

VILLAGE OF ELM GROVE

13600 Juneau Boulevard
Elm Grove, WI 53122

JOINT REVIEW BOARD

Thursday July 15, 2021 * 9:00 AM * Parkview Room

OR Via Zoom: <https://us02web.zoom.us/j/83718392144> Meeting ID: 837 1839 2144 +1
312 626 6799 US (Chicago)

AGENDA

Roll Call

1. Review And Act On Minutes.

Documents:

[JB092420MD.PDF](#)

2. Review Annual Report And Approve Resolution 071521 Acknowledging Filing Of TID Report And Compliance With Annual Meeting.

Documents:

[ANNUAL TID REPORT - JOINT REVIEW BOARD 71521.PDF](#)
[67122-TID002-ANNUAL REPORT-2020.PDF](#)
[CASH FLOW PROJECTION 2021.PDF](#)
[TIF REPORT 2020.PDF](#)

3. Other Business

4. Adjournment

Any person who has a qualifying disability as defined by the Americans with Disabilities Act who requires that the meeting or materials for the meeting has to be in an accessible location or format must contact the Village Clerk, Michelle Luedtke, at 262-782-6700 or 13600 Juneau Boulevard by 3:00 PM Friday prior to the meeting so that any necessary arrangements can be made to accommodate your request.

NOTICE: It is possible that members of, and possibly a quorum of, other governmental bodies of the Village may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to in the above notice.

**VILLAGE OF ELM GROVE
JOINT REVIEW BOARD**

September 24, 2020 11:00am
13600 Juneau Blvd
Elm Grove, WI 53122

Present: Waukesha County Director Department of Administration Andrew Thelke, Stephanie Kirby, Waukesha County, Elmbrook School District Treasurer Glen Allgaier, and Waukesha County Technical College Chief Financial Officer Jane Kittel. Village President Neil H. Palmer and Joseph Schlidt, resident. Neil Palmer was present, other members participated via Zoom. Village Manager David De Angelis, and Finance Director Monica Hughes.

1. Andrew Thelke brought the meeting to order at 11:00 a.m. Monica Hughes took the roll.
2. Allgaier and Palmer moved and seconded to approve the July 11, 2019 minutes. Motion carried.
3. Monica Hughes reviewed the TIF information including the projected cash flow. Dave De Angelis discussed a possible amendment to the TIF for daylighting the Underwood Creek. This project was part of the Village's original stormwater project and supported by the Wisconsin Department of Natural Resources but removed from the project due to costs. The Village has applied for a number of grants and is working with financial consultant, Ehlers and Associates, on funding options to move this project forward including an amendment to the TIF. The TIF projection indicate that current obligations will be completed in 2028 and the TIF life is currently set to close in 2031.

Dave De Angelis also provided a short update on the School Sisters of Notre Dame property and the possible development by Mandel. At this time there has been no formal submission though the Village expects the developer to ask for assistance on bringing municipal water to the site.

Schlidt and Kittel moved and seconded to approve Resolution 92420 Acknowledging Filing of TID Annual Report and Compliance with Annual Meeting. Motion carried.

4. Palmer and Kittel moved and seconded to adjourn at 11:17 a.m. Motion carried.

Respectfully submitted,

Monica Hughes
Finance Director

RESOLUTION 071521
TO ACKNOWLEDGE FILING OF TID ANNUAL REPORT
AND COMPLIANCE WITH ANNUAL MEETING

WHEREAS, Wisconsin State law requires that the Village of Elm Grove file an annual report for the Tax Incremental District No. 2; and

WHEREAS, Wisconsin State law also requires that the Joint Review Board of the Village of Elm Grove meet annually to review the Tax Incremental District report; and

WHEREAS, The Village of Elm Grove did file an annual report with the Wisconsin Department of Revenue in a timely manner and did provide a copy of the report to the members of the Joint Review Board; and

WHEREAS, the Joint Review Board did meet on July 15, 2021 to review the annual report.

NOW THEREFORE BE IT RESOLVED, that the Joint Review Board of the Village of Elm Grove does acknowledge the filing of the annual Tax Incremental District report and the compliance of annual meeting requirements per Wisconsin State law.

APPROVED this 15th day of July, 2021.

