VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

NOTICE

JOINT REVIEW BOARD MEETING

THURSDAY, JULY 10, 2025 AT 9:00 AM

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

There may be a quorum of Village Trustees present, no board business will be conducted.

AGENDA

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

I. Call to Order

II. Roll Call

III. Approval of Agenda

IV. Comments, Correspondence, and Concerns from the Public

V. Discussion/Action Items:

A. Performance and Status of TID #1 and TID #2 and Financial Forecasts

B. Resolution R-01 Acknowledging Compliance with Annual Meeting Requirements

VI. Matters to be Placed on a Future Agenda or Referred to a Committee, Official or Employee

VII. Adjourn

Public Notice: Questions regarding the nature of the agenda items or more detail on the items listed can be directed to David Lothspeich, Village Administrator, at admin@vi.williamsbay.wi.gov. It is possible that members of and possibly a quorum of members of other governmental bodies may attend the meeting to gather information; no action will be taken by any governmental body other than the body specifically referred to above. Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid or accommodation at no cost to the individual. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the Williams Bay Village Administration Office at (262) 245-2700, or by writing to the Village of Williams Bay P.O. Box 580 250 Williams Street, Williams Bay, Wi 53191. Copies of reports and other supporting documentation are available for review at the Village Administration Building during operating hours.

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: 07/01/2025 5:00 PM

Preliminary

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

Assumptions	
Annual Inflation During Life of TID..	1.00%
2023 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

	Background Data					Revenues			Expenditures				Expenditures		TID Status			
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	
Year	TIF District Valuation	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Investment Proceeds	Total Revenues	Principal	Interest	Capitalized Interest	Debt Service	Administration/ Organizations Fees	Combined Expenditures	Annual Balance	Year End Cumulative Balance	Cost Recovery	Year
	(January 1)		**(1)**						(4/1)	(4/1 & 10/1)						(December 31)		
	Base Value $628,700									*RATE= 4.75%*								
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
2045						$592,309	$6,593	$598,901						$0	$598,901	$818,654	Expenditures Recovered	2045
		$8,047,118	$46,000,000			$9,937,014	$43,627	$9,980,641	$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)
2045 Final Tax Collection Year

(1) *Per City estimates.*

Prepared by Robert W. Baird & Co. Incorporated S:\Public Finance\municipalities\sturgeon bay cy wi\tif\tif10\Proformas\tif10 proforma2 sturgeon bay cy.xlsx /tjw 11/15/2024

RESOLUTION NO. XX (2025)

A RESOLUTION ACKNOWLEDGING

COMPLIANCE WITH ANNUAL MEETING REQUIREMENT

JOINT REVIEW BOARD

VILLAGE OF WILLIAMS BAY, WISCONSIN

WHEREAS, Wis. Stat. §66.1105(4m)(f) requires that the Joint Review Board ("JRB") meet annually on July 1, or when an annual report under Wis. Stat. §66.1105(6m)(c)(intro.) becomes available, to review the annual report and to review the performance and status of each district governed by the JRB; and

WHEREAS, the JRB met on July 10, 2025, to review the performance and status of the districts governed by the JRB.

NOW, THEREFORE, BE IT RESOLVED, that the Village of Williams Bay has complied with its reporting requirements under Wis. Stat. §66.1105(6m)(c)(intro.) and requirement to hold an annual JRB meeting under Wis. Stat. §66.1105(4m)(f).

Adopted: ______________

Approved: _____________ _________________________

Adam Jaramillo,
Chairperson

ATTEST:

XX, Village Clerk