

Village of Mukwonago
Notice of Meeting and Agenda
JOINT REVIEW BOARD MEETING
Tuesday, July 26, 2022

Time: **2:00 pm**
Place: **Via Zoom - TID 3 & 4 Waukesha County**

Zoom Log On Credentials

<https://us02web.zoom.us/j/84304012123?pwd=hL2siABIOJxkNEctjy81CPQLcYR2hw.1>
Meeting ID: 843 0401 2123 Passcode: 977478 Dial by your location +1 312 626 6799 US
(Chicago)

1. **Call to Order**
2. **Roll Call**
3. **Election or Reaffirmation of Chairperson**
4. **Approval of Minutes**
 - 4.1 Minutes of the August 2, 2021 TID 3 & 4 Joint Review Board Meeting.
[2021-08-02 TID 3 4 Annual JRB Minutes](#)
5. **Annual Reports**
 - 5.1 Review and Acceptance of the TID 3 Annual Reports
[67153-TID003-Annual Report-2021 \(1\).pdf](#)
[TID 3 Annual Report Supplement 2021.pdf](#)
 - 5.2 Review and Acceptance of TID 4 Annual Reports
[67153-TID004-Annual Report-2021 \(1\).pdf](#)
[TID 4 Annual Report Supplement 2021.pdf](#)
6. **Adjourn**

***Membership: Village President Fred Winchowky, Resident Mary Patz, Tom Karthhausser - Mukwonago School District, Diana Doherty - Village Finance Director, Diana Dykstra - Village Clerk-Treasurer
Fred Schnook - Village Administrator, Andy Thelke - Waukesha County***

It is possible that a quorum of, members of other governmental bodies of the municipality 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 above in this notice. Please note, upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information or to request this service, contact the Municipal Clerk's Office, (262) 363-6420.

MINUTES OF THE JOINT REVIEW BOARD MEETING

Monday, August 2, 2021

Time: **10:00 am**

Place: ***Virtual***

Joint Review Board Waukesha County TID 3 & 4

Call to Order

Meeting was called to order by President Winchowky at 10:00AM via Zoom Virtual Platform.

Roll Call

Fred Winchowky, Village President
Mary Patz, Resident Board Member
Andrew Thelke, Waukesha County
Jane Kittel, Waukesha County Technical College
Tom Karthhausser, Mukwonago School District
Diana Doherty, Finance Director
John Fellows, Village Planner
Daniel Schindler, Village Intern
Diana Dykstra, Village Clerk/Treasurer
David Boebel, Resident

Election and/or reaffirmation of Chairperson

Kittel/Thelke motion to reaffirm Fred Winchowky Chairperson. Unanimously carried.

Annual Reports

Review and acceptance of TID 3 Annual Reports

Doherty noted TID 3 has a borrowing to refund a balloon payment. Nothing else going on. She doesn't anticipate anything. Just shows a slight \$4,000 surplus. No other projects just paying on the debt.

Thelke/Kittel motion to accept TID 3 Annual Report.
Unanimously carried.

Review and acceptance of TID 4 Annual Reports

Doherty noted there was a development completed in 2020 and a 1.2 million incentive paid out. Equalized values increased substantially. If there are no other projects 2028 could close.

Planner Fellows noted that he has discussed two projects one with a (2) story restaurant that needs some assistance with Storm Water issues and another for Blue Bay which is a restaurant that has some undeveloped property and is looking for assistance. There is nothing formal at this time, but just advising what he has been involved in.

Kittel/Thelke motion to accept TID 4 Annual Report. Unanimously carried.

Adjourn

Meeting Adjourned at 10:08pm.

