

**Operating Plan - 2018
Downtown Green Bay, Inc.**

BUSINESS IMPROVEMENT DISTRICT

OPERATING PLAN



Downtown District

The Heart and Soul of Green Bay

Downtown Green Bay, Inc.

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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 received a petition from property owners that requested creation of a Business Improvement District for the purpose of revitalizing and improving the Downtown District business area on Green Bay’s east side. (see Appendix B). The BID law requires that every district have an annual Operating Plan. This document is the 2017 Operating Plan for the Downtown District.

B. Physical Setting

The physical boundaries of the district include Mason Street to the south, Monroe to the east and the Fox and East Rivers bounding the west and north respectively.

II. DISTRICT BOUNDARIES

Please see the map of the district in Appendix C of this plan. A listing of the properties included in the district is provided in Appendix C.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of the BID is to provide leadership and management for revitalizing the Downtown District. By emphasizing community-based planning, planning that appreciates the advantages of low-cost, modest initiatives over the blockbuster resuscitation efforts of large-scale stand-alone projects the District performs the classic function of the urban neighborhood. Such districts give growth to new businesses, add substance to the local economy and export their innovations to the rest of the City.

B. Proposed Activities

Principle activities to be engaged in by the district during 2018 include:

1. **BUSINESS DEVELOPMENT** - DGBI will continue to advance downtown residential, corporate, and retail development. Recruitment and retention will be in collaboration with regional and local initiatives (i.e. New North, Advance, City of Green Bay, etc.) Key focus areas include storefront development, the Watermark, and Schauer and Schumacher.
2. **PHYSICAL IMPROVEMENTS** –Downtown Green Bay, Inc. will work to improve the physical assets of the district through beautification and cleanliness. A cohesive streetscape throughout the district will be developed through tree bed enhancements, planters, banners, and holiday décor.
3. **MARKETING** –DGBI will engage in general awareness marketing campaigns, including print, digital, radio, social media and direct mail advertising, to re-establish the brand of the Downtown District. DGBI will create a new downtown website, refresh its graphic assets and develop an app for the downtown area. The goal of these marketing efforts is to attract entrepreneurs, residents, and visitors to the Downtown District.
4. **EVENTS** – DGBI will continue to activate the downtown district with engaging events like the Saturday Farmers Market, Fridays on the Fox, Dine on the Deck, Holiday Parade, Peace Tree Lighting Ceremony, and Winter Farmers Market. Focus will also be put into developing new events that attract residents and visitors from all walks of life to the district.

C. Proposed Expenditures – 2018

2018 DGBI Budget Proposal		2018 Proposed
Income		
4030 · Contributions Income		
4071 · OMSI Administrative Fees		\$63,471
4072A · Special Events Revenue/Sponsorships		\$283,362
4074 · Additional Contributions		\$0
Total 4030 · Contributions Income		
4740 · BID Revenue		\$224,782
Total Income		\$571,615
Expense		
Total 5800 · Administrative Expense		
DGBI Staff		\$98,850
OMSI Staff		\$51,900
Charities Staff		\$123,250
SEP Contribution		\$6,030
Payroll Taxes		\$26,000
Workmen's Comp		\$2,000
Employee Health Insurance		\$0
*Gray columns to be paid 64% by OMSI & Charities		
Total Admin including DGBI, OMSI & Charities Staffing		\$308,030
6000 · Operating Expense		
6020 · Building Rent & Utilities		\$14,500
6060 · Telephone & Internet		\$3,500
6084 · Business Insurance		\$9,000
6100 · Office Supplies		\$2,500
6120 · Postage		\$350
6140 · Dues and Subscriptions		\$1,500
6150 · Banking Charges		\$1,000
6160 · Non-Profit Licenses/Fees		\$250
6220 · Accounting		\$11,000
6240 · Training/Education		\$5,000
6300 · Business Expense		\$3,000
6420 · Repairs & Maintenance		\$2,000
6490 · Equipment		\$9,000
6490A-Office 365		\$750
Total 6000 · Operating Expense		\$63,350
6800 · Program Expense		
6830 · Physical Improvements		\$18,000
6840 · Business Development		\$12,000

6860 - Marketing & Public Relations	\$30,000
Special Event Expenses	\$132,815
Total 6800 - Program Expense	\$192,815
Total Expense	\$564,195
Net Income	\$7,420

D. Financing Method

The proposed expenditures contained in Section C, above, will be financed in part from moneys collected from the BID assessment. It is estimated that approximately **\$224,782** will be raised through assessments. Any other funds that may be made available to the BID for the purposes contained herein shall be collected and expended as identified in Section C.