VILLAGE OF ELM GROVE

Neil H. Palmer, Village President

Michelle Luedtke, Village Clerk

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 1 - Municipality and TID					
Co-muni code 67122	Municipality ELM GROVE	County WAUKESHA	Due date 07/01/2021	Report type ORIGINAL	
TID number 002	TID type 2	TID name n/a	Creation date 04/27/2004	Mandatory termination date 04/27/2031	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-1,424,212

Section 3 - Revenue	Amount
Tax increment	\$634,947
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$20,822
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source water connection fees	\$5,827
Total Revenue (deposits)	\$661,596

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
----------------	--------------------------	-----------------------------------

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$3,865
Professional services	\$1,400
Interest and fiscal charges	\$112,313
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$540,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name Elm Grove ALF, LLC dba Heritage	\$97,289
Transfer to other funds	
Other expenditures	
Total Expenditures	\$755,017

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-1,517,633
Future costs	\$3,437,036
Future revenue	\$7,126,912
Surplus or deficit	\$2,172,243

Section 6 - Preparer/Contact Information	
Preparer name Monica Hughes	Preparer title Finance Director
Preparer email mhughes@elmgrovwewi.org	Preparer phone (262) 780-6642
Contact name Monica Hughes	Contact title Finance Director
Contact email mhughes@elmgrovwewi.org	Contact phone (262) 780-6642

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
------------------------	--------------------------	-----------------------------------

Submission Information	
Co-muni code	67122
TID number	002
Submission date	06-18-2021 01:06 PM
Confirmation	TIDAR20201827O1623184139177
Submission type	ORIGINAL

Village of Elm Grove
Cash Flow Projections
As of 12/31/20

Revenue Year	Projected Revenues				Expenditures											Balances		
	Tax Increment	Intergovernmental Revenue	Other Revenue Water Connection	Total revenues	2012 GO Refunding 2003 Portion \$1270,000			2012 GO Refunding 2005 Portion \$4,295,000			MSP/ Heritage	Capital Expenditures	Debt Service/Int on Advance	Administra tive	Total Expenditures	Annual	Cumulative	
					Principal	Est Rate	Interest	Principal	Est Rate	Interest								
2015	455,763	6,876	67,706	530,345	120,000	2.00%	24,579	180,000	2.00%	86,194		997,128	27,225	1,100	1,436,226	(905,881)	(1,350,413)	
2016	496,909	7,544		504,453	120,000	2.00%	22,179	235,000	2.00%	82,594	58,474		25,932	4,650	548,829	(44,376)	(1,394,789)	
2017	698,151	8,814	4,629	711,594	135,000	2.00%	19,779	275,000	2.00%	77,894	63,701		25,210	7,140	603,724	107,870	(1,286,919)	
2018	616,239	8,944		625,183	145,000	2.00%	17,079	315,000	2.00%	72,394	75,617		27,657	5,228	657,975	(32,792)	(1,319,711)	
2019	610,076	11,120		621,196	145,000	2.00%	14,179	365,000	2.00%	66,094	99,822		30,280	5,320	725,695	(104,499)	(1,424,211)	
2020	634,944	20,821	5,827	661,592	135,000	2.00%	11,279	405,000	2.00%	58,794	120,394		19,135	5,415	755,017	(93,425)	(1,517,635)	
2021	598,410	30,524		628,934	135,000	2.00%	8,579	445,000	2.00%	50,694	104,881		17,109	5,111	766,374	(137,440)	(1,655,075)	
2022	601,687	20,820		622,507	135,000	2.00%	5,879	465,000	2.13%	41,794	106,021		15,284	5,210	774,188	(151,681)	(1,806,756)	
2023	607,671	20,820		628,491	140,000	2.00%	3,010	480,000	2.15%	31,913	109,159		13,487	5,312	782,881	(154,390)	(1,961,147)	
2024	613,685	20,820		634,505				465,000	2.20%	21,593	58,199		11,696	5,416	561,904	72,601	(1,888,545)	
2025	619,729	20,820		640,549				505,000	2.25%	11,363			9,451	3,500	529,314	111,236	(1,777,310)	
2026	625,804	20,820		646,624									7,128	3,500	10,628	635,995	(1,141,314)	
2027	631,908	20,820		652,728									3,756	3,500	7,256	645,472	(495,842)	
2028	638,044	20,820		658,864									992	3,500	4,492	654,372	158,530	
2029	644,210	20,820		665,030											-	665,030	823,560	
2030	650,407	20,820		671,227												671,227	1,494,786	
2031	656,634	20,820		677,454												677,454	2,172,241	
	10,400,270	302,843	78,162	10,781,275	1,210,000		126,542	4,135,000		601,321	796,268		997,128	234,341	63,902	8,164,502		

Estimated Revenue and expenditures Years 2021-2031

6,888,188	238,724	-	7,126,912	410,000		17,468	2,360,000		157,357	378,260	-	78,902	35,049	3,437,036		
						total GO	2,770,000									

Remaining TID Life	
Fund balance at 12/31/20	(1,517,635)
Projected revenues	7,126,912
Projected Expense	(3,437,036)
Estimated surplus/(deficit)	<u>2,172,241</u>

Village advanced funds to the TIF and charges an interest rate of the average interest earnings on the LGIP for the year



Village of Elm Grove
Tax Incremental Financing District #2
December 31, 2020

As Amended 2012

Village of Elm Grove
Tax Incremental District # 2
Historical Summary of Project Costs, Project Revenues and Net
Cost to Be Recovered through Tax Increments
For the Year ended December 31, 2020
And From 1/1/04 through 12/31/20

	Year Ended 12/31/20	Year Ended 12/31/19	Years Ended 2004-2018	From Date of Creation - 1/1/04
<u>Project Costs</u>				
Capital Expenditures- Stormwater Management	\$ -	\$ -	\$ 6,190,537	\$ 6,190,537
Capital Expenditures- Water			962,616	962,616
Developer Incentives- CPS			347,003	347,003
Developer Incentives-Heritage	97,289	72,837	112,164	282,290
Administration			60,639	60,639
Financing			167,741	167,741
Total Project Costs	<u>\$ 97,289</u>	<u>\$ 72,837</u>	<u>7,840,700</u>	<u>7,913,537</u>
<u>Other Costs</u>				
Interest-Debt Service	70,073	80,273	2,204,305	2,354,651
Net- bond refunding			274,397	274,397
Interest-Advances	19,135	30,280	173,129	222,544
Interest on Developer Incentive PayGo	23,105	26,985	85,628	135,718
Audit/Legal Fees	5,415	5,320	33,622	44,357
Total Other Costs	<u>117,728</u>	<u>142,858</u>	<u>2,771,081</u>	<u>2,913,939</u>
Total Costs	<u>\$ 215,017</u>	<u>\$ 215,695</u>	<u>\$10,611,781</u>	<u>\$11,042,493</u>
<u>Project Revenues</u>				
Tax Increment	634,947	610,076	5,166,310	6,411,333
State Aid	20,822	11,120	130,296	162,238
Water Connection Fees	5,827	-	75,754	81,581
Investment Income	-	-	99,709	99,709
Total Project Revenues	<u>661,596</u>	<u>621,196</u>	<u>\$ 5,472,069</u>	<u>\$ 6,754,861</u>
<u>Reconciliation of Recoverable Costs</u>				
General Obligation Debt				\$ 2,770,000
Fund Balance Deficit				
Advance from other funds- for Stormwater Management Project			1,014,728	
Advanced from other funds- Water/Heritage Project			502,904	
			<u>1,517,632</u>	<u>\$ 1,517,632</u>
Net Costs Recoverable (recovered)				
Through Tax Increments-December 31,2020				<u>\$ 4,287,632</u>
				-
The village also has an PayGo obligation balance to a developer				<u>\$ 335,795</u>

Village of Elm Grove
Tax Incremental District # 2
Historical Summary of Sources, Uses, and
Detailed Summary of Project costs
From 1/1/04 through 12/31/20

	Year Ended 12/31/20	Year Ended 12/31/19	Years Ended 2004-2018	From Date of Creation 1/1/04
<u>Sources of Funds</u>				
Investment Income	\$ -	\$ -	\$ 99,709	\$ 99,709
Tax Increment	634,947	610,076	5,166,310	6,411,333
State Aid Exempt Computer -Personal Property	20,822	11,120	130,296	162,238
Water Connection Fees	5,827		75,754	81,581
Advanced - StormwaterProject	168,237	179,406	1,168,141	1,515,784
Advanced - Water System			984,979	984,979
Proceeds from long-term debt			6,344,500	6,344,500
Proceeds from refunding debt			5,565,000	5,565,000
Premium on refunding debt			132,809	132,809
Total Sources	<u>\$ 829,833</u>	<u>\$ 800,602</u>	<u>\$ 19,667,498</u>	<u>\$ 21,297,933</u>
<u>Uses of Funds</u>				
<u>Project Costs</u>				
<u>Original TIF Project- Stormwater Management</u>				
Capital Expenditures- Stormwater	\$ -	\$ -	\$ 6,190,537	\$ 6,190,537
Developer Incentive--CP2			347,003	347,003
Administration			46,568	46,568
Financing			\$ 167,741	167,741
original project costs	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 6,751,849</u>	<u>\$ 6,751,849</u>
<u>Amendment 1- Water</u>				
Capital Expenditures- Water			\$ 962,616	962,616
Developer Incentive--Heritage	97,289	72,837	112,164	282,290
Administration- amendment setup			14,071	14,071
amendment project costs	<u>\$ 97,289</u>	<u>\$ 72,837</u>	<u>\$ 1,088,851</u>	<u>\$ 1,258,977</u>
Subtotal Project Costs	<u>\$ 97,289</u>	<u>\$ 72,837</u>	<u>\$ 7,840,700</u>	<u>\$ 8,010,826</u>
<u>Other Uses</u>				
Interest Debt Service	70,073	80,273	2,204,305	2,354,651
Principal Payment on Debt Service	540,000	510,000	2,742,200	3,792,200
Bond refunding			-	-
Payment to refunding agent			5,680,750	5,680,750
Debt Issuance Costs			42,015	42,015
Discount on long-term debt			31,741	31,741
Interest on Advances from other Funds	19,135	30,280	173,129	222,544
Interest on Developer Incentive PayGo	23,105	26,985	85,628	135,718
Audit/Administration Fees	5,415	5,320	33,622	44,357
Payback of Funds Advanced for Stormwater			501,055	501,055
Payback of Funds Advanced for Water	74,816	74,907	332,353	482,076
subtotal other uses	<u>732,544</u>	<u>727,765</u>	<u>11,826,798</u>	<u>13,287,107</u>
Total Uses	<u>\$ 829,833</u>	<u>\$ 800,602</u>	<u>\$ 19,667,498</u>	<u>\$ 21,297,933</u>

Village of Elm Grove
Tax Incremental District # 2
Stormwater Management Project
Detailed Summary of Project costs
From 1/1/04 through 12/31/20

	2020 <u>Actual</u>	2019 <u>Actual</u>	2004-2018 <u>Actual</u>	total <u>1/1/04-12/31/20</u>	Project Plan <u>Estimate</u>
<u>Original TIF Project- Stormwater Management</u>					
Capital Expenditures					<i>as amended</i>
Flood Management	\$ -	\$ -	3,672,389	\$ 3,672,389	\$ 2,133,333
Road Improvements			-	-	760,000
Property Acquisitions and Easements			1,724,540	1,724,540	1,590,725
Planning	-	-	793,608	793,608	400,000
Total Capital Expenditures	\$ -	\$ -	\$ 6,190,537	\$ 6,190,537	\$ 4,884,058
Development Incentives			347,003	347,003	750,000
Administration					
TIF setup Costs			13,412	13,412	
Debt Issuance Costs-2003			12,930	12,930	
Debt Issuance Costs-2005			20,226	20,226	
Administration costs	-	-	46,568	46,568	100,000
Finance			-	-	
Capitalized interest			115,073	115,073	
Discount on long-term debt-2003			19,372	19,372	
Discount on long-term debt-2005			33,296	33,296	
finance costs			167,741	167,741	937,500
Original TIF project costs	\$ -	\$ -	\$ 6,751,849	\$ 6,751,849	\$ 6,671,558
 <u>Amendment 1- Water</u>					
Capital Expenditures					
Municipal Water System			962,616	962,616	800,000
Development Incentives	97,289	72,837	112,164	282,290	617,975
Administration				-	
TIF Amendment Costs 2012			14,071	14,071	
Amendment 1 project costs	\$ 97,289	\$ 72,837	\$ 1,088,851	\$ 1,258,977	\$ 1,417,975
				-	
Total TIF costs	\$ 97,289	\$ 72,837	\$ 7,840,700	\$ 8,010,826	\$ 8,089,533

Tax Incremental District #2
Stormwater Management Project
Notes To TIF Report
December 31, 2020

Note 1- TIF District Information

The Village of Elm Grove Tax Incremental Financing District # 2 (the district) was created under the provisions of Wisconsin Statute Section 66.1105. The purpose of that section is to allow a municipality to recover development and improvement costs in a designated area from the property taxes generated on the increased value of the property after the creation date of the district. That tax on the increased value is called a tax increment.

The Village amended its Tax Incremental Financing District #2 (the district) during 2012. The district was amended to provide various public improvements and cash grants to owners, lessees or developers of land located within the district (development incentives), and professional and organizational services, administrative costs, and finance costs. More specifically the amendment is to provide water main improvements to serve a 98 unit assisted living facility that is located on a redeveloped property within the district. In addition to the water main, a developer's note (Pay As You Go) in the amount of \$617,975 to assist the developer in redeveloping this specific site. This amendment does not anticipate any change to the closing of the district.

Project costs may not be incurred longer than 5 years prior to the termination date of the district. The statutes allow the municipality to collect tax increments until the net project cost has been fully recovered, or maximum life based on the resolution date and type of TID, whichever occurs first. Project costs uncollected at the dissolution date are absorbed by the municipality.

	Creation Date	Last Date to Incur Project Costs	Final Dissolution Date
District # 2	4/27/2004	4/27/2026	4/27/2031
Amendment #1	9/25/2012	4/27/2026	4/27/2031

Note 2- Long Term Debt

All general obligation notes and bonds payable are backed by the full faith and credit of the municipality. Notes and bonds borrowed to finance District expenditures will be retired by tax increments accumulated by the debt service fund. If those revenues are not sufficient, payments will be made by future tax levies.

	Original Amount Borrowed	Repaid/ refunded	Balance 12/31/20
2003 General Obligation Bonds	2,044,500	2,044,500	-
2005 General Obligation Bonds	4,300,000	4,300,000	-
2012 General Obligation Refunding Bonds	5,565,000	2,795,000	2,770,000
	<u>\$ 11,909,500</u>	<u>\$ 9,139,500</u>	<u>\$ 2,770,000</u>

Tax Incremental District #2
Stormwater Management Project
Notes To TIF Report
December 31, 2020

Note 2- Long-term Debt (cont'd)

Aggregate maturities of all long-term debt relating to the District are as follows:

<u>Calendar Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Totals</u>
2021	580,000	59,273	639,273
2022	600,000	47,673	647,673
2023	620,000	34,923	654,923
2024	465,000	21,593	486,593
2025	505,000	11,363	516,363
Totals	\$ 2,770,000	\$ 174,825	\$ 2,944,825

In February 2012, the Village issued General Obligation Refunding Bonds in the amount of \$9,450,000 with interest ranging from 1.0%-2.25%. Of the \$9,450,000 issued \$5,565,000 are attributed to TID #2 and the remaining \$3,885,000 is supported by the Village's stormwater utility. The bonds were issued to refund the principal due in 2015-2025 on the 2003 and 2005 GO bonds. The refunding will save the tax increment district an estimated \$719,000 in interest costs over the life of the district. The bonds are due and payable beginning August 1, 2012 through August 1, 2025. Interest is due February 1 and August 1.

Note 4- Other Commitments

As noted above the TIF plan was amended in 2012 to improve a parcel within the financing district. The village built a limited municipal water system with funds advanced from the village's general fund. These funds are being repaid on an annual basis with increment generated from this redevelopment, an assisted living facility. The planned repayment is \$75,000 of principal plus 3% interest. In addition any additional increment available is used to payback the developer for the PayGO note plus interest of 5.335%. These obligations are estimated to be repaid by 2028 and will be evaluated annually based on the actual increment generated

Note 5- Further Information

For further information please contact:

Village Manager
Village of Elm Grove
13600 Juneau Boulevard
Elm Grove, WI 53122