VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | vi.williamsbay.wi.gov

Phone: 262-245-2700

NOTICE

VILLAGE BOARD OF TRUSTEES MEETING

MONDAY, MARCH 4, 2024 AT 6:10 PM

Village Hall Council Room
250 Williams Street
Williams Bay, WI 53191

AGENDA

The following agenda items may be considered for Discussion, Consideration, or Action

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Items for Discussion, Consideration, or Action

- **A.** Consider a motion to convene into closed session pursuant to the exemption contained in Wis. Stats. § 19.85(1)(c) for the purpose of considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.
  - Harbormaster position interviews
- **B.** Motion to reconvene into open session
- **C.** Possible discussion of/action for those items discussed in closed session
- **D.** Consideration of Recommendation by the Village Administrator for the Appointment of August Asta as the Village of Williams Bay Harbormaster per Village Code 80-3-D5d.

V. Public Comments

VI. Minutes

- **A.** Village Board Meeting Minutes of February 19, 2024 - Meeting #1
- **B.** Village Board Meeting Minutes of February 19, 2024 - Meeting # 2

VII. Presentation of accounts and petitions

- **A.** Payroll ending 02-23-2024 in the amount of $46,515.32
- **B.** Accounts Payables Prepaids dated 02-19-2024 in the amount of $50.00
- **C.** Accounts Payables Prepaids dated 02-21-2024 in the amount of $8,670.00
- **D.** Accounts Payable Unpaids dated 02-29-2024 in the amount of $145,887.30

VIII. President's Remarks

IX. Public Comments

X. Other Items for Discussion, Consideration, or Action

A. Consideration and Possible Action on a Proposal from Baird to Study the Establishment of Tax Increment District (TID) #1

XI. Adjournment

Requests from persons with disabilities, who need assistance to participate in this meeting or hearing, should be made to the Village Clerk's office in advance so the appropriate accommodations can be made.

Posted: 03/01/2024 5:00 PM

VILLAGE OF WILLIAMS BAY
250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | vi.williamsbay.wi.gov
Phone: 262-245-2700

UNOFFICIAL MINUTES
VILLAGE BOARD MEETING 2/19/2024 MEETING
MONDAY, FEBRUARY 19, 2024 AT 6:10 PM
VILLAGE HALL COUNCIL ROOM
250 WILLIAMS STREET
WILLIAMS BAY, WI 53191

I. Call to Order

President Duncan called the meeting to order at 06:10pm.

II. Roll Call

Present: President Bill Duncan, Trustees George Vlach, Jim D'Alessandro, Lowell Wright, Robert Umans, Steven Russell
Also Present: Administrator David Lothspeich, Police Chief Justin Timm, Village Engineer Doug Snyder, Public Works Director Wayne Edwards, Treasurer Jennifer Wiese, Clerk Tina Kolls
Excused: Trustee Jaramillo

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Items for Discussion, Consideration, or Action

A. Consider a motion to convene into closed session pursuant to the exemption contained in Wis. Stats. § 19.85(1)(c) for the purpose of considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.
- Recreation Director position interview

The motion to convene into closed session pursuant to the exemption contained in Wis. Stats. § 19.85(1)(c) for the purpose of considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.
- Recreation Director position interview was initiated by Trustee Umans and seconded by Trustee Wright at 06:11pm.

Votes:
Yes: President Duncan, Trustees D'Alessandro, Wright, Umans, Vlach, Russell
No: None
Abstain: None

Result: Passes

B. Motion to reconvene into open session

The motion to reconvene into open session was initiated by Trustee Vlach and seconded by Trustee Umans at 06:26pm. Unanimously carried.

C. Possible discussion of/action for those items discussed in closed session

There was no discussion or action of the closed session items.

D. Consideration of Recommendation by the Village Administrator for the Appointment of the Village of Williams Bay Recreation Director per Village Code 80-3-D5d.

The motion to appoint Ryan Knopp as the Village of Williams Bay Recreation Director per Village Code 80-3-D5d was initiated by Trustee Umans and seconded by Trustee Russell. Unanimously carried.

V. Adjournment

The motion to adjourn was initiated by Trustee Wright and seconded by Trustee Vlach at 06:28pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

These are not official Minutes until approved by the Governing Body.

VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | vi.williamsbay.wi.gov

Phone: 262-245-2700

UNOFFICIAL MINUTES
VILLAGE BOARD MEETING 2/19/2024 MEETING

MONDAY, FEBRUARY 19, 2024 AT 7:15 PM

IMMEDIATELY FOLLOWING THE JOINT MEETING OF THE VILLAGE BOARD COMMITTEE OF THE WHOLE & COMMITTEES MEETING
VILLAGE HALL COUNCIL ROOM
250 WILLIAMS STREET
WILLIAMS BAY, WI 53191

I. Call to Order

President Duncan called the meeting to order at 08:11pm.

II. Roll Call

Present: President Duncan, Trustees D'Alessandro, Wright, Umans, Vlach, and Russell

Also Present: Administrator David Lothspeich, Police Chief Justin Timm, Village Engineer Doug Snyder, Public Works Director Wayne Edwards, Code Enforcement and Tree Commissioner Allison Schwark, Treasurer Jennifer Wiese, Clerk Tina Kolls

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Minutes

A. Village Board Meeting Minutes of January 15, 2024

The motion to approve the Village Board Meeting Minutes of January 15, 2024 was initiated by Trustee Vlach and seconded by Trustee Russell. Unanimously carried.

B. Special Village Board Meeting Minutes of January 22, 2024

The motion to approve the Special Village Board Meeting Minutes of January 22, 2024 as corrected was initiated by Trustee Vlach and seconded by Trustee Russell. Unanimously carried.

V. Items for Discussion, Consideration, or Action

A. Williams Bay School Board Referendum Presentation

Jennifer Frederick, Business Manager and Dr. William White, District Manager of the Williams Bay School District gave a presentation on the Operational Referendum that will be on the ballot at the April 2, 2024, Spring Election.

B. Discussion and Possible Action on an appeal filed by Jenny Moussis in regard to 380 Observatory Place per 331-2 Section I. (2)

The motion to deny the appeal filed by Jenny Moussis in regard to 380 Observatory Place per 331-2 Section I. (2) was initiated by Trustee Russell and seconded by Trustee Umans. Trustees Wright and D'Alessandro were No. Motion carries.

C. Resolution R-8-24 Appointing Additional Election Inspectors for 2024-2025 Term

The motion to approve the Resolution R-8-24 Appointing Additional Election Inspectors for 2024-2025 Term was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

VI. Presentation of accounts and petitions

A. Payroll ending

1. 01-12-2024 in the amount of $45,505.64

The motion to approve the Payroll ending 01-12-2024 in the amount of $45,505.64 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

2. 01-26-2024 in the amount of $50,169.30

The motion to approve the Payroll ending 01-26-2024 in the amount of $50,169.30 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

3. 02-09-2024 in the amount of $41,560.20

The motion to approve the Payroll ending 02-09-2024 in the amount of $41,560.20 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

B. Account Payable Prepaids dated

1. 01-19-2024 in the amount of $21,437.36

The motion to approve the Account Payable Prepaids dated 01-19-2024 in the amount of $21,437.36 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

2. 01-26-2024 in the amount of $1,077.01

The motion to approve the Account Payable Prepaids dated 01-26-2024 in the amount of $1,077.01 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

3. 02-13-2024 in the amount of $5,712,253.91

The motion to approve the Account Payable Prepaids dated 02-13-2024 in the amount of $5,712,253.91 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

C. Account Payable Unpaids dated 02-16-2024 in the amount of $295,225.34

The motion to approve the Account Payable Unpaids dated 02-16-2024 in the amount of $295,225.34 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

D. Library Accounts Payable dated 02-14-2024 in the amount of $13,253.53

The motion to approve the Library Accounts Payable dated 02-14-2024 in the amount of $13,253.53 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

VII. Plan Commission

A. APPLICANT: Casey Tormoen, Upscale Lodging, LLC (Owner)TAX KEY: WOP 00067
STREET ADDRESS: 47 W. Geneva St, Village of Williams Bay
The applicant is requesting approval of a revised site plan and architectural design review for building additions in an existing commercial development in the Village Center District per Section 390-1206 *Site Plan* and Section 390-0705 *VCO Village Center Design Overlay District*.

