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, JUNE 3, 2024 AT 6:30 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. Minutes

- **A.** Village Board Meeting Minutes of May 20, 2024

V. Presentation of accounts and petitions

- **A.** Payroll ending 05-17-2024 in the amount of $47,497.43
- **B.** Accounts Payable Prepaids dated 05-24-2024 in the amount of $200.00
- **C.** Accounts Payable Unpaids dated 05-31-2024 in the amount of $196,549.45

VI. PUBLIC COMMENTS

VII. President's Remarks

- **A.** Recognition of Memorial Day and Appreciation to the Police and Fire Departments for Their Support of the Memorial Day Parade
- **B.** Thanks to Public Works and Police Department for Efforts During Recent Storms
- **C.** Support the Farmers Market
- **D.** Possible Creation of an Ad Hoc Tree Enhancement Committee

VIII. Public Comments

IX. Other Items for Discussion, Consideration, or Action

- **A.** Presentation and Possible Action on Proposed Tax Increment District (TID) #1 Draft Project Plan and Draft Boundary

X. 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: 05/31/2024 5:00 PM

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Phone: 262-245-2700

UNOFFICIAL MINUTES
VILLAGE BOARD MEETING 05/20/2024 MEETING

MONDAY, MAY 20, 2024 AT 6:30 PM

VILLAGE HALL COUNCIL ROOM
250 WILLIAMS STREET
WILLIAMS BAY, WI 53191

I. Call to Order

President Dunacn called the meeting to order at 06:30pm.

II. Roll Call

Present: President Bill Duncan, Trustees George Vlach, Jim D'Alessandro, Lowell Wright, Robert Umans, Steven Russell
Also Present: Administrator Lothspeich, Police Chief Timm, Public Works Director Edwards, Recreation Director Knop, Treasurer Wiese, Clerk Kolls
Excused: Trustee Adam Jaramillo

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Minutes

A. Village Board Meeting Minutes of May 6, 2024

The motion to approve the Village Board Meeting Minutes of May 6, 2024 was initiated by Trustee and seconded by Trustee . Unanimously carried.

V. Presentation of accounts and petitions

A. Payroll ending 05-03-2024 in the amount of $52,466.08

The motion to approve the Payroll ending 05-03-2024 in the amount of $52,466.08 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

B. Accounts Payable Prepaids dated 05-08-2024 in the amount of $150.00

The motion to approve the Accounts Payable Prepaids dated 05-08-2024 in the amount of $150.00 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

C. Accounts Payable Unpaids dated 05-17-2024 in the amount of $202,788.09

The motion to approve the Accounts Payable Unpaids dated 05-17-2024 in the amount of $202,788.09 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

D. Library Accounts Payable dated 05-15-2024 in the amount of $3,783.70

The motion to approve the Library Accounts Payable dated 05-15-2024 in the amount of $3,783.70 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

E. Monthly EFT Payments for April 2024 in the amount of $138,774.83

The motion to approve the Monthly EFT Payments for April 2024 in the amount of $138,774.83 was initiated by Trustee

Wright and seconded by Trustee Umans. Unanimously carried.

VI. Plan Commission

A. Consideration of Resolution R-31-24 Establishing Public Participation Procedures For Amendments To The Village Of Williams Bay Comprehensive Plan. *Plan Commission Adopted A Similar Resolution recommending approval*.

The motion to approve Resolution R-31-24 Establishing Public Participation Procedures For Amendments To The Village Of Williams Bay Comprehensive Plan. *Plan Commission Adopted A Similar Resolution recommending approval* was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

B. APPLICANT: Village of Williams Bay (Owner) Alliant Energy (Applicant).
TAX KEY: WWUP 00081, WWUP 00100, and WWUP 00104
STREET ADDRESS: Kishwauketoe Nature Conservancy, Williams Bay, WI 53191
Applicant requests conditional use permits per Section 390-0708.D EC (4) and (5) *Environmental Conservation Overlay District.* The proposed construction consists of buried cables and a switchgear cabinet for electrical distribution. *Plan Commission Recommended Approval*

The motion to approve the conditional use permits per Section 390-0708.D EC (4) and (5) *Environmental Conservation Overlay District.* The proposed construction consists of buried cables and a switchgear cabinet for electrical distribution was initiated by Trustee Umans and seconded by Trustee Wright. Unanimously carried.

VII. Public Comments

There were no public comments.

VIII. President's Remarks

President Duncan had no remarks.

IX. Committee Reports

A. Protective Services, Chair - Trustee Vlach

1. Consideration of Resolution No. R-26-24 Approving A Temporary Class "B" and "Class B" Retailer's License for the Women's Leadership Center at Williams Bay for the Groundbreaking Celebration July 19, 2024

The motion to approve resolution No. R-26-24 Approving A Temporary Class "B" and "Class B" Retailer's License for the Women's Leadership Center at Williams Bay for the Groundbreaking Celebration July 19, 2024 was made by Committee, no second required. Unanimously carried.

2. 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. Streets & Highways, Chair - Trustee D'Alessandro

1. Consideration of Resolution No. R-25-24 Constance Blvd Use and Policy Contract for Women's Leadership Center at Williams Bay Groundbreaking Celebration Event July 19, 2024

The motion to the Consideration of Resolution No. R-25-24 Constance Blvd Use and Policy Contract for Women's Leadership Center at Williams Bay Groundbreaking Celebration Event July 19, 2024 was made by Committee, no second required. Unanimously carried.

The motion to amend the motion to limit the road closure time from 2:00pm to 9:00pm was initiated by Trustee D'Alessandro and seconded by Trustee Russell. Unanimously carried.

C. Parks & Lakefront, Chair - Trustee Russell

1. Consideration of Resolution No. R-29-24 Approving a Edgewater Park Use and Policy Contract for the Williams Guy Forbeck Research Foundation Yoga and Family Fun in the Park June 22, 2024

The motion approve resolution No. R-29-24 Approving a Edgewater Park Use and Policy Contract for the Williams Guy

Forbeck Research Foundation Yoga and Family Fun in the Park June 22, 2024 was made by Committee, no second required. Unanimously carried.

2. Consideration and Possible Action on Movies on the Beach

The motion to approve Movies on the Beach was made by Committee, no second required. Unanimously carried.

3. Consideration and Possible Action on Request from the Department of Natural Resources (DNR) for Mooring on a Village-owned Pier for Current Season 2024

The motion to approve the request from the Department of Natural Resources (DNR) for Mooring on West Pier for Current Season 2024 was made by Committee, no second required. Unanimously carried.

X. Public Comments

There were no public comments.

XI. Other Items for Discussion, Consideration, or Action

A. Kishwauketoe Nature Conservancy Board Appointments

The motion to approve the Kishwauketoe Nature Conservancy Board Appointments for the remainder of their current terms was initiated by Trustee Umans and seconded by Trustee Vlach. Unanimously carried.

B. Discussion on Village Tree Replacement and Planting Program

Trustee Umans discussed the possiblity of creating an Ad Hoc Tree Enhancement Committee.

XII. Adjournment

The motion to adjourn was initiated by Trustee D'Alessandro and seconded by Trustee Wright at 07:10pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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

Pay Period Date: 05/04/2024-05/17/2024
Pay Date: 5/24/2024

Department	Gross Regular Wages	Gross OT Wages	Payroll Taxes & Deductions	Net Wages
Crossing Guard	$761.40	$0.00	$62.10	$699.30
General Administration	$13,088.36	$0.00	$5,773.16	$7,315.20
KNC	$2,138.40	$0.00	$725.28	$1,413.12
Lakefront/Beach	$4,610.97	$0.00	$1,200.56	$3,410.41
Library	$8,285.84	$0.00	$3,157.44	$5,128.40
Municipal Court	$1,457.35	$0.00	$209.45	$1,247.90
Parks	$1,818.12	$0.00	$218.24	$1,599.88
Police	$23,755.61	$521.48	$8,245.05	$16,032.04
Protective Services (F&R)	$0.00	$0.00	$0.00	$0.00
Public Works/W&S	$12,219.14	$178.00	$4,473.30	$7,923.84
Recreation Department	$3,820.79	$0.00	$1,093.45	$2,727.34
Village Board	$0.00	$0.00	$0.00	$0.00
Total Net Wages				$47,497.43

Payroll Register - Detail by Department

	GL Account and Title	Description	Amount	Date Paid	GL Period
PETTY CASH					
	100-44622 LAUNCH REVENUE	BEACH START UP BANK	200.00	05/24/2024	524
Total PETTY CASH:			200.00		
Grand Totals:			200.00		

Village Board Approval Date: ___________________________________

	Segment FUND	GL Account Number	Description	Amount	GL Activity Number
AFLAC					
	GENERAL FU	100-21259	EMPLOYEE PREMIUM	327.63	0
Total AFLAC:				327.63	
AT&T MOBILITY					
	GENERAL FU	100-52320-200	FIRE DEPT PHONE	68.57	0
Total AT&T MOBILITY:				68.57	
BAKER TILLY VIRCHOW KRAUSE LLP					
	GENERAL FU	100-51570-000	2023 AUDIT - PROGRESS BILLING - VI	2,500.00	0
Total BAKER TILLY VIRCHOW KRAUSE LLP:				2,500.00	
BAXTER WOODMAN					
	SEWER FUND	300-58965-140	LIFT STATION 3 REMODEL	3,217.50	0
	WATER FUND	200-57610-140	IMPROVEMENTS TO WATER TREATM	7,800.00	0
	CAPITAL PROJ	500-55411-140	SOUTHWICK CREEK DREDGING	500.00	0
	GENERAL FU	100-51405-000	WOMEN'S LEADERSHIP CENTER	920.00	0
	GENERAL FU	100-51405-000	WALWORTH & LIECHTY PROGRESS	250.00	0
	GENERAL FU	100-51405-000	47 W GENEVA BAYSIDE MOTEL	960.00	0
	GENERAL FU	100-51405-000	PARK PLACE CSM	750.00	0
	GENERAL FU	100-51405-000	KLEIN DEVELOPEMENT ON VILLAGE	312.50	0
	GENERAL FU	100-51405-000	CANYON- COLLIE ST	312.50	0
	GENERAL FU	100-51405-000	624 CEDAR PT PLAN REVIEW	937.50	0
	GENERAL FU	100-51405-000	155 CONFERENCE POINT PLAN REVI	937.50	0
	GENERAL FU	100-51405-000	WILLABAY MEADOWS	3,192.50	0
	GENERAL FU	100-51575-000	TID ASSISTANCE	12,972.50	0
Total BAXTER WOODMAN:				33,062.50	
BLACKHAWK TECHNICAL COLLEGE					
	GENERAL FU	100-54310-190	CDL TRAINING	1,613.50	0
	WATER FUND	200-57930-190	CDL TRAINING	619.75	0
	SEWER FUND	300-58975-190	CDL TRAINING	805.75	0
Total BLACKHAWK TECHNICAL COLLEGE:				3,039.00	
BRONSON, JORDAN					
	GENERAL FU	100-55210-271	COACH PITCH REFUND	45.00	0
Total BRONSON, JORDAN:				45.00	
CINTAS OH					
	GENERAL FU	100-54310-160	STREET SUPPLIES	147.26	0
	WATER FUND	200-57935-150	WATER PLANT SUPPLIES	124.55	0
Total CINTAS OH:				271.81	
CITY OF ELKHORN					
	GENERAL FU	100-55210-271	QUAD CITY TEAM FEES	525.00	0
Total CITY OF ELKHORN:				525.00	
CNH INDUSTRIAL ACCOUNTS					
	GENERAL FU	100-55410-150	PARKS REPAIR	215.19	0