E. Organization of BID Board

Upon creation of the BID, the Mayor will appoint members to the district board ("board"). The board's primary responsibility is the 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 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.

It is recommended that the BID board be structured and operate as follows:

1. Board Size – at least Five
2. Composition - At least three fifths members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Green Bay. The board shall elect its Chairperson from among its members.
3. Term - Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.
4. Compensation – None
5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.
7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

F. Relationship to Downtown Green Bay, Inc.

The BID shall be a separate entity from the Downtown Green Bay, 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. Downtown Green Bay, Inc. 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

Parcels Assessed

All tax parcels within the District required to pay real estate taxes, including those taxed by the State as manufacturing, and all parcels used exclusively for manufacturing, will be assessed. Real property used exclusively for residential purposes may not be assessed, as required by the BID law. Residential property will be defined as 100% residential property or owner-occupied properties. Property exempt from paying real estate taxes will not be assessed. Property owned by government agencies will not be assessed.

Levy of Assessment

Special assessments under this 2018 Operating Plan are hereby levied against each tax parcel of property within the District which has a separate tax key number, in the amount shown on the assessment schedule which is attached hereto as Appendix D. The assessment was based on the assessed value of that parcel (land and improvements) as shown in the records of the City Assessor's office in June 2017 except as otherwise identified below.

The principle behind the assessment methodology is that each non-exempt parcel's owners should pay for District development in proportion to the benefits derived. Obviously, not every parcel within the District will benefit equally, thus it has been assumed that hospitality and entertainment uses will derive the most benefit and therefore will contribute to the BID at a higher assessment rate and warehouse uses will benefit the least and therefore contribute at a lower rate.

The 2017 assessment shown on Appendix D was calculated as \$2.28 for each \$1,000 of assessed value for properties whose use is identified as retail, hospitality or entertainment-related and \$.76 for each \$1,000 of assessed value for properties whose use is identified as office/commercial. Appendix C, attached hereto, contains a list of SIC codes identifying these properties.

For properties whose use comprises mixed SIC codes, the property has been identified by the ground level use(s) of any buildings constructed on the property. The ground level use is presumed to be the dominant use of the property. If a ground level has more than two uses, then the property has been identified by the use that makes up more than one half of the ground level square footage. The burden is on the owner to change a property classification from that designated in Appendix D. It must be proven annually by the owner of the property in question to the BID board.

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)lm: 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

Creation of a business improvement district to facilitate District redevelopment is consistent with the City of Green Bay's Comprehensive Plan, Downtown Design Plan and Waterfront Plan and would promote the orderly development of the City in general.

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 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st 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 BID audits and approve the proposed Operating Plan. They will provide a recommendation to Council.
2. Common Council will act on the proposed Operating plans.
3. The Common Council will act on the proposed BID 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 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 2017 activities, and information on specific assessed values, budget amounts and assessment amounts are based on 2016 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).

APPENDICES

- A. STATUTE
- B. PETITION
- C. PROPOSED DISTRICT BOUNDARIES
- D. 2016 PROJECTED ASSESSMENTS
- E. CITY ATTORNEY'S OPINION

APPENDIX A & B:

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 C - PROPOSED DISTRICT BOUNDARIES



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 provided by City of Green Bay Planning Department, September, 2016.



Legend: District Boundary

City of Green Bay
Downtown Green Bay, Inc
Business Improvement District

APPENDIX D- 2018 PROJECTED ASSESSMENTS

Assessment options are based on the type of business occupying the majority of a parcel. Properties that are assessed are coded as follows:

Assessment Rate

.00228 Retail, Hospitality or Entertainment (BID 3)

.00076 All other commercial properties being assessed (BID 4)