The motion to approve a revised site plan and architectural design review for building additions in an existing commercial development in the Village Center District per Section 390-1206 *Site Plan* and Section 390-0705 *VCO Village Center Design Overlay District* was initiated by Trustee Vlach and seconded by Trustee Wright. Unanimously carried.

VIII. Public Comments

There were no Public Comments.

IX. President's Remarks

President Duncan had no remarks.

X. Committee Reports

A. Protective Services, Chair - Trustee Vlach

1. Original, Renewal, or Temporary Operator License Applications

The motion to approve the Original, Renewal, or Temporary Operator License Applications was initiated by Trustee Vlach and seconded by Trustee Russell. Unanimously carried.

B. Parks & Lakefront, Chair - Trustee Russell

1. Resolution R-7-24 Approval of the Edgewater Park Use and Policy Contract for Williams Bay Lions Club Pancake Day (July 6, 2024), Corn and Brat Fest (August 9-11, 2024) and Car Show (October 12, 2024)

The motion to approve the Resolution R-7-24 Approval of the Edgewater Park Use and Policy Contract for Williams Bay Lions Club Pancake Day (July 6, 2024), Corn and Brat Fest (August 9-11, 2024) and Car Show (October 12, 2024) was made by Committee, no second required. Unanimously carried.

2. Resolution R-10-24 Approval of the Edgewater Park Use and Policy Contract for Williams Bay Fine Art Fest July 27 - 28, 2024

The motion to approve resolution R-10-24 Approval of the Edgewater Park Use and Policy Contract for Williams Bay Fine Art Fest July 27 - 28, 2024 was made by Committee, no second required. Unanimously carried.

3. Approval of Williams Bay Lions Club Donation of Improvements to the Edgewater Park Pavillion Bathrooms

The motion to approve Williams Bay Lions Club Donation of Improvements to the Edgewater Park Pavillion Bathrooms was made by Committee, no second required. Unanimously carried.

C. Building, Zoning, & Ordinance, Chair - Trustee Jaramillo

1. Approval of Ordinance #2023-11 Amending Village Code Sections 331-2 & 331-4 Re: Tree Preservation (Adoption)

The motion to adopt Ordinance #2023-11 Amending Village Code Sections 331-2 & 331-4 Re: Tree Preservation was initiated by Trustee Wright and seconded by Trustee Russell. Unanimously carried.

D. Finance & Personnel, Chair - Trustee Wright

1. Resolution R-9-24 for Establishing a Policy for HSA (Health Savings Account)

The motion to approve resolution R-9-24 for Establishing a Policy for HSA (Health Savings Account) was made by Committee, no second required. Unanimously carried.

2. Resolution R-11-24 Updating Signatory Cards Authorizations With First National Bank and Trust

The motion to approve resolution R-11-24 Updating Signatory Cards Authorizations With First National Bank and Trust was made by Committee, no second required. Unanimously carried.

3. Consideration and Possible Action on Proposal from Austin Pier Services Inc for Pier Repairs

The motion to approve the Proposal from Austin Pier Services Inc for Pier Repairs was made by Committee, no second required. Unanimously carried.

4. Consideration and Possible Action on Quote from Gage Marine for Repairs to the East Pier

The motion to approve the Quote from Gage Marine for Repairs to the East Pier not to exceed $25,765.06 was made by Committee, no second required. Unanimously carried.

5. Consideration and Possible Action on Quote from Gage Marine for Repairs to the West Pier

The motion to approve the Quote from Gage Marine for Repairs to the West Pier not to exceed $39,246.56 was made by Committee, no second required. Unanimously carried.

6. Consideration and Possible Action on Easement Agreements for 1 N. Walworth Avenue

The motion to approve the Easement Agreements for 1 N. Walworth Avenue pending legal approval was made by Committee, no second required. Unanimously carried.

7. Consideration and Possible Action for Sanitary Sewer Service Line Replacement for the Field House

The motion to approve the Sanitary Sewer Service Line Replacement for the Field House not to exceed $2500 with the funding to come from borrowed funds was made by Committee, no second required. Unanimously carried.

8. Consideration and Possible Action on Memorandum of Understanding with the Town of Linn for the purchase of 2024 Beach Tags

The motion to approve the Memorandum of Understanding with the Town of Linn for the purchase of 2024 Beach Tags was made by Committee, no second required. Unanimously carried.

9. Consideration and Possible Action on Walworth County Metropolitan Sewerage District 2024 Rate Update

The motion to approve the Walworth County Metropolitan Sewerage District 2024 Rate Update to $4750 was made by Committee, no second required. Unanimously carried.

XI. Public Comments

There were no Public Comments.

XII. Other Items for Discussion, Consideration, or Action

A. Consider a Motion to Convene Into Closed Session Pursuant to the exemption contained in Wis. Stats. § 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business.

- The Preserve (Williams College/Aurora University)

The motion to Convene Into Closed Session Pursuant to the exemption contained in Wis. Stats. § 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business.

- The Preserve (Williams College/Aurora University) was initiated by Trustee Umans and seconded by Trustee Wright at 09:09pm.

Votes:
Yes: President Duncan, Trustees D'Alessandro, Wright, Umans, Vlach, Russell
No: None
Abstain: None

Result: Passes

B. Motion to reconvene into open session

The motion to reconvene into open session was initiated by Trustee Vlach and seconded by Trustee Wright at 09:27pm. Unanimously carried.

C. Possible discussion of/action on items discussed in closed session

There was no discussion or action on items discussed in closed session.

XIII. Adjournment

The motion to adjourn was initiated by Trustee Wright and seconded by Trustee Vlach at 09:28pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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Pay Period Date: 02/10/2024 - 02/23/2024
Pay Date: 3/1/2024

Department	Gross Regular Wages	Gross OT Wages	Payroll Taxes & Deductions	Net Wages
Crossing Guard	$634.50	$0.00	$48.81	$585.69
General Administration	$13,068.95	$0.00	$5,710.98	$7,357.97
KNC	$2,600.58	$0.00	$834.73	$1,765.85
Lakefront/Beach	$0.00	$0.00	$0.00	$0.00
Library	$8,268.48	$0.00	$2,949.56	$5,318.92
Municipal Court	$1,457.35	$0.00	$209.45	$1,247.90
Parks	$0.00	$0.00	$0.00	$0.00
Police	$22,634.13	$469.73	$8,380.74	$14,723.12
Protective Services (F&R)	$8,723.05	$0.00	$2,737.18	$5,985.87
Public Works/W&S	$13,205.06	$126.16	$4,860.55	$8,470.67
Recreation Department	$1,209.50	$0.00	$150.17	$1,059.33
Village Board	$0.00	$0.00	$0.00	$0.00
Total Net Wages				$46,515.32