	Segment FUND	GL Account Number	Description	Amount	GL Activity Number
Total CNH INDUSTRIAL ACCOUNTS:				215.19	
CONWAY SHIELD					
	FIRE DEPART	215-52320-165	SUPPLIES	221.60	0
Total CONWAY SHIELD:				221.60	
CORE & MAIN					
	WATER FUND	200-57641-160	SUPPLIES	66.16	0
	WATER FUND	200-57641-160	SUPPLIES	42.00	0
Total CORE & MAIN:				108.16	
DEPARTMENT OF ADMINISTRATION					
	GENERAL FU	100-51414-000	MONTHLY EMAIL FILTERING	18.80	0
Total DEPARTMENT OF ADMINISTRATION:				18.80	
DOERGE, COLIN					
	GENERAL FU	100-55210-271	COACH PITCH REFUND	45.00	0
	GENERAL FU	100-55210-271	T BALL REFUND	45.00	0
Total DOERGE, COLIN:				90.00	
EDWARDS, WAYNE					
	GENERAL FU	100-54310-125	REIMBURSE FOR UNIFORMS	110.46	0
Total EDWARDS, WAYNE:				110.46	
EMS INDUSTRIAL INC					
	WATER FUND	200-57935-150	REPAIR	500.00	0
Total EMS INDUSTRIAL INC:				500.00	
ENERGENECS					
	WATER FUND	200-57635-150	SUPPLIES	338.28	0
	WATER FUND	200-57610-140	SCADA COMPUTER & PROGRAM	13,900.00	0
Total ENERGENECS:				14,238.28	
FRANZ, JOSH					
	GENERAL FU	100-55210-271	COACH PITCH REFUND	45.00	0
Total FRANZ, JOSH:				45.00	
GORDON FLESCH					
	GENERAL FU	100-51410-162	VH COPIER CHARGES	192.89	0
	GENERAL FU	100-55210-200	REC DEPT COPY CHARGES	36.35	0
Total GORDON FLESCH:				229.24	
GRAYMONT WESTERN LIME INC.					
	WATER FUND	200-57631-160	HIGH CALCIUM HYDRATED LIME	4,273.68	0
Total GRAYMONT WESTERN LIME INC.:				4,273.68	

	Segment FUND	GL Account Number	Description	Amount	GL Activity Number
HASS, JASON					
	GENERAL FU	100-55210-271	COACH PITCH REFUND	50.00	0
Total HASS, JASON:				50.00	
HERNANDEZ,STEPHANIE					
	GENERAL FU	100-55210-271	COACH PITCH REFUND	45.00	0
Total HERNANDEZ,STEPHANIE:				45.00	
HUMPHREY, KRISTINA					
	GENERAL FU	100-55210-271	COACH PITCH REFUND	45.00	0
Total HUMPHREY, KRISTINA:				45.00	
JANESVILLE INDUSTRIAL SUPPLY					
	LIBRARY FUN	400-58100-175	MAY CLEANING SERVICES - LIBRARY	675.00	0
	GENERAL FU	100-51720-175	MAY CLEANING SERVICES - LIONS FI	435.74	0
	GENERAL FU	100-51730-175	MAY CLEANING SERVICES - VILLAGE	675.00	0
Total JANESVILLE INDUSTRIAL SUPPLY:				1,785.74	
KARL EMERGENCY VEHICLE					
	GENERAL FU	100-52120-210	EMERGENCY MANAGEMENT CAPITAL	20,790.65	0
Total KARL EMERGENCY VEHICLE:				20,790.65	
KUNES COUNTRY CHEVROLET GMC BUICK					
	GENERAL FU	100-52120-150	VEHICLE REPAIRS & MAINTENANCE	817.95	0
Total KUNES COUNTRY CHEVROLET GMC BUICK:				817.95	
MARRA, HALINA					
	GENERAL FU	100-55415-000	REIMBURSEMENT FOR ENHANCEME	406.23	0
Total MARRA, HALINA:				406.23	
MUNICIPAL CODE ENFORCEMENT LLC					
	GENERAL FU	100-53100-220	STR CODE ENFORCEMENT	1,100.00	0
	GENERAL FU	100-53100-215	CODE ENFORCEMENT	2,795.00	0
	GENERAL FU	100-53100-220	STR CODE ENFORCEMENT	1,095.00	0
	GENERAL FU	100-53100-215	CODE ENFORCEMENT	3,275.00	0
Total MUNICIPAL CODE ENFORCEMENT LLC:				8,265.00	
MURPHY, SHANNON					
	GENERAL FU	100-55210-271	COACH PITCH REFUND	45.00	0
Total MURPHY, SHANNON:				45.00	
NELSON, MITCH					
	GENERAL FU	100-55210-271	COACH PITCH REFUND	65.00	0
	GENERAL FU	100-55210-271	COACH PITCH REFUND	65.00	0
Total NELSON, MITCH:				130.00	
ROBINSON, ALEX					
	WATER FUND	200-57930-190	REIMBURSEMENT FOR CDL EXAM	150.00	0

	Segment FUND	GL Account Number	Description	Amount	GL Activity Number
	WATER FUND	200-57930-190	REIMBURSEMENT WI DEPT OF TRAN	38.00	0
Total ROBINSON, ALEX:				188.00	
RUPERT, KELSEY					
	GENERAL FU	100-55210-271	COACH PITCH REFUND	45.00	0
Total RUPERT, KELSEY:				45.00	
SILVERMAN, CASSANDRA					
	GENERAL FU	100-55210-271	HOME PLATE UMPIRE 5/16	40.00	0
	GENERAL FU	100-55210-271	BASE UMPIRE GAMES 5/13, 5/20	50.00	0
Total SILVERMAN, CASSANDRA:				90.00	
SILVERMAN, LACEY					
	GENERAL FU	100-55210-271	HOME PLATE GAMES UMPIRE 5/13, 5/	120.00	0
	GENERAL FU	100-55210-271	BASE GAME UMPIRE 5/16	25.00	0
Total SILVERMAN, LACEY:				145.00	
STANEK, MATT					
	GENERAL FU	100-44623	RETURN OF HORVATH KEY DEPOSIT	50.00	0
Total STANEK, MATT:				50.00	
SUPERIOR CONSTRUCTION					
	WATER FUND	200-57610-140	CLOVER & WILLIAMS ST WATERMAIN	7,112.65	0
Total SUPERIOR CONSTRUCTION:				7,112.65	
TOP PACK DEFENSE LLC					
	GENERAL FU	100-52120-125	POLICE UNIFORM	45.03	0
Total TOP PACK DEFENSE LLC:				45.03	
VILLAGE OF FONTANA					
	EMS IGA FUN	120-52320-165	FEBRUARY 2024 SALARY & BENEFITS	56,690.76	0
	EMS IGA FUN	120-52320-165	CHIEF'S MONTHLY CELL PHONE	22.50	0
	EMS IGA FUN	120-52320-165	TURN OUT GWAR 50%	6,040.16	0
	EMS IGA FUN	120-52320-165	JANUARY 2024 SALARY & BENEFITS 5	33,428.84	0
	EMS IGA FUN	120-52320-165	CHIEF'S MONTHLY CELL PHONE 50%	22.50	0
	EMS IGA FUN	120-52320-165	IT SERVICES 50%	48.48	0
Total VILLAGE OF FONTANA:				96,253.24	
WEIGEL, ETHAN					
	GENERAL FU	100-55210-271	HOME PLATE UMPIRE 5/20	40.00	0
	GENERAL FU	100-55210-271	BASE UMPIRE 5/21	25.00	0
Total WEIGEL, ETHAN:				65.00	
WIERZBINSKI, LOGAN					
	GENERAL FU	100-55210-271	BASE UMPIRE	25.00	0
Total WIERZBINSKI, LOGAN:				25.00	

Segment FUND	GL Account Number	Description	Amount	GL Activity Number
WILLIAMS BAY HS STUDENT COUNCIL				
GENERAL FU	100-55210-275	TRUCK A PALOOZA REIMBURSEMENT	215.04	0
Total WILLIAMS BAY HS STUDENT COUNCIL:			215.04	
WIRTH, ALEX				
GENERAL FU	100-55210-271	COACH PITCH REFUND	45.00	0
Total WIRTH, ALEX:			45.00	
Grand Totals:			196,549.45	

THE VILLAGE OF WILLIAMS BAY, WISCONSIN
VILLAGE BOARD SUMMARY SHEET

BOARD SECTION: DISCUSSION/ACTION ITEM NUMBER: 1	TITLE: Phase 2 Project Inclusion/Walworth County Wording	DATE June 3, 2024 VOTE REQUIRED: N/A
PREPARED BY: Adam Ruechel, Baird Budget Consultant		

Starting at the bottom of Page 11 and concluding on Page 15 of the Tax Increment District # 1 Proposed Project Plan is detailed information referencing the proposed projects to be undertaken within the district and within the ½ mile boundary of the district.

On Page 14 is the below screen shot of projects which currently have been identified for inclusion in the plan and within the financial proforma.

			Project Costs			
Project #	See Note # Below	Item	Streets and Highways	Sanitary Sewer Utility	Water Utility	Total Cost
100	1	Public Projects within Proposed Business Area	$ 264,000.00	$ 697,000.00	$ 1,372,000.00	$ 2,333,000.00
101	2	Constance Boulevard Utility Extension and Roadway Rehabilitation	$ 785,000.00	$ 524,000.00	$ 1,140,000.00	$ 2,449,000.00
102	1	Water Transfer Station	$ -	$ -	$ 400,000.00	$ 400,000.00
103	2	Gravity Sewer Rehabilitation Lift Station #5 to Preserve Development	$ -	$ 248,000.00	$ -	$ 248,000.00
105	2	Observatory Place	$ 121,000.00	$ -	$ -	$ 121,000.00
		GRAND TOTALS	$ 1,170,000.00	$ 1,469,000.00	$ 2,912,000.00	$ 5,551,000.00

Associated Sketch Showing Projects: TID Public Improvements Dated 05/17/2024

Notes
1- Project is within the boundary of the development
2- Project is outside of the boundary of the development but within 1/2 mile buffer.

