



Village of Weston, Wisconsin Tax Incremental District No. 2 Project Plan Amendment #3



Original TID #2 Project Plan Adopted in May 2004

Amendment #1 to Project Plan Adopted in January 2005

Amendment #2 to Project Plan Adopted in October 2021

Amendment #3 to Project Plan Authorized by Plan Commission: March 29, 2022

Amendment #3 to Project Plan Adopted by the Weston Village Board: March 29, 2022

Amendment #3 to Project Plan Approved by the Joint Review Board: April 6, 2022

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A. Introduction

The Village of Weston established Tax Incremental District No. 2 (TID #2) and adopted an associated Project Plan in 2004 to facilitate redevelopment along Schofield Avenue generally between Business Highway 51 and Birch Street.

TID #2 was established as a “blighted area district”, as defined by Section 66.1105(4)(gm)4), Wis. Stats. Pursuant to statutes, at time of creation not less than 50 percent, by area, of the real property in each blighted area district must need rehabilitation or conservation work. At the time of TID #2 creation, 55.4 percent of the real property area was found to be blighted.

The village adopted the first amendment to the Project Plan in 2005, which added two parcels. The village adopted the second amendment in 2021, which removed three parcels totaling 1.9 acres. Those parcels are part of larger planned redevelopment sites, in places where the same entity owned adjacent land outside the 2005 TID #2 boundary. With the second amendment, TID #2 now includes 110.2 acres.

The Village of Weston must close TID #2 no later than May 17, 2031 and make or allocate expenditures by May 17, 2026. The final year of increment collection is 2032.

Since 2005, the village has amended its land use, redevelopment, and infrastructure plans affecting the TID #2 area. These include the 2016 *Vision and Directions* volume (Volume 2) of the *Village of Weston Comprehensive Plan*, the 2021 *Schofield Avenue Corridor Plan*, and the village’s capital improvement program. These newer plans and programs—and the limited remaining periods for TID #2—suggest this Amendment #3 to the Project Plan for TID #2 as a primary implementation tool.

Until 2021, the same document served as both the TID #2 Project Plan and a statutory redevelopment plan for the coterminous Redevelopment Project Area #2. The redevelopment project plan elements of the combined 2005 TID #2 Project Plan/Redevelopment Area #2 Project Plan remain unchanged. In other words, that 2005 document remains the redevelopment plan for Redevelopment Project Area #2.

B. Purpose of this Plan

This Amendment #3 to the Project Plan for TID #2 (“Project Plan”) enumerates possible private development incentives as a funding priority to advance further redevelopment and tax increment within TID #2. This Project Plan also anticipates the potential to utilize TID #2 to acquire land for later resale and to rebuild Schofield Avenue when necessary.

Rejuvenating TID #2 for its final decade in the manner described in this Project Plan has several benefits to property owners and businesses within the TID, and to taxpayers within the Village and beyond. The *Schofield Avenue Corridor Plan*, adopted by the Village Board in 2021 following a recommendation from the Plan Commission, presents a compelling vision for continuing to transform the TID #2 area as a modern center of business and mixed use (re)development. These types of projects will significantly increase tax base, bring underperforming properties to a higher value, and inject residential density into this

commercial corridor. The vision also includes new opportunities for direct support for new business investment within TID #2.

This Project Plan includes no territory amendments. Map 1 shows the TID #2 territory. Appendix B includes “tile” maps that zoom in on the east and west sides of the amended TID #2 and that indicate parcel numbers.

Implementation of this Project Plan, including any listed expenditure within it, will require a case-by-case authorization by the Village Board. Expenditures will be based on market conditions and the status of the TID at the time each expenditure is being contemplated and will prioritize private development incentives. The Village Board is not mandated to make any expenditure described in this Project Plan but is limited to the types of expenditures listed herein.

C. Benefits of TID #2 Amended Project Plan

This Project Plan will promote the continued orderly (re)development within TID #2, on nearby lands that contributes to the further development in TID #2, and for the village as a whole. The Project Plan makes these contributions by:

- Facilitating further high-quality commercial, mixed use, and residential revitalization and tax base growth to an extent that would not occur “but for” TID #2 support.
- Increasing commercial activity, jobs, and residents within and near TID #2 with the intent to spur related growth and activity within TID #2.
- Promoting higher-end, sustainable site and building designs and practices, in combination with other village planning and zoning standards.
- Supporting safe and efficient movement along and across Schofield Avenue.
- Enabling the village to contribute to the advancement of TID #2 as a center of business development and gathering in a rapidly evolving market.
- Aiding in the implementation of the adopted *Schofield Avenue Corridor Plan* for the portion of its planning area that intersects with TID #2, including the potential redevelopment sites and opportunities identified in that *Plan*.

Village of Weston

Marathon County, Wisconsin



Map 1: TID #2 Boundary



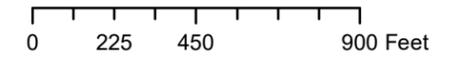
Map Version 4

Map Creation Date: 4/27/2022

Adoption Date (JRB): 4/6/2022

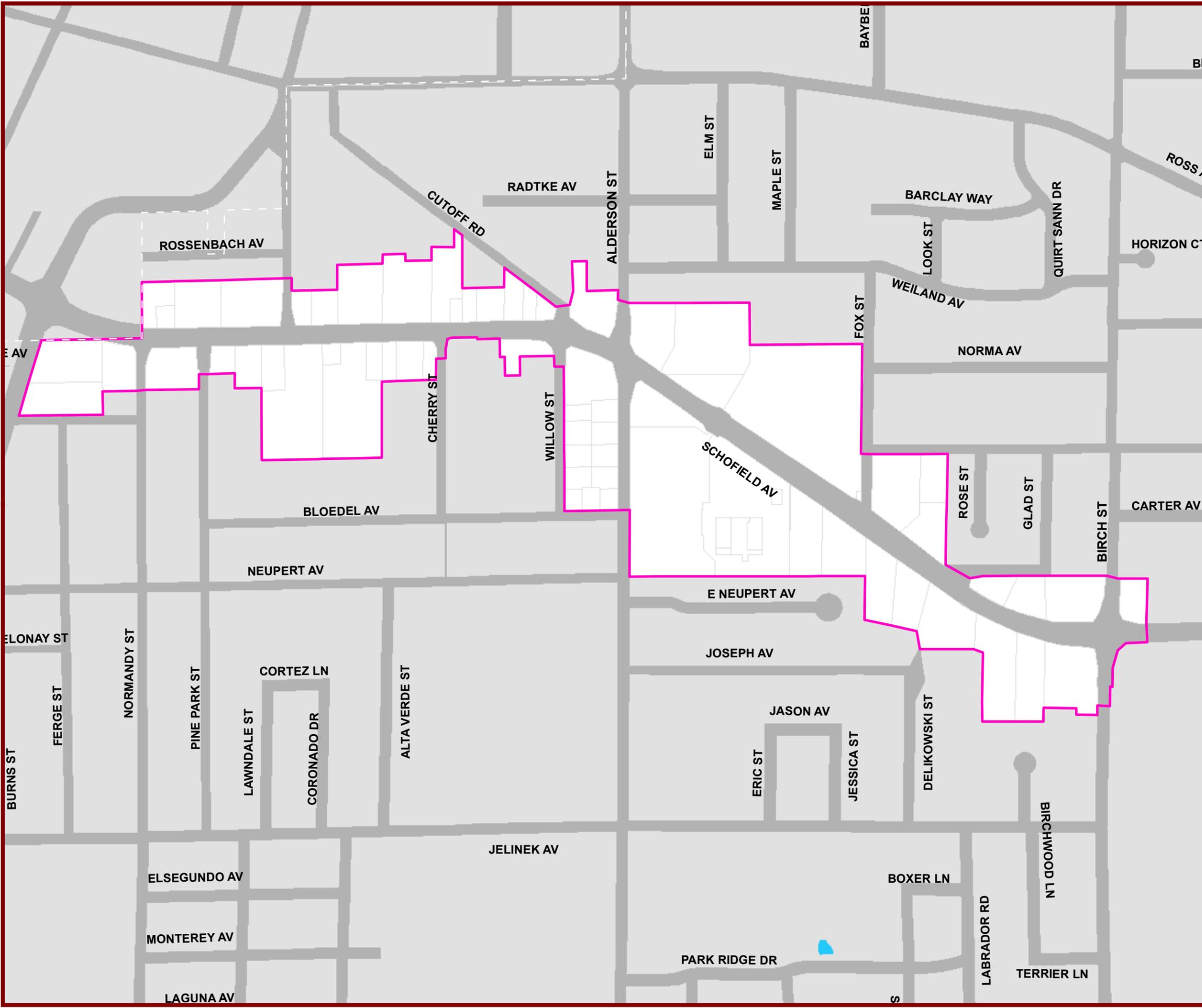
Map Author: Nate Crowe

Map by the Technology Services Department
Village of Weston



Legend

- Weston Village Limits (2022)
- TID #2 Boundary
- Surface Water
- Roads
- Parcels



D. Existing Land Uses and Conditions of Real Property

Map 2 depicts existing uses and conditions of real property within the amended TID boundary.

Different portions of TID #2 were developed and redeveloped at significantly different times beginning in the 1940s. Initial development aligned with Schofield Avenue's original purpose as State Highway 29 and the primary entryway to Wausau from the east. In the past few decades, Schofield Avenue has evolved as suburbanization has increased and Highway 29 was rerouted. This evolution has not been uniform or complete.

The segment of Schofield Avenue within TID #2 underwent extensive urbanization (e.g., curb and gutter, medians) and streetscaping (e.g., landscaping, decorative lights, monuments) in the mid-2000s following the establishment of TID #2. This segment consists of four travel lanes, medians, designated left and right turn lanes, and sidewalks.