Payroll Register - Detail by Department

GL Account and Title	Description	Amount	Date Paid	GL Period
WM KENOSHA RACINE				
100-43025 TRANSIENT MERCHANT PERMIT	REFUND OF TRANSIENT	50.00		224
Total WM KENOSHA RACINE:		50.00		
Grand Totals:		50.00		

Village Board Approval Date: ___________________________________

GL Account and Title	Description	Amount	Date Paid	GL Period
WALCOMET				
300-58980-310 WALCOMET SEWER CONNECTION FEE	SEWER CONNECION FE	4,230.00	02/20/2024	224
300-58980-310 WALCOMET SEWER CONNECTION FEE	SEWER CONNECION FE	4,230.00	02/20/2024	224
Total WALCOMET:		8,460.00		
WALWORTH COUNTY REGISTER OF DEEDS				
100-51405-000 BILLABLE SERVICES	WOMENS LEADERSHIP E	30.00	02/20/2024	224
100-51405-000 BILLABLE SERVICES	DEVELOPER AGREEMEN	30.00	02/21/2024	224
100-51405-000 BILLABLE SERVICES	WOMENS LEADERSHIP E	30.00	02/20/2024	224
100-51405-000 BILLABLE SERVICES	WOMENS LEADERSHIP E	30.00	02/20/2024	224
100-51405-000 BILLABLE SERVICES	WOMENS LEADERSHIP E	30.00	02/20/2024	224
100-51405-000 BILLABLE SERVICES	WOMENS LEADERSHIP E	30.00	02/20/2024	224
100-51405-000 BILLABLE SERVICES	WOMENS LEADERSHIP E	30.00	02/21/2024	224
Total WALWORTH COUNTY REGISTER OF DEEDS:		210.00		
Grand Totals:		8,670.00		

Village Board Approval Date: ___________________________________

	GL Account and Title	Description	Amount	Date Paid	GL Period
AFLAC					
	100-21259 AFLAC PAYABLE	EMPLOYEE PREMIUM	327.63		224
Total AFLAC:			327.63		
AT&T MOBILITY					
	100-52320-200 FIRE DEPT TELEPHONE	FIRE DEPT PHONE	38.59		224
Total AT&T MOBILITY:			38.59		
BAXTER WOODMAN					
	100-51405-000 BILLABLE SERVICES	WILLABAY MEADOWS	687.50		224
	300-58965-140 SEWER CAPITAL OUTLAY	LIFT STATION 3 REMODE	10,492.50		224
	200-57610-140 WATER FUND CAPITAL OUTLAY	CORROSION CONTROL T	14,300.00		224
	200-57610-140 WATER FUND CAPITAL OUTLAY	CORROSION CONTROL	9,750.00		224
	100-51405-000 BILLABLE SERVICES	WOMENS LEADERSHIP C	3,725.00		224
	100-51405-000 BILLABLE SERVICES	THE PRESERVE	3,855.00		224
	100-51405-000 BILLABLE SERVICES	146 CLOVER CONDO PL	617.50		224
	100-54100-300 ENGINEERING	PARK PLACE CSM	472.50		224
Total BAXTER WOODMAN:			43,900.00		
CINTAS OH					
	200-57935-150 WATER PLANT REPAIRS/MAINT	WATER PLANT REPAIRS/	62.98		224
Total CINTAS OH:			62.98		
CNH INDUSTRIAL ACCOUNTS					
	100-55410-150 PARKS REPAIRS/MAINT	PARKS REPAIR	96.77		224
	100-55410-150 PARKS REPAIRS/MAINT	PARKS REPAIR	51.01		224
Total CNH INDUSTRIAL ACCOUNTS:			147.78		
CORE & MAIN					
	200-57346-000 NEW WATER METERS	METERS & SUPPLIES	14,343.00		224
	200-57651-150 WATER MAINS REPAIRS/MAINT	SUPPLIES	399.60		224
Total CORE & MAIN:			14,742.60		
DEPT OF NATURAL RESOURCES					
	230-58100-130 KNC OTHER EXPENSE	ATV RENEWAL FEE	5.00		224
Total DEPT OF NATURAL RESOURCES:			5.00		
DK CONTRACTORS					
	500-54310-131 CAPITAL PROJECT - TR TENNIS CT	THEATRE RD TENNIS & B	45,649.44		224
Total DK CONTRACTORS:			45,649.44		
ENERGENECS					
	200-57650-150 WATER TOWERS REPAIRS/MAINT	WATER TOWERS REPAIR	1,860.42		224
	200-57631-160 WATER TREATMENT CHEMICALS	ACCU-TAB SI TABLETS	10,900.00		224
Total ENERGENECS:			12,760.42		
GERSTAD BUILDERS LLC					
	001-15100 UTILITY CASH CLEARING	REFUND FOR OVERPAY	55.47		224

GL Account and Title	Description	Amount	Date Paid	GL Period
Total GERSTAD BUILDERS LLC:		55.47		
GORDON FLESCH				
100-51410-162 GEN ADMIN COPIER EXPENSE	VH COPIER CHARGES	103.37		224
100-55210-200 REC DEPT TELEPHONE	REC DEPT COPIER CHA	15.64		224
Total GORDON FLESCH:		119.01		
GRAYMONT WESTERN LIME INC.				
200-57631-160 WATER TREATMENT CHEMICALS	HIGH CALCIUM HYDRAT	4,510.34		224
Total GRAYMONT WESTERN LIME INC.:		4,510.34		
GUNNAR OLSEN LANDSCAPING				
100-51405-000 BILLABLE SERVICES	SNOW SHOVELING	480.00		224
Total GUNNAR OLSEN LANDSCAPING:		480.00		
IWM CORPORATION				
200-57632-160 WATER TREATMENT SUPPLIES	WATER TREATMENT SUP	193.05		224
Total IWM CORPORATION:		193.05		
JANESVILLE INDUSTRIAL SUPPLY				
400-58100-175 JANITORIAL SERVICES	CLEANING SERVICES-LI	675.00		224
100-51720-175 JANITORIAL SERVICES	CLEANING SERVICES-LI	435.74		224
100-51730-175 JANITORIAL SERVICES	CLEANING SERVICES-VI	675.00		224
Total JANESVILLE INDUSTRIAL SUPPLY:		1,785.74		
KUNES COUNTRY CHEVROLEY GMC BUICK				
100-52120-150 POLICE REPAIRS/MAINT	VEHICLE REPAIRS & MAI	1,419.95		224
Total KUNES COUNTRY CHEVROLEY GMC BUICK:		1,419.95		
MERCY HEALTH SYSTEM				
100-52120-161 POLICE POSTAGE/CONFINEMENT	POLICE POSTAGE AND C	14.83		224
Total MERCY HEALTH SYSTEM:		14.83		
OFFICE PRO				
200-57935-150 WATER PLANT REPAIRS/MAINT	SUPPLIES	149.99		224
Total OFFICE PRO:		149.99		
PAL STEEL COMPANY				
115-52320-165 ARPA LOCAL RECOV EXPENDITURES	SOUTHWICK BRIDGE RE	8,575.61		224
225-54635-150 RECYCLING REPAIRS/MAINT	SUPPLIES	1,145.85		224
Total PAL STEEL COMPANY:		9,721.46		
PRO PHOENIX CORP				
100-52320-160 FIRE DEPT SUPPLIES	IT/MISC	2,425.50		224
Total PRO PHOENIX CORP:		2,425.50		