Bid District	Parcel	Property location	Owner/Mailing	Total Value	Assessment
3	11-105	529 N MONROE AV	529 N MONROE AVE BUILDING LLC	\$ 1,320,400	\$ 3,011
3	11-115	333-335 MAIN ST	HYATT EQUITIES LLC	\$ 10,682,300	\$ 24,356
3	11-116	333 MAIN ST	HYATT EQUITIES LLC	\$ 635,600	\$ 1,449
3	11-149	310 N MONROE AV	MAIN ORIENTAL MARKET LLC	\$ 206,600	\$ 471
3	11-203	119 N MONROE AV	ASHVIN S MAISURIA	\$ 759,900	\$ 1,733
3	11-241	103 S MONROE AV	TKD PETROLEUM LLC	\$ 676,900	\$ 1,543
3	11-45	314 N MONROE AV	EDWARD M & RENEE J WINECK	\$ 144,200	\$ 329
3	11-46	610-614 BODART ST	ROBERT & MELIDA WAGNER	\$ 221,000	\$ 504
3	11-92	416-418 N MONROE AV		\$ -	\$ -
3	12-115	119-121 N ADAMS ST	WELHOUSE SPORTS DEVELOPMENT LLC	\$ 302,900	\$ 691
3	12-116	117 N ADAMS ST	GIOCOR57 LLC	\$ 200,800	\$ 458
3	12-117	115 N ADAMS ST	ROBERT P SANDERSON	\$ 173,700	\$ 396
3	12-120	225 E WALNUT ST	LIZA RAE LLC	\$ 219,200	\$ 500
3	12-121	217-221 E WALNUT ST	AMERICAN HOLDINGS INC	\$ 281,900	\$ 643
3	12-138	312 CHERRY ST	FRANKENTHAL BUILDING LLC	\$ 116,500	\$ 266
3	12-14	225 N WASHINGTON ST	WIDMER PROPERTIES LLC	\$ 150,100	\$ 342
3	12-145	218-220 N ADAMS ST	VICE ENTERPRISES LLC	\$ 525,900	\$ 1,199
3	12-146	222-224 N ADAMS ST	VICE ENTERPRISES LLC	\$ 210,800	\$ 481
3	12-147	306-312 PINE ST	A & E INVESTMENT CORP	\$ 576,400	\$ 1,314
3	12-15	223 N WASHINGTON ST	WIDMER PROPERTIES LLC	\$ 157,700	\$ 360
3	12-164	201 MAIN ST	FOX RIVER HOSPITALITY LLC	\$ 6,854,800	\$ 15,629
3	12-165	501 N ADAMS ST		\$ -	\$ -
3	12-17	219 N WASHINGTON ST	RONALD L & RACHEL A SMITS	\$ 404,900	\$ 923
3	12-18	217 N WASHINGTON ST	DUPONT INVESTMENTS LLC	\$ 296,600	\$ 676
3	12-190-A	131 S WASHINGTON ST	131 SOUTH WASHINGTON LLC	\$ 69,400	\$ 158

3	12-191	129 S WASHINGTON ST	KARMAN DEVELOPMENT LLP	\$ 320,700	\$ 731
3	12-196	301-120 N ADAMS ST	BAYLAKE FOOD COURT REAL ESTATE LLC	\$ 858,500	\$ 1,957
3	12-20	213 N WASHINGTON ST	ROBERT COWLES	\$ 158,200	\$ 361
3	12-21	209-211 N WASHINGTON ST	AJ TODEY LLC C/O ALICE TODEY	\$ 448,300	\$ 1,022
3	12-22	207 N WASHINGTON ST	DONNA K MUENSTER	\$ 262,400	\$ 598
3	12-23	201 N WASHINGTON ST	GOELZ JEFFREY J LIVING TRUST	\$ 243,800	\$ 556
3	12-353	205-215 E WALNUT ST	CS INVESTORS LLC C/O SARA INVESTMENT RE	\$ 347,400	\$ 792
3	12-354	102-112 N WASHINGTON ST	202 CHERRY STREET LLC	\$ 622,900	\$ 1,420
3	12-355	202 CHERRY ST	NICOLET NATIONAL BANK	\$ 139,800	\$ 319
3	12-356	202 CHERRY ST	NICOLET NATIONAL BANK	\$ 5,700	\$ 13
3	12-365	301 N WASHINGTON ST	WATERMARK OWNER LLC	\$ 276,400	\$ 630
3	12-366	301 N WASHINGTON ST	WATERMARK OWNER LLC	\$ 294,500	\$ 671
3	12-367	301 N WASHINGTON ST	WATERMARK OWNER LLC	\$ 1,169,700	\$ 2,667
3	12-44	123-125 S WASHINGTON ST	AMH LLC	\$ 371,200	\$ 846
3	12-46	121 S WASHINGTON ST	121 SOUTH WASHINGTON INVESTMENTS LLC	\$ 154,600	\$ 352
3	12-47	119 S WASHINGTON ST	SECORA FAMILY TRUST	\$ 157,400	\$ 359
3	13-10	348 S WASHINGTON ST	THE FREIMANN HOTEL BLDG C/O JESSE WOTRUBA	\$ 474,500	\$ 1,082
3	13-151	332 S MONROE AV	JOEY J DE KEYSER	\$ 128,700	\$ 293
3	13-2	234 S WASHINGTON ST	HARP & EAGLE LTD	\$ 1,820,000	\$ 4,150
3	13-39	321 S WASHINGTON ST	DOWNTOWNER MOTEL INC	\$ 2,135,500	\$ 4,869
3	13-49	234 S ADAMS ST	RUMMELE S JEWELERS INC OF GREEN BAY	\$ 515,200	\$ 1,175
3	13-76	339 S ADAMS ST	WILLIAM M & ROBERTA L ATKINSON	\$ 116,600	\$ 266
3	14-386	515 S MONROE AV	WARPINSKI PROPERTIES	\$ 279,200	\$ 637
3	15-122	510 S MONROE AV	LTB PROPERTY LLP	\$ 812,900	\$ 1,853
4	11-1	430 MAIN ST	MANOS HOLDINGS GREEN BAY LLC	\$ 2,586,900	\$ 1,966
4	11-102	500-508 N MONROE AV	KEVIN P & JEFFREY J RYAN	\$ 277,400	\$ 211