The current map of where these projects are proposed by the engineering firm can be found on Page 13.

There are three items in which further discussion/directions is requested from the Village Board.

Item # 1- Project 104 identified by engineering firm is currently not in project plan.

Village Staff and I are looking for further direction from the Village Board on the potential inclusion of Project 104 identified by the village engineer as STH 67 West-Utility and Roadway Improvements.

			Project Costs				
Project #	See Note # Below	Item	Streets and Highways	Sanitary Sewer Utility	Water Utility	Fire/Rescue	Total Cost
104	2	STH 67 West - Utility and Roadway Improvements - Non-Participating	$1,099,000	$695,000	$4,091,000	$0	$5,885,000

This project has been identified as one which benefits the overall district development as well as the half mile boundary of the village. Currently in reviewing the financial proforma if this project where to be officially added into the total projected cost it would require the projected construction increment to be increased for the overall cumulative balance of the district to cash flow and would require further borrowing considerations.

Suggestion currently from staff would be to include this project as a potential phase 2 improvement with the caveat the project would only occur if additional available increment is available to cover the cost and keep it separate from the proforma analysis.

Item # 2- Desire for Village Board to include additional projects within half-mile boundary.

Currently in working with staff the project plan is identifying projects directly within the boundary of the development and only projects which have been identified within the half mile boundary that can be directly linked to assisting the development. Due to a conservative approach to projecting the potential construction increment at this time has caused the STH 67 West Project to be removed from the project list.

The Village does have the ability to propose projects within the half mile boundary that may not be directly linked to the development but could benefit the taxing jurisdictions if completed. Such as redevelopment of roads near the school or other subdivisions, park projects, etc.

Village staff and I are looking for further direction from the board on whether they would like to see additional projects listed.

The suggestion again from staff would be to include these projects within a potential phase 2 section of the project plan with the caveat the projects would only occur if additional available increment is available to cover the cost and keep it separate from the proforma analysis.

Item # 3- Inclusion of suggested language from Walworth County.

Administrator Lothspeich and I met with Jessica Conley the Finance Director from Walworth County to discuss the proposed TID # 1 project plan. The county is requesting the Village consider inclusion of language where if additional projects where to occur outside of what was identified in the project plan or the project costs identified exceed a certain threshold it would require this to be brought forward to the Joint Review Board for consideration.

Village staff and I are looking for further direction from the board on whether they would agree with adding in the counties suggested language.

The proposed language would be included within Section 11: Detailed List of Project Costs on page 15 of the draft project plan and indicate the following after the second paragraph:

The Village has provided a full list of projects, including a phase 2 that would only be included in the TID in the event sufficient increment growth is expected to be generated. The Village reserves the right to replace specific projects within the general categories stated in Section 9 to better meet the needs of the development as it progresses. If the total project costs (excluding financing costs) of $5,551,000 million plus a 20% contingency are exceeded prior to the end of the expenditure period, newly added projects will be brought forward for approval to the Joint Review Board, even if increment exists for payment."

WALWORTH COUNTY
Est. 1839
WISCONSIN

Finance

Jessica M. Conley, CPA
Finance Director

Transmitted via email to Tina Kolls
for distribution to Village Board & Plan Commission Members

May 30, 2024

Village of Williams Bay Board & Plan Commission Members
c/o Tina Kolls, Village Clerk
250 Williams Street
Williams Bay, WI 53191

RE: Village of Williams Bay, Wisconsin
Proposed Project Plan for Creation of Tax Incremental District No. 1

Dear Village Board & Plan Commission Members:

When used appropriately, tax incremental financing can create valuable development that would not otherwise take place. When used inappropriately, tax incremental financing can cause the needless expenditure of tax dollars and require taxpayers outside of the TID to support costs that should properly be paid by the municipality creating the TID. For 2023, the equalized value of TIDs throughout the County is 441,498,300. Because taxes generated by property in TIDs are not available to support the costs of other taxing jurisdictions such as schools, the technical college system and the County, it is imperative that all partners to the TIDs carefully scrutinize the creation of, and amendments to, TIDs.

The Walworth County Board of Supervisors has directed that its appointee to the Joint Review Board (JRB) analyze the proposed TIDs or amendment thereto in accordance with County ordinances and furnish you with a report of that analysis.

Typically, it would be expected that this letter be sent after the organizational meeting but before any votes are held regarding the amendment of the proposed TID. Because of the current timeline, this letter is being sent early so that you will have an understanding of the County's views on TIDs. The County wants to make every effort to work with you to meet your goals to create this TID timely, while still meeting the County's objectives. I have highlighted current recommendations under each category. Please keep in mind, recommendations are based on current known information only and may change once additional information can be shared.

Selection of a Joint Review Board Citizen Member

We respectfully request that you use an open and transparent process to elicit interested applicants for the citizen representative role on the Joint Review Board. The process should include a method to allow for the selection process to include citizens not necessarily residing within the Village of Williams Bay and eliminate the ability for a citizen to be eligible if they work for the Village or are employed by an organization funded by the Village. The process should also eliminate eligibility for spouses or immediate relatives of an employee or officer of any of these organizations. The citizen should be aware that multiple meetings may be requested of them throughout the life of the TID.

Recommendation: It is my understanding no solicitation process was utilized. We respectfully request that the Village use an open and transparent process as described. The Joint Review Board is responsible to select the citizen member, and it is the Village's responsibility to assist the application process. **It is important the citizen member be a representative of the public and not a representative of the Village's interest.**

100 W. WALWORTH ST
PO BOX 1001
ELKHORN, WI 53121

FINANCE
262.741.4242 TEL
262.741.4384 FAX

ACCOUNTS PAYABLE/
PAYROLL
262.741.4333 TEL
262.741.4384 FAX

County Ordinance 62-104 specifies the following must be considered:

1) Does the TID effectuate the purposes set forth in state law, to wit:

a. Whether the development expected in the TIDs would occur without the use of incremental financing.
b. Whether the expected economic benefits of the TIDs, as measured by increased employment, business and personal income and property value, are insufficient to compensate for the cost of the improvements.
c. Whether the expected benefits of the proposals outweigh the anticipated tax increments to be paid by the owners of the property in the overlying taxing districts.

Recommendation: Please be prepared to explain how the project plan will meet these requirements at the organizational Joint Review Board meeting.

2) Has the Village kept the County apprised of activities related to the TID?

Have audit reports been received timely and in state approved format? We request that reports received by the County include historical summaries by project line to show where the TID is each year in comparison to the project plan in total, and a net total amount needed to recover all outstanding costs. Any information regarding special assessments or outstanding debt service schedules should also be shared. An example of other districts compilation reports can be provided upon request.

Recommendation: Complete future reports timely and in a detailed format which include the historical summaries and comparison to the project plan estimates.

How will current and future project updates be shared with the County? State Statue now requires the Joint Review Board to remain a standing committee and meet annually after the release of the annual report.

Recommendation: We request your support in keeping the County updated as a partner and investor in the success of these TIDs.

3) Project Plan Terms

The project plan must contain enough relevant information, including the items listed below, to make an informed decision with sufficient specificity. Provide enough time to evaluate future implementation.

a. The specific items that constitute the project costs: the total dollar amount, and the total amount of tax increments.
b. The total value increment and the date to be terminated.
c. The reasons why the project costs may not or should not be paid solely by the TID taxpayers.
d. The share of projected tax increments from each overlying taxing district.
e. The benefits that the overlying jurisdictions will receive.
f. A copy of the Plan Commission and board/council TID resolutions.
g. Copies of planning documents and public record.

Recommendation: The County appreciates the specificity in the defined proposed projects. I look forward to hearing further details.

4) Do the project plans adhere to all of Wis. Stats. 66.1105 related to appropriate use of TIDs?

A legal opinion is generally provided at the time of the project plan amendment that states that Wisconsin Statutes have been followed.

Recommendation: Provide this legal opinion at the time the Joint Review Board meeting is held to vote on the amendment.

5) Do the project plans clearly state all projects and cost estimates that intend to be included as part of the TID expenditures at the time of creation or amendment? Specific project details are listed along with estimated project costs.

Recommendation: Please ensure all projects are listed along with cost estimates, including those that would only be undertaken in the event enough increment is generated.

6) Has the County been provided with meeting notices in a manner timely enough to allow sufficient time, as that term is defined in 62-103(c)(4), to permit the County's representative to make an informed decision? Has the creating entity provided requested information in advance of JRB meetings? Is sufficient time available for the JRB to meet between the JRB organizational meeting and the Plan Commission meeting scheduled for approval of the project plan? The JRB should be provided with additional meeting opportunities to indicate any concerns they may want to have addressed in the project plan.

The project plan documents were shared with very limited time for me to be prepared in advance of the organizational meeting scheduled for June 4th at 3:00 PM. It appears that the Plan Commission will be holding a hearing on June 11th, followed by a vote from the Plan Commission. The Village's vote is scheduled for June 27th.

Recommendation: Ideally, the timeline should allow for the Joint Review Board to meet after the organizational meeting and make recommendations for the project plan prior to the Plan Commission voting. Please use the comments in this letter to consider requested changes to the project plan in order to accommodate our ordinance requests. I appreciate the efforts of your Administrator and Financial Advisor in meeting with me to answer my questions prior to the organizational meeting.

7) Does the project plan or amended project plan include appropriate general categories of TID expenditures relating directly to the specific projects or costs? For example, revolving loan fund or Community Development Authority (CDA) categories are not included unless a specific project exists requiring this general category. General categories of projects are listed in Section 9 and relate specifically to the projects listed.

Recommendation: None. The general categories of expenditures as well as specific projects are detailed in nature and correlate with the intended plans of the TID.

8) Is the proposal to expend funds outside of the district boundaries limited in scope to specific projects and specific project costs, and does it provide for further amendment and reconvening of the Joint Review Board in the event there is a significant change in projects or costs? Projects' estimated costs, including contingency, shall not be exceeded in total without additional approval of the Joint Review Board.

Recommendation: The County understands this is not a budget and costs for the currently planned projects are only estimates. We request a spending limit be added to Section 11: Detailed List of Project Costs.

Suggested language has been included at the end of this letter to further identify additions of new projects outside the specifically stated projects that would require the Village to exceed the total estimated project costs plus contingency be brought to the Joint Review Board for approval.

9) **Are administrative costs attributable to the TID reasonable? Are proposed administrative costs provided with sufficient detail and justification within the project plan rather than a lump sum amount? Overstating such costs has the effect of requiring taxpayers outside of the TID to support general government operations of the creating municipality.** The project plan does not currently support employee administrative costs. If this changes, please ensure costs claimed have a direct connection to the time spent by Village employees relating to the implementation of the plan.