GL Account and Title	Description	Amount	Date Paid	GL Period
RYDIN DECAL				
100-55411-160 LAKEFRONT SUPPLIES	2024 PARKING PASSES &	3,320.67		224
Total RYDIN DECAL:		3,320.67		
THE PARTS PLACE				
200-57600-150 WELL #3 - REPAIRS	SUPPLIES	109.62		224
Total THE PARTS PLACE:		109.62		
VANDEWALLE & ASSOCIATES				
100-51405-000 BILLABLE SERVICES	ZOINING ASSISTANCE- T	637.50		224
500-55410-140 PARKS/CAPITAL OUTLAY	COMPREHENSIVE PLAN	1,392.50		224
Total VANDEWALLE & ASSOCIATES:		2,030.00		
VERONA SAFETY SUPPLY				
200-57903-125 WATER METER READING - UNIFORMS	SUPPLIES	741.99		1223
100-55410-125 PARKS UNIFORMS	SUPPLIES	247.33		1223
100-54310-125 STREETS UNIFORMS	SUPPLIES	247.33		1223
Total VERONA SAFETY SUPPLY:		1,236.65		
VP PLUS INC				
200-57935-150 WATER PLANT REPAIRS/MAINT	REPAIR WORK	373.61		224
Total VP PLUS INC:		373.61		
WILLIAMS BAY AUTOMOTIVE				
100-52120-150 POLICE REPAIRS/MAINT	REPAIRS/MAINT	28.84		224
Total WILLIAMS BAY AUTOMOTIVE:		28.84		
WISCONN VALLEY MEDIA GROUP				
100-51410-210 GEN ADMIN PUBLICATIONS	PUBLICATIONS	278.13		224
Total WISCONN VALLEY MEDIA GROUP:		278.13		
Grand Totals:		145,887.30		

Village Board Approval Date: ___________________________________

GENERAL CONSULTING SERVICES AGREEMENT

THIS GENERAL CONSULTING SERVICES AGREEMENT (this "Agreement") is entered as of this __ day of March 2024 by and between the Village of Williams Bay, Wisconsin ("Client") and Robert W. Baird & Co. Incorporated ("Baird").

RECITALS:

WHEREAS, Client seeks to retain Baird to provide general consulting services and Baird desires to provide such services, on the terms set forth in this Agreement;

WHEREAS, Client understands and acknowledges that the services to be provided under this Agreement are regarding the creation of TIF District Number 1 and are not municipal advisory, underwriting, or other services that are related to any specific financings or offerings and do not contemplate or relate to a future issuance of municipal securities; and

WHEREAS, Client's decision to retain Baird to provide general consulting services and Client's execution and delivery of this Agreement have been approved by all necessary action on the part of Client.

NOW THEREFORE, the parties hereto agree as follows:

I. Scope of Work

Baird shall provide the following general consulting services to Client, if and when requested by Client:

TIF District Number 1

- Assist, develop, and compile the required project plan creation for the TID.
- Assist in discussions with potential developers.
- Create a timeline detailing the creation process.
- Provide analysis for the evaluation of project plan creation.
- Develop economic feasibility analysis of the TID, evaluating current proposed TID and forward-looking TID analyses.
- Meet with Village staff (in person or electronically) to facilitate analysis/discussion of the TIF District # 1 project plan creation.
- Attend public meetings (in person or electronically) to present the TIF District #1 project plan creation.
- Assist the Village in compiling the necessary documents for submission to DOR.

II. Municipal Advisory or Underwriting Services

This Agreement pertains only to general consulting services and expressly does not cover any municipal advisory, underwriting or other services that are directly related to any specific financings or offerings. Client understands that the term "municipal advisory services" means any municipal advisory or consultant services with respect to an issuance of securities, including advice with respect to the structure, timing, terms and other similar matters concerning such issuance.

If Client proposes, determines or undertakes to effect an issuance of municipal securities at any time during the term of this Agreement, Client may engage Baird as municipal advisor, underwriter, or placement agent with respect to such issuance. If Client determines to so engage Baird and Baird determines to accept such engagement, Client and Baird would enter into a separate written municipal advisory, underwriting, or placement agent engagement letter. Client understands that if Baird serves as municipal advisor in connection with an offering, Baird will not be able to bid or otherwise underwrite or serve as agent for the placement of the securities. Client also understands that if Baird acts as underwriter or placement agent on an offering, Baird may not also serve as municipal advisor on that offering but, in the course of acting as underwriter or placement agent, may render advice to Client, including advice with respect to the structure, timing, terms and other similar matters concerning the offering. Client further understands that Baird's primary role as underwriter would be to purchase securities in an arm's-length commercial transaction between Client and Baird and as placement agent, Baird's primary role would be to place or facilitate or arrange for the placement of securities by the Client with purchasers in an arm's-length commercial transaction. Baird, as underwriter or placement agent, would have financial and other interests that differ from those of Client.

III. Compensation and Terms of Payment

For the general consulting services provided hereunder, Client shall pay Baird the following compensation:

A fixed fee equal to $12,500, which fee shall be payable within 10 business days upon completion of the Scope of Work related to such TID creation, as outlined above.

Baird will be responsible for paying all out-of-pocket costs and expenses it incurs that relate to the general consulting services it provides hereunder.

IV. Information to Be Furnished to Baird

All information, data, reports and records necessary for performing under this Agreement shall be furnished to Baird without charge by Client, and Client shall provide such cooperation as Baird may reasonably request to assist Baird in providing the services hereunder.

V. Limitation of Liability

Client agrees that neither Baird nor its employees, officers, agents, or affiliates shall have any liability to Client for the services provided hereunder except to the extent it is judicially determined that Baird engaged in gross negligence or willful misconduct. In addition, to the extent permitted by applicable law, Client shall indemnify, defend and hold Baird and its employees, officers, agents and affiliates harmless from and against any losses claims, damages and liabilities that arise from or otherwise relate to this Agreement, actions taken or omitted in connection herewith, or the transactions and other matters contemplated hereby, except to the extent such losses, claims, damages or liabilities are judicially determined to be the result of Baird's gross negligence or willful misconduct.

VI. Term of the Agreement

This Agreement shall become effective on the date hereof and shall continue unless and until terminated by either party upon at least 30 days written notice to the other party.

Upon termination of this Agreement, Baird shall be entitled to just and equitable compensation for any services provided prior to such termination for which Baird has not previously received compensation.

VII. Non-Discrimination

Baird, as the supplier of general consulting services covered by this Agreement, will not discriminate in any way in connection with the Agreement in the employment of persons, or refuse to continue the employment of any person, on account of the race, creed, color, sex, national origin, or other protected class of such person or persons.