4	11-103-A	600 N MONROE AV	RICO S PARKING LOT LLC	\$ 39,000	\$ 30
4	11-107	503 MAIN ST	GB FUTURE 503 LLC	\$ 906,000	\$ 689
4	11-109	514 N MADISON ST	ASSOCIATED BANK LEASING REAL ESTATE MS 8227	\$ 60,500	\$ 46
4	11-117	433 MAIN ST	ASSOCIATED BANK LEASING REAL EST MS 8227	\$ 12,206,100	\$ 9,277
4	11-123	528 N MADISON ST	ASSOCIATED BANK LEASING REAL ESTATE MS 8227	\$ 46,200	\$ 35
4	11-124	516 N MADISON ST	ASSOCIATED BANK LEASING REAL ESTATE MS 8227	\$ 46,200	\$ 35
4	11-125	510 ELM ST	ASSOCIATED BANK LEASING REAL ESTATE MS 8227	\$ 88,800	\$ 67
4	11-13	201 N JEFFERSON ST	ASSOCIATED BANK LEASING REAL EST MS 8227	\$ 200,100	\$ 152
4	11-138-A	417 PINE ST	PINE STREET CAT COMPANY LLC	\$ 856,300	\$ 651
4	11-139	425 PINE ST	US BANK NATIONAL ASSOCIATION	\$ 4,240,100	\$ 3,222
4	11-160	616 PINE ST	ASSOCIATED BANK LEASING REAL EST MS 8227	\$ 316,900	\$ 241
4	11-174	225-229 N MADISON ST	ASSOCIATED BANK LEASING REAL EST MS 8227	\$ 570,200	\$ 433
4	11-185	501 CHERRY ST	BANK MUTUAL	\$ 230,200	\$ 175
4	11-188	201 N MONROE AV	BANK MUTUAL	\$ 1,853,600	\$ 1,409
4	11-191	605 CHERRY ST	ASSOCIATED BANK LEASING REAL EST MS 8227	\$ 171,700	\$ 130
4	11-2	330 N ADAMS ST	HOTEL NORTHLAND LLC	\$ 160,600	\$ 122
4	11-202	118 N MONROE AV	T H M INVESTMENTS	\$ 270,000	\$ 205
4	11-206	512 CHERRY ST	GREEN BAY BUSINESS CENTER III LLC	\$ -	\$ 238
4	11-209	126 N MADISON ST	BRIAN F & JAMES E MICHAUD	\$ 420,700	\$ 320
4	11-210	435 E WALNUT ST	GREEN BAY BUSINESS CENTER III LLC	\$ -	\$ 1,159
4	11-222	503 E WALNUT ST	GREEN BAY BUSINESS CENTER III LLC	\$ -	\$ 41
4	11-224	521 E WALNUT ST	BUCKMASTER REVOCABLE LIVING TRUST	\$ 75,200	\$ 57
4	11-224-A	519 E WALNUT ST	BUCKMASTER REVOCABLE LIVING TRUST	\$ 100,400	\$ 76
4	11-225	533 E WALNUT ST	GREEN BAY BUSINESS CENTER III LLC	\$ -	\$ 260
4	11-228	102 N MONROE AV	T H M INVESTMENTS	\$ 94,800	\$ 72
4	11-230	619 E WALNUT ST	JEFFREY A & CAROLYN M JAZGAR	\$ 162,500	\$ 123
4	11-243	113 S MONROE AV	GARY D WISNESKI	\$ 150,300	\$ 114
4	11-253	500-512 E WALNUT ST	TWO BEELERS LLC	\$ 546,500	\$ 415