   Recommendation: None. The current list of administrative costs is reasonable.

10) **Does the TID depend upon the success of a single business?** This district does appear to revolve around the success of one business, however the public infrastructure projects planned to be undertaken by the Village appear to be projects that would likely benefit any development that would occur. The projects are not specific to the current business expected to develop in the TID.

   Recommendation: Please consider a developer agreement that may include cost sharing or developer guarantees to ensure the Village does not take on projects that can't be afforded if the development does not occur.

11) **Does the TID include projects that should properly be paid for by the local taxpayers, such as construction of a municipal building?** The project plans do not appear to include any municipal buildings.

   Recommendation: The County does not support the development of Village property to be used for governmental purposes within a TID.

12) **Have developer agreements been shared with all overlying districts?**

   Recommendation: Please provide additional information at the organizational meeting regarding current plans, as well as a copy of any future developer agreements as they become available.

13) **Does the project plan restrict at least one of the following spending limitations which would require the joint review board to approve an amendment?**

   a) **The additional of new specific projects, even within the general categories defined; or**
   b) **exceeding total estimated project costs which may include a reasonable contingency.**

   The project plan allows for increases and decreases to projects identified, as well as project costs not currently identified that may need to be made.

   Recommendation: We request a spending limit be added to Section 11: Detailed List of Project Costs. Suggested language would be that additions or changes outside the specifically stated allowed categories that exceed the total estimated project costs plus contingency be brought to the Joint Review Board for approval.

14) **Are all revenues generated by the TID recorded in the TID fund to offset increment need throughout the life of the TID? Are any remaining revenues generated from loans, special assessments, or other revenues created as part of the TID returned to the overlying districts, even if revenues/payments are not received by the municipality until after the TID is closed? In the case of revenues returning after the TID closes, does the plan specifically describe how funds collected after the TID closes will be**

distributed to the overlying districts, such as annually distributed based on their percent/rate at the time of closure?

Recommendation: Please keep the Joint Review Board apprised of any revenues directly associated with the TID as well as any revenue agreements which may include repayment terms beyond the life of the TID. These revenues should be recorded in the separate TID fund and revenue terms requiring collections and distribution after the closure of the district should be addressed with the Joint Review Board.

Thank you in advance for your consideration in helping to meet the County's objectives in these TID projects. The primary change to the project plan requested at this time would be to incorporate language regarding the addition of new projects requiring Joint Review Board if they exceed an estimated project cost total plus contingency. I have drafted a suggestion below to be added in Section 11 Detailed List of Project Costs, but alternative language that meets the intention of our request is also welcome. Our ultimate goal is transparency and communication through a partnership that considers the needs of all overlying jurisdictions.

> "The Village reserves the right to replace specific projects within the general categories stated in Section 9 to better meet the needs of the development as it progresses. The addition of new projects that would require a total spending plan to exceed $XX.X million, exclusive of financing costs and inclusive of 20% contingency, shall require further approval by the Joint Review Board, even if increment exists for payment."

We respectfully request the changes described in this letter per our ordinance be incorporated into the project plans. We would very much like to show our support of economic growth in the Village of Williams Bay. I look forward to meeting on June 4th to hear more of the details on the proposed TID creation and how the changes will benefit the citizens of all of the districts involved.

Sincerely,

Jessica Conley

Jessica Conley, CPA
Finance Director, Walworth County

JC/pjs

ec: Tina Kolls, Village Clerk
David Lothspeich, Village Administrator
Bill Duncan, Village President
Skip Mosshamer, Proposed Public JRB Member
Bill White, Williams Bay School District
Ritu Raju, President-Gateway Technical College
Sharon Johnson, CFO-Gateway Technical College
Adam Ruechel, Vice President, Baird
Mark Luberda, County Administrator, Walworth County
Walworth County Finance Committee Members

Project Plan & District Boundary

Tax Incremental District No. 1

in the

VILLAGE OF WILLIAMS BAY, WISCONSIN

June 27, 2024

(Approved Actions)

Organizational Joint Review Board Meeting Held	June 4, 2024
Public Hearing Held	June 11, 2024
Adopted by Planning Commission	June 11, 2024
Adopted by Village Board	June 27, 2024
Adopted by Joint Review Board	July 18, 2024

Prepared in part by:

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

Contents

Section 1: Village of Williams Bay Officials

Village Board

William Duncan	Village President
Jim D'Alessandro	Village Trustee
Adam Jaramillo	Village Trustee
Robert Umans	Village Trustee
George Vlach	Village Trustee
Lowell Wright	Village Trustee
Steven Russel	Village Trustee

Village Staff

David Lothspeich	Village Administrator
Tina Kolls	Village Clerk
Jennifer Wiese	Village Treasurer

Finance & Personnel Committee

Lowell Wright	Chair
Robert Umans	Board Member
Jim D'Alessandro	Board Member

Planning Commission

William Duncan, Chairperson	Pat Watts
Maggie Gage	Jess Haak
Marianne Klemke	Matt Robbins
Lowell Wright	James Killian

Joint Review Board

William Duncan	Village Representative- Chairperson
Mark Luberda	Walworth County
Ritu Raju	Gateway Technical College
Dr. William White	Williams Bay School District
Edgar "Skip" Mosshamer	Village Public Member

Section 2: Introduction and Description of District

The village plans to use Tax Incremental Financing ("TIF") as a successful economic development programming tool by providing public improvements and development incentives to encourage and promote residential and commercial development. The goal is to increase the tax base, to create and enhance economic opportunities, and to increase housing options within the village. The village works with developers and property owners to provide infrastructure improvements and incentives for development. Public infrastructure and property improvements will be financed by a combination of TIF increments and debt financing.

Tax Increment District ("TID") No. 1 contains approximately 57.59 acres consisting of the former George Williams University campus. The TID is being created as a "Mixed-Use District" based on the identification and classification of the property proposed to be included in the TID. The maximum life (absent extension) of the TID is 20 years from the date of adoption.

Tax incremental financing is being proposed to assist in the redevelopment of the former George William University property. A developer is proposing to redevelop the former George Williams University campus into a beautiful, low density, and environmentally sustainable destination for visitors and locals to enjoy. The proposed and potential new developments will generate additional property taxes (tax increment) that will be used to offset the cost of the public investments resulting from, or needed by, the new developments.

Public improvements within TID #1 1 include the replacement and reconstruction of all existing public water/sewer and extensions which serve the former George Williams University property and within the area of the proposed district, water system improvements near the development to include a water transfer station to improve fire flows to the development. public roadway improvements, and related pedestrian improvements. Planned or potential development projects are detailed in the Statement of Kind, Number and Location of Proposed Projects section of this project plan.

The village anticipates various public improvement project cost expenditures of approximately $5,581,000 plus financing/interest costs during the TID's 15-year expenditure period. Proposed public project improvements may include but are not limited to developer incentives in the form of cash grants or TID loans, professional and organizational services, administrative costs, and finance costs.

As a result of the creation of this TID, the village projects a preliminary and conservative cash flow analysis indicating $9,344,705 in increments. The TID increment will primarily be used to pay the debt service costs of the TID, and project development incentives. The increment will also be used for public improvements as defined above on page 4. The village projects land and improvement values (incremental value) of approximately $46,000,000 will be created in the TID by the end of 2027. This additional value will be a result of the improvements made and projects undertaken within the TID. Maps depicting the boundaries and existing uses and conditions of the TID are found in the respective mapping sections of this project plan.

Section 3: Summary of Findings

As required by s.66.1105 Wis. Stats., and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. That "but for" the creation of this TID, the development projected as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the village. In making this determination, the village has considered the following information:

    - Development within the TID has not occurred at the pace anticipated by the village. Infrastructure and other development related expenses are not likely to be borne exclusively by private developers; therefore, the village has concluded that public investment will be required to fully achieve the village's objectives for this area.

    - To achieve its objectives, the village has determined that it must take an active role in encouraging development by making appropriate public expenditures in the area. Without the availability of tax increment financing, these expenditures are unlikely to be made. Enhancement of this area will complement existing venues in the village, and benefit not only the village, but all overlapping taxing jurisdictions. Accordingly, the costs to implement the needed projects and programs are appropriately funded through tax increment financing.

    - To make the area included within the TID suitable for development, the village will need to make a substantial investment to pay costs of some or all the projects listed in the project plan.

2. The economic benefits of the Tax Incremental District, as measured by increased property values, are sufficient to compensate for the cost of the improvements. In making this determination, the village has

considered the following information:

As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected and the debt issuance will be more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

   Since the development expected to occur is unlikely to take place without the use of Tax Incremental Financing (see Finding #1) and since the TID will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the village reasonably concludes that the overall benefits of the TID outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the TID is not created.

4. The improvements to be made within the TID are likely to significantly enhance the value of substantially all other real property in the village surrounding the TID.

5. The equalized value of taxable property of the TID does not exceed 12% of the total equalized value of taxable property within the village.

6. The Project Plan for the TID is feasible and is in conformity with the master plan of the village.

7. The village estimates that 10% of the territory within the district will be devoted to retail business at the end of the district's maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b).