VIII. Miscellaneous

This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin. This Agreement may not be amended or modified except by means of a written instrument executed by both parties hereto. This Agreement may not be assigned by either party without the prior written consent of the other party. This Agreement represents the entire agreement and understanding of the parties with respect to the subject matter hereof and supersedes any prior or contemporaneous agreements, arrangements, understandings, negotiations and discussions between the parties involving such subject matter. Baird is registered as a municipal advisor with the Securities Exchange Commission and Municipal Securities Rulemaking Board.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Village of Williams Bay	**Robert W. Baird & Co. Incorporated**
By:______________________	By:______________________
Dave Lothspeich, Village Administrator	Adam M. Ruechel, Vice President Cc: Kevin Mullen, Director

Proposed TIF District # 1

Village of Williams Bay

February 19, 2024

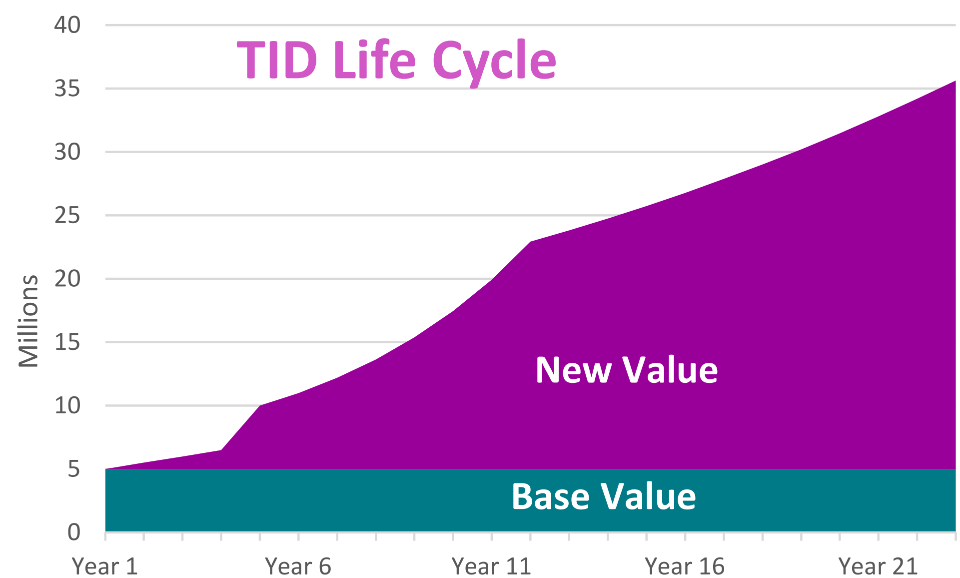
Adam Ruechel
Vice President
920-433-7373
aruechel@rwbaird.com

Kevin Mullen
Director
414-765-8709
kmullen@rwbaird.com

Discover the Baird Difference

What is a TID (Tax Increment District)?

- TID is an economic development tool.
- A municipality, school district, county & technical college district agree that the municipality will use the taxes from the increased property value in the TID (increment) to pay for the investment in the TID (ex., roads, sewer, development incentives).
- As property value increases, the municipality uses the tax revenue from the new development, to pay for the projects.
- After the project costs are paid, the municipality terminates the TID and all taxing jurisdictions receive taxes based on the increased property value.



Types of TIDs

Villages, Cities, Certain Towns*

Sec 66.1105, Wi. Stats.

- Blight
- Rehabilitation/ conservation
- Industrial
- Mixed use
- Environmental remediation (on or after 11/29/2017)

Towns

Sec. 60.85, Wi. Stats.

- Tourism, agriculture, and forestry
- Cooperative

Environmental Remediation

Sec. 66.1106, Wi. Stats.

- Adopted before 11/29/2017

*Towns with a minimum population of 3,500, minimum valuation of $500 million and wastewater treatment plant access to the TID are eligible. Sec. 60.23, Wis. Stats.

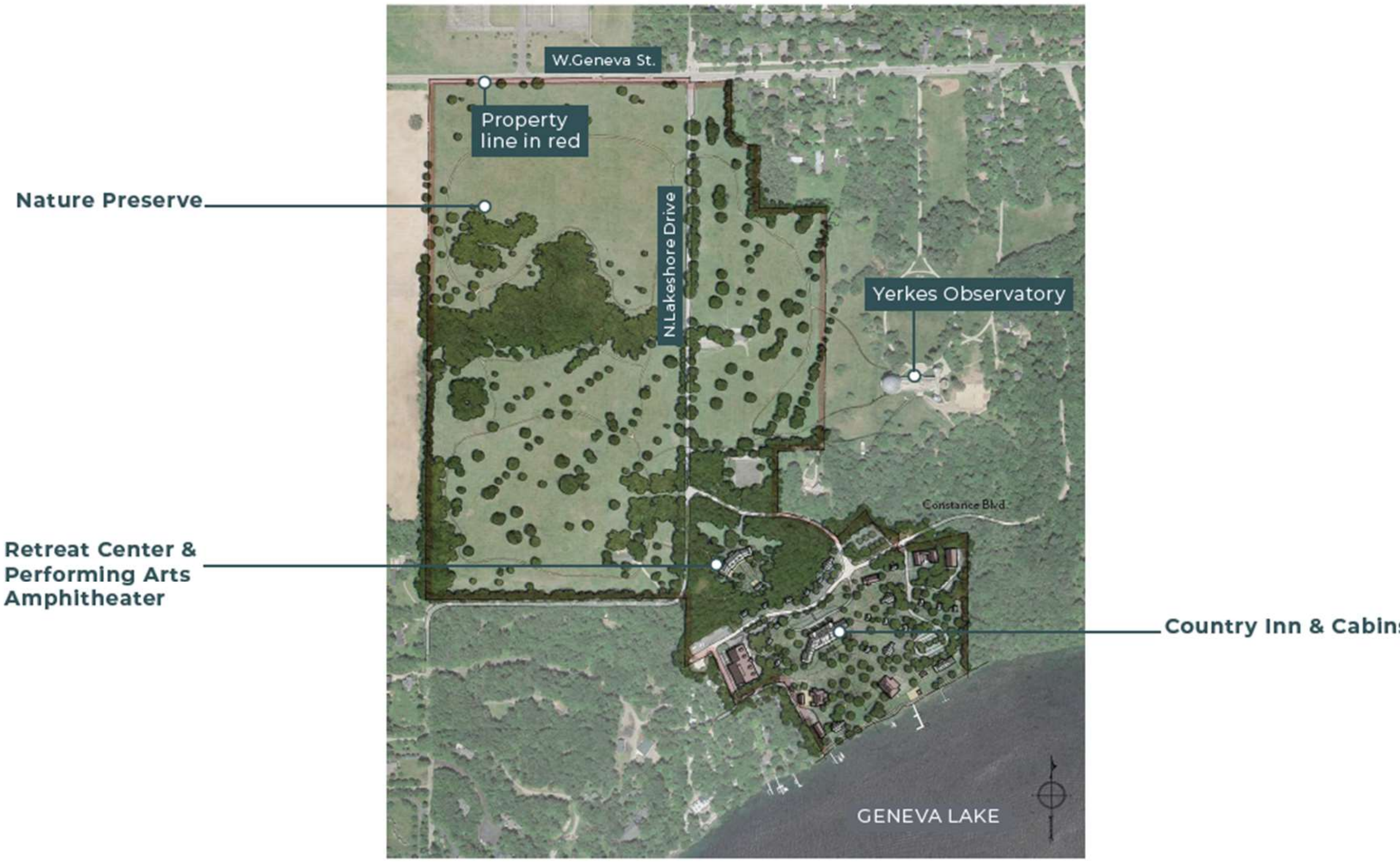
Equalized Value Test

- Equalized value of the proposed TID plus the value increment of all existing TIDs may not exceed 12% of the municipality's total equalized valuation (TID-In)
- DOR releases equalized values for the current year annually on August 15
- The equalized value test is based on figures available at the time the TID creation resolution is adopted by the governing body

12% Statutory Test Limit		
2023 Total Equalized Valuation (TID-In)	$1,396,515,100	100.00%
12% of Total Equalized Valuation (TID-In)	$167,581,812	12.00%
Total TID Increment	$0	0%
Remaining Capacity	$167,581,812	12.00%