4	11-254	117 S MADISON ST	DAVID N & KATHY A SHAW	\$ 89,200	\$ 68
4	11-257	414 E WALNUT ST	COLUMBUS OFFICE BUILDING LLC	\$ 892,200	\$ 678
4	11-258	115 S JEFFERSON ST	GRAY TELEVISION GROUP INC	\$ 1,608,900	\$ 1,223
4	11-259	434 E WALNUT ST	DAVID N & KATHY A SHAW	\$ 141,700	\$ 108
4	11-264-1	130 S MADISON ST	GRAY TELEVISION GROUP INC	\$ 184,000	\$ 140
4	11-269	125 S JEFFERSON ST	JAMES SICKEL	\$ 2,050,700	\$ 1,559
4	11-44	BLOCK BODART ST	EDWARD M & RENEE J WINECK	\$ 54,400	\$ 41
4	11-53	607-617 BODART ST	MAY MARIE INC	\$ 235,300	\$ 179
4	11-55	406 N MONROE AV	RICOS PARKING LOT LLC	\$ 215,100	\$ 163
4	11-56	300 N MADISON ST	FELD LIMITED PARTNERSHIP	\$ 3,588,100	\$ 2,727
4	11-91	420 N MONROE AV	BEVERLY FRENCH	\$ 500	\$ -
4	11-95-A	MAIN ST		\$ -	\$ -
4	12-1-2	335 N WASHINGTON ST	RIVER CENTER LOFTS LLC	\$ 3,195,300	\$ 2,428
4	12-114	216-222 CHERRY ST	TAJ ENTERPRISES LLC	\$ 775,600	\$ 589
4	12-118	109 N ADAMS ST		\$ -	\$ -
4	12-119	227 E WALNUT ST		\$ -	\$ -
4	12-122	101 N ADAMS ST		\$ -	\$ -
4	12-13	227-229 N WASHINGTON ST	WIDMER PROPERTIES LLC	\$ 306,600	\$ 233
4	12-130	118 S ADAMS ST	GIGOT PROPERTIES LLC C/O MARK S GIGOT	\$ 1,158,000	\$ 880
4	12-130-1	110 S ADAMS ST	TMJ LLC	\$ 1,015,500	\$ 772
4	12-134	112 N ADAMS ST	NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC	\$ -	\$ -
4	12-135	116 N ADAMS ST	FRANKENTHAL BUILDING LLC	\$ 94,900	\$ 72
4	12-137	130 N ADAMS ST	FRANKENTHAL BUILDING LLC	\$ 1,030,600	\$ 783
4	12-139	314 CHERRY ST	FRANKENTHAL BUILDING LLC	\$ 20,700	\$ 16
4	12-140	202 N ADAMS ST	ASSOCIATED BANK LEASING REAL EST MS 8227	\$ 4,039,900	\$ 3,070
4	12-144	214-216 N ADAMS ST	ASSOCIATED BANK LEASING REAL EST MS 8227	\$ 318,700	\$ 242
4	12-148	304 N ADAMS ST	HOTEL NORTHLAND LLC	\$ 3,079,000	\$ 2,340
4	12-175	400 N WASHINGTON ST	SCHREIBER FOODS INC ATTN TAX DEPARTMENT	\$ 42,857,900	\$ 32,572
4	12-184-A	401 N WASHINGTON ST	CITYDECK LANDING LLC T WALL ENTERPRISES MNG	\$ 8,678,000	\$ 6,595
4	12-185	WASHINGTON ST	GDC WASHINGTON STREET LLC	\$ 232,400	\$ 177
4	12-19	215 N WASHINGTON ST	DUPONT INVESTMENTS LLC	\$ 127,300	\$ 97
4	12-190	201 DOTY ST	GDC WASHINGTON STREET LLC	\$ 1,669,200	\$ 1,269
4	12-192	127 S WASHINGTON ST	OWEN F MONFILS LE	\$ 228,100	\$ 173