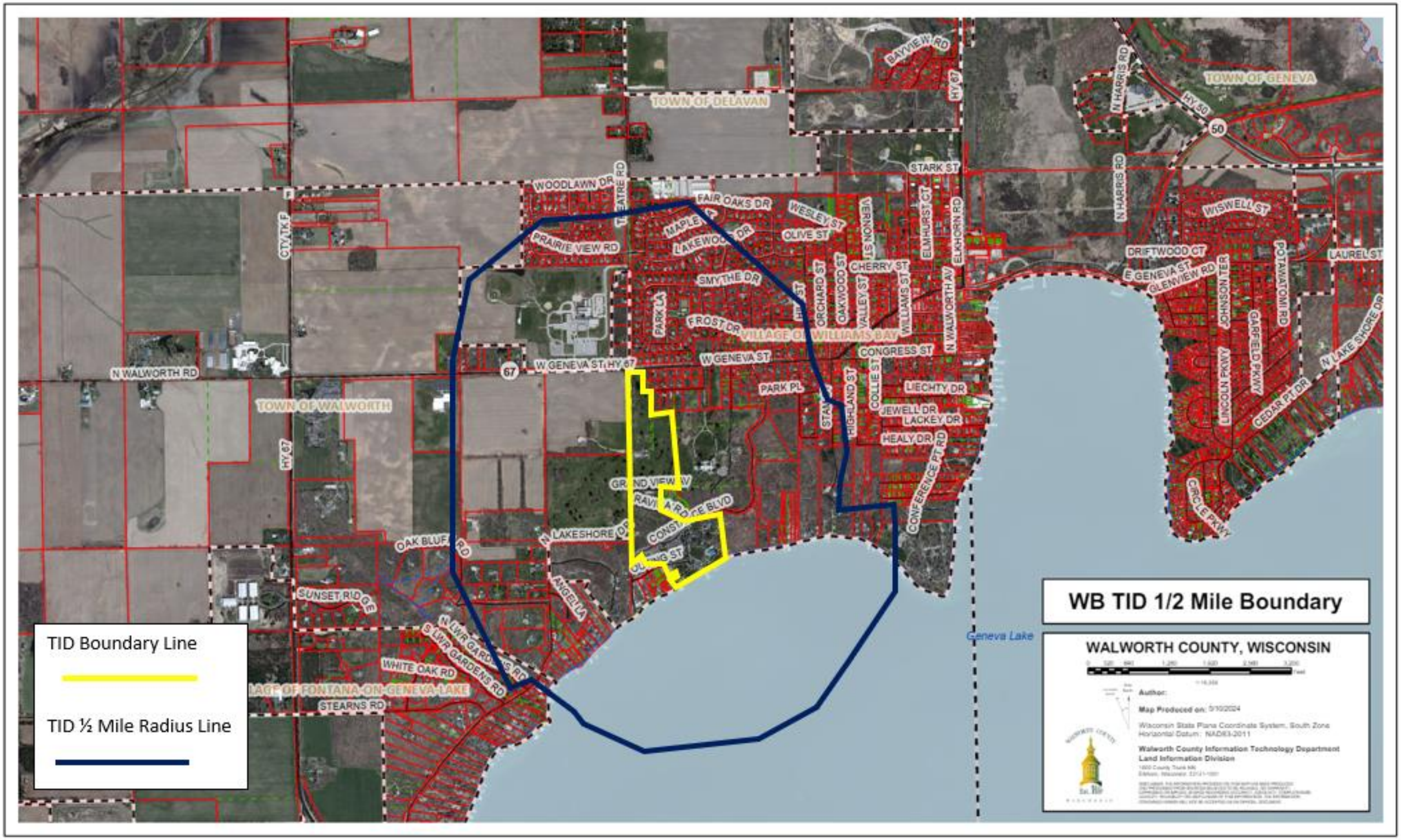
8. The village confirms 0% percent of the district is land proposed for newly platted residential development adhering to the statute compliance requirement of being less than 35%. Residential housing density is at least three units per acre.

9. The TID is being created as a Mixed-Use District. This project plan has met the definition and requirements for a Mixed-Use District. Not less than 50% of the proposed district's area land is suitable for industrial, commercial, and residential use.

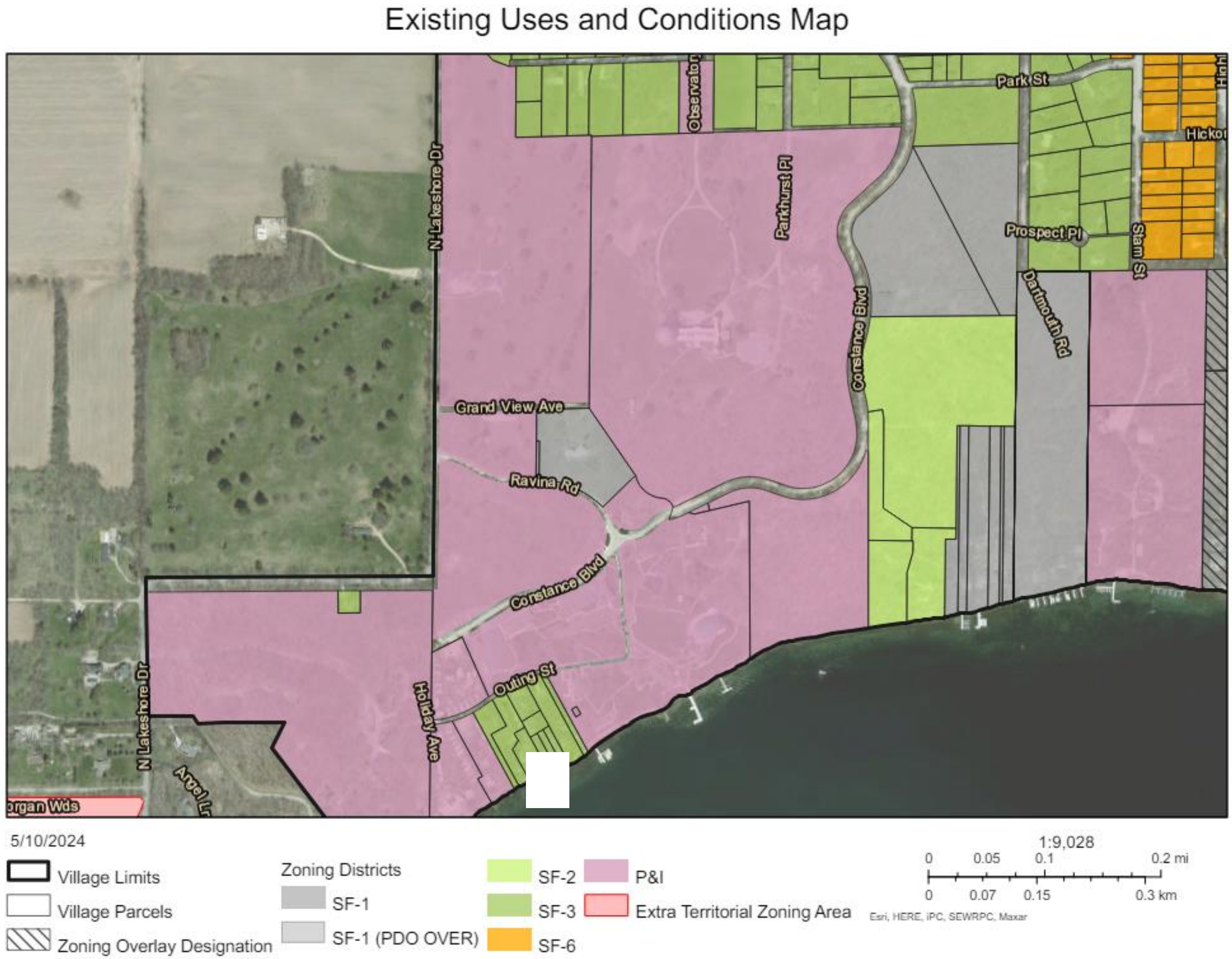
Section 4: Map of Proposed District Boundary

The below Map is reflective of the 01/01/2024 parcel list.

Section 5: One Half Mile Radius Map of Proposed District Boundary



Section 6: Map Showing Existing Uses and Conditions



Section 7: Preliminary Parcels List and Analysis

As of the 01/01/2024 parcel list.

Map ID	Tax Parcel ID Number	Property Owner	Property Address	Municipality	Zoning	Acres	Land	Improvements	Personal Property	Total Valuation
1	WWUP 00011	Aurora University	350 Constance Blvd	Williams Bay	Commercial	27.59	$ 515,000.00	$ -	$ 51,700.00	$ 566,700.00
1	WWUP 00011	Aurora University	350 Constance Blvd	Williams Bay	Exempt Other (Local)	30.00	$ -	$ -	$ -	$ -
								Total Assessed Value		$ 566,700.00
								Total Estimated Equalized Value		$ 628,700.00

Note: Per 2023/2024 Tax Bills Average Assessment Ratio is 0.819165119

Section 8: Equalized Valuation Test

The following calculations demonstrate that the village is in compliance with s.66.1105(4) (gm)4. c. Wis. Stats., which requires that the equalized value of the taxable property in the proposed TID, plus the value increment of any existing Tax Incremental Districts, does not exceed 12% of the total equalized value of taxable property within the village. With TID #1, the value increment of all existing Tax Increment Districts will be approximately 0.003%.

Valuation Test Compliance Calculation

2023 Projected Equalized Valuation (TID IN)	$ 1,396,515,100
Limit for 12% Test	$ 167,581,812
Increment Value of Existing TIDs	$ 0
Projected Base Value of New TID	$ 628,700
Total Value Subject to Test	$ 628,700
Compliance ($628,700 < $167,581,812)	Meets Requirement

Section 9: Statement of Kind, Number and Location of Proposed Projects

The village expects to implement the following public project improvements. Any costs including eligible administrative costs necessary or convenient to the creation of the district or directly or indirectly related to the public works and other projects are considered "project costs" and eligible to be paid with tax increment revenues of the TID.

1. STREET & HIGHWAYS INFRASTRUCTURE IMPROVEMENTS
LOCATION: Entire TID and ½ Mile Boundary (Public Projects within Proposed Business Area, Constance Boulevard, Observatory Place)

TOTAL: $1,170,000

DESCRIPTION: The Village has identified aged street and highway infrastructure in need of replacement and improvements necessary to support and serve the new development and ancillary surrounding areas.

2. SANITARY SEWER UTILITY IMPROVEMENTS
LOCATION: Entire TID and ½ Mile Boundary (Public Projects within Proposed Business Area, Constance Boulevard,)

TOTAL: $1,469,000

DESCRIPTION: This category includes sanitary sewer extension and rehabilitation of aged infrastructure and gravity sewer rehabilitation in need of replacement necessary to support and serve the new development and ancillary surrounding areas.

3. WATER UTILITY IMPROVEMENTS
LOCATION: Entire TID and ½ Mile Boundary (Public Projects within Proposed Business Area, Constance Boulevard, and Observatory Place)

TOTAL: $2,912,000

DESCRIPTION: This category includes water utility extension and rehabilitation of aged infrastructure in need of replacement necessary to support and serve the new development and ancillary surrounding areas. This category also includes the creation of a water transfer station to serve the new and ancillary areas.