The Preserve Project

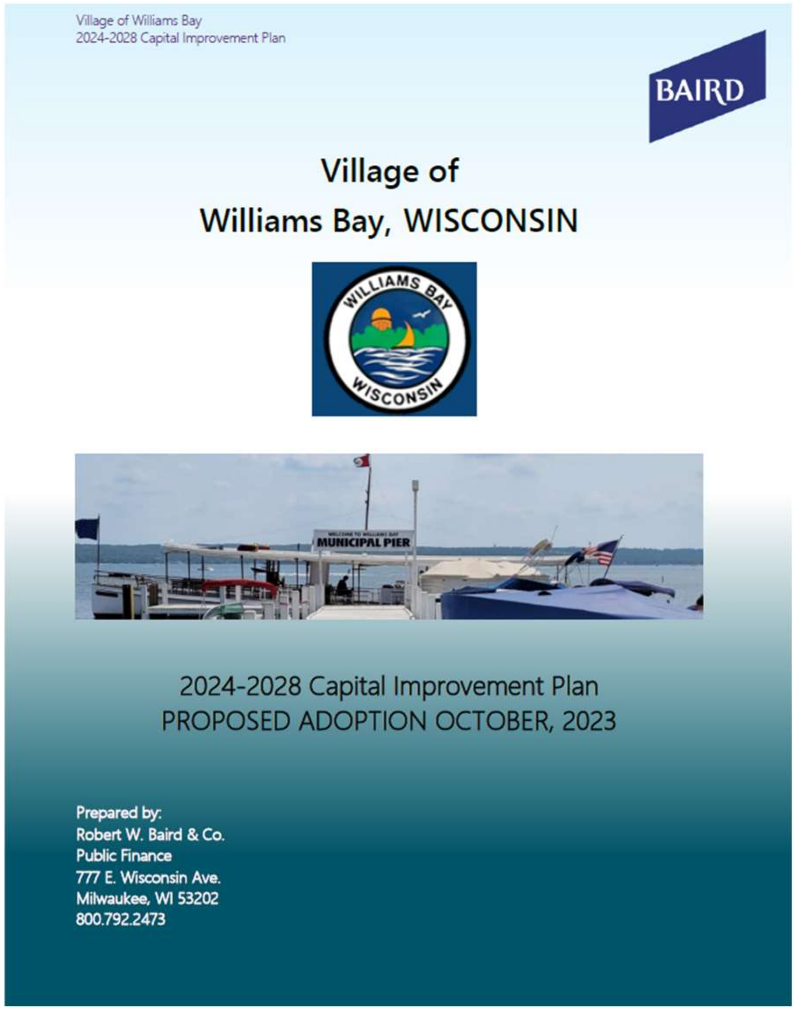
CONCEPT SITE PLAN



Proposed TID # 1 - Mixed Use District

- Total Estimated Parcels: 3
- Total Estimated Acreage: 104.33
- Estimated Assessed Value: $566,700
- Estimated Equalized Value: $859,809
- Estimated Equalized Value Test: 0.51% of 12% Cap ($167,581,812)

2024-2028 CIP Projects in TID and 1/2 Mile Boundary


Village of Williams Bay
2024-2028 Capital Improvement Plan

BAIRD

Village of
Williams Bay, WISCONSIN

WILLIAMS BAY
WISCONSIN

MUNICIPAL PIER

2024-2028 Capital Improvement Plan
PROPOSED ADOPTION OCTOBER, 2023

Prepared by:
Robert W. Baird & Co.
Public Finance
777 E. Wisconsin Ave.
Milwaukee, WI 53202
800.792.2473

- Water Projects:
  - 2024-State Rd 67 Water Replacement-$1,000,000.
  - 2027-Geneva Street STH 67-$4,100,000.
  - 2028-Geneva Street WM Replacement- $600,000.

- Sewer Projects:
  - 2024-State Rd 67 Sewer Replacement-$600,000.
  - 2025-Valley Street/Wood Ave Sewer Repair-$150,000
  - 2027-Genevae Street STH 67-$617,000.

- Street Projects:
  - 2024-State Road 67 Reconstruction-$500,000.
  - 2024-Lakewood Trails Subdivision-$300,000.
  - 2027-Geneva Street-STH 67- $1,035,000

- <u>Total Possible Projects: $8,902,000</u>

Williams Bay TIF Creation Timeframes

Tax Incremental District (TID) Creation Timeframes						
Municipal Creation Resolution Adoption Date	**CreationYear***	**TID Added to Tax/AssessmentRoll**	**First Year Tax Increment Received**	**First Year Administrative Fee Due****	**First TID Equalized Value Established**	**First Annual Report Due to DOR**
October 1, 2023 – September 30, 2024	2024	2025	2026	April 15, 2025	August 15, 2025	July 1, 2026 (for 2025)

** TID creation documents for municipal TIDs are due to the Wisconsin Department of Revenue (DOR) October 31 of the creation year.*
TID creation documents for town TIDs created under sec. 60.85, Wis. Stats. are due to DOR December 31 of the creation year.

*** In some years the observance of Emancipation day affects the administrative fee due date*

Possible Mixed-Use Williams Bay TIF Timeline

Village of Williams Bay

TID#1 Creation Timeline

Monday April 1, 2024	Consulting service agreement executed. Direction to proceed.
Friday, April 26, 2024	Preliminary project plan template available for Village staff review (maps excluded).
Friday, May 3, 2024	TID boundaries finalized.
Friday, May 10, 2024	Mapping in process of completion and delivered to Baird as soon as possible.
Wednesday, May 15, 2024	Baird compiles draft project plan.
Friday, May 17, 2024	Final Village staff/Baird comments/changes to draft project plan due.
Friday, May 24, 2024	Draft version of the project plan available for public review/distribution.
Monday, May 27, 2024	Copy of the Notice of Public Hearing sent via First Class mail, from the Village to all taxing entities (county, school, and technical college district officials). Must occur at least 15 days prior to public hearing and before first publication of Class II notice. Provide DOR with copies of the cover letters that were sent with the notices or a clerk's certification that the letters and notices were distributed on the same date. (After Project Plan is available & before publication date)
Wednesday, May 29, 2024	Class I Notice of Joint Review Board (JRB) Meeting and Class II Notice of Public Hearing due to Village official newspaper.
Week of June 2 thru June 8, 2024	First publication of Class II Notice of Public Hearing (1st & 2nd notice must occur in 2 consecutive weeks). Publication date for notices/hearings of City official newspaper. Publication of Class I Notice of Joint Review Board Meeting (must be published at least 5 days prior to the JRB meeting). (After Notice of Public Hearing is sent out)

Possible Mixed-Use Williams Bay TIF Timeline

Week of June 9 thru June 15, 2024	Second publication of Class II Notice of Public Hearing. Provide DOR with readable copies of the public hearing notices and an affidavit of publication from the newspaper indicating both dates of publication. (Must be at least 7 days prior to Public Hearing)
Thursday, June 20, 2024	JRB holds its first meeting. The Board's Chairperson and public members are selected (must be within 14 days after the notice publication, before public hearing).
Tuesday, June 25, 2024	Public hearing regarding the project plan. Must be held at least one week (7 days) after second publication of public hearing notice.
Tuesday, June 25, 2024	Plan Commission adopts resolution and submits it to the Village Board for approval.
Monday, July 15, 2024	The Village Board considers Plan Commission recommendation. Project plan approved. Village Board adopts resolution. The clerk provides the JRB with a copy of the resolution and financial information. (No sooner than 14 days after the public hearing)
Wednesday, July 17, 2024	Class I notice of JRB meeting due to newspaper.
Week of July 21 thru July 27, 2024	Publication of Class I Notice of JRB meeting (must be published at least 5 days prior to the JRB meeting).
Thursday, August 1, 2024	Final action by JRB. (Within 45 Days after receiving Resolution)
Friday, August 2, 2024	JRB notifies the city of its decision. *(Within 7 Days of JRB action)*
Monday, August 5, 2024	Submit written notice to DOR of TID approval. *(Within 60 Days of Approval)*
Submitted by October 31, 2024	Submit completed application to DOR for base value certification.