4	12-195	301-110 N ADAMS ST	NNB PROPERTIES LLC	\$ 1,985,800	\$ 1,509
4	12-197	301-130 N ADAMS ST	NNB PROPERTIES LLC	\$ 1,084,100	\$ 824
4	12-198	301-140 N ADAMS ST	NNB PROPERTIES LLC	\$ 369,600	\$ 281
4	12-199	301-150 N ADAMS ST	NNB PROPERTIES LLC	\$ 245,200	\$ 186
4	12-200	301-160 N ADAMS ST	NNB PROPERTIES LLC	\$ 131,800	\$ 100
4	12-201	301-210 N ADAMS ST	HCW LLC	\$ 1,775,500	\$ 1,349
4	12-202	301-220 N ADAMS ST	HCW LLC	\$ 1,943,800	\$ 1,477
4	12-203	301-230 N ADAMS ST	HCW LLC	\$ 64,900	\$ 49
4	12-204	301-240 N ADAMS ST	HCW LLC	\$ 538,800	\$ 409
4	12-205	301-250 N ADAMS ST	HCW LLC	\$ 627,400	\$ 477
4	12-206	301-260 N ADAMS ST	HCW LLC	\$ 376,900	\$ 286
4	12-24	111 N WASHINGTON ST	NICOLET JOINT VENTURES LLC	\$ 10,959,200	\$ 8,329
4	12-281	110-126 S WASHINGTON ST	VARSITY HOLDINGS LLC	\$ 603,000	\$ 458
4	12-282	110-126 S WASHINGTON ST	MANCOSKE KRAMER REAL ESTATE	\$ 125,100	\$ 95
4	12-283	110-126 S WASHINGTON ST	WATERWALK HOLDING LLC C/O DENIS J KREFT	\$ 694,500	\$ 528
4	12-363	115 E WALNUT ST	NICOLET JOINT VENTURES LLC	\$ 398,100	\$ 303
4	12-364	115 E WALNUT ST	GB METREAU LLC	\$ 12,815,000	\$ 9,739
4	12-368	301 N WASHINGTON ST	WATERMARK OWNER LLC	\$ 1,206,800	\$ 917
4	12-369	301 N WASHINGTON ST	WATERMARK OWNER LLC	\$ 533,100	\$ 405
4	12-370	301 N WASHINGTON ST	WATERMARK OWNER LLC	\$ 20,300	\$ 15
4	12-371	301 N WASHINGTON ST	WATERMARK OWNER LLC	\$ 2,167,600	\$ 1,647
4	12-372	301 N WASHINGTON ST	WATERMARK OWNER LLC	\$ 287,400	\$ 218
4	12-373	301 N WASHINGTON ST	WATERMARK OWNER LLC	\$ 285,100	\$ 217
4	12-374	301 N WASHINGTON ST	WATERMARK OWNER LLC	\$ 282,300	\$ 215