Respectfully Submitted,

Diana Dykstra, MMC
Village Clerk/Treasurer

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 67153	Municipality MUKWONAGO		County WAUKESHA	Due date 07/01/2022	Report type ORIGINAL
TID number 003	TID type 4	TID name N/A	Creation date 01/07/2003	Mandatory termination date 01/07/2026	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$888,534

Section 3 - Revenue	Amount
Tax increment	\$916,659
Investment income	\$791
Debt proceeds	\$0
Special assessments	\$18,351
Shared revenue	\$39,978
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$975,779

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$0
Administration	\$5,249
Professional services	\$3,382
Interest and fiscal charges	\$199,664
DOR fees	\$0
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$746,532
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$954,827

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$909,486
Future costs	\$6,701,525
Future revenue	\$6,443,300
Surplus or deficit	\$651,261

Section 6 - Preparer/Contact Information	
Preparer name Diana Doherty	Preparer title Finance Director
Preparer email ddoherty@villageofmukwonago.com	Preparer phone (262) 363-6421
Contact name Diana Doherty	Contact title Finance Director
Contact email ddoherty@villageofmukwonago.com	Contact phone (262) 363-6420

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Submission Information	
Co-muni code	67153
TID number	003
Submission date	06-21-2022 09:35 AM
Confirmation	TIDAR20211833O1655822039337
Submission type	ORIGINAL

TID #3 Summary of Sources & Uses of Funds

TID #3 Summary of Sources & Uses of Funds												3 YEAR EXTENSION IF NECESSARY			
		Cumulative Total thru FY 2021				Cumulative Capital Project Costs									
		2019	2020	2021			2022	2023	2024	2025	2026 - TID Termination	2027 - FINAL Collection Year	2028	2029	2030
Sources	Tax Increments	792,039	909,717	916,659	11,514,523		863,476	865,501	884,325	886,536	888,752	890,974	893,201		
	Special Assessment	23,321	13,014	18,351	91,939		18,000	18,000	18,000	18,000	18,000	18,000			
	Exempt Computer Aid	20,521	30,249	39,979	188,916		27,000	27,000	27,000	27,000	27,000	27,000			
	Investment Income	28,009	9,119	791	519,867		182	157	106	56		34			
	Other	39,825			39,928										
	Transfer from Other Funds	47,642			343,723										
	Proceeds from Developer				86,400										
	Premium on Long-Term Debt	34,159	81,910		479,123										
	Proceeds of Long-Term Debt	1,200,000	1,630,594		34,394,358										
	TOTAL SOURCES	2,185,516	2,674,603	975,780	47,658,776		908,658	910,658	929,431	931,592	933,752	936,008	893,201	-	-
Uses of Funds	Capital Expenditures (incl Professional Services & Admin Costs)	9,624	7,010	8,631	9,360,908	12,005,900	5,000	5,000	5,000	5,000	5,000				
	Land Acquisition				1,999,992										
	Grant Disbursed to Developer				645,000										
	Financing Costs	46,265			321,061										
	Transfers to Other Funds				658,922										
	Principal on Long-Term Debt	1,846,535	2,577,767	746,532	29,507,875		867,087	1,024,134	1,061,756	1,179,392	657,901	428,786	428,786	218,954	228,078
	Interest on Long-Term Debt	181,824	256,345	199,664	4,255,532		160,877	136,927	107,847	75,129	48,231	28,236	15,372	6,751	2,281
	TOTAL USES	2,084,248	2,841,122	954,828	46,749,291		1,032,964	1,166,061	1,174,603	1,259,521	711,132	457,022	444,158	225,705	230,359
	Revenues over (under) expenditures	101,268	(166,519)	20,952	909,485		(124,306)	(255,403)	(245,172)	(327,929)	222,620	478,986	449,043		
	Fund Balance @ Year End	1,055,053	787,266	808,217	909,485		785,179	529,776	284,604	(43,325)	179,295	658,281	1,107,324		
Outstanding Debt principal balance at 12/31/21:				6,094,873		5,227,786	4,203,652	3,141,896	1,962,504	1,304,603	875,817	447,031	228,077	(1)	

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 67153	Municipality MUKWONAGO		County WAUKESHA	Due date 07/01/2022	Report type ORIGINAL
TID number 004	TID type 6	TID name N/A	Creation date 08/15/2017	Mandatory termination date 08/15/2037	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$63,465

Section 3 - Revenue	Amount
Tax increment	\$82,368
Investment income	\$82
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$0
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$82,450

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$0
Administration	\$11,000
Professional services	\$3,678
Interest and fiscal charges	\$5,326
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$36,302
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants	
Developer name The Pointe Apartment LLC	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$56,456

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$89,459
Future costs	\$1,606,324
Future revenue	\$1,943,340
Surplus or deficit	\$426,475

Section 6 - Preparer/Contact Information	
Preparer name Diana Doherty	Preparer title Finance Director
Preparer email ddoherty@villageofmukwonago.com	Preparer phone (262) 363-6421
Contact name Diana Doherty	Contact title Finance Director
Contact email ddoherty@villageofmukwonago.com	Contact phone (262) 363-6421

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Submission Information	
Co-muni code	67153
TID number	004
Submission date	06-21-2022 09:44 AM
Confirmation	TIDAR20211833O1655822658848
Submission type	ORIGINAL

TID #4 Summary of Sources & Uses of Funds

TID #4 Summary of Sources & Uses of Funds							Cumulative Total thru FY 2021	Cumulative Capital Project Costs																		2038 - Final Collection Year	Estimated total Rev & Exp 2021 thru 2028-30 (possible payoff)
		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037					
Sources	Tax Increments			37,268	40,536	82,368	160,172		276,792	276,792	276,792	276,792	276,792	276,792	276,792	276,792	276,792	276,792	276,792	276,792	276,792	276,792	276,792	276,792	276,792		
	Special Assessment						-																				
	Exempt Computer Aid						-																				
	Investment Income			1,829	575	82	2,486		179	401	627	851	1,079	1,262	1,397	1,507	1,733	1,967	2,504	3,042	3,581	4,122	4,663	5,206	5,750		
	Other				49,223		49,223																				
	Transfer from Other Funds						-																				
	Proceeds from Developer						-																				
	Premium on Long-Term Debt			6,377			6,377																				
	Proceeds of Long-Term Debt			150,000	1,240,000		1,390,000																				
	TOTAL SOURCES	-	-	195,474	1,330,334	82,451	1,608,259		276,971	277,193	277,419	277,643	277,871	278,054	278,189	278,299	278,525	278,759	279,296	279,834	280,373	280,914	281,455	281,998	282,542	1,943,340	
Uses of Funds	Capital Expenditures (incl Professional Services & Admin Costs)	36,323	2,639	203,739	14,356	14,828	271,885	1,421,885	10,151	10,151	10,151	10,151	10,151	10,151	10,151	10,151	10,151	10,151	10,151	10,151	10,151	10,151	10,151	10,151	10,151		
	Land Acquisition						-																				
	Grant Disbursed to Developer				1,150,000		1,150,000																				
	Financing Costs						-																				
	Transfers to Other Funds						-																				
	Principal on Long-Term Debt				5,325	5,325	10,650		130,325	130,325	133,876	133,876	159,527	187,278	204,142	150,000	150,000										
	Interest on Long-Term Debt			3,375	46,586	36,302	86,263		25,361	23,597	21,632	19,458	16,817	13,329	8,897	4,875	1,650										
	TOTAL USES	36,323	2,639	207,114	1,216,267	56,455	1,518,798		165,837	164,073	165,659	163,485	186,495	210,758	223,190	165,026	161,801	10,151	10,151	10,151	10,151	10,151	10,151	10,151	10,151	1,606,324	
	Revenues over (under) expenditures	(36,323)	(2,639)	(11,640)	114,067	25,995	89,460		111,134	113,120	111,760	114,158	91,376	67,296	54,999	113,273	116,724	268,608	269,145	269,683	270,222	270,763	271,304	271,847	272,391		
	Fund Balance @ Year End	(36,323)	(38,962)	(50,602)	63,465	89,460	89,460		200,594	313,714	425,474	539,632	631,008	698,304	753,303	866,576	983,300	1,251,908	1,521,053	1,790,736	2,060,958	2,331,721	2,603,025	2,874,872	3,147,263	426,476	

Outstanding Debt principal balance at 12/31/20:	1,379,350	1,249,025	1,118,700	984,824	850,948	691,421	504,143	300,001	150,001	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
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TID Base Value	6,368,000
TID Increment Value	16,612,200
TOTAL TID VALUE - 2021	22,980,200