TID # 1 Proforma-Scenario 1 ($10,000,000 Construction Value)

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Village of Williams Bay
Hypothetical New Tax Increment District - Mixed-Use
Hypothetical Cash Flow Proforma Analysis

TID # 1

Assumptions	
Annual Inflation During Life of TID	0.00%
2023 Gross Tax Rate (per $1000 Equalized Value)	$12.00
Annual Adjustment to tax rate	0.00%
Estimated PV Rate	5.00%
Investment rate	0.00%
Data above dashed line are actual	

	Background Data					Revenues		Expenditures	TID Status			
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	
Year	TIF District Valuation (January 1)	Inflation Increment	Construction Increment (1)	TIF Increment Over Base	Tax Rate	Tax Revenue	Cumulative PV at 5.00%	Combined Expenditures	Annual Balance	Year End Cumulative Balance (December 31)	Cost Recovery	Year
	Base Value $859,809											
2024	$859,809	$0		$0	$12.00	$0	$0		$0	$0		2024
2025	$859,809	$0	$26,000,000	$26,000,000	$12.00	$0	$0	$0	$0	$0		2025
2026	$26,859,809	$0	$5,000,000	$31,000,000	$12.00	$0	$0	$0	$0	$0		2026
2027	$31,859,809	$0		$31,000,000	$12.00	$311,926	$269,453	$0	$311,926	$311,926	Expenditures Recovered	2027
2028	$31,859,809	$0		$31,000,000	$12.00	$371,911	$575,425	$0	$371,911	$683,837	Expenditures Recovered	2028
2029	$31,859,809	$0		$31,000,000	$12.00	$371,911	$866,828	$0	$371,911	$1,055,748	Expenditures Recovered	2029
2030	$31,859,809	$0		$31,000,000	$12.00	$371,911	$1,144,354	$0	$371,911	$1,427,660	Expenditures Recovered	2030
2031	$31,859,809	$0		$31,000,000	$12.00	$371,911	$1,408,664	$0	$371,911	$1,799,571	Expenditures Recovered	2031
2032	$31,859,809	$0		$31,000,000	$12.00	$371,911	$1,660,388	$0	$371,911	$2,171,482	Expenditures Recovered	2032
2033	$31,859,809	$0		$31,000,000	$12.00	$371,911	$1,900,126	$0	$371,911	$2,543,394	Expenditures Recovered	2033
2034	$31,859,809	$0		$31,000,000	$12.00	$371,911	$2,128,447	$0	$371,911	$2,915,305	Expenditures Recovered	2034
2035	$31,859,809	$0		$31,000,000	$12.00	$371,911	$2,345,896	$0	$371,911	$3,287,216	Expenditures Recovered	2035
2036	$31,859,809	$0		$31,000,000	$12.00	$371,911	$2,552,990	$0	$371,911	$3,659,128	Expenditures Recovered	2036
2037	$31,859,809	$0		$31,000,000	$12.00	$371,911	$2,750,223	$0	$371,911	$4,031,039	Expenditures Recovered	2037
2038	$31,859,809	$0		$31,000,000	$12.00	$371,911	$2,938,063	$0	$371,911	$4,402,950	Expenditures Recovered	2038
2039	$31,859,809	$0		$31,000,000	$12.00	$371,911	$3,116,959	$0	$371,911	$4,774,862	Expenditures Recovered	2039
2040	$31,859,809	$0		$31,000,000	$12.00	$371,911	$3,287,336	$0	$371,911	$5,146,773	Expenditures Recovered	2040
2041	$31,859,809	$0		$31,000,000	$12.00	$371,911	$3,449,599	$0	$371,911	$5,518,684	Expenditures Recovered	2041
2042	$31,859,809	$0		$31,000,000	$12.00	$371,911	$3,604,136	$0	$371,911	$5,890,596	Expenditures Recovered	2042
2043	$31,859,809	$0		$31,000,000	$12.00	$371,911	$3,751,314	$0	$371,911	$6,262,507	Expenditures Recovered	2043
2044					$12.00	$371,911	$3,891,484	$0	$371,911	$6,634,418	Expenditures Recovered	2044
2045						$371,911	$4,024,978	$0	$371,911	$7,006,330	Expenditures Recovered	2045
		$0	$31,000,000			$7,006,330		$0				

Type of TID: Mixed-Use

2024 TID Inception (After 4/1)

2039 Final Year to Incur TIF Related Costs

2044 Maximum Legal Life of TID (20 Years)

2045 Final Tax Collection Year

(1) Estimated increment Per Village.

TID # 1 Proforma-Scenario 2 ($30,000,000 Construction Value)

BAIRD

Village of Williams Bay

Hypothetical New Tax Increment District - Mixed-Use

Hypothetical Cash Flow Proforma Analysis

TID # 1

Assumptions	
Annual Inflation During Life of TID	0.00%
2023 Gross Tax Rate (per $1000 Equalized Value)	$12.00
Annual Adjustment to tax rate	0.00%
Estimated PV Rate	5.00%
Investment rate	0.00%
Data above dashed line are actual	

	Background Data					Revenues		Expenditures	TID Status			
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	
Year	TIF District Valuation (January 1)	Inflation Increment	Construction Increment (1)	TIF Increment Over Base	Tax Rate	Tax Revenue	Cumulative PV at 5.00%	Combined Expenditures	Annual Balance	Year End Cumulative Balance (December 31)	Cost Recovery	Year
	Base Value $859,809											
2024	$859,809	$0		$0	$12.00	$0	$0		$0	$0		2024
2025	$859,809	$0	$26,000,000	$26,000,000	$12.00	$0	$0	$0	$0	$0		2025
2026	$26,859,809	$0	$10,000,000	$36,000,000	$12.00	$0	$0	$0	$0	$0		2026
2027	$36,859,809	$0	$15,000,000	$51,000,000	$12.00	$311,926	$269,453	$0	$311,926	$311,926	Expenditures Recovered	2027
2028	$51,859,809	$0		$51,000,000	$12.00	$431,897	$624,776	$0	$431,897	$743,823	Expenditures Recovered	2028
2029	$51,859,809	$0		$51,000,000	$12.00	$611,854	$1,104,180	$0	$611,854	$1,355,677	Expenditures Recovered	2029
2030	$51,859,809	$0		$51,000,000	$12.00	$611,854	$1,560,755	$0	$611,854	$1,967,531	Expenditures Recovered	2030
2031	$51,859,809	$0		$51,000,000	$12.00	$611,854	$1,995,588	$0	$611,854	$2,579,385	Expenditures Recovered	2031
2032	$51,859,809	$0		$51,000,000	$12.00	$611,854	$2,409,715	$0	$611,854	$3,191,239	Expenditures Recovered	2032
2033	$51,859,809	$0		$51,000,000	$12.00	$611,854	$2,804,121	$0	$611,854	$3,803,093	Expenditures Recovered	2033
2034	$51,859,809	$0		$51,000,000	$12.00	$611,854	$3,179,747	$0	$611,854	$4,414,948	Expenditures Recovered	2034
2035	$51,859,809	$0		$51,000,000	$12.00	$611,854	$3,537,485	$0	$611,854	$5,026,802	Expenditures Recovered	2035
2036	$51,859,809	$0		$51,000,000	$12.00	$611,854	$3,878,189	$0	$611,854	$5,638,656	Expenditures Recovered	2036
2037	$51,859,809	$0		$51,000,000	$12.00	$611,854	$4,202,668	$0	$611,854	$6,250,510	Expenditures Recovered	2037
2038	$51,859,809	$0		$51,000,000	$12.00	$611,854	$4,511,696	$0	$611,854	$6,862,364	Expenditures Recovered	2038
2039	$51,859,809	$0		$51,000,000	$12.00	$611,854	$4,806,008	$0	$611,854	$7,474,218	Expenditures Recovered	2039
2040	$51,859,809	$0		$51,000,000	$12.00	$611,854	$5,086,306	$0	$611,854	$8,086,072	Expenditures Recovered	2040
2041	$51,859,809	$0		$51,000,000	$12.00	$611,854	$5,353,255	$0	$611,854	$8,697,927	Expenditures Recovered	2041
2042	$51,859,809	$0		$51,000,000	$12.00	$611,854	$5,607,494	$0	$611,854	$9,309,781	Expenditures Recovered	2042
2043	$51,859,809	$0		$51,000,000	$12.00	$611,854	$5,849,625	$0	$611,854	$9,921,635	Expenditures Recovered	2043
2044					$12.00	$611,854	$6,080,226	$0	$611,854	$10,533,489	Expenditures Recovered	2044
2045						$611,854	$6,299,847	$0	$611,854	$11,145,343	Expenditures Recovered	2045
		$0	$51,000,000			$11,145,343		$0				