4	12-375	301 N WASHINGTON ST	WATERMARK OWNER LLC	\$ 287,700	\$ 219
4	12-38-1	130 E WALNUT ST	SAFFORD BUILDING LLC	\$ 378,000	\$ 287
4	12-38-10	130 E WALNUT ST	BELLIN BUILDING ASSOC	\$ 377,600	\$ 287
4	12-38-2	130 E WALNUT ST	SAFFORD BUILDING LLC	\$ 424,500	\$ 323
4	12-38-3	130 E WALNUT ST	SAFFORD BUILDING LLC	\$ 169,400	\$ 129
4	12-38-4	130 E WALNUT ST	SAFFORD BUILDING LLC	\$ 124,500	\$ 95
4	12-38-5	130 E WALNUT ST	SAFFORD BUILDING LLC	\$ 238,400	\$ 181
4	12-38-6	130-F E WALNUT ST	URSULA BERTRAND HINZ	\$ 192,400	\$ 146
4	12-38-7	130 E WALNUT ST	BELLIN ASSOCIATES C/O NELSON & SCHMELING	\$ 261,600	\$ 199
4	12-38-8	130 E WALNUT ST	SAFFORD BUILDING LLC	\$ 51,900	\$ 39
4	12-38-9	130 E WALNUT ST	SAFFORD BUILDING LLC	\$ 27,600	\$ 21
4	12-86	330 N WASHINGTON ST	SCHREIBER FOODS INC ATTN TAX DEPARTMENT	\$ 364,000	\$ 277
4	13-1	200 S WASHINGTON ST	NICOLET REAL ESTATE AND INVESTMENTS CORP	\$ 3,493,600	\$ 2,655
4	13-101	417 S ADAMS ST	SW LEASING LLP	\$ 274,600	\$ 209
4	13-107	416 CROOKS ST	STORMIN TITLE LLC	\$ 266,400	\$ 202
4	13-107-A	403 S JEFFERSON ST	U SAVE AMERICA LLC	\$ 290,400	\$ 221
4	13-11	400 S ADAMS ST	SECOND WIND AUTO GALLERY LLC	\$ 1,482,900	\$ 1,127
4	13-112	318 S MADISON ST	JAMKAT LLC	\$ 82,000	\$ 62
4	13-114	332 S MADISON ST	MELANIE HORKMAN	\$ 231,200	\$ 176
4	13-117	421 CROOKS ST	JEFFERSON STREET PARTNERSHIP LLP	\$ 82,800	\$ 63
4	13-118	345 S JEFFERSON ST	JEFFERSON STREET PARTNERSHIP LLP	\$ 482,800	\$ 367
4	13-119	333 S JEFFERSON ST	THOMAS J & KATHLEEN A KITSLAAR	\$ 77,800	\$ 59
4	13-120	325 S JEFFERSON ST	DANIEL E & PATRICIA A COLVIN JR	\$ 195,200	\$ 148
4	13-121	321 S JEFFERSON ST	JAMKAT LLC	\$ 82,000	\$ 62
4	13-122	315 S JEFFERSON ST	GEORGE A & SHARON R THORNE	\$ 200,400	\$ 152
4	13-123	311 S JEFFERSON ST	WINDSOR HOLDINGS INTNL C/O WYOMING CORPORATE SV	\$ 132,000	\$ 100
4	13-124	307 S JEFFERSON ST	VANDE CASTLE PROPERTIES LLP	\$ 35,700	\$ 27
4	13-125	303 S JEFFERSON ST	VANDE CASTLE PROPERTIES LLP	\$ 108,500	\$ 82
4	13-127	420-422 DOTY ST	TOSA 420 LLC	\$ 266,600	\$ 203

4	13-128	212-214 S MADISON ST	GREEN BAY BUSINESS CENTER III LLC	\$ 172,500	\$ 131
4	13-132	225-231 S JEFFERSON ST	CITY OF GREEN BAY C/O ENGINEERING DEPT	\$ 157,700	\$ 120
4	13-133	221 S JEFFERSON ST	CITY OF GREEN BAY C/O ENGINEERING DEPT	\$ 79,200	\$ 60
4	13-135	200 S MONROE AV	FIRST UNITED METHODIST CHURCH GREEN BAY	\$ -	\$ -
4	13-15	428 S ADAMS ST	AMERICAN FOODS GROUP LLC	\$ 149,300	\$ 113
4	13-153	340 S MONROE AV	WARREN FAMILY FUNERAL HOMES INC	\$ 631,600	\$ 480
4	13-156	339 S MADISON ST	WARREN FAMILY FUNERAL HOMES INC	\$ 82,000	\$ 62
4	13-16	434 S ADAMS ST	AMERICAN FOODS GROUP LLC	\$ 22,000	\$ 17
4	13-163	408 S MONROE AV	MADISON MONROE INVESTMENTS LLP	\$ 731,400	\$ 556
4	13-164	416-418 S MONROE AV	LAWRENCE VESELY	\$ 314,100	\$ 239
4	13-165	424 S MONROE AV	MOSKI CORP	\$ 895,200	\$ 680
4	13-17	440 S ADAMS ST	AMERICAN FOODS GROUP LLC	\$ 21,700	\$ 16
4	13-171	445 S MADISON ST	445 MADISON CHICAGO LLC ATT: KEN	\$ 919,600	\$ 699
4	13-179	413-415 S MADISON ST	ED & ASSOC	\$ 235,700	\$ 179
4	13-18	444 S ADAMS ST	AMERICAN FOODS GROUP LLC	\$ 591,200	\$ 449
4	13-183	420-500 S WASHINGTON ST	WASHINGTON STREET RIVER PROPERTIES LLC	\$ 3,044,400	\$ 2,314
4	13-185	400 S WASHINGTON ST	WASHINGTON ST DEPOT LLC	\$ 949,700	\$ 722
4	13-20	419 S WASHINGTON ST	SECOND WIND AUTO GALLERY LLC	\$ 510,000	\$ 388
4	13-21	415 S WASHINGTON ST	SECOND WIND AUTO GALLERY LLC	\$ 207,800	\$ 158
4	13-43	200-220 S ADAMS ST	INDUSTRY CONSULTING GROUP INC	\$ 2,443,500	\$ 1,857
4	13-50	235 WASHINGTON ST	INDUSTRY CONSULTING GROUP INC	\$ 214,500	\$ 163
4	13-51	229 STUART ST	INDUSTRY CONSULTING GROUP INC	\$ 81,800	\$ 62
4	13-53	211 S WASHINGTON ST	INDUSTRY CONSULTING GROUP INC	\$ 41,300	\$ 31
4	13-54	205 S WASHINGTON ST	INDUSTRY CONSULTING GROUP INC	\$ 82,600	\$ 63
4	13-55	201 S WASHINGTON ST	INDUSTRY CONSULTING GROUP INC	\$ 86,500	\$ 66
4	13-56	201-215 S ADAMS ST	PREMONSTRATENSIAN FATHERS THE	\$ 200,100	\$ 152
4	13-57	219-231 S ADAMS ST	ATTY THOMAS M OLEJNICZAK	\$ 1,283,400	\$ 975