Existing land uses along Schofield Avenue within TID #2 primarily consist of commercial services and retail. These occupy both modern buildings and older buildings. Sometimes these are former residential buildings fully or partially converted to commercial use. Labeled under the number 3 on Map 2, TID #2 also contains a former mobile home park, vacant at time of writing.

The condition of real property within TID #2 is mixed. While it contains several modern commercial buildings and sites, it also includes older buildings and sites with signs of deterioration and obsolescence. Some of these same lots, plus others, are often too small for modern commercial and mixed-use development, suggesting the need for consolidation and redevelopment to achieve the objectives for TID #2 and the *Schofield Avenue Corridor Plan*. Site improvements sometimes do not meet modern expectations, such as gravel parking lots and unscreened outdoor storage.

Village of Weston Marathon County, Wisconsin



Map 2: Existing and Planned Uses and Conditions of Real Property in TID #2



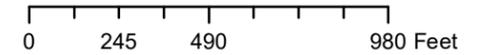
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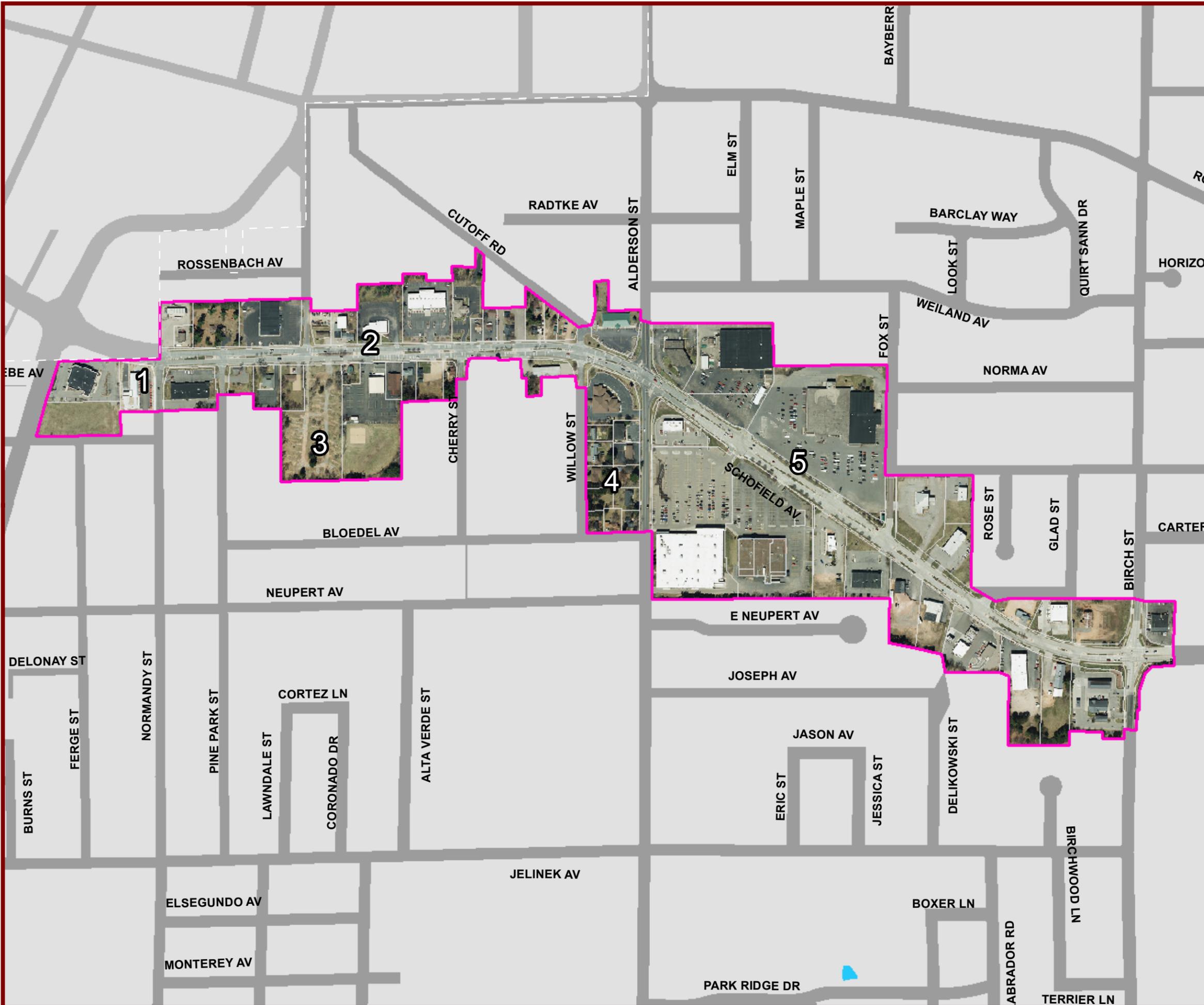


Legend

- Weston Village Limits (2022)
- Surface Water
- TID #2 Boundary
- Parcel Lines

	Predominant Existing Use	Predominant Future Use
1	Commercial	Community Commercial/Office
2	Commerical/Residential Mix or Flex	Commerical/Residential Mix or Flex
3	Manufactured Home Park	Multiple Family Residential
4	Single Family Residential	Multiple Family Residential
5	Commercial	Community Commercial/Office

Note: See the Schofield Avenue Corridor Plan for a more detailed depiction and description of recommended future land uses.



E. Consistency with Other Village Plans

This Project Plan is consistent with, and designed to effectively implement, the goals, objectives, policies, and initiatives for this area as represented in the *Village of Weston Comprehensive Plan*. The following sections summarize applicable *Comprehensive Plan* goals, objectives, and recommendations for the TID #2 area.

Economic Development Recommendations

TID #2 supports the village's long term economic development strategy, as articulated within the *Comprehensive Plan*. While the village's strategy is articulated in detail in the Economic Development chapter of Volume 2 of the *Comprehensive Plan*, that entire volume has an emphasis on economic growth and health. TID #2 best advances the following economic development initiatives included in Volume 2:

- Attract Retailers in Targeted Sectors.
- Attract Families and Professionals to Weston.

TID #2 also best advances the following economic development policies in Volume 2:

- Collaborate with regional and local business development agencies to advance economic development, retain existing businesses, and help them succeed and grow, and provide business services and networking.
- Support the redevelopment, infill, and rehabilitation of underutilized sites that are planned for commercial, industrial, and mixed uses in the community.
- Continue to support infrastructure improvements that drive economic activity, such as improvements to the utility, highway, and broadband networks.

Schofield Avenue Corridor Plan

The *Schofield Avenue Corridor Plan*, which is a detailed element of the village's adopted *Comprehensive Plan*, includes the village's vision for the area north and south of Schofield Avenue, extending 3.5 miles from Business Highway 51 in the west to Ryan Street in the east. The *Corridor Plan* is a blueprint for future (re)development, zoning decisions, and transportation investments along and near Schofield Avenue. The planning area for this *Corridor Plan* includes all of TID #2.

The *Corridor Plan* identifies lands in TID #2 for a variety of future land uses, including:

- "Community Commercial/Office" land uses between Business 51 and Pine Park Street, and between Willow Street/Cut Off Road and Birch Street, which include commercial service, retail, restaurant, office, institutional, and related non-residential land uses.
- "Commercial/Residential Mix or Flex" uses between Pine Park Street and Willow Street/Cut Off Road, which include "Community Commercial/Office", "Multiple Family Residential", or some combination skillfully integrated in the same building or site. Housing units should generally be located further from Schofield Avenue and/or in upper stories.

- “Multiple Family Residential” uses, including on and near the southern portions of the former mobile home park site south of the Schofield Avenue/Pine Street intersection and south of the Willow Street/Schofield Avenue intersection.

These desired future land uses reflect the uses proposed under this TID #2 Project Plan, as generally depicted in Map 2.

The *Schofield Avenue Corridor Plan* details a vision of future land use and conceptual redevelopment opportunities within and near TID #2. Actual redevelopment projects and sites will likely vary somewhat from those depicted in that *Corridor Plan*, and there may be other redevelopment projects/sites that are not depicted on the maps within the *Corridor Plan*. Most redevelopment projects will require assembly of different adjacent lots, demolition of existing buildings, and reconfiguration of existing site improvements. Through this Project Plan and the *Schofield Avenue Corridor Plan*, the village desires to be in a position to facilitate and assist with such redevelopment, when property owners are interested and per the terms of these plans.

Also, through the *Corridor Plan*, the village envisions transportation and utility improvements, including improvements to existing intersections and upgrades to bike/pedestrian crossings and other infrastructure.

F. Zoning

Map 3 depicts zoning in TID #2 as of March 7, 2022. The vast majority of lands within TID #2 are zoned B-2 Highway Business, which allows a range of commercial service, retail, and compatible uses. Other lands in TID #2, particularly south of Schofield Avenue, are currently zoned 2F Two Family Residential, SF-S Single Family Residential-Small Lot, B-1 Neighborhood Business, and MH Manufactured Home.

Future zoning may differ somewhat from current zoning to implement the village’s *Comprehensive Plan*, including its *Schofield Avenue Corridor Plan*. Almost certainly, the MH-zoned site will be rezoned to accommodate recommended redevelopment there. In 2021, the village established a PD Planned Development zoning district. The PD district is intended to encourage and promote improved environmental design by allowing for greater freedom, imagination, and flexibility in land developments so zoned, as compared applying one or more standard zoning districts. Given its emphasis on mixed uses and creative design, the PD district may be utilized for a number of redevelopment projects in TID #2.