Type of TID: Mixed-Use

2024 TID Inception (After 4/1)
2039 Final Year to Incur TIF Related Costs
2044 Maximum Legal Life of TID (20 Years)
2045 Final Tax Collection Year

(1) Estimated increment Per Village.

Village Only Tax Rate Proforma

BAIRD

Village of Williams Bay

Hypothetical Village Only Tax Rate Project Funding

Hypothetical Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID	0.00%
2023 Gross Tax Rate (per $1000 Equalized Value)	$3.44
Annual Adjustment to tax rate	0.00%
Estimated PV Rate	5.00%
Investment rate	0.00%
Data above dashed line are actual	

	Background Data					Revenues		Expenditures	TID Status			
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	
Year	TIF District Valuation (January 1)	Inflation Increment	Construction Increment (1)	TIF Increment Over Base	Tax Rate	Tax Revenue	Cumulative PV at 5.00%	Combined Expenditures	Annual Balance	Year End Cumulative Balance (December 31)	Cost Recovery	Year
	Base Value $859,809											
2024	$859,809	$0		$0	$3.44	$0	$0		$0	$0		2024
2025	$859,809	$0	$26,000,000	$26,000,000	$3.44	$0	$0	$0	$0	$0		2025
2026	$26,859,809	$0	$5,000,000	$31,000,000	$3.44	$0	$0	$0	$0	$0		2026
2027	$31,859,809	$0		$31,000,000	$3.44	$89,440	$77,262	$0	$89,440	$89,440	Expenditures Recovered	2027
2028	$31,859,809	$0		$31,000,000	$3.44	$106,640	$164,995	$0	$106,640	$196,080	Expenditures Recovered	2028
2029	$31,859,809	$0		$31,000,000	$3.44	$106,640	$248,550	$0	$106,640	$302,720	Expenditures Recovered	2029
2030	$31,859,809	$0		$31,000,000	$3.44	$106,640	$328,126	$0	$106,640	$409,360	Expenditures Recovered	2030
2031	$31,859,809	$0		$31,000,000	$3.44	$106,640	$403,913	$0	$106,640	$516,000	Expenditures Recovered	2031
2032	$31,859,809	$0		$31,000,000	$3.44	$106,640	$476,091	$0	$106,640	$622,640	Expenditures Recovered	2032
2033	$31,859,809	$0		$31,000,000	$3.44	$106,640	$544,833	$0	$106,640	$729,280	Expenditures Recovered	2033
2034	$31,859,809	$0		$31,000,000	$3.44	$106,640	$610,300	$0	$106,640	$835,920	Expenditures Recovered	2034
2035	$31,859,809	$0		$31,000,000	$3.44	$106,640	$672,650	$0	$106,640	$942,560	Expenditures Recovered	2035
2036	$31,859,809	$0		$31,000,000	$3.44	$106,640	$732,032	$0	$106,640	$1,049,200	Expenditures Recovered	2036
2037	$31,859,809	$0		$31,000,000	$3.44	$106,640	$788,585	$0	$106,640	$1,155,840	Expenditures Recovered	2037
2038	$31,859,809	$0		$31,000,000	$3.44	$106,640	$842,446	$0	$106,640	$1,262,480	Expenditures Recovered	2038
2039	$31,859,809	$0		$31,000,000	$3.44	$106,640	$893,741	$0	$106,640	$1,369,120	Expenditures Recovered	2039
2040	$31,859,809	$0		$31,000,000	$3.44	$106,640	$942,594	$0	$106,640	$1,475,760	Expenditures Recovered	2040
2041	$31,859,809	$0		$31,000,000	$3.44	$106,640	$989,121	$0	$106,640	$1,582,400	Expenditures Recovered	2041
2042	$31,859,809	$0		$31,000,000	$3.44	$106,640	$1,033,432	$0	$106,640	$1,689,040	Expenditures Recovered	2042
2043	$31,859,809	$0		$31,000,000	$3.44	$106,640	$1,075,633	$0	$106,640	$1,795,680	Expenditures Recovered	2043
2044					$3.44	$106,640	$1,115,825	$0	$106,640	$1,902,320	Expenditures Recovered	2044
2045						$106,640	$1,154,102	$0	$106,640	$2,008,960	Expenditures Recovered	2045
		$0	$31,000,000			$2,008,960		$0				

Type of TID: Mixed-Use

2024 TID Inception (After 4/1)

2039 Final Year to Incur TIF Related Costs

2044 Maximum Legal Life of TID (20 Years)

2045 Final Tax Collection Year

(1) Estimated increment Per Village.

Impact to Taxing Jurisdictions in Creation of TIF District

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- **Village of Williams Bay Impact**
    - Development requires ageing infrastructure to be replaced.
    - But For Test is put into effect!
        - Without creation of TIF District would project and improvements occur?
            - Potential loss of development/increment.
            - Cost for improvements required to be incorporated into existing mill rate of $3.44.
            - If can't be incorporated, then tax rate increase may occur. (Borrowed Funds)
            - Potential Water/Sewer Rate increases would be necessary.

- **School District Impact**
    - District taxpayers within village would be impacted by above scenarios.
    - With Creation of TIF District:
        - School District still receives base value in tax revenue.
        - Only newly created increment is deferred and utilized by TID District until closure.
            - Approx. $147,946.33 per year which would reduce tax rate. (Not additional revenue)

- **Walworth County Impact and Gateway Technical College Impact**
    - With Creation of TIF District :
        - Taxing Entities still receives base value in tax revenue.
        - Only newly created increment is deferred and utilized by TID District until closure.
            - County-Approx. $94,874.58 per year
            - Technical College- Approx. $22,426.26 per year

Important Disclosures

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