

Village of Mukwonago
**Notice of Meeting and Joint Review Board Waukesha County TID 3 & 4
Agenda**

**JOINT REVIEW BOARD MEETING
Monday, August 2, 2021**

Time: **10:00 am**
Place: ***Virtual***

Zoom Log On Information

**[https://us02web.zoom.us/j/83648207168?
pwd=WFgzTWNDTk1LZmhsdGFyQjRyK3pTUT09](https://us02web.zoom.us/j/83648207168?pwd=WFgzTWNDTk1LZmhsdGFyQjRyK3pTUT09)**
Meeting ID: 836 4820 7168 Passcode: 136966
Dial by your location+1 312 626 6799 US (Chicago)

- 1. Call to Order**
- 2. Roll Call**
- 3. Election and/or reaffirmation of Chairperson**
- 4. Annual Reports**
 - 4.1 Review and acceptance of TID 3 Annual Reports
[67153-TID003-Annual Report-2020](#)
[TID 3 Cumulative History & Projections 06-21-2021 Update](#)
 - 4.2 Review and acceptance of TID 4 Annual Reports
[67153-TID004-Annual Report-2020 \(1\)](#)
[TID 4 Cumulative History & Projections 06-21-2021 Update](#)
- 5. Adjourn**

Membership: Village President Fred Winchowky, Resident Mary Patz, Andrew Thelke - Waukesha County, Jane Kittel - Waukesha County Technical College, Tom Karthhausser - Mukwonago School District, Diana Doherty - Village Finance Director, Diana Dykstra - Village Clerk-Treasurer

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.

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 67153	Municipality MUKWONAGO		County WAUKESHA	Due date 07/01/2021	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	\$1,055,052

Section 3 - Revenue	Amount
Tax increment	\$909,718
Investment income	\$9,119
Debt proceeds	\$1,712,504
Special assessments	\$13,014
Shared revenue	\$30,249
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$2,674,604

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$5,149
Professional services	\$1,711
Interest and fiscal charges	\$218,841
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	\$37,504
Principal on long-term debt	\$2,577,767
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$2,841,122

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$888,534
Future costs	\$7,657,721
Future revenue	\$6,773,308
Surplus or deficit	\$4,121

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

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
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Submission Information	
Co-muni code	67153
TID number	003
Submission date	06-21-2021 11:22 AM
Confirmation	TIDAR20201833O1624292537599
Submission type	ORIGINAL

TID #3 Summary of Sources & Uses of Funds

TID #3 Summary of Sources & Uses of Funds		PROJECTIONS THRU ORIGINAL TID TERM DATE									2027 - FINAL Collection Year	3 YEAR EXTENSION IF NECESSARY		
		2019	2020	Cumulative Total thru FY 2020	Cumulative Capital Project Costs	2021	2022	2023	2024	2025	2026 - TID Termination	2028	2029	2030
Sources	Tax Increments	792,039	909,717	10,597,864		914,266	918,837	923,431	928,048	932,688	937,352	942,039		
	Special Assessment	23,321	13,014	73,587		18,000	18,000	18,000	18,000	18,000	18,000	18,000		
	Exempt Computer Aid	20,521	30,249	148,937		20,521	20,521	20,521	20,521	20,521	20,521	20,521		
	Investment Income	28,009	9,119	519,076		1,000	1,000	1,000	1,000	1,000	1,000	1,000		
	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	46,682,997		953,787	958,358	962,952	967,569	972,209	976,873	981,560	-	-
Uses of Funds	Capital Expenditures (incl Professional Services & Admin Costs)	9,624	7,010	9,352,277	11,997,269	5,000	5,000	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	28,761,343		746,532	867,087	1,024,134	1,061,756	1,179,392	657,901	428,786	428,786	218,954
	Interest on Long-Term Debt	181,824	256,345	4,055,868		199,664	160,877	136,927	107,847	75,129	48,231	28,236	15,372	6,751
	TOTAL USES	2,084,248	2,841,122	45,794,463		951,196	1,032,964	1,166,061	1,174,603	1,259,521	711,132	462,022	444,158	225,705
	Revenues over (under) expenditures	101,268	(166,519)	888,534		2,591	(74,606)	(203,109)	(207,034)	(287,312)	265,741	519,538		
	Fund Balance @ Year End	1,055,053	888,534	888,534		891,124	816,518	613,409	406,375	119,064	384,805	904,343		
Outstanding Debt principal balance at 12/31/20:			6,841,405			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)

Estimated total Rev & Exp 2021 thru 2030

6,773,308

7,657,721

4,121

TID Base Value	2,389,500
TID Increment Value	53,159,900
TOTAL TID VALUE - 2020	55,549,400

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 67153	Municipality MUKWONAGO		County WAUKESHA	Due date 07/01/2021	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	\$-50,602

Section 3 - Revenue	Amount
Tax increment	\$40,536
Investment income	\$575
Debt proceeds	\$1,240,000
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source \$ from Lynch Property Remediation Escrow	\$49,223
Total Revenue (deposits)	\$1,330,334

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$11,000
Professional services	\$3,206
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	\$6,586
Debt issuance costs	\$40,000
Principal on long-term debt	\$5,325
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name The Pointe Apartment LLC	\$1,150,000
Transfer to other funds	
Other expenditures	
Total Expenditures	\$1,216,267

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$63,465
Future costs	\$1,766,592
Future revenue	\$1,886,094
Surplus or deficit	\$182,967

Section 6 - Preparer/Contact Information	
Preparer name Diana Doherty	Preparer title Finance Director
Preparer email ddoherty@villageofmukwonago.com	Preparer phone (262) 363-6420
Contact name Diana Doherty	Contact title Finance Director
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Form PE-300	TID Annual Report	2020 WI Dept of Revenue
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Submission Information	
Co-muni code	67153
TID number	004
Submission date	06-21-2021 11:41 AM
Confirmation	TIDAR20201833O1624293682830
Submission type	ORIGINAL

TID #4 Summary of Sources & Uses of Funds

TID #4 Summary of Sources & Uses of Funds							Cumulative Total thru FY 2020	Cumulative Capital Project Costs																		2038 - Final Collection Year
	2017	2018	2019	2020			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037			
Sources			37,268	40,536	77,804		82,366	253,836	255,105	256,381	257,663	258,951	260,246	261,547	262,855	264,169	265,490	266,817	268,151	269,492	270,840	272,194	273,555	274,922		
Tax Increments					-																					
Special Assessment					-																					
Exempt Computer Aid					-																					
Investment Income			1,829	575	2,404																					
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	1,525,808		82,366	253,836	255,105	256,381	257,663	258,951	260,246	261,547	262,855	264,169	265,490	266,817	268,151	269,492	270,840	272,194	273,555	274,922		
Uses of Funds						1,407,057	11,000	11,000	111,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	5,000	5,000	5,000	5,000	5,000	5,000		
Capital Expenditures (incl Professional Services & Admin Costs)	36,323	2,639	203,739	14,356	257,057																					
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		5,325	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	49,961		36,302	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	1,462,343		52,627	166,686	264,922	166,508	164,334	187,344	211,607	224,039	165,875	162,650	11,000	11,000	5,000	5,000	5,000	5,000	5,000	5,000		
Revenues over (under) expenditures	(36,323)	(2,639)	(11,640)	114,067	63,465		29,739	87,150	(9,817)	89,873	93,329	71,607	48,639	37,508	96,980	101,519	254,490	255,817	263,151	264,492	265,840	267,194	268,555	269,922		
Fund Balance @ Year End	(36,323)	(38,962)	(50,602)	63,465	63,465		93,204	180,354	170,537	260,410	353,738	425,345	473,984	511,492	608,472	709,991	964,480	1,220,298	1,483,449	1,747,941	2,013,780	2,280,974	2,549,529	2,819,451		

Estimated total
Rev & Exp 2021
thru 2028-30
(possible payoff)

1,886,094

1,766,592

182,967

Outstanding Debt principal balance at 12/31/20:	1,384,674	1,379,349	1,249,024	1,118,699	984,823	850,947	691,420	504,142	300,000	150,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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TID Base Value	6,368,000	Pointe estimate
TID Increment Value	4,775,800	10,000,000
TOTAL TID VALUE - 2020	11,144,800	21,144,800