Regardless of zoning district, future development within TID #2 will be subject to village zoning, subdivision, and other related ordinances governing land development. Over the past six years, the village has updated and later refined its zoning and subdivision ordinances to streamline development approval processes and to assure that all new development within and outside of TID #2 is of high and lasting quality.



Map 3: Existing Zoning within TID #2



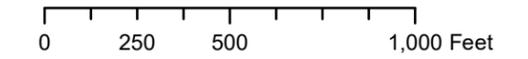
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Legend

Weston Village Limits (2022)

TID #2 Boundary

Surface Water

Parcels

Zoning Districts

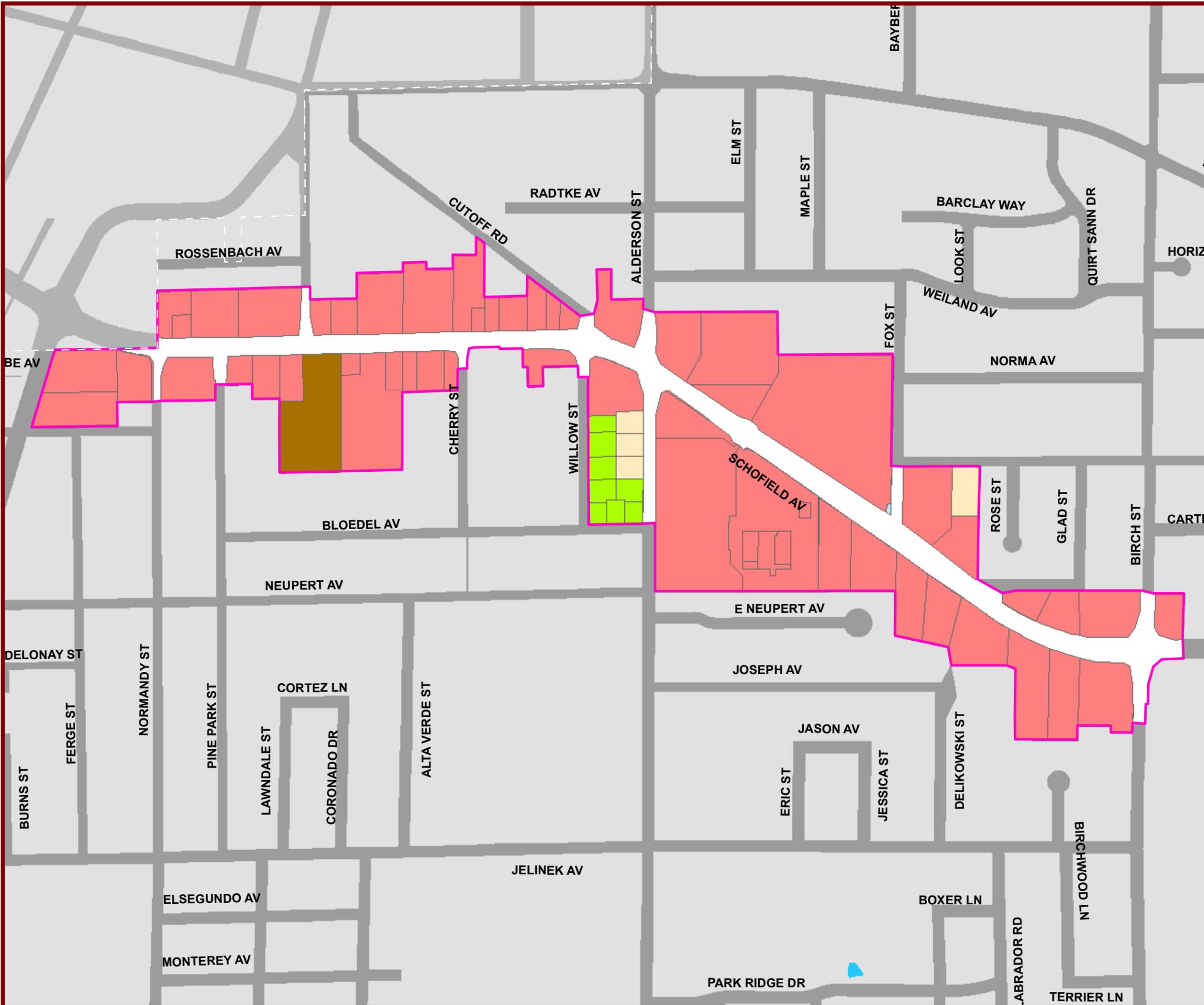
2F - Two Family Residential

B-1 - Neighborhood Business

B-2 - Highway Business

INT - Institutional

MH - Manufactured Home



G. Proposed Public Projects, Estimated Costs, and Economic Feasibility Analysis

The goal of the proposed project activities identified in this section is to provide the necessary developer incentives, public improvements, and environment to attract and stimulate further private investment and redevelopment in TID #2. There are several categories of proposed project activities, including:

- Potential redevelopment incentive funding to facilitate individual commercial, mixed-use, and/or multiple family residential redevelopment building projects. It is the intent of the Weston Village Board to work with individual property owners, developers, and businesses by potentially offering funding support based on performance criteria, further described below.
- Potential public acquisition, land assembly, building demolition, and site remediation in advance of future resale and redevelopment.
- As a lower priority and generally no sooner than 2025 (see next section), the reconstruction of all or parts of Schofield Avenue from Birch Street to the western village limits.
- Administration, legal, planning, engineering, and other associated costs to administer and implement the Project Plan.
- Financing costs, including interest expense and fees to issue debt.

Potential Public Infrastructure Projects and Estimated Costs

The last remaining public infrastructure project that may be undertaken within TID #2 is the reconstruction of Schofield Avenue for approximately 1.15 miles between Normandy and Birch Streets. The estimated project cost is \$3.5 million in 2021 dollars, as estimated by the Village's Director of Public Works. This project may be completed all at once, or in phases over time, starting not sooner than 2025. The only exception to this 2025+ start date is for improvements intended to facilitate or serve specific one or more nearby private real estate (re)development projects in TID #2.

Schofield Avenue reconstruction will require specific implementation authorization by the Village Board, even though it is included in this Project Plan. Improvements may include some or all of the following:

- Replacement of curb and gutter where warranted.
- Removal and replacement of pavement surface.
- Storm sewer improvements to address localized flooding issues that occur during heavy rains.
- Sanitary sewer and water main improvements to enhance utility service to redevelopment sites.
- Replacement of traffic signals beyond their useful life with more efficient technology.
- Traffic movement improvements where warranted, including the potential for left turn lanes at Birch and Alderson Streets.
- Improved pedestrian crossings and sidewalk ramps to meet accessibility requirements.
- Low-maintenance boulevard and terrace enhancements.

Development Incentives

This Project Plan also includes, as its first priority, a program for TID funding incentives for building projects and investments that significantly advance the goals of this TID. The potential maximum budget for development incentives is \$2,750,000, based on an analysis of incentives that may be required to achieve a critical mass of redevelopment projects envisioned in the *Schofield Avenue Corridor Plan*.

The availability of incentives depends on an analysis of each particular building opportunity under a set of criteria that reflects the village's objectives and the focus on success of the TID. The general criteria that will be utilized are as follows:

1. Compatibility with village's vision, design standards, and recommended land uses, as articulated in the village's *Comprehensive Plan* (including the *Schofield Avenue Corridor Plan*) and generally described earlier in this Project Plan.
2. Projects that meet applicable zoning requirements, particularly those that will positively affect property values following construction.
3. Capacity to open new markets and niches, such as food-based businesses and shopping and dining opportunities not currently present in Weston.
4. Extent to which project will meet/exceed tax increment value targets of the TID.
5. Level of village risk in providing financial support, including consideration of an increment guarantee from the entity seeking the incentive.
6. Potential catalytic effect of project on other projects in TID #2 that will advance the objectives in this Project Plan and other village plans.
7. Likelihood of business attracting other desirable businesses to Weston, through agglomeration, spin-off development, or supplier/customer relationships.
8. Extent to which the project complements or advances existing businesses in Weston.
9. Likely timetable for development and build-out of site is relatively short.
10. Projected number of employees and quality of jobs.
11. Projected wage/salary structure.
12. Extent to which the project incorporates principles of sustainable ("green") building and site design, advancing the village's charter member status as a "Green Tier Legacy" community.
13. Impact on the environment and nearby land uses, transportation, and utilities is negligible or mitigated by the project.
14. Impact on village service costs.
15. Level of competition from other states, regions, and municipalities.

The types of projects and initiatives for additional development incentive funds will vary depending upon the needs of each building project that the village elects to fund. Possible uses for these development incentive funds include, but are not limited to, assisting businesses and developers with the private costs incurred for:

1. Infrastructure projects required to serve the building project that is being considered.
2. Reimbursement for utility connection and impact fees associated with public infrastructure for which the village has adopted and requires such fees.
3. Land acquisition for future resale for development.
4. Land cost write downs.
5. Contribution of funds to developers to support efforts to close financing gaps.
6. Site preparation, including demolition, remediation, and relocation when necessary.
7. Marketing expenses, including those that may be required to adjust marketing materials and communications associated with the potential renaming of Schofield Avenue.
8. Job training.
9. Provision of development amenities that enhance the overall TID (e.g., building quality or landscaping that exceeds minimum ordinance standards).
10. Other reasonable expenses that may be necessary to accomplish the development project in a manner that meets the village's criteria, as described in the previous list.

The focus of the development incentive funds will be on redevelopment projects within TID #2, including but not limited to those described in the *Schofield Avenue Corridor Plan*.