4	13-71	336 S JEFFERSON ST	ROCK KRAMER J & CAROLYN F JOINT REVOCABLE TRUST	\$ 230,200	\$ 175
4	13-74	315 CROOKS ST	WILLIAM M & ROBERTA L ATKINSON	\$ 43,800	\$ 33
4	13-75	345 S ADAMS ST	SCHMILINGVISION LLP	\$ 267,200	\$ 203
4	13-8	318 S WASHINGTON ST	RIVER EAST 318 LLC	\$ 5,230,300	\$ 3,975
4	13-87	414 S JEFFERSON ST	414 S JEFFERSON ST GREEN BAY LLC	\$ 1,139,800	\$ 866
4	13-97- A	445 S ADAMS ST	CHICAGO STREET LLC	\$ 384,000	\$ 292
4	13-99	425 S ADAMS ST	BARC RENTAL PROPERTIES LLP	\$ 456,900	\$ 347
4	14-383	535 S MONROE AV	PS & LC REAL ESTATE LLC	\$ 208,300	\$ 158
4	14-385	519 S MONROE AV	JAMES R & DIANE J WARPINSKI	\$ 346,900	\$ 264
4	14-387	503 S MONROE AV	FAMILY SERVICES OF NORTHEAST WISCONSIN INC	\$ -	\$ -
4	14-403	417 S MONROE AV	SCHIEGG INVESTMENTS LLC	\$ 800,000	\$ 608
4	14-419	345 S MONROE AV	JOHN C & JULIE A MAY	\$ 296,000	\$ 225
4	14-420	337 S MONROE AV	JOHN C & JULIE A MAY	\$ 217,600	\$ 165
4	14-422	325-327 S MONROE AV	JEFFREY J GIBEAULT	\$ 170,400	\$ 129
4	14-424	315 S MONROE AV	PROVENANCE LLP	\$ 539,800	\$ 410
4	14-439	225 S MONROE AV	FELD LTD PARTNERSHIP	\$ 688,800	\$ 523
4	14-443	211 S MONROE AV	JOSEPH M RECKA & JAMES T JOANNES	\$ 294,300	\$ 224
4	14-444	203 S MONROE AV	MARK S & KATHRYN A GIGOT	\$ 143,600	\$ 109
4	15-103	432 MARTIN ST	THOMAS L SKOGG	\$ 25,900	\$ 20
4	15-104	508 S MADISON ST	THOMAS L SKOGG	\$ 112,500	\$ 85
4	15-105	426 MARTIN ST	THOMAS L SKOGG	\$ 41,600	\$ 32
4	15-106	420 MARTIN ST	THOMAS L SKOGG	\$ 83,400	\$ 63
4	15-107	526 S MADISON ST	THOMAS L SKOGG	\$ 57,700	\$ 44
4	15-108	530 S MADISON ST	THOMAS L SKOGG	\$ 105,600	\$ 80
4	15-117	533 S JEFFERSON ST	THOMAS L SKOGG	\$ 54,900	\$ 42
4	15-118	527 S JEFFERSON ST	JADEITE INC C/O JOHN MARTINSON	\$ 649,600	\$ 494
4	15-23	501 S ADAMS ST	COSMO LLC C/O JOHN F BUTZ	\$ 127,500	\$ 97
			Total	\$ 218,936,800	\$ 224,782

APPENDIX E - CITY ATTORNEY'S OPINION – TO BE SUBMITTED