLC	138 N CHESTNUT AV	4 -216	\$ 76,400	\$ 99
WALNUT AUTO INVESTMENTS LLC	500 W WALNUT ST	4 -221	\$ 117,100	\$ 151
FAMILY DOLLAR STORES INX ATTN TAX DEPT	514 W WALNUT ST	4 -223	\$ 598,300	\$ 772
VALLEY BANK OF GREEN BAY	N PEARL ST	4 -253-A	\$ 9,500	\$ 12
SAND AND SUN LLC	139 N BROADWAY	4 -254	\$ 130,900	\$ 169
ACCESS R LLC	111 N BROADWAY	4 -263	\$ 224,900	\$ 290
THE DOCKING STATION LLC	111 N BROADWAY	4 -264	\$ 224,900	\$ 290
DANIEL D WHETTER	111 N BROADWAY	4 -265	\$ 235,600	\$ 304
ACCESS R LLC	111 N BROADWAY	4 -266	\$ 183,400	\$ 237
PARKING LOT U LLC	N BROADWAY	4 -59	\$ 202,000	\$ 261
BAYCARE HEALTH SYSTEMS LLC	164 N BROADWAY	4 -60	\$ 2,120,100	\$ 2,735
154 N BROADWAY LLC	154 N BROADWAY	4 -61-1	\$ 593,400	\$ 765
THERESA M BEERNTSEN	200 BLOCK N BROADWAY	4 -62	\$ 552,400	\$ 713
BANGKOK GARDEN C/O PACHIA STRANGE	317 DOUSMAN ST	4 -65	\$ 405,700	\$ 523
HAT OF GREEN BAY LLC	313 DOUSMAN ST	4 -66	\$ 551,400	\$ 711
TOHO PROPERTIES LLC	235-243 N BROADWAY	4 -67	\$ 1,212,200	\$ 1,564
WASHINGTON LLC C/O CREATIVE REAL ESTATE	231-233 N BROADWAY	4 -68	\$ 217,400	\$ 280
SCHILLINGER PROPERTIES LLC	211-215 N BROADWAY	4 -71	\$ 2,170,700	\$ 2,800
201 BROADWAY LLC % AL VODICKA	201 N BROADWAY	4 -72	\$ 482,700	\$ 623
DANIEL & ILDEMAN R NIELSON	163 N BROADWAY	4 -74	\$ 357,500	\$ 461
DAVID & LISA BARTIKOFSKY	159 N BROADWAY	4 -75	\$ 325,300	\$ 420
NOC HARN LLC	157 N BROADWAY	4 -76	\$ 70,200	\$ 91
KALIZ LTD PARTNERSHIP	413-423 DOUSMAN ST	4 -84	\$ 290,900	\$ 375
TMK INVESTMENT PROPERTIES LLC	505 DOUSMAN ST	4 -85	\$ 994,400	\$ 1,283
TITLETOWN BREWING CO LLC	200 DOUSMAN ST	5 -1524-1	\$ 894,100	\$ 1,153
GRAYMONT WESTERN LIME INC	REAR DOUSMAN ST	5 -1525	\$ 1,400,000	\$ 1,806
GRAYMONT WESTERN LIME INC	700 MC DONALD ST	5 -1525-A	\$ 771,700	\$ 995
ARTHUR W ZINGLER III	201 MATHER ST	5 -1525-B	\$ 6,600	\$ 9
GREEN BAY BROADWAY DEVELOPMENT LLC	300 N BROADWAY	5 -1737	\$ 1,186,900	\$ 1,531
GREEN BAY BROADWAY DEVELOPMENT LLC	300 N BROADWAY	5 -1738	\$ 1,300,400	\$ 1,678
GREEN BAY AREA CHAMBER OF COMMERCE	300 N BROADWAY	5 -1739	\$ 1,302,200	\$ 1,680
DDL HOLDINGS LLC	321 DONALD DRIVER WY	5 -1740	\$ 9,500	\$ 12
ON BROADWAY INC	331 DONALD DRIVER WY	5 -1741	\$ 6,500	\$ 8
ON BROADWAY INC	333 DONALD DRIVER WY	5 -1742	\$ 6,500	\$ 8
ON BROADWAY INC	335 DONALD DRIVER WY	5 -1743	\$ 6,500	\$ 8
ON BROADWAY INC	337 DONALD DRIVER WY	5 -1744	\$ 6,500	\$ 8
ON BROADWAY INC	339 DONALD DRIVER WY	5 -1745	\$ 6,500	\$ 8
ON BROADWAY INC	341 DONALD DRIVER WY	5 -1746	\$ 6,500	\$ 8