Direct development incentive funds will be offered only if a binding agreement is executed between the entity requesting the funding and the village. Such agreements will be designed to assure completion of projects/initiatives for which funding support is provided, and future reimbursement of a least some TID funding through future tax increment or as otherwise guaranteed by the recipient of TID assistance. Given the relatively short remaining life of TID #2, it may not be possible to fully recover each incentive through tax increment on each project, but no incentive would in any case be granted which jeopardizes the financial health of TID #2.

Land Acquisition and Preparation for Redevelopment

In limited circumstances, the village or its Community Development Authority may acquire or assemble land, and/or demolish structures or complete site remediation on acquired land, in advance of future resale and private redevelopment. Either entity may also expend funds associated with the voluntary relocation of existing businesses and residents to facilitate redevelopment. Such activities would be focused within redevelopment opportunity areas designated within the *Schofield Avenue Corridor Plan*. The potential maximum budget in this category is \$750,000, which may instead be shifted to private redevelopment expenses to the extent not required in this category. Regardless, the intent is to achieve private redevelopment and tax base increase.

Summary of Total Estimated TID Project Costs

Table 1 contains information relative to the projects and expenditures that the village may undertake within TID #2 during the remainder of the expenditure period. In addition, included for reference purposes, is a listing of the project cost estimates for the original TID #2 Project

Plan and the first amendment to the Project Plan, and the status of actual expenditures as of December 31, 2021.

This Project Plan and Table 1 is not meant to be a budget, nor an appropriation of funds for specific projects, but a framework within which to manage projects. Expenditures will depend on a continual reassessment of the health and capacity of TID #2. Scheduling of project activities will be carefully evaluated to ensure that the projected economic stimulation is occurring, or is expected to occur, prior to committing to the project. If TID #2 cannot afford any particular expenditure, or that expenditure is not then expected to achieve sufficient benefit to TID #2, it will not be undertaken.

The village may, near the end of the expenditure period on May 17, 2026, assign some or all of the then-current cash balance for TID #2 in an escrow account, to potentially be allocated to expenditures authorized in this Project Plan between 2026 and 2031. All such expenditures would be subject to subsequent Village Board authorization.

Table1: Original and Amended TID #2 Project Costs

Cost Category	(1) Original & Amendment #1 Project Costs	(2) Actual Expended Costs as of 12/31/2021	(3) Additional Potential Project Costs through Amendment #3 ¹	(2) + (3) Total Potential District Costs
Public Infrastructure ²	\$1,800,000	\$3,230,030	\$3,500,000	\$6,730,030
Land Acquisition & Preparation for Redevelopment ³	\$0	\$0	\$750,000	\$750,000
Development Incentives ⁴	\$310,000	\$271,746	\$2,750,000	\$3,021,746
General Administrative, Legal, & Planning	\$180,000	\$653,919	\$723,550	\$1,377,469
Financing Costs (Interest) ⁵	\$921,238	\$1,694,994	\$578,200	\$2,273,194
Totals	\$3,211,238	\$5,850,689	\$8,301,750	\$14,152,439

Notes:

- ¹ The expense allowances in column 3 illustrate additional expenses TID #2 would be able to absorb under the development and revenue projections in Tables 2 and 3. Each projected expense will require subsequent authorization from the Village Board; inclusion in this table and Project Plan does not provide such authorization.
- ² Additional potential costs (column 3) include only the reconstruction of Schofield Avenue, as described earlier in this Project Plan, as a lower priority than development incentives and not before 2025 except where intended to facilitate or serve one or more nearby private real estate (re)development projects in TID #2.
- ³ Includes potential village land acquisition, preparation, and/or relocation to facilitate land resale to private entities for redevelopment. Original project plan included this category of potential expense but assigned no budget for such activities.
- ⁴ Intended to incentivize private (re)development that is in accordance with the general criteria and eligible types of projects in the "Development Incentives" section earlier in this Project Plan.
- ⁵ Projected interest expense in column (3) is the estimated interest cost included in Table 4.

Other Potential Sources of Funding

TID project costs can be funded from the issuance of debt, with the principal and interest paid back with tax increment from property within the TID, or directly by tax increments generated by the TID.

It is the intent of the village staff to identify potential non-TID funding sources for individual projects identified within this Project Plan or otherwise occurring in the TID. It will be the village staff's responsibility, with Village Board approval, to investigate and pursue promising funding sources as part of a comprehensive funding strategy.

General Economic Feasibility

The information and Tables 2 through 5 prepared by Ehlers and contained within this section demonstrate that the TID #2 and this Project Plan is economically feasible insofar as:

- The village has available to it the means to secure the necessary financing required to reconstruct Schofield Avenue, as described earlier in this Project Plan. A listing of "Available Financing Methods" follows.
- The village expects to complete projects in one or multiple phases and can adjust the timing of implementation as needed to coincide with the pace of private development or other village needs.
- The existing incremental value of the District as of 1/1/2021 is \$29,438,356. If the exiting incremental value appreciates at a rate of 1% annually and an additional \$1,250,000 of incremental value is generated annually from 2023-2030 the District can support all of the project costs included in Amendment #3 (Schofield Avenue reconstruction, development incentives, and other projected expenditures) as illustrated in Table 4.

Available Financing Methods

The following is a list of the types of obligations the village may choose to utilize:

- General Obligation (G.O.) Bonds or Notes. The village may issue G.O. Bonds or Notes to finance the cost of projects included within this Project Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that a municipality may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN).
- Bonds Issued to Developers (“Pay as You Go” Financing). The village may issue a bond or other obligation to one or more developers who provide financing for projects included in this Project Plan. Repayment of the amounts due to the developer under the bonds or other obligations are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of TID #2, the village’s obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or other obligations issued to developers in this fashion are not general obligations of the village and, therefore, do not count against the village’s statutory borrowing capacity.
- Tax Increment Revenue Bonds. The village has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the village, or as a form of lease revenue bond by a Community Development Authority (CDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the village and therefore do not count against the village’s statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the village may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.
- Utility Revenue Bonds. The village may issue revenue bonds to be repaid from revenues of its various systems, including revenues paid by the village that represent service of the system to the village. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the village must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent the village utilizes utility revenues other than tax increments to repay a portion of the bonds, the village must reduce the total eligible project costs in an equal amount.
- Special Assessment “B” Bonds. The village has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the village determines that special assessments are appropriate, the village can issue Special Assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the village's statutory

borrowing capacity. If special assessments are levied, the village must reduce the total eligible project costs under this Project Plan in an amount equal to the total collected.

Financing Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is outlined in the tables that follow. However, public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses.

It is anticipated developer agreements between the village and property owners will be in place prior to major public expenditures intended for the specific benefit of the associated development. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties.

The order in which public improvements are made and development incentives provided should be adjusted in accordance with development and execution of developer agreements. The village reserves the right to alter the implementation of this Project Plan to accomplish this objective.

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued. If financing as outlined in this Project Plan proves unworkable, the village reserves the right to use alternate financing solutions for the projects as they are implemented.

Table 2: Development Assumptions

<div style="background-color: #003366; color: white; padding: 10px; text-align: center;"> <h2 style="margin: 0;">Village of Weston, Wisconsin</h2> <h3 style="margin: 0;">Tax Increment District #2</h3> <h3 style="margin: 0;">Development Assumptions</h3> </div>					
Construction Year		Additional incremental value needed to support Amendment #3 project costs		Construction Year	
18	2021			2021	18
19	2022			2022	19
20	2023		1,250,000	2023	20
21	2024		1,250,000	2024	21
22	2025		1,250,000	2025	22
23	2026		1,250,000	2026	23
24	2027		1,250,000	2027	24
25	2028		1,250,000	2028	25
26	2029		1,250,000	2029	26
27	2030		1,250,000	2030	27
Totals			10,000,000		
Notes:					

Table 3: Revenue Projections

Village of Weston, Wisconsin							
Tax Increment District #2							
Tax Increment Projection Worksheet							
Type of District	Blighted Area			Base Value	34,853,000		
District Creation Date	May 17, 2004			Appreciation Factor	1.00%		
Valuation Date	Jan 1,	2004		Base Tax Rate	\$21.75		
Max Life (Years)	27			Rate Adjustment Factor	-1.00%		
Expenditure Period/Termination	22	5/17/2026					
Revenue Periods/Final Year	27			2032			
Extension Eligibility/Years	Yes			4			
Recipient District	Yes						

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	
16	2019	4,293,800	2020		26,412,456	2021	\$21.75	574,352
17	2020	3,025,900	2021		29,438,356	2022	\$21.41	630,322
18	2021	0	2022	294,384	29,732,739	2023	\$21.20	630,259
19	2022	0	2023	297,327	30,030,067	2024	\$20.99	630,196
20	2023	1,250,000	2024	300,301	31,580,367	2025	\$20.78	656,102
21	2024	1,250,000	2025	315,804	33,146,171	2026	\$20.57	681,746
22	2025	1,250,000	2026	331,462	34,727,633	2027	\$20.36	707,131
23	2026	1,250,000	2027	347,276	36,324,909	2028	\$20.16	732,259
24	2027	1,250,000	2028	363,249	37,938,158	2029	\$19.96	757,132
25	2028	1,250,000	2029	379,382	39,567,540	2030	\$19.76	781,753
26	2029	1,250,000	2030	395,675	41,213,215	2031	\$19.56	806,124
27	2030	1,250,000	2031	412,132	42,875,347	2032	\$19.36	830,249
Totals		21,967,500		3,799,947		Future Value of Increment		8,417,624