4. FINANCING & INTEREST, CAPITALIZED INTEREST, COST OF ISSUANCE
LOCATION: Entire TID

TOTAL: $3,580,988

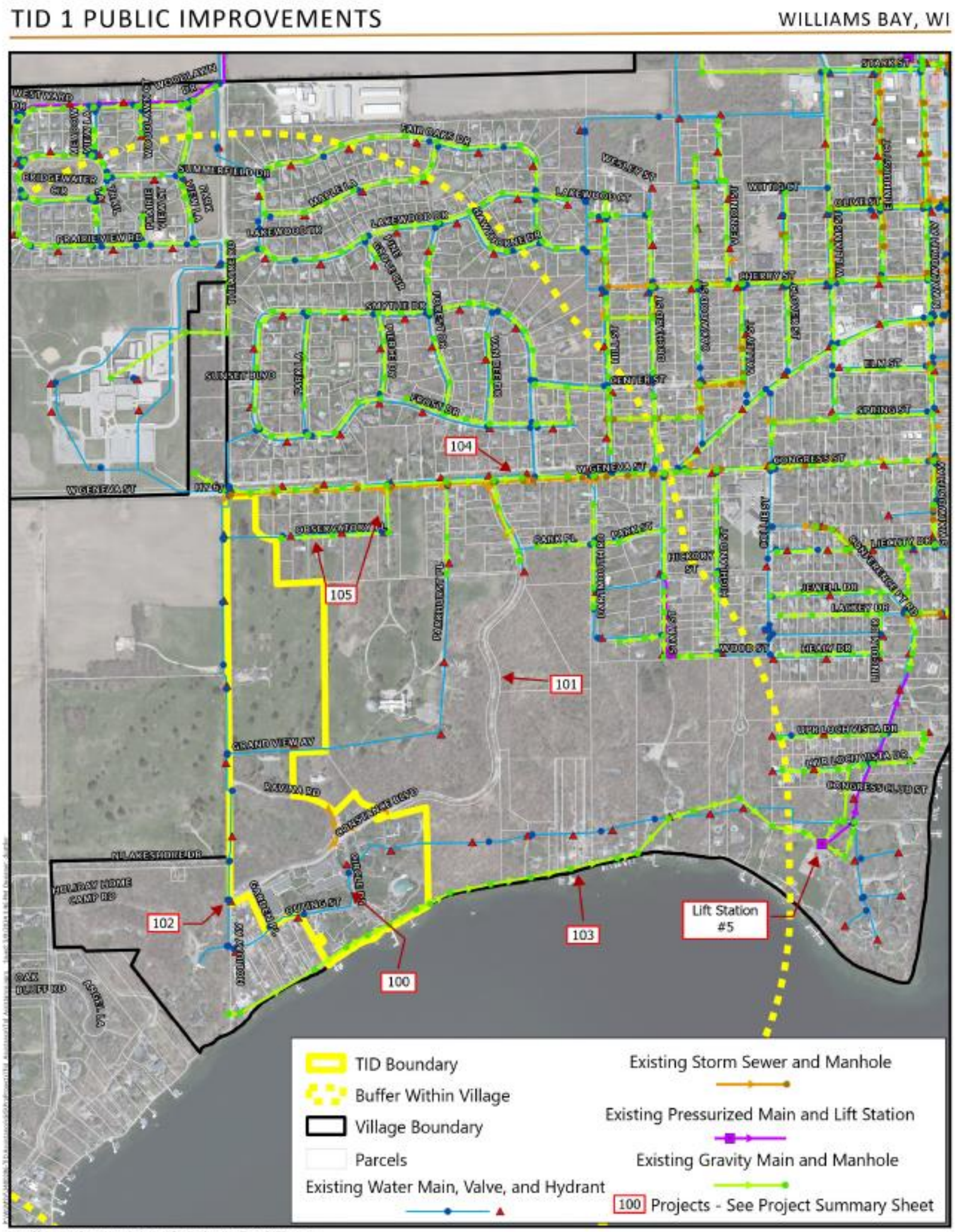
DESCRIPTION: Debt financing and interest, capitalized interest, and cost of issuance fees.

5. ADMINISTRATIVE / ORGANIZATIONAL FEES
LOCATION: Entire TID

TOTAL: $30,000

DESCRIPTION: Annual TID and village staff administration fees and professional fees for creation and organization, including legal fees.

Section 10: Maps Showing Proposed Improvements and Uses



May 17, 2024

N

0 450 900 1,800 2,700 Feet

BAXTER & WOODMAN
Consulting Engineers

Project #	See Note # Below	Item	Project Costs: Streets and Highways	Project Costs: Sanitary Sewer Utility	Project Costs: Water Utility	Project Costs: Total Cost
100	1	Public Projects within Proposed Business Area	$ 264,000.00	$ 697,000.00	$ 1,372,000.00	$ 2,333,000.00
101	2	Constance Boulevard Utility Extension and Roadway Rehabilitation	$ 785,000.00	$ 524,000.00	$ 1,140,000.00	$ 2,449,000.00
102	1	Water Transfer Station	$ -	$ -	$ 400,000.00	$ 400,000.00
103	2	Gravity Sewer Rehabilitation Lift Station #5 to Preserve Development	$ -	$ 248,000.00	$ -	$ 248,000.00
105	2	Observatory Place	$ 121,000.00	$ -	$ -	$ 121,000.00
		GRAND TOTALS	**$ 1,170,000.00**	**$ 1,469,000.00**	**$ 2,912,000.00**	**$ 5,551,000.00**

Associated Sketch Showing Projects: TID Public Improvements Dated 05/17/2024

Notes
1- Project is within the boundary of the development
2- Project is outside of the boundary of the development but within 1/2 mile buffer.

Section 11: Detailed List of Project Costs

1. STREET & HIGHWAY INFRASTRUCTURE IMPROVEMENTS	$1,170,000
2. SANITARY SEWER UTILITY IMPROVEMENTS	$1,469,000
3. WATER UTILITY IMPROVEMENTS	$2,912,000
4. FINANCING & INTEREST, CAPITALIZED INTEREST, COST OF ISSUANCE	$3,580,988
5. ADMINSTRATIVE / ORGANIZATIONAL IMPROVEMENTS	$30,000
ESTIMATED TOTAL	**$9,161,988**

The project cost is based on current prices and preliminary estimates. The village reserves the right to increase this cost to reflect inflationary increases and other uncontrollable circumstances between the creation of the TID and the time of construction. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on the best information available. The village retains the right to delete or pursue future projects listed in the prior paragraph, and shown on the map, or change the scope and/or timing of projects implemented as they are individually authorized by the Village Board, without amending the Plan.

The Plan authorizes the expenditure of funds for project costs within a 1/2-mile radius of the TID boundary.

Section 12: Economic Feasibility

The information and exhibits contained within this project plan demonstrate that the proposed TID is economically feasible insofar as:

- The village has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of "Method of Financing and Timing of When Costs are to be Incurred" follows.

- The development anticipated to occur because of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. This Plan identifies the following: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the TID, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available such as debt issuance will be sufficient to pay all Project Costs.

To evaluate the economic feasibility of TID #1 it is necessary to project the amount of tax revenue that can be reasonably generated over the legal life of the TID. Included in Exhibit A is a proforma analysis of TID #1. The proforma analyzes expenses based on project plan costs of TID #1 against projected TID revenue. Tax revenue is conservatively estimated. Cash received from future TID #1 tax increments will be used to fund project costs and implementation of this Plan. In 2044, the final year of revenue collection for the TID, it is projected to have repaid all expenditures and is left with a positive surplus balance.

Section 13: Method of Financing and Timing of When Costs are to be Incurred.

The village plans to fund project costs with cash received from future TID #1 tax increments and to issue a developer grant/loan to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the village may choose to utilize.

<u>General Obligation (G.O.) Bonds or Notes (BAN, NAN, TAN)</u>
The Village may issue G.O. Bonds or Notes to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of G.O. and State Trust Fund Loan debt that a community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (including increment values).

Community Development Authority Lease Revenue Bonds:
Pursuant to Section 66.1335 Wisconsin Statutes (i.e., the "Community Development Authority Law") the Village may issue Community Development Authority Lease Revenue Bonds to finance projects included within this Plan. Lease Revenue Bonds are not general obligations of the Village and therefore do not count against the Village's borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the village may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Tax Increment Revenue Bonds
The Village has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the Village or as a Lease Revenue Bond by a Community Development Authority (CDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the village and therefore do not count against the cities. borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the Village may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds
The Village can issue revenue bonds to be repaid from revenues of the sewer and/or water systems, including revenues paid by the village that represent service of the system to the village. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the village must demonstrate to bond underwriters its ability to repay revenue debt with the assigned rates. To the extent the village utilizes utility revenues other than tax increments to repay a portion of the bonds, the village must reduce the total eligible Project Costs in an equal amount.

Board of Commissioners of Public Lands State Trust Fund Loans
The Village may issue State Trust Fund Loans to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of State Trust Fund Loan and GO debt that a community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (including increment values).

Bonds Issued to Developers ("Pay as You Go" Financing)
The Village may issue a bond to one or more developers who provide

financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the Village's obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds issued to developers in this fashion are not general obligations of the Village and therefore do not count against the Village's borrowing capacity.

Federal/State Loan and Grant Programs

The State and Federal governments often sponsor grant and loan programs that municipalities may potentially use to supplement TID expenditures or provide financing for capital costs which positively impact the district. These programs include Wisconsin Community Development Block Grants, Rural Development Administration Community Facility Loan/Grants, Transportation Economic Assistance Grants, and Economic Development Administration Grants. These programs require local match funding to ensure State and Federal participation in the project.

The actual amount of debt issuance will be determined by the village at its convenience and as dictated by the nature of the projects as they are implemented.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area, and appropriate inducements to encourage development of the area. The village anticipates making total project expenditures of approximately $5,581,000 plus financing/interest costs to undertake the projects listed in this Project Plan. The Expenditure Period of this District is 15 years from the date of adoption of the Creation Resolution by the Common Council. The projects to be undertaken pursuant to this Project Plan are expected to be financed primarily with tax increments. The village reserves the right to alter the implementation of this Plan to accomplish this objective. Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

If financing as outlined in this Plan proves unworkable, the Village reserves the right to use alternate financing solutions for the projects as they are implemented.

Section 14: Annexed Property

There are no lands proposed for inclusion within the TID that were annexed by the village on or after January 1, 2004.

Section 15: Proposed Changes in Zoning Ordinances

The property is currently zoned Parks and Institutional within TID # 1. It is projected that this property will be rezoned to either an acceptable zoning classification or an approved Planned Unit Development. No other changes to the existing zoning district map or zoning ordinance are anticipated to impact this project plan. Any changes in zoning that may take place throughout the life of the TID will be consistent with the Village's Comprehensive Plan – Future Land Use Map.

Section 16: Proposed Changes in Master Plan, Map, Building Codes, and Village Ordinances

The village does anticipate that the TID will require changes in the master plan, map, building codes, and village ordinances to implement this project plan. The proposed development and uses will be reviewed and approved by the Village board to be consistent with the amended Williams Bay Comprehensive Plan.

Section 17: Relocation

The village does not anticipate the need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the Village will follow applicable state statues as required in Wisconsin Statutes Chapter 32.

Section 18: Orderly Development of the Village

The creation of the TID will enable the village to undertake projects in furtherance of the stated objectives of its Comprehensive Plan and other planning documents. To this extent, the creation of the TID promotes the orderly development of the village.

Section 19: A List of Estimated Non-Project Costs

Non-Project costs are public works projects that only partly benefit the TID or are not eligible to be paid with tax increment, or costs not eligible to be paid with Tax Incremental Financing funds. The village does not anticipate any non-project costs for the TID.

Section 20: Village Attorney Opinion

Exhibit B contains a signed opinion from the village attorney advising whether the project plan amendment is complete and complies with Section 66.1105(4)(f) of the Wisconsin Statutes.

SECTION 21: EXHIBIT A CASH FLOW PROFORMA ANALYSIS

Preliminary

Village of Williams Bay
Tax Increment District No. 1
Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID	1.00%
2024 Gross Tax Rate (per $1000 Equalized Value)	$11.07
Annual Adjustment to tax rate	0.00%
Investment rate	3.00%
Data above dashed line are actual	

Example New Issue	
$6,030,000	
G.O. Promissory Notes	
Dated April 1, 2025	
Amount for Projects	$5,551,000
Capitalized Interest	$475,000
Rounding	$4,000

Summary	
New Construction	$46,000,000
TIF Assistance	$0
Does TIF Cash Flow	YES
Village Increment Required	NO

Year	Background Data (a) TIF District Valuation (January 1)	(b) Inflation Increment	(c) Construction Increment (1)	(d) TIF Increment Over Base	(e) Tax Rate	Revenues (f) Tax Revenue	(g) Investment Proceeds	(h) Total Revenues	Expenditures (i) Principal (4/1)	(j) Interest (4/1 & 10/1) RATE= 4.75%	(k) Capitalized Interest	(l) Debt Service	Expenditures (m) Administration/ Organizations Fees	(n) Combined Expenditures	TID Status (o) Annual Balance	(p) Year End Cumulative Balance (December 31)	(q) Cost Recovery	Year
	Base Value $628,700																	
2024	$628,700	$0	$0	$0	$11.07	$0	$0	$0					$1,500	$1,500	($1,500)	($1,500)		2024
2025	$628,700	$0	$21,000,000	$21,000,000	$11.07	$0	$0	$0					$1,500	$1,500	$473,500	$472,000		2025
2026	$21,628,700	$0	$15,000,000	$36,000,000	$11.07	$0	$14,160	$14,160		$429,638	($429,638)	$0	$1,500	$1,500	$12,660	$55,023		2026
2027	$36,628,700	$0	$10,000,000	$46,000,000	$11.07	$232,470	$1,651	$234,121		$286,425	($45,363)	$241,063	$1,500	$242,563	($8,442)	$1,218		2027
2028	$46,628,700	$0		$46,000,000	$11.07	$398,520	$37	$398,557	$110,000	$283,813		$393,813	$1,500	$395,313	$3,244	$4,462		2028
2029	$46,628,700	$466,287		$46,466,287	$11.07	$509,220	$134	$509,354	$230,000	$275,738		$505,738	$1,500	$507,238	$2,116	$6,579		2029
2030	$47,094,987	$470,950		$46,937,237	$11.07	$509,220	$197	$509,417	$240,000	$264,575		$504,575	$1,500	$506,075	$3,342	$9,921		2030
2031	$47,565,937	$475,659		$47,412,896	$11.07	$514,382	$298	$514,679	$260,000	$252,700		$512,700	$1,500	$514,200	$479	$10,400		2031
2032	$48,041,596	$480,416		$47,893,312	$11.07	$519,595	$312	$519,907	$275,000	$239,994		$514,994	$1,500	$516,494	$3,413	$13,814		2032
2033	$48,522,012	$485,220		$48,378,532	$11.07	$524,861	$414	$525,275	$295,000	$226,456		$521,456	$1,500	$522,956	$2,319	$16,133		2033
2034	$49,007,232	$490,072		$48,868,605	$11.07	$530,179	$484	$530,663	$315,000	$211,969		$526,969	$1,500	$528,469	$2,194	$18,327		2034
2035	$49,497,305	$494,973		$49,363,578	$11.07	$535,550	$550	$536,100	$335,000	$196,531		$531,531	$1,500	$533,031	$3,069	$21,396		2035
2036	$49,992,278	$499,923		$49,863,500	$11.07	$540,975	$642	$541,617	$355,000	$180,144		$535,144	$1,500	$536,644	$4,974	$26,369		2036
2037	$50,492,200	$504,922		$50,368,422	$11.07	$546,455	$791	$547,246	$380,000	$162,688		$542,688	$1,500	$544,188	$3,058	$29,428		2037
2038	$50,997,122	$509,971		$50,878,394	$11.07	$551,989	$883	$552,872	$400,000	$144,163		$544,163	$1,500	$545,663	$7,209	$36,637		2038
2039	$51,507,094	$515,071		$51,393,465	$11.07	$557,578	$1,099	$558,678	$420,000	$124,688		$544,688	$1,500	$546,188	$12,490	$49,127		2039
2040	$52,022,165	$520,222		$51,913,686	$11.07	$563,224	$1,474	$564,698	$440,000	$104,263		$544,263	$1,500	$545,763	$18,935	$68,062		2040
2041	$52,542,386	$525,424		$52,439,110	$11.07	$568,926	$2,042	$570,968	$460,000	$82,888		$542,888	$1,500	$544,388	$26,580	$94,642		2041
2042	$53,067,810	$530,678		$52,969,788	$11.07	$574,685	$2,839	$577,524	$480,000	$60,563		$540,563	$1,500	$542,063	$35,461	$130,104		2042
2043	$53,598,488	$535,985		$53,505,773	$11.07	$580,501	$3,903	$584,404	$505,000	$37,169		$542,169	$1,500	$543,669	$40,735	$170,839		2043
2044	$54,134,473	$541,345		$54,047,118	$11.07	$586,376	$5,125	$591,501	$530,000	$12,588		$542,588		$542,588	$48,913	$219,752	Expenditures Recovered	2044
		$8,047,118	$46,000,000			$9,344,705	$37,034	$9,381,740	$6,030,000	$3,576,988	($475,000)	$9,131,988	$30,000	$9,161,988				

Type of TID: Mixed-Use
2024 TID Inception
2039 Final Year to Incur TIF Related Costs
2044 Maximum Legal Life of TID (20 Years)

(1) Per City estimates.

SECTION 22: ESTIMATED TAX INCREMENTS BY TAXING ENTITY

Current Tax Situation Projection Property Sale + $25 Million Construction					
Calculation of the Growth of Estimated Tax Increments by Taxing Entity					
Revenue	Projected Increment	County	Village	School District	Technical College
2024	$ -	$ -	$ -	$ -	$ -
2025	$ -	$ -	$ -	$ -	$ -
2026	$ -	$ -	$ -	$ -	$ -
2027	$ 232,470.00	$ 52,920.00	$ 59,220.00	$ 107,940.00	$ 12,390.00
2028	$ 398,520.00	$ 90,720.00	$ 101,520.00	$ 185,040.00	$ 21,240.00
2029	$ 509,220.00	$ 115,920.00	$ 129,720.00	$ 236,440.00	$ 27,140.00
2030	$ 509,220.00	$ 115,920.00	$ 129,720.00	$ 236,440.00	$ 27,140.00
2031	$ 514,381.80	$ 117,095.04	$ 131,034.93	$ 238,836.72	$ 27,415.11
2032	$ 519,595.21	$ 118,281.84	$ 132,363.01	$ 241,257.40	$ 27,692.97
2033	$ 524,860.76	$ 119,480.50	$ 133,704.37	$ 243,702.29	$ 27,973.61
2034	$ 530,178.97	$ 120,691.15	$ 135,059.14	$ 246,171.62	$ 28,257.05
2035	$ 535,550.35	$ 121,913.90	$ 136,427.46	$ 248,665.66	$ 28,543.33
2036	$ 540,975.45	$ 123,148.88	$ 137,809.47	$ 251,184.63	$ 28,832.48
2037	$ 546,454.81	$ 124,396.22	$ 139,205.29	$ 253,728.79	$ 29,124.51
2038	$ 551,988.95	$ 125,656.02	$ 140,615.07	$ 256,298.39	$ 29,419.47
2039	$ 557,578.44	$ 126,928.42	$ 142,038.95	$ 258,893.69	$ 29,717.37
2040	$ 563,223.82	$ 128,213.55	$ 143,477.07	$ 261,514.94	$ 30,018.25
2041	$ 568,925.65	$ 129,511.53	$ 144,929.57	$ 264,162.41	$ 30,322.14
2042	$ 574,684.51	$ 130,822.49	$ 146,396.60	$ 266,836.35	$ 30,629.07
2043	$ 580,500.95	$ 132,146.56	$ 147,878.29	$ 269,537.03	$ 30,939.07
2044	$ 586,375.56	$ 133,483.87	$ 149,374.80	$ 272,264.71	$ 31,252.18
TOTALS	**$ 9,344,705**	**$ 2,127,250**	**$2,380,494**	**$ 4,338,915**	**$ 498,047**

SECTION 23: EXHIBIT B VILLAGE ATTORNEY OPINION

ENTER ATTORNEY OPINION

SECTION 24: EXHIBIT C TID # 1 BOUNDARY LEGAL DESCRIPTION

ENTER LEGAL DESCRIPTION

SECTION 25: DISCLAIMER TEXT

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Village of Williams Bay

TID#1 Creation Timeline

Monday April 15, 2024	Official Direction from Village Board to proceed with TID 1 Creation.
Friday, April 19, 2024	Preliminary project plan template available for Village staff review (maps excluded).
Wednesday, April 24, 2024	TID boundaries finalized.
Friday, May 26, 2024	Mapping in process of completion and delivered to Baird as soon as possible.
Wednesday, May 1, 2024	Baird compiles draft project plan.
Friday, May 3, 2024	Final Village staff/Baird comments/changes to draft project plan due.
Monday, May 6, 2024	Village Board Appoints JRB Village Representative and Public Member. Review of current timeline and project plan status.
Friday, May 10, 2024	Draft version of the project plan available for public review/distribution.
Monday, May 13, 2024	Village Plan Commission review of Draft Project Plan and timeline.
Monday, May 20, 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)
Monday, May 20, 2024	Class I Notice of Joint Review Board (JRB) Meeting and Class II Notice of Public Hearing due to Village official newspaper.

Thursday, May 23, 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)
Thursday, May 30, 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)
Monday June 3, 2024	Village Board reviews draft project plan to provide input on proposed boundary and project costs.
Tuesday June 4, 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 11, 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 11, 2024	Plan Commission adopts resolution and submits it to the Village Board for approval.
Thursday June 27, 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)
Monday, July 8, 2024	Class I notice of JRB meeting due to newspaper.
Thursday, July 11, 2024	Publication of Class I Notice of JRB meeting (must be published at least 5 days prior to the JRB meeting).
Thursday, July 18, 2024	Final action by JRB. (Within 45 Days after receiving Resolution)
Friday, July 19, 2024	JRB notifies the village of its decision. *(Within 7 Days of JRB action)*
Monday, July 22, 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.

ARTICLE IV. - TAX INCREMENTAL FINANCING DISTRICTS

Footnotes:

*--- (**4**) ---*

***Editor's note—** Ord. No. 558-06/09, pt. I, adopted June 9, 2009, amended the Code by repealing former art. IV, § 62-101, and adding a new art. IV. Former art. IV pertained to similar subject matter, and derived from Ord. No. 279-11/04, adopted November 9, 2004 and Ord. No. 302-05/05, adopted May 10, 2005.*

Sec. 62-101. - Definitions.

For purposes of this article, the following words shall have the meanings set forth herein:

JRB shall mean the Joint Review Board.

TID shall mean tax incremental district, which shall have the meaning set forth in Wis. Stats. § 66.1105(2)(k) and all amendments thereto.

(Ord. No. 558-06/09, pt. I, 6-9-09; Ord. No. 754-12/12, pt. I, 12-11-12)

Sec. 62-102. - Purpose.

The County supports the goals of tax incremental financing as set forth in the Wisconsin Statutes. Used appropriately, tax incremental financing can create valuable development that would not otherwise take place. When used inappropriately, however, tax incremental financing can cause the needless expenditure of tax dollars. The joint review board and its members serve an important purpose in overseeing TIDs. To carry out that role, it is important that the Joint Review Board and its members maintain objectivity and scrupulously follow the law. The County will encourage municipalities to report TID financial information in a standard format that will permit the representative to fulfil his or her obligations under this subparagraph.

It is the County's policy, therefore, that the County's Joint Review Board representative:

(1) Be very familiar with the law and procedures regulating TIDs and TID amendments.

(2) Obtain all information required by law and any additional information deemed necessary by the County representative to faithfully fulfill the representative's statutory and fiduciary duty to the County.

(3) Completely understand the responsibilities and duties of Joint Review Board members to the Joint Review Board and to their taxing jurisdiction.

(4) Carefully scrutinize each TID or amendment thereto for its adherence to the law, and to ensure that findings of the joint review board are supported by clear evidence, and that any proposed TID or amendment approval promotes the interests of the county and is a benefit to its citizens and taxpayers.

(5) Make decisions based upon evidence presented and applicable standards, and guidance established by the department of revenue.

(Ord. No. 558-06/09, pt. I, 6-9-09; Ord. No. 1073-11/17, pt. I, 11-6-17)

Sec. 62-103. - Joint review board.

(a) A Joint Review Board, consisting of a representative of overlying tax districts and a citizen member, must be convened to approve any tax incremental finance district. Tax incremental financing districts include the following jurisdictions that have the power to levy taxes on the property within the tax incremental district (TID):

(1) The technical college district;

(2) The school district (one high school, one elementary);

(3) The municipality;

(4) The County.

(b) The County Board Chairperson shall be the County's representative on any Joint Review Board. By a letter on file in the office of the County Clerk, the County Board Chairperson has designated the County's Finance Director to serve as the County's representative. Due to the numerous and short notice of scheduled meetings, the County Board Chairperson has designated that the Comptroller or a Finance Department Manager may serve as the County's representative when the Finance Director is unavailable and that person shall have knowledge of TID laws and local government finance.

(c) The Joint Review Board serves an important purpose in overseeing TIDs. To carry out that role, it is important that members of the Joint Review Board maintain objectivity and scrupulously follow the law. It is the County's policy that:

(1) Selection of the Board's public member be an open and transparent process.

(2) Consideration for selection of the public member be given to individuals residing outside of the incorporated area of the entity creating or amending the TID.

(3) To avoid the appearance of impropriety, a public member, who is employed by the entity creating or amending the TID or employed by an organization funded by the entity or who is a spouse or immediate relative of an employee or officer of said entity or organization, should normally not serve in this capacity.

(4) The JRB be provided sufficient time to offer feedback regarding the project plan prior to approval of said plan by the municipality. For purposes of this article, "sufficient time" means that the date of the organizational meeting has been fixed far enough in advance to permit:

a. A review of by the Department of Revenue if called for by a majority of JRB members pursuant to Wis. Stats. § 66.1105(4m)(b)4.

b. Additional meetings that might be requested by members of the JRB, pursuant to Wis. Stats. § 66.1105 (4m)(a), to consider public input, obtain additional relevant information and review and implement findings, if any, from the department of revenue.

(5) The Joint Review Board exists as a standing board for each municipality throughout the existence of any open TID. While the municipality manages the district under law, the Joint Review Board should meet annually as required by statute to be updated regarding TID financial results, current project developments and future options, as they relate to the project plan. Meetings should be convened in conjunction with the release of annual reports or as required by statute.

(Ord. No. 558-06/09, pt. I, 6-9-09; Ord. No. 754-12/12, pt. II, 12-11-12; Ord. No. 1024-01/17, pt. I, 1-10-17; Ord. No. 1170-06/19, pt. I, 6-11-19)

Sec. 62-104. - Considerations in approving TIDs or amendment thereto.

The County representative shall consider the following criteria before voting to create or amend any TID or to approve project costs for any area that is outside of a TID's boundaries. The County's representative is empowered to exercise discretion in voting on TID matters.

(1) Does the TID effectuate the purposes set forth in State law, to wit:

a. Whether the development expected in the TID would occur without the use of tax incremental financing.

b. Whether the expected economic benefits of the TID, as measured by increased employment, business and personal income and property value, are insufficient to compensate for the cost of the improvements.

c. Whether the expected benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of the property in the overlying taxing districts.

(2) Has the entity creating or amending the TID kept the County and State apprised of activities of the current and proposed TID or TIDs?

a. Have all relevant reports and statements as well as an annual report in the format set forth by the State been provided to the County?

b. Have required audit reports, including the 30% audit report, been provided to the County?

c. Have current project development plans and updates, as well as future options been shared upon request of any Joint Review Board member or overlying district representative throughout the life of the TID?

(3) Does the TID project plan contain enough information to permit an informed decision to be made, and does the plan describe projects, costs, and timetables with sufficient specificity to allow the County to reasonably evaluate future implementation of the plan for consistency

and conformity to the plan. The County's representative shall ensure he or she has been provided with the following information:

a. The specific items that constitute the project costs: the total dollar amount, and the total amount of tax increments.

b. The total value increment and the date to be terminated.

c. The reasons why the project costs may not or should not be paid solely by the TID taxpayers.

d. The share of projected tax increments from each overlying taxing district.

e. The benefits that the overlying jurisdictions will receive.

f. A copy of the Plan Commission and Board/Council TID resolutions.

g. Copies of planning documents and public record.

(4) Does the project plan adhere to all of Wis. Stats. § 66.1105 related to appropriate use of TIDs?

(5) Does the TID project plan clearly State all projects and cost estimates that intend to be included as part of the TID expenditures at the time of creation or amendment?

(6) Has the County been provided with meeting notices in a manner timely enough to allow sufficient time, as that term is defined in 62-103(c)(4), to permit the County's representative to make an informed decision? Has the creating entity provided requested information in advance of JRB meetings? Is sufficient time available for the JRB to meet between the JRB organizational meeting and the Plan Commission meeting scheduled for approval of the project plan? The JRB should be provided with additional meeting opportunities to indicate any concerns they may want to have addressed in the project plan.

(7) Does the project plan and amended project plan include appropriate general categories of TID expenditures relating directly to the specific projects or costs? For example, revolving loan fund or Community Development Authority (CDA) categories are not included unless a specific project exists requiring this general category.

(8) Is the proposal to expand funds outside of the district boundaries limited in scope to specific projects and specific project costs, and does it provide for further amendment and reconvening of the joint review board in the event there is a significant change in projects or costs? Projects' estimated costs outside of TID boundaries, including contingency, shall not be exceeded in total and new projects outside of the boundaries may not be added or expanded without additional approval of the Joint Review Board.

(9) Are administrative costs attributable to the TID reasonable? Are proposed administrative costs provided with sufficient detail and justification within the project plan rather than a lump sum amount? Overstating such costs has the effect of requiring taxpayers outside of the TID to support general governmental operations of the creating municipality.

(10) Does the TID depend upon the success of a single business?

(11) Does the TID include projects that should properly be paid for by local taxpayers, such as construction of a municipal building?

(12) Have developer agreements been shared with all overlying districts?

(13) Does the project plan/amendment restrict at least one of the following spending limitations which would require the joint review board to approve an amendment?

(1) The addition of new specific projects, even within the general categories defined; or,

(2) Exceeding total estimated project costs which may include a reasonable contingency.

(14) Are all revenues generated by the TID recorded in the TID fund to offset increment need throughout the life of the TID? Are any remaining revenues generated from loans, special assessments, or other revenues created as part of the TID returned to the overlying districts, even if revenues/payments are not received by the municipality until after the TID is closed? In the case of revenues returning after the TID closes, does the plan specifically describe how funds collected after the TID closes will be distributed to the overlying districts, such as annually distributed based on their percent/rate at the time of closure?

(Ord. No. 558-06/09, pt. I, 6-9-09; Ord. No. 637-09/10, pt. I, 9-9-10; Ord. No. 754-12/12, pt. III, 12-11-12; Ord. No. 802-10/13, pt. I, 10-8-13; Ord. No. 895-11/14, pt. I, 11-12-14; Ord. No. 1024-01/17, pt. I, 1-10-17; Ord. No. 1269-03/22, pt. I, 3-8-22)

Sec. 62-105. - Reserved.

Editor's note— Ord. No. 895-11/14, pt. I, adopted November 12, 2014, amended the Code by repealing former § 62-105 in its entirety. Former § 62-105 pertained to prohibited TID provisions, and derived from Ord. No. 802-10/13, adopted October 8, 2013.

Sec. 62-106. - Communication to other joint review board members.

(a) Provided there is sufficient time, the County's appointee to the JRB shall analyze a proposed new or amended TID according to the factors set forth in section 62-104 and section 62-102(5) and communicate to the municipality, which has proposed to create or amend said TID, the results of that analysis. The correspondence shall contain the statement contained in (b) and a copy of said analysis shall be provided to each taxing district that is or will be a member of the JRB.

(b) The analysis prepared in (a) shall contain the following statement:

"When used appropriately, tax incremental financing can create valuable development that would not otherwise take place. When used inappropriately, tax incremental financing can cause the needless expenditure of tax dollars and require taxpayers outside of the TID to support costs that should properly be paid by the municipality creating the TID. In (year), the equalized value of TIDs throughout the County was (amount). Because taxes generated by property in TIDs are not available to support the costs of other taxing jurisdictions, such as schools, the technical college system and the County, it is imperative that all partners to the TID carefully scrutinize the creation of, and amendments to, TIDs.

The Walworth County Board of Supervisors has directed that its appointee to the JRB analyze the proposed TID or amendment in accordance with County ordinances and furnish you with a report of that analysis."

(Ord. No. 802-10/13, pt. III, 10-8-13)

Secs. 62-107—62-149. - Reserved.