Appendix C - Projected Assessments

Owner	Property location	Parcel	Total Value	Special Assessment
ON BROADWAY INC	343 DONALD DRIVER WY	5 -1747	\$ 6,500	\$ 8
ON BROADWAY INC	345 DONALD DRIVER WY	5 -1748	\$ 6,500	\$ 8
ON BROADWAY INC	347 DONALD DRIVER WY	5 -1749	\$ 6,500	\$ 8
ON BROADWAY INC	349 DONALD DRIVER WY	5 -1750	\$ 6,500	\$ 8
DDL HOLDINGS LLC	320 N BROADWAY	5 -1752	\$ 2,304,000	\$ 2,972
DDL HOLDINGS LLC	346 N BROADWAY	5 -1755	\$ 147,200	\$ 190
ON BROADWAY INC	420 N BROADWAY	5 -1756	\$ 509,800	\$ 658
ON BROADWAY INC	520 N BROADWAY	5 -1757	\$ 2,085,500	\$ 2,690
DDL HOLDINGS LLC	305 DONALD DRIVER WY	5 -1758	\$ 100	\$ 0
ARTHUR W ZINGLER III	200-230 MATHER ST	5 -54	\$ 143,700	\$ 185
WISCONSIN HOUSING AND ECONOMIC DEV AUTHORITY	706 ALMA ST	5 -57	\$ 48,200	\$ 62
DOUGLAS J SCHNEIDER	704 ALMA ST	5 -58	\$ 79,400	\$ 102
DDL HOLDINGS LLC	308 DOUSMAN ST	5 -584-2	\$ 45,900	\$ 59
VINCENT URBAN WALKER & ASSOCIATES	300 DOUSMAN ST	5 -584-3	\$ 446,600	\$ 576
D E & A INVESTMENT LLC	319 N BROADWAY	5 -588	\$ 160,100	\$ 207
DANN & KATHLEEN DREWS	317 N BROADWAY	5 -589	\$ 36,200	\$ 47
DANN & KATHLEEN DREWS	313 N BROADWAY	5 -590	\$ 288,000	\$ 372
FAT MAX 30 LLC	408 DOUSMAN ST	5 -591	\$ 11,700	\$ 15
CATHY T LESANDRINI & ROBERT A PHILLIPS	400 DOUSMAN ST	5 -592	\$ 159,600	\$ 206
SAMS INVESTMENTS LLC	402 DOUSMAN ST	5 -593	\$ 98,400	\$ 127
FAT MAX 30 LLC	408 DOUSMAN ST	5 -594	\$ 179,700	\$ 232
DHUEY PROPERTY LLC	309 N BROADWAY	5 -595	\$ 92,100	\$ 119
FAT MAX 30 LLC	412 DOUSMAN ST	5 -596	\$ 144,600	\$ 187
GNC DEVELOPMENT LLC	414-416 DOUSMAN ST	5 -597	\$ 295,500	\$ 381
GREEN BAY REDEVELOPMENT AUTHORITY	314 N CHESTNUT AV	5 -599	\$ -	\$ -
DANN & KATHLEEN DREWS	N CHESTNUT AV	5 -600	\$ 28,600	\$ 37
ON BROADWAY	324 N CHESTNUT AV	5 -602	\$ 43,300	\$ 56
EXPRESS PROPERTY LLC	301 N MAPLE AV	5 -607	\$ 305,000	\$ 393
CST LLC	329 N BROADWAY	5 -874	\$ 17,300	\$ 22
CST LLC	331 N BROADWAY	5 -875	\$ 118,500	\$ 153
CST LLC	333 N BROADWAY	5 -876	\$ 117,100	\$ 151
CST LLC	335 N BROADWAY	5 -877	\$ 116,700	\$ 151
CST LLC	N BROADWAY	5 -878	\$ 13,800	\$ 18
BENZ PLEKAN REAL EST LLC	341 N BROADWAY	5 -879	\$ 59,700	\$ 77
HISTORIC RESTORATIONS LLC	401 N BROADWAY	5 -882	\$ 295,200	\$ 381
ROGER D BERTRAND ETAL	419 N BROADWAY	5 -885	\$ 319,600	\$ 412
MARTIN R LEONHARD	431 N BROADWAY	5 -890	\$ 128,100	\$ 165
		\$ 1.29	\$ 43,465,200	\$ 56,070

APPENDIX D – City Attorney Opinion