

**VILLAGE OF WESTON
NOTICE OF JOINT REVIEW BOARD MEETING
TAX INCREMENTAL DISTRICT #1 & #2
MONDAY, SEPTEMBER 12, 2022 at 11:00 AM
WESTON MUNICIPAL CENTER
BOARD ROOM
5500 SCHOFIELD AVENUE,
WESTON, WI 54476
Agenda**



- 1) Call Meeting to Order.
- 2) Roll Call.
- 3) Opportunity for citizens to be heard.
- 4) Written Communications received.
- 5) Approval of minutes – April 06, 2022.
- 6) Presentation and discussion on performance and status of TID #1.
- 7) Presentation and discussion on performance and status of TID #2.
- 8) Set next meeting date, time, and location.
- 9) Any other business that lawfully comes before the JRB.
- 10) Adjournment of JRB.

Any person who has a qualifying disability as defined by the Americans With Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format must contact Jessica Trautman, at the Weston Village Offices at 715-359-6114, 5500 Schofield Avenue by 2:00 p.m. the Friday prior to the meeting so that any necessary arrangements can be made to accommodate each request.

Wisconsin State Statutes requires all agendas for committee, commission and Board meetings to be posted 24 hours prior to the meeting date and time. The final agenda and all meeting materials will be available for public inspection on the Village of Weston website located at <http://www.westonwi.gov/agendacenter>. Some or all of the members of the Joint Review Board, applicants, or members of the public, may participate in the meeting remotely by teleconference or videoconference via the Zoom links listed below. If you need an interpreter, translator, materials in alternative formats, or other accommodations to access this service, activity or program, please call the Village Clerk at 715-359-6114 immediately.

Join Zoom Meeting by Computer:
<https://zoom.us/j/5445915099>

Join Zoom Meeting by Phone:
+1 312 626 6799 US (Chicago)

Meeting ID: 544 591 5099

A quorum of members from other Village governmental bodies (boards, commissions, and committees) may attend the above-noticed meeting to gather information. No actions to be taken by any other board, commission, or committee of the Village, aside from the Joint Review Board. Should a quorum of other government bodies be present, this would constitute a meeting pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553,494 N.W.2d 408 (1993).

Pamela Brehm
Village Clerk

Published as a legal ad in the Wausau Daily Herald on Friday, September 2, 2022.



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN
OFFICIAL MEETING AGENDA OF THE JOINT REVIEW BOARD (JRB)
Weston Municipal Center Board Room
5500 Schofield Avenue, Weston, WI 54476

Monday, September 12, 2022, at 11:00 a.m.

A quorum of members from other Village governmental bodies (boards, commissions, and committees) may/might attend the above-noticed meeting to gather information. Should a quorum of other government bodies be present, this would constitute a meeting pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553,494 N.W.2d 408 (1993). No official actions other than those of the Joint Review Board shall take place.

Wisconsin State Statutes require all agendas for Committee, Commission, or Board meetings be posted in final form, 24 hours prior to the meeting. Any posted agenda is subject to change up until 24 hours prior to the date and time of the meeting. Some or all of the members of the Joint Review Board, applicants, or members of the public, may participate in the meeting remotely by teleconference or videoconference via the Zoom links listed below. If you need an interpreter, translator, materials in alternative formats, or other accommodations to access this service, activity or program, please call the Village Clerk at 715-359-6114 immediately.

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+1 312 626 6799 US (Chicago)

Meeting ID: 544 591 5099

1. Meeting called to order by JRB Chair Ermeling.
2. Roll Call by Secretary Lao
 - Vacant, resident/public member {Village}; Barbara Ermeling, Village Trustee {C} {Village}; Roxanne Lutgen, Vice President - Finance {Northcentral Technical College}; Kristi Palmer, Finance Director {Marathon County}; Matt Spets, Assistant Superintendent {D.C. Everest School District}.
3. Opportunity for citizens to be heard.
4. Written communications received.
5. Approval of minutes from the previous regular meeting: [April 6, 2022](#).
6. Presentation and discussion on performance and status of TID #1
 - a. [Acknowledgement of TID #1 Annual Report and Update](#).
7. Presentation and discussion on performance and status of TID #2
 - a. [Acknowledgement of TID #2 Annual Report and Update](#).
8. Any other business that lawfully comes before the JRB.
9. Adjournment of JRB.

Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE JOINT REVIEW BOARD (JRB)
held on Monday, April 6, 2022, at 9:00 a.m., in the Board Room, at the Municipal Center

AGENDA ITEMS.

1. Meeting called to order by JRB Chair & Village Trustee Barb Ermeling at 9:00 a.m.

2. Roll Call of Joint Review Board by Secretary Trittin.

Roll call indicated 5 Joint Review Board members present.

<u>Member</u>	<u>Present</u>
Bender, Bob	YES
Ermeling, Barb	YES
Breitenfeldt, Kathe*	YES
Palmer, Kristi	YES
Spets, Matt	YES

* Breitenfeldt designated to attend on behalf of Lutgen for Northcentral Technical College.

Village staff in attendance: Donner, Trautman, Trittin, and Wodalski. Consultant Greg Johnson, of Ehlers, was also in attendance.

3. Opportunity for citizens to be heard.

None.

4. Written communications received.

None.

5. Approval of minutes from the previous regular meeting: March 28, 2022.

Motion by Bender, second by Ermeling, to approve the minutes from March 28, 2022.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

<u>Member</u>	<u>Voting</u>
Bender, Bob	YES
Ermeling, Barb	YES
Breitenfeldt, Kathe	YES
Palmer, Kristi	YES
Spets, Matt	YES

6. Presentation on Proposed Project Plan Amendment to Tax Incremental District # 2.

Trittin stated the project plan amendment and resolutions approved by the Plan Commission and Village Board are in the packet. Donner stated the proposed amendment with a scaled back project plan were presented at the last JRB meeting; the amendment is being brought to the JRB for final review.

7. Deliberation and Action on Resolution 2022-JRB-001: A resolution approving Weston Village Board Resolution 2022-008 approving an amendment to the Tax Incremental District TID No. 2 (“TID #2”) Project Plan for the Village of Weston, Marathon County, Wisconsin.

Motion by Breitenfeldt, second by Bender, to approve Resolution 2022-JRB-001.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

<u>Member</u>	<u>Voting</u>
Bender, Bob	YES
Ermeling, Barb	YES
Breitenfeldt, Kathe	YES
Palmer, Kristi	YES
Spets, Matt	YES

8. Any other business that lawfully comes before the JRB.
None.

9. Adjournment of JRB.

Ermeling adjourned the meeting at 9:06 a.m.

Jenna Trittin, Recording Secretary

REQUEST FOR CONSIDERATION

Public Mtg/Date: Joint Review Board, September 12, 2022

Description: TIF District #1

From: Finance Department

Question: N/A

Background

The expenditure period for TIF District #1 ends in 2026. The current active project in TIF 1 is the Weston Avenue project, total estimated cost is 24M. The plan was to start the project next year, but it is currently behind schedule. The TIF is still on track to close in 2026.

Attached Docs: TIF #1 overview

Committee Action: None

FISCAL IMPACT: None

Recommendation: None

Recommended Language for Official Action

N/A

VILLAGE OF WESTON
 FINANCING & FEASIBILITY STUDY
 TAX INCREMENT DISTRICT #1
 2016-2021 ACTUAL

DESCRIPTION	Year #	19 ACTUAL 2016	20 ACTUAL 2017	21 ACTUAL 2018	22 ACTUAL 2019	23 ACTUAL 2020	24 ACTUAL 2021
PROJECT COSTS:	TOTAL						
Property Acquisition	5,738,249	-	-	-	-	-	-
Infrastructure Costs	47,116,522	31,384	23,346	2,562,885	136,138	37,156	1,380,907
Neighborhood Devel Plan for SE Quad	186,453	69,947	101,506	15,000	-	-	-
Study Options for Community ctr Dr/Camp Phillips	325,017	-	133,154	191,863	-	-	-
Other Planning Costs	-	-	-	-	-	-	-
Business Park Entrances	127,510	736	995	1,137	-	-	-
Building Construction	460	-	-	-	-	-	-
Advertising & Promotional Costs	79,885	Incl. In Adm.	Incl. In Adm.	Incl. In Adm.	-	-	-
Development Incentives	4,523,192	-	-	-	150,000	150,000	134,300
Administration & Planning	2,861,929	142,166	153,861	243,630	227,541	280,365	235,626
Organizational Costs	157,133	-	-	-	-	-	-
TOTAL COSTS	61,116,350	244,233	412,862	3,014,515	513,679	467,521	1,750,833
REVENUES:							
Property tax increment	69,641,807	4,671,795	4,787,918	5,082,333	5,363,999	5,653,765	5,911,973
Land Sales	4,725,317	-	66,335	-	160,750	107,600	379,000
Grants (including exempt comp aid& pptx)	3,631,664	72,932	29,050	29,477	80,804	144,250	207,696
Developer Guarantees	2,126,943	-	-	-	-	-	-
Special Assessments	1,686,357	89,117	14,697	-	-	-	-
Proceeds from escrow restructuring	227,904	-	-	-	-	-	-
BAB's Interest Rebates	393,624	40,157	38,096	36,176	26,779	23,672	-
Interest Income/Misc. Other	5,358,344	97,557	57,825	(37,926)	129,800	79,483	2,359,925
Transfer from other funds	346,898	-	-	-	-	-	-
TOTAL REVENUES	88,138,858	4,971,558	4,993,921	5,110,060	5,762,132	6,008,770	8,858,594
NET ANNUAL STATUS B/4 BORROWING	27,022,508	4,727,325	4,581,059	2,095,545	5,248,453	5,541,249	7,107,761
CAPITAL BORROWING:							
G.O. Bonds/Rev. Bonds - Actual	81,306,167	-	19,255,000	2,000,000	-	-	-
G.O. Bonds/Rev. Bonds - Actual - Cap. Int.	37,270	-	-	-	-	-	-
TOTAL CAPITAL BORROWING	81,343,437	-	19,255,000	2,000,000	-	-	-
REPAYMENT COSTS:							
Debt Service - Principal (actual)	61,065,146	4,224,902	21,523,376	1,542,469	1,930,705	4,905,772	1,264,718
Debt Service - Interest (actual)	27,384,030	1,310,525	1,075,792	554,469	591,504	510,307	379,269
Dest Service - amt to be reserved for future pmt	289,602	-	-	-	-	-	-
Debt Service - Principal Refunded (actual)	5,750,000	-	-	-	-	-	-
LOC - Repayments	1,949,333	-	141,920	164,238	150,000	150,000	500,000
Debt Service - Issue Costs/Misc.	1,397,649	-	404,996	2,851	2,312	3,087	2,263
Imputed Interest	67,723	5,403	3,112	-	-	-	-
TOTAL REPAYMENT COSTS	97,903,483	5,540,830	23,149,196	2,264,027	2,674,521	5,569,166	2,146,250
NET ANNUAL REVENUE over (under) COSTS		(813,505)	686,863	1,831,518	2,573,932	(27,917)	4,961,511
FUND BALANCE (DEFICIT), December 31	N/A	436,555	1,123,418	2,954,936	5,528,868	5,500,951	10,462,462
Debt Service Reserve Requirement:							
CDA Debt Service Reserve		3,983,838	1,570,358	1,570,358.00	1,570,358	1,570,358	1,570,358
Water Revenue Bonds Reserve - TIF #1		27,574	-	-	-	-	-
Sewer Revenue Bonds Reserve - TIF #1		79,165	-	-	-	-	-
Total Debt Service Reserve Requirement		4,090,577	1,570,358	1,570,358	1,570,358	1,570,358	1,570,358
Excess Fund Balance		-	-	1,384,578	3,958,510	3,930,593	8,892,104
(Shortfall) - Advanced from Other Funds		(3,654,022)	(446,940)	-	-	-	-
TOTAL FUND BALANCE, December 31		436,555	1,123,418	2,954,936	5,528,868	5,500,951	10,462,462
OUTSTANDING DEBT 12-31-2021 \$	14,685,000					3,782,654	8,744,165.00
						1,718,297	1,718,297.00
						5,500,951	10,462,462

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 37192	Municipality WESTON		County MARATHON	Due date 07/01/2022	Report type ORIGINAL
TID number 001	TID type 99	TID name TIF District #1	Creation date 03/30/1998	Mandatory termination date 03/30/2031	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$5,500,951

Section 3 - Revenue	Amount
Tax increment	\$5,911,973
Investment income	\$14,631
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$207,696
Sale of property	\$379,000
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source sale of material	\$2,345,294
Total Revenue (deposits)	\$8,858,594

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$1,380,907
Administration	\$181,292
Professional services	\$54,184
Interest and fiscal charges	\$381,532
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$1,264,718
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name FROM THE FOREST, LLC	\$134,300
Transfer to other funds	
Other expenditures	
Name LOC repayment to developer	\$500,000
Total Expenditures	\$3,897,083

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$10,462,462
Future costs	\$28,462,462
Future revenue	\$18,000,000
Surplus or deficit	\$0

Section 6 - Preparer/Contact Information	
Preparer name Jessica Trautman	Preparer title Finance Director/Treasurer
Preparer email jtrautman@westonwi.gov	Preparer phone (715) 241-2605
Contact name Jessica Trautman	Contact title Finance Director
Contact email jtrautman@westonwi.gov	Contact phone (715) 241-2605

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Submission Information	
Co-muni code	37192
TID number	001
Submission date	06-21-2022 03:32 PM
Confirmation	TIDAR20211970O1655843540880
Submission type	ORIGINAL

REQUEST FOR CONSIDERATION

Public Mtg/Date: Joint Review Board, September 12, 2022

Description: TIF District #2

From: Finance Department

Question: N/A

Background

The expenditure period for TIF District #2 ends in 2026. The Schofield Avenue Corridor remains a top priority for redevelopment. A plan was adopted, and the project plan was amended earlier this year. The Village is currently working with a consultant to promote the area.

Attached Docs: TIF 2 overview

Committee Action: None

FISCAL IMPACT: None

Recommendation: None

Recommended Language for Official Action

N/A

VILLAGE OF WESTON
 FINANCING & FEASIBILITY STUDY
 TAX INCREMENT DISTRICT #2
 2016-2021

DESCRIPTION	Year #	13	14	15	16	17	18
	TOTAL	ACTUAL 2016	ACTUAL 2017	ACTUAL 2018	ACTUAL 2019	ACTUAL 2020	ACTUAL 2021
PROJECT COSTS:							
Relocation Costs	-	-	-	-	-	-	-
Infrastructure Costs	3,230,030	-	-	-	282,770	139,974	-
Advertising & Promotional Costs	-	Incl. In Adm.	Incl. In Adm.	Incl. In Adm.	Incl. In Adm.	Incl. In Adm.	Incl. In Adm.
Development Incentives	271,746	-	-	-	-	-	-
Administration & Planning	1,215,632	30,037	27,698	111,234	57,124	51,216	61,713
Organizational Costs	-	-	-	-	-	-	-
TOTAL COSTS	4,717,408	30,037	27,698	111,234	339,894	191,190	61,713
PROJECT REVENUES:							
Property tax increment	12,323,027	338,243	398,660	393,993	427,655	483,918	566,459
Grants (including exempt comp aid)	402,036	11,315	11,492	11,661	15,867	24,103	32,340
BAB's Interest Rebate	2,031	-	-	-	-	-	-
Interest Income/Misc. Other	166,842	1,706	5,308	2,956	19,577	2,797	383
TOTAL REVENUES	12,893,936	351,264	415,460	408,610	463,099	510,818	599,182
NET ANNUAL STATUS B/4 BORROWING	8,176,528	321,227	387,762	297,376	123,205	319,628	537,469
CAPITAL BORROWING:							
G.O. Bonds/Rev. Bonds - Projected	-	-	-	-	-	-	-
G.O. Bonds/Rev. Bonds - Actual	3,588,333	-	-	-	-	-	-
TOTAL CAPITAL BORROWING	3,588,333	-	-	-	-	-	-
REPAYMENT COSTS:							
Debt Service - Principal (actual)	3,023,333	205,000	220,000	185,000	195,000	205,000	125,000
Debt Service - Interest (actual)	1,624,429	76,645	67,958	59,332	51,080	42,185	32,713
Debt Service - Principal (projected)	565,000	-	-	-	-	-	-
Debt Service - Interest (projected)	68,638	-	-	-	-	-	-
Debt Service - Issue Costs/Misc.	96,585	926	1,038	1,150	1,150	1,622	524
Imputed Interest	11,817	-	-	-	-	-	-
TOTAL REPAYMENT COSTS	5,389,802	282,571	288,996	245,482	247,230	248,807	158,237
NET ANNUAL REVENUE over (under) COSTS	6,375,059	38,656	98,766	51,894	(124,025)	70,821	379,232
FUND BALANCE (DEFICIT), December 31	N/A	321,599	420,365	472,259	348,234	419,055	798,287
Debt Service Reserve Requirement:							
CDA Debt Service Reserve		251,253	251,253	251,253	251,253	251,253	251,253
Total Debt Service Reserve Requirement		251,253	251,253	251,253	251,253	251,253	251,253
Excess Fund Balance		70,346	169,112	221,006	96,981	167,802	547,034
(Shortfall) - Advanced from Other Funds		-	-	-	-	-	-
TOTAL FUND BALANCE, December 31		321,599	420,365	472,259	348,234	419,055	798,287
Outstanding debt 12-31-2021	\$	565,000					

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 37192	Municipality WESTON	County MARATHON	Due date 07/01/2022	Report type ORIGINAL	
TID number 002	TID type 2	TID name Schofield Avenue Business Corridor	Creation date 05/17/2004	Mandatory termination date 05/17/2031	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$419,055

Section 3 - Revenue	Amount
Tax increment	\$566,459
Investment income	\$383
Debt proceeds	
Special assessments	
Shared revenue	\$32,340
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$599,182

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$42,667
Professional services	\$18,896
Interest and fiscal charges	\$33,237
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$125,000
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	\$219,950

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$798,287
Future costs	\$2,448,287
Future revenue	\$1,650,000
Surplus or deficit	\$0

Section 6 - Preparer/Contact Information	
Preparer name Jessica Trautman	Preparer title Finance Director/Treasurer
Preparer email jtrautman@westonwi.gov	Preparer phone (715) 241-2605
Contact name Jessica Trautman	Contact title Finance Director
Contact email jtrautman@westonwi.gov	Contact phone (715) 241-2605

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Submission Information	
Co-muni code	37192
TID number	002
Submission date	06-21-2022 03:45 PM
Confirmation	TIDAR20211970O1655844284442
Submission type	ORIGINAL