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Table 4: Cash Flow Analysis

Village of Weston, Wisconsin																			
Tax Increment District #2																			
Cash Flow Projection 2020-2032																			
Year	Projected Revenues					Expenditures							Balances			Year			
	Tax Increments	Interest Earnings/ (Cost)	Inter. Gov	Debt Service Reserve	Total Revenues	CDA Lease Revenue Bonds, 2004B 1,815,000 Dated Date: 08/09/04		G.O. Notes, Series 2025 3,610,000 Dated Date: 04/01/25			Potential Development incentives	Land Aquisition	Administration & Professional Services	Total Expenditures	Annual		Cumulative	Principal & Incentives Outstanding	
2020						130,000	26,838						56,292	213,130	393,914	162,015	555,929		2020
2021	574,352	352	32,340		607,044	140,000	20,663						60,900	221,563	432,859	988,787	430,000		2021
2022	630,322		24,100		654,422	140,000	14,013								(86,472)	902,315	2,765,000		2022
2023	630,259		24,100		654,359	140,000	14,013			275,000	250,000	61,818		740,831					2023
2024	630,196		24,100	256,110	910,406	150,000	7,125			275,000	250,000	62,754		744,879	165,526	1,067,841	2,350,000		2024
2025	656,102		24,100		680,202					275,000	250,000	63,709		588,709	91,493	1,159,334	5,535,000		2025
2026	681,746		24,100		705,846			515,000	4.00%	206,300			64,684	1,060,984	(355,137)	804,197	4,745,000		2026
2027	707,131		24,100		731,231			515,000	4.00%	113,500			65,677	969,177	(237,946)	566,251	3,955,000		2027
2028	732,259		24,100		756,359			515,000	4.00%	92,900			66,691	949,591	(193,232)	373,018	3,165,000		2028
2029	757,132		24,100		781,232			515,000	4.00%	72,300			67,725	930,025	(148,793)	224,225	2,375,000		2029
2030	781,753		24,100		805,853			515,000	4.00%	51,700			68,779	910,479	(104,627)	119,599	1,585,000		2030
2031	806,124		24,100		830,224			515,000	4.00%	31,100			69,855	890,955	(60,730)	58,868	795,000		2031
2032	830,249		24,100		854,349			520,000	4.00%	10,400			70,952	876,352	(22,003)	36,865	0		2032
Total	8,417,624	352	297,440	256,110	8,971,526	560,000	68,639	3,610,000		578,200			779,836	9,096,675					Total

Notes: Projected TID Closure

Table 5: Estimated Portion of Taxes Paid by Each Taxing Jurisdiction

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.						
Apportioned Levy		2021				
				Percentage		
County		4,876,087			21.13%	
Village		6,783,123			29.40%	
School District		10,109,845			43.82%	
Technical College		1,304,819			5.65%	
TOTAL		23,073,874			100.00%	

Revenue Year	County	Village	School District	Technical College	Total	Revenue Year
2021	121,375	168,845	251,653	32,479	574,352	2021
2022	133,203	185,298	276,176	35,644	630,322	2022
2023	133,189	185,280	276,149	35,641	630,259	2023
2024	133,176	185,261	276,121	35,637	630,196	2024
2025	138,651	192,877	287,472	37,102	656,102	2025
2026	144,070	200,416	298,708	38,553	681,746	2026
2027	149,434	207,878	309,830	39,988	707,131	2027
2028	154,745	215,265	320,840	41,409	732,259	2028
2029	160,001	222,577	331,738	42,816	757,132	2029
2030	165,204	229,815	342,526	44,208	781,753	2030
2031	170,354	236,980	353,204	45,586	806,124	2031
2032	175,452	244,072	363,775	46,950	830,249	2032
	<u>1,778,855</u>	<u>2,474,564</u>	<u>3,688,192</u>	<u>476,014</u>	<u>8,417,624</u>	

Notes:
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.

Potential Relocation

It is anticipated that there will be no displaced persons (residents) from project activities as currently contemplated. It is possible that future redevelopment activities in and near TID #2 may require relocation expenses under Wisconsin law. If projects causing displacement of individuals or businesses are pursued, the village will prepare and obtain approval of a relocation plan as required by law and will provide relocation assistance and payments as outlined in the approved plan.

APPENDIX A: BOUNDARY DESCRIPTION

An area of land located in the Southeast Quarter and the Southwest Quarter and the Northwest Quarter of Section 17, and the Northeast Quarter and the Southeast Quarter and the Fractional Southwest Quarter of Section 18, Town 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin bound by the following described line:

Commencing at the Northeast corner of Lot 1, Certified Survey Map, Volume 35, Page 74, being the Point of Beginning;

Thence Southerly, 584 feet more or less, along the West right of way line of Fox Street to the West extension of the South right of way line of Mount View Avenue;

Thence Easterly, 60 feet more or less, to the Northwest corner of Lot 1, Certified Survey Map, Volume 29, Page 86;

Thence Easterly, 400 feet more or less, to the Northeast corner of Lot 2, Certified Survey Map, Volume 32, Page 56;

Thence Southerly, 589 feet more or less to the Southeast corner of Lot 1, Certified Survey Map, Volume 32, Page 56;

Thence Westerly, 18 feet more or less, to the Northerly right of way line of Schofield Avenue;

Thence Southeasterly, 164 feet more or less to the South right of way line of Glad Street;

Thence Easterly, 727 feet more or less to the West right of way line of Birch Street;

Thence Southeasterly, 61 feet more or less, to the Southwest corner of Lot 3, Certified Survey Map, Volume 5, Page 188;

Thence Easterly, 160 feet more or less, to the Southeast corner Lot 3, Certified Survey Map, Volume 5, Page 188;

Thence Southerly, 236 feet more or less, to the Northerly right of way line Schofield Avenue;

Thence Southerly to the South right of way line of Schofield Avenue;

Thence Westerly to the Easterly right of way line of Birch Street;

Thence Southerly along the Easterly right of way line of Birch Street to the North line of a parcel of land described in Document No. 1564920;

Thence West to the West right of way of Birch Street;

Thence Southerly along the Westerly right of way line of Birch Street to the Northeast corner of Lot 1, Birch Street Addition;

Thence Westerly, 112.7 feet more or less, along the North line of Lot 1, Birch Street Addition;

Thence Northerly, 39 feet more or less, along the North line of Lot 1, Birch Street Addition;

Thence Westerly, 175 feet more or less, along the North line of Lot 1, Birch Street Addition;

Thence Southerly, 75 feet more or less, to the Southeast corner of Certified Survey Map, Volume 17, Page 223;

Thence Westerly, 320 feet more or less; Thence Northerly, 366 feet more or less;

Thence Northwesterly, 50 feet more or less, to the Southeast corner of Parcel 1, Certified Survey Map, Volume 20, Page 188

Thence Westerly, 287 feet more or less, to the southwest corner of Parcel 1, Certified Survey Map, Volume 20, Page 188;

Thence Northwesterly, 96 feet more or less, to the Southeast corner of Parcel 2, Certified Survey Map, Volume 43, Page 48;

Thence Northwesterly, 286 feet more or less, to the Southwest corner of Parcel 1, Certified Survey Map, Volume 43, Page 48;

Thence Northerly, 233 feet more or less, to the Southeast corner of Parcel B, Certified Survey Map, Volume 38, Page 172;

Thence Westerly, 1255 feet more or less, to the Southwest corner of Lot 1, Certified Survey Map, Volume 17, Page 293;

Thence Northerly, 365 feet more or less, to the extension of the North right of way line of Bloedel Avenue;

Thence Westerly, 345 feet more or less, along the extension of the North right of way line of Bloedel Avenue and the North right of way line of Bloedel Avenue to the East right of way line of Willow Street;

Thence Northerly, 800 feet more or less, along the East right of way line of Willow Street to a point that is East of the Southeast corner of Parcel 1, Certified Survey Map, Volume 15, Page 104;

Thence West to the West right of way line of Willow Street and the Southeast corner of Parcel 1, Certified Survey Map, Volume 15, Page 104;

Thence West along the South line of Parcel 1, Certified Survey Map, Volume 15, Page 104 to the West line of Lot 1, Certified Survey Map, Volume 63, Page 92;

Thence North along the West line of Lot 1, Certified Survey Map, Volume 63, Page 92 to the Southerly right of way line of Schofield Avenue;

Thence Westerly along the Southerly right of way line of Schofield Avenue to the Easterly right of way line of Cherry Street;

Thence Southerly along the Easterly right of way line of Cherry Street to the Southwest corner of Lot 1, Block 3, Krueger's Addition to Pine Park Addition;

Thence West to the West right of way line of Cherry Street;

Thence South along the West right of way line of Cherry Street to the Southeast corner of Lot 7, Block 1, Krueger's Addition to Pine Park Addition;

Thence Westerly, 289 feet more or less, along the South line of Lot 7, Block 1, Krueger's Addition to Pine Park Addition to the Southwest corner of Lot 7, Block 1, Krueger's Addition to Pine Park Addition;

Thence Southerly, 382 feet more or less, to the Southeast corner of Certified Survey Map, Volume 14, Page 8;

Thence Westerly, 640 feet more or less;

Thence Northerly, 383 feet more or less, to the Southeast corner of Lot 2, Certified Survey Map, Volume 36, Page 180;

Thence Westerly, 142 feet more or less, to the Southwest corner of Lot 2, Certified Survey Map, Volume 36, Page 180

Thence Northerly, 80.00 to the North line of the South 80 feet of Lot 1, Block 3, Pine Park Addition;

Thence Westerly, 142 feet more or less along the North line of the south 80 feet of Lot 1, Block 3, Pine Park Addition to the East right of way line of Pine Park Street;

Thence Southwesterly, 95 feet more or less, to the Southeast corner of Certified Survey Map, Volume 66, Page 98;

Thence Westerly, 284 feet more or less along the South line of Certified Survey Map, Volume 66, Page 98 to the East right of way line of Normandy Street;

Thence Southwesterly, 53 feet more or less, to the West right of way of Normandy Street and the Northwest corner of Parcel 2 of Certified Survey Map, Volume 12, Page 13;

Thence West along the North line of Parcel 2 of Certified Survey Map, Volume 12, Page 13 to the Northwest corner of Parcel 2 of Certified Survey Map, Volume 12, Page 13;

Thence South along the West line of Parcel 2 of Certified Survey Map, Volume 12, Page 13 to the North right of way line of Post Avenue;

Thence Westerly along the North right of way line of Post Street to the Easterly right of way line of State Highway 51;

Thence Northeasterly, 418 feet more or less, along the Easterly right of way line of State Highway 51 to the North line of Block 1, Myrea's Acre Lots;

Thence Easterly, 535 feet more or less, along the north line of Block 1, Myrea's Acre Lots to a point that is in the extension of the West line of Parcel 1, Certified Survey Map, Volume 25, Page 120;

Thence Northerly, 306 feet more or less, along the extension and the West line of Parcel 1, Certified Survey Map, Volume 25, Page 120 to the Northwest corner of Parcel 1, Certified Survey Map, Volume 25, Page 120;

Thence Easterly, 750 feet more or less, along the North lines of Parcel 1, Certified Survey Map, Volume 25, Page 120 and Lot 1, Certified Survey Map, Volume 83, Page 81 to the West right of way line of Pine Street;

Thence Southeasterly, 82 feet more or less, to the East right of way line of Pine Street and the South line of Certified Survey Map, Volume 7, Page 57;

Thence Easterly, 240 feet more or less, to East line of the West 240 feet of Certified Survey Map, Volume 7, Page 57;

Thence Northerly, 133 feet more or less, along the East line of the West 240 feet of Certified Survey Map, Volume 7, Page 57 to the North line of Certified Survey Map, Volume 7, Page 57;

Thence Easterly, 239 feet more or less, to the Northeast corner of Certified Survey Map, Volume 7, Page 57;

Thence Northerly along the West line of Lot 1, Certified Survey Map, Volume 66, Page 43 to the Northwest corner of Parcel 1, Certified Survey Map, Volume 66, Page 43;

Thence Easterly along the North lines of Lot 1, Certified Survey Map, Volume 66, Page 43 to the West line of Lot 2 of Certified Survey Map, Volume 42, page 155;

Thence North along the West line of Lot 2, Certified Survey Map, Volume 42, Page 155 to the Southerly right of way line of Cutoff Road;

Thence Southeasterly along the Southerly right of way line of Cutoff Road to the East line of Lot 2, Certified Survey Map, Volume 42, Page 155;

Thence Southerly, 277.5 feet more or less, along the East line of Lot 2, Certified Survey Map, Volume 42, Page 155;

Thence Easterly, 225 feet more or less, along the North line of Certified Survey Map, Volume 17, Page 35 and Lot 1, Certified Survey Map, Volume 16, Page 119 to the West line of Lot 1, Certified Survey Map, Volume 16, Page 120;

Thence Northerly, 104 feet more or less, to the Northwest corner of Lot 1, Certified Survey Map, Volume 16, Page 120;

Thence Southeasterly, 427 feet more or less, along the Southerly right of way line of Cut Off Road;

Thence Northerly, 295 feet more or less;

Thence Easterly, 78 feet more or less;

Thence Southerly, 160 feet more or less to the Northwest corner of Parcel 1, Certified Survey Map, Volume 42, Page 46;

Thence Easterly along the North Line of Parcel 1, Certified Survey Map, Volume 42, Page 46, 168 feet more or less, to the West right of way line of Alderson Street;

Thence Southeasterly, 93 feet more or less, to the Northwest corner of Lot 1, Certified Survey, Volume 20, Page 273;

Thence Easterly, 641 feet more or less, along the North line of Lot 1, Certified Survey, Volume 20, Page 273, and Lot 2, Certified Survey, Volume 68, Page 145 to the East line of Lot 2, Certified Survey Map, Volume 68, Page 145;

Thence Southerly along the East line of Lot 2, Certified Survey, Volume 68, Page 145, 225 feet more or less to the North line of Lot 1, Certified Survey Map, Volume 35, Page 74;

Thence Easterly, 603 feet more or less, along the North line of Lot 1, Certified Survey Map, Volume 35, Page 74 to the Point of Beginning.

Containing 112.3 acres more or less.

Excluding all lands classified as wetlands.

APPENDIX B: TID PROJECT BOUNDARY AND PARCEL MAPS (MAP TILES 1 AND 2)



Map B-1: Amended TID #2 Boundary and Parcels (Tile 1)



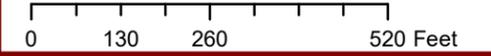
Map Creation Date: 4/27/2022

Adoption Date (JRB): 4/6/2022

Map Author: Nate Crowe

Map Version 4

Map by the Technology Services Department
Village of Weston

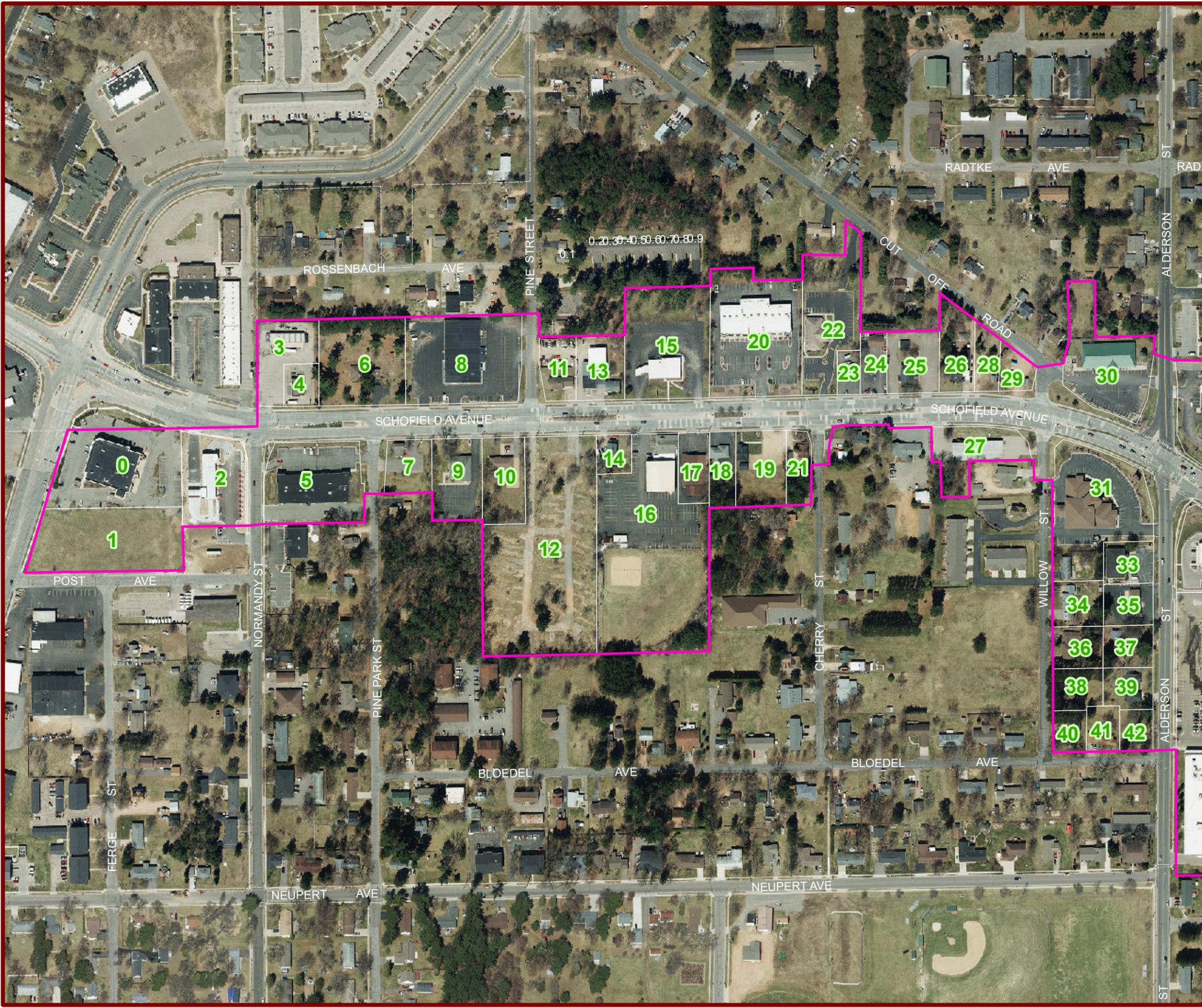


Legend

- TID #2 Boundary
- Parcels

Map ID	PIN	Map ID	PIN
0	19228081831010	36	19228081840149
1	19228081831011	37	19228081840148
2	19228081830005	38	19228081840249
3	19228081810953	39	19228081840248
4	19228081810952	40	19228081840251
5	19228081840232	41	19228081840152
6	19228081810956	42	19228081840252
7	19228081840058	43	19228081730996
8	19228081810930	44	19228081730960
9	19228081840060	45	19228081730958
10	19228081840996	46	19228081730937
11	19228081810985	47	19228081730938
12	19228081840998	48	19228081730172
13	19228081810984	49	19228081730173
14	19228081840995	50	19228081730174
15	19228081810958	51	N/A
16	19228081840999	52	19228081730175
17	19228081840974	53	19228081730177
18	19228081840100	54	19228081730992
19	19228081840101	55	19228081730949
20	19228081810936	56	19228081730948
21	19228081840099	57	19228081730994
22	19228081810970	58	19228081730941
23	19228081810960	59	19228081730162
24	19228081810959	60	19228081730940
25	19228081810968	61	19228081730163
26	19228081810971	62	19228081730025
27	19228081840234	63	19228081730952
28	19228081810962	64	19228081730986
29	19228081810967	65	19228081730985
30	19228081810052	66	19228081730979
31	19228081840250	67	19228081730978
32	N/A	68	19228081730982
33	19228081840145	69	19228081730939
34	19228081840146	70	19228081740984
35	19228081840147		

Note: Not all parcels shown on this tile map are included in the above list. See other adjacent tile map for those parcel ID numbers.





Map B-1: Amended TID #2 Boundary and Parcels (Tile 2)



Map Creation Date: 4/27/2022

Adoption Date (JRB): 4/6/2022

Map Author: Nate Crowe

Map Version 4

Map by the Technology Services Department
Village of Weston



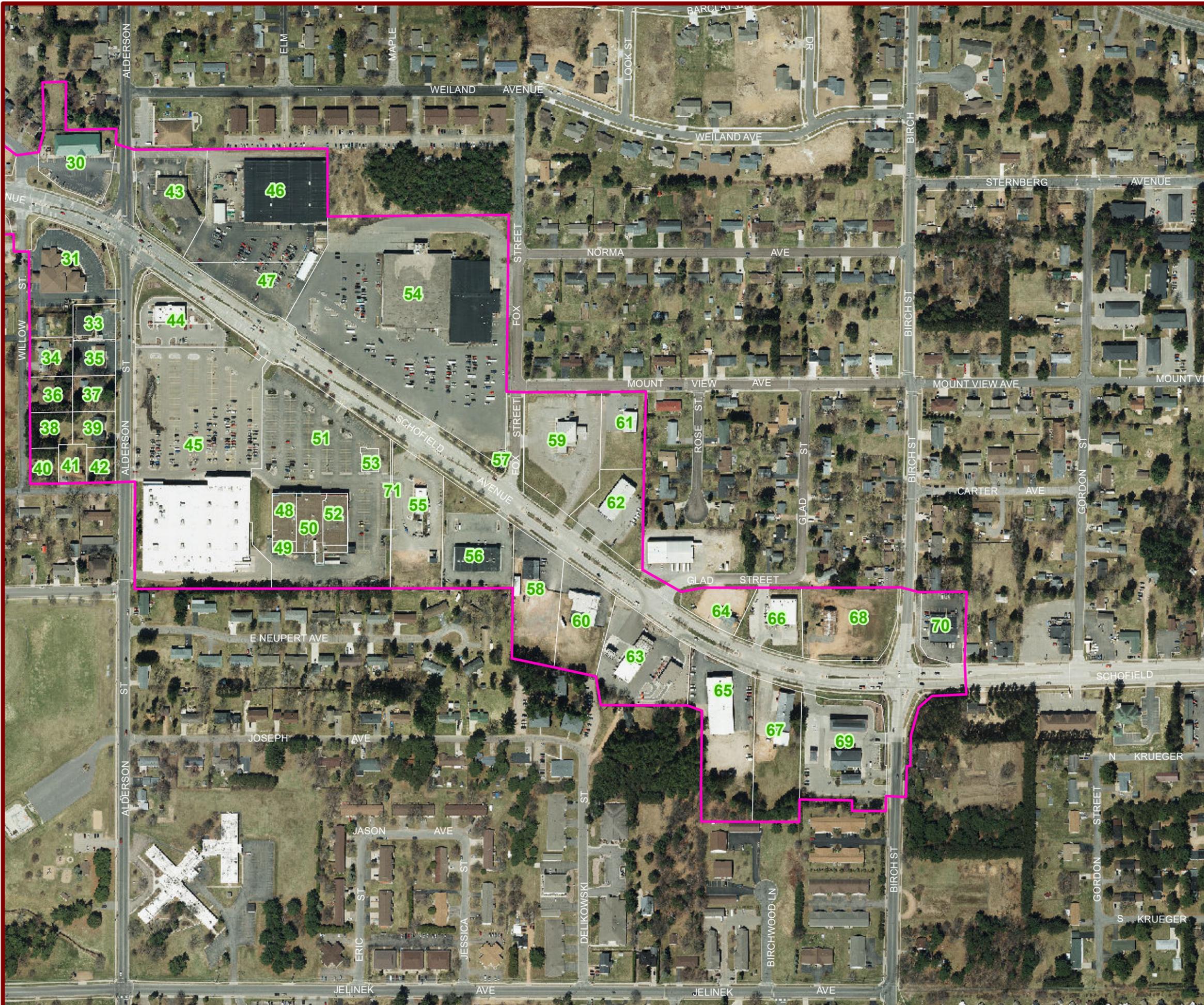
Legend

TID #2 Boundary

Parcels

Map ID	PIN	Map ID	PIN
0	19228081831010	36	19228081840149
1	19228081831011	37	19228081840148
2	19228081830005	38	19228081840249
3	19228081810953	39	19228081840248
4	19228081810952	40	19228081840251
5	19228081840232	41	19228081840152
6	19228081810956	42	19228081840252
7	19228081840058	43	19228081730996
8	19228081810930	44	19228081730960
9	19228081840060	45	19228081730958
10	19228081840996	46	19228081730937
11	19228081810985	47	19228081730938
12	19228081840998	48	19228081730172
13	19228081810984	49	19228081730173
14	19228081840995	50	19228081730174
15	19228081810958	51	N/A
16	19228081840999	52	19228081730175
17	19228081840974	53	19228081730177
18	19228081840100	54	19228081730992
19	19228081840101	55	19228081730949
20	19228081810936	56	19228081730948
21	19228081840099	57	19228081730994
22	19228081810970	58	19228081730941
23	19228081810960	59	19228081730162
24	19228081810959	60	19228081730940
25	19228081810968	61	19228081730163
26	19228081810971	62	19228081730025
27	19228081840234	63	19228081730952
28	19228081810962	64	19228081730986
29	19228081810967	65	19228081730985
30	19228081810052	66	19228081730979
31	19228081840250	67	19228081730978
32	N/A	68	19228081730982
33	19228081840145	69	19228081730939
34	19228081840146	70	19228081740984
35	19228081840147	71	19228081730947

Note: Not all parcels shown on this tile map are included in the above list. See other adjacent tile map for those parcel ID numbers.



APPENDIX C: TAXING JURISDICTION CORRESPONDENCE

**CERTIFICATE OF CLERK
AFFIDAVIT OF MAILING**

I, Sherry Weinkauf, do hereby certify that I am the duly appointed and acting Clerk for the Village of Weston, Marathon County, State of Wisconsin and that attached hereto is a true and correct copy of the Letter Notifying Taxing Entities of the Public Hearing to consider amendments to Tax Incremental District (TID) #2 and its Project Plan to be discussed at the Plan Commission Meeting on March 29, 2022 at 6:00 PM. Included within the letter was a copy of the Plan Commission Public Hearing Notice. I further certify that the notice was mailed to the following recipients:

Lance Leonhard, Administrator
Marathon County
500 Forest Street
Wausau, WI 54403

Bob Bender
3710 Sternberg Avenue
Weston, WI 54476

Kristi Palmer, Finance Dir.
Marathon County
500 Forest Street
Wausau, WI 54403

Kristine Gilmore, Superintendent
DC Everest School District
1699 Schofield Avenue, Suite 300
Schofield, WI 54476

Dr. Jeannie Worden, President
North Central Technical College,
1000 W Campus Dr.
Wausau, WI 54401

Katie Felch, School Board President
DC Everest School District
1699 Schofield Avenue, Suite 300
Schofield, WI 54476

Roxanne Lutgen, Vice President –
Finance
North Central Technical College,
1000 W Campus Dr.
Wausau, WI 54401

Matthew Spets, Assistant Superintendent
DC Everest School District
1699 Schofield Avenue, Suite 300
Schofield, WI 54476

Barbara Ermeling, Trustee
Village of Weston
5909 Willard Lane
Weston, WI 54476

Mark Maloney, President
Village of Weston
5500 Schofield Avenue
Weston, WI 54476

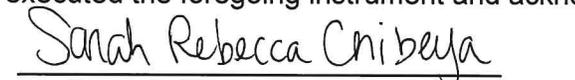
Dated this 11th day of March 2022.

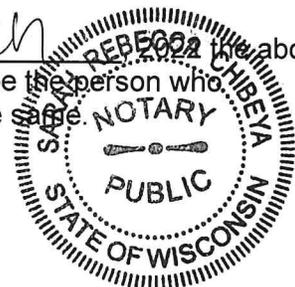

Sherry Weinkauf, Village Clerk

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) ss.
MARATHON COUNTY)

Personally, came before me this 11th day of March 2022 the above-named Sherry Weinkauf, Village Clerk to me known to be the person who executed the foregoing instrument and acknowledge the same.


Notary Public Marathon County, Wisconsin
My Commission Expires: 3/27/2025



Weston Municipal Center
5500 Schofield Avenue
Weston, WI 54476
715-359-6114
www.westonwi.gov

March 11, 2022

Re: TID #2 – Amendment to Project Plan, Village of Weston, Wisconsin

Lance Leonhard, Administrator Marathon County
500 Forest Street
Wausau, WI 54403

Dr. Jeannie Worden, President North Central Technical College
1000 W Campus Dr.
Wausau, WI 54401

Kristine Gilmore, Superintendent
D.C. Everest School District
1699 Schofield Avenue, Suite 300
Schofield, WI 54476

Katie Felch, School Board President
D.C. Everest School District
1699 Schofield Avenue, Suite 300
Schofield, WI 54476

Mark Maloney, Village President
Village of Weston
5500 Schofield Avenue
Weston, WI 54476

Dear Government Officials:

The Village of Weston is proposing to amend Tax Incremental District No. 2, Village of Weston (TID #2), and the TID #2 Project Plan. The primary purpose of amending TID #2 and its Project Plan is to update possible development incentives and other public efforts to enhance the environment for (re)development within TID #2. In 2021, the Village adopted the Schofield Avenue Corridor Plan, which identified several potential redevelopment opportunities within TID #2. The amended Project Plan is intended to support such redevelopment of parcels within and near the boundaries of TID #2 that would not otherwise occur.

Section 66.1105, Wis. Stats, requires that the Village notify all the affected taxing jurisdictions of proposed amendments to the Project Plan and convene a joint review board to review and approve any amended TID project plan. The Weston Joint Review Board held a meeting on July 9, 2021, at which it discussed preliminary information that is included within this proposed TID #2 amendment. We are currently coordinating a meeting with them in the coming weeks before the hearing to bring them up to date on the new amendment. We hope to set the date of this meeting early next week.

Enclosed is a copy of the legal notice advertising the public hearing at which the proposed amended Project Plan will be discussed. The public hearing before the Village Plan Commission has been scheduled for Tuesday, March 29, 2022, at 6:00



Jennifer Higgins, Director
Planning & Development
Direct: 715-241-2638
jhiggins@westonwi.gov

5500 Schofield Avenue
Weston, WI 54476
715-359-6114
www.westonwi.gov

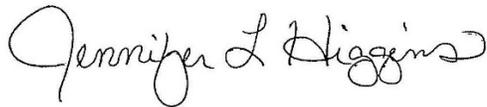
PM. Joint Review Board members are encouraged to attend the public hearing to hear any public comments on the proposed TID #2 amendment.

Preliminary materials associated with the proposed amended Project Plan amendment are available for review by you and the Weston Joint Review Board as of the date of this letter. The proposed amended Project Plan is available on the Village's website at www.westonwi.gov.

Following the public hearing, and pending action by the Village Plan Commission and Village Board, we will reconvene the Weston Joint Review Board for action on the amended TID #2 Project Plan.

If you have any questions or concerns, please do not hesitate to contact me. Thank you for your consideration.

Sincerely,



Jennifer Higgins
Director of Planning & Development

CC via email: Plan Commission Members
 Village Board of Trustees
 Joint Review Board Members (email & mail)
 Keith Donner, Administrator
 Sherry Weinkauff, Village Clerk

Enclosure: Public Hearing Notice



Jennifer Higgins, Director
Planning & Development
Direct: 715-241-2638
jhiggins@westonwi.gov

5500 Schofield Avenue
Weston, WI 54476
715-359-6114
www.westonwi.gov

**VILLAGE OF WESTON PLAN COMMISSION
NOTICE OF PUBLIC HEARING**



**PROPOSED PROJECT PLAN AMENDMENTS TO
TAX INCREMENTAL DISTRICT NO. 2 VILLAGE OF WESTON**

**Tuesday, March 29, 2022 – 6:00 p.m.
Weston Municipal Center – Board Room
5500 Schofield Avenue
Weston, WI 54476**

PLEASE TAKE NOTICE that the Plan Commission of the Village of Weston will conduct a public hearing at 6:00 pm, on Tuesday, March 29, 2022, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to consider budgetary and narrative amendments to the previously approved project plan for Tax Incremental District (TID) No. 2, Village of Weston. The primary purpose of the amendments is to update possible development incentives and other public efforts to enhance the environment for (re)development within the amended TID #2.

Copies of the proposed amended Project Plan are available and will be provided upon request at the Village Clerk's office located at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday. The total proposed increase to the TID #2 Project Plan budget is \$8,301,750, including potential expenditures for development incentives and projects only by subsequent approval of the Village Board. The project costs identified in the Plan include grants which the Village anticipates may be made in cash by the Village to owners, lessees, or developers of land within TID #2. Details can be found in the amended Project Plan.

The hearing notice with applicable documents is also available for public inspection on the Village of Weston website located at www.westonwi.gov.

At the public hearing, interested parties will be afforded a reasonable opportunity to express their views on the amended TID #2 and Project Plan. At the conclusion of the public hearing the Plan Commission may take action to adopt the amended Project Plan as proposed or with revisions.

Dated this 11th day of March 2022

Sherry Weinkauff
Village Clerk

APPENDIX D: PROOFS OF PUBLICATION



**VILLAGE OF WESTON
NOTICE OF JOINT REVIEW BOARD MEETING
TAX INCREMENTAL DISTRICT #1 & #2
FRIDAY, JULY 9, 2021 at 10:00 AM
WESTON MUNICIPAL CENTER
BOARD ROOM
5500 SCHOFIELD AVENUE,
WESTON, WI 54476
Agenda**

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

- 1) Call Meeting to Order.
- 2) Roll Call.
- 3) Opportunity for citizens to be heard.
- 4) Written Communications received.
- 5) Approval of minutes – July 15, 2020.
- 6) Presentation and discussion on performance and status of TID #1.
- 7) Presentation and discussion on performance and status of TID #2, including proposed project plan and boundary amendment.
- 8) Set next meeting date, time and location.
- 9) Any other business that lawfully comes before the JRB.
- 10) Adjournment of JRB.

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>.

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).

Sherry Weinkauf
Village Clerk

Published as a legal ad in the Wausau Daily Herald on Friday, July 2, 2021.

STATE OF WISCONSIN
BROWN COUNTY

WESTON VILLAGE OF

5500 SCHOFIELD AVE

WESTON WI 544764333

I, being duly sworn, doth depose and say I am an authorized representative of The Wausau Daily Herald, a newspaper at Wausau Wisconsin and that an advertisement of which the annexed is a true copy, taken from said paper, which published therein on:

Account Number:GWM-WES425
Order Number: 0004801878
Total Ad Cost: \$47.16
Published Dates: 07/02/2021

Legal Clerk

State of Wisconsin
County of Brown
Subscribed and sworn to before on July 2, 2021

Notary Public State of Wisconsin, County of Brown

1-7-25

My Commission Expires

of Affidavits 1
This is not an invoice

KATHLEEN ALLEN
Notary Public
State of Wisconsin

VILLAGE OF WESTON
NOTICE OF JOINT REVIEW BOARD
MEETING
TAX INCREMENTAL DISTRICT
#1 & #2
FRIDAY, JULY 9, 2021 at 10:00 AM
WESTON MUNICIPAL CENTER
BOARD ROOM
5500 SCHOFIELD AVENUE,
WESTON, WI 54476

Agenda
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
- 1)Call Meeting to Order.
- 2)Roll Call.
- 3)Opportunity for citizens to be heard.
- 4)Written Communications received.
- 5)Approval of minutes - July 15, 2020.
- 6)Presentation and discussion on performance and status of TID #1.
- 7)Presentation and discussion on performance and status of TID #2, including proposed project plan and boundary amendment.
- 8)Set next meeting date, time and location.
- 9)Any other business that lawfully comes before the JRB.
- 10)Adjournment of JRB.

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>.

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).

Sherry Weinkauff
Village Clerk
Run: July 2, 2021 WNAXLP

WESTON VILLAGE OF
Re: Meeting



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN OFFICIAL MEETING AGENDA OF THE JOINT REVIEW BOARD (JRB).

TO THE HONORABLE VILLAGE TRUSTEE BARBARA ERMELING AND FOUR (4) APPOINTED MEMBERS OF THE JOINT REVIEW BOARD: The following items were listed on the agenda in the Village Clerk's Office and will be ready for your consideration at the next regular meeting of the Joint Review Board which has been scheduled for **Monday, March 28, 2022, at 1:00 p.m.**, in the Conference Room, at the Weston Municipal Center, 5500 Schofield Avenue, Weston.

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.

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

1. Meeting called to order by JRB Chair Barbara Ermeling.
2. Roll Call by Secretary Trittin
 - Bob Bender, 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: [October 20, 2021](#).
6. Presentation on proposed [TID #2 project plan amendment](#).
7. Set next meeting date, time and location.
8. Any other business that lawfully comes before the JRB.
9. Remarks from JRB members.
10. Remarks from staff.
11. Adjournment of JRB

DAILY HERALD media

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STATE OF WISCONSIN
BROWN COUNTY

VILLAGE OF WESTON

5500 SCHOFIELD AVE

WESTON WI 544764333

I, being duly sworn, doth depose and say I am an authorized representative of The Wausau Daily Herald, a newspaper at Wausau Wisconsin and that an advertisement of which the annexed is a true copy, taken from said paper, which published therein on:

Account Number:GWM-1081606
Order Number: 0005184883
Total Ad Cost: \$47.02
Published Dates: 03/23/2022

Nicole Jacobs

Legal Clerk

State of Wisconsin
County of Brown
Subscribed and sworn to before on March 23, 2022

Nancy Heyrman

Notary Public State of Wisconsin, County of Brown

5.15.23

My Commission Expires

of Affidavits 1
This is not an invoice

NANCY HEYRMAN
Notary Public
State of Wisconsin

VILLAGE OF WESTON
NOTICE OF JOINT REVIEW BOARD
MEETING
TAX INCREMENTAL DISTRICT #2
MONDAY, MARCH 28, 2022,
AT 1:00 PM
WESTON MUNICIPAL CENTER
CONFERENCE ROOM
5500 SCHOFIELD AVENUE,
WESTON, WI 54476

Agenda

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

1) Call Meeting to Order.

2) Roll Call.

3) Opportunity for citizens to be heard.

4) Written Communications received.

5) Approval of minutes - October 20, 2021.

6) Presentