



# MEMO

TO: Board of Trustees  
FROM: David De Angelis  
DATE: February 17<sup>th</sup>, 2023  
RE: Agenda Items

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**Item 3. Discussion and possible direction regarding municipal water request and extension from the City of Wauwatosa.**

As discussed at the last COW meeting staff has proceeded in gathering information to move forward with the extension of water to the RR tracks as well as finalizing an agreement with the City of Wauwatosa. Included in your packets is the latest version of the proposed agreement with Wauwatosa as well as the updated cost numbers for the watermain extension. As the estimate is below \$600,000, a referendum is not needed to proceed. If this is acceptable we will request a timeline from Ruckert and Mielke for estimated time for design, bid and construction.

The other issue that would need to be determined for this project is to evaluate of the Village's current policy for cost recapture for the construction of water. Currently, we adopted the establishment of a residential equivalency, REU, with those choosing to connect, paying a connection fee and not a special assessment. I have included in your packets the previous documents we used regarding different assessment possibilities as well as the existing policy as adopted.

**Item 4. Discussion and possible direction regarding Underwood Creek Daylighting Project.**

As we continue to move forward with this project, you will find included in your packet some general and specific exhibits we have discussed in the past. Below is the list from the previous COW with updates:

- 1. Demolition of OHM property-**  
*We are finalizing quotes for hazardous material testing, having WE Energies coordinate the utilities disconnection in the next few weeks, and we expect to begin demolition in late March early April.*
- 2. Financing plan and TIF amendment finalizations-** *next agenda item*
- 3. Acquisition of RR property-**  
*We have received a quote for updating the last appraisal at a cost of \$3400*

4. **Acquisition of construction and permanent easements from Park and Shop, Sendik's and the 890 Building-**  
*We have received a proposal for time and materials, for these appraisals as they can vary significantly based on final parking arrangements. Estimate is that these appraisals would not exceed \$16,000.*
5. **Finalization of the amenities planning-**  
*Parking plan is in your packet and this will be the starting point of discussion with the property owners.*
6. **Permitting-TBD**
7. **Bidding and construction TBD**

Included in your packet is a total project estimate with all components totaling \$5,000,000 exclusive of grants. These were costs estimated in 2019 with contingencies for cost increases and should be updated in the near future to verify expenses.

#### **Item 5. Discussion of Financing for Future projects.**

In discussion between Ms. Hughes and myself, we believe the Board should have a conversation about the future funding needs for the Gebhardt Road, Daylighting of Underwood Creek and Municipal Water projects to prepare for the future action in the coming months.

For the Gebhardt Road Reconstruction project currently the Transportation fund had \$340,000 at end of 2022 and we levied an additional \$550,000 for a total of \$890,000 in 2023. We believe that as we will have a need to borrow for this project regardless of the fund balance, we utilize only the original \$550,000 balance and borrow for the remainder. This allows us to carry forward additional monies for future transportation projects.

We will also need funding for the water extension which will be approximately \$600,000 and should be included in the same borrowing as Gebhardt Road and potentially the RR acquisition.

We are anticipating purchasing the RR property either this year or early next year. The railroad parcel in the previous appraisal was valued at \$580,000. The remainder of the daylighting costs would not be needed for construction in 2024 and could be accomplished through a larger borrowing.

This being the case TIF#2 should be amended this year to include the railroad purchase and project construction so that we can take advantage of the TIF paying for a portion of the project as it has done with the original project. Ehlers last projection was done to include this project and the stormwater utility fee continuing to contribute toward the project. Included in your packet are the updated TID#2 numbers utilizing the new tax rate along with a proposed schedule for accomplishing the amendment.

#### **Item 6. Discussion on Future Committee of the Whole Meetings and Topics.**

As discussed at meetings there are several other incomplete projects from pre-Covid that have not been completed. The two main items are the downtown master plan and the revisions to the zoning categories in the zoning ordinances. Both of these were very near completion, but after the passage of time and personnel it would be prudent to bring these back for a general discussion and direction to staff to complete them.

At the last meeting it was decided to attempt to schedule these meetings in advance so everyone could get them on their schedules. That being the case the next meeting would be in April with the new Board of Trustee members and should be in the last 2 weeks of the month. Current available dates are for late day meetings are April 19<sup>th</sup>, April 25<sup>th</sup>, or April 26<sup>th</sup>. Of course, meetings may need to change based on the availability of new Board members.

If you have any questions please do not hesitate to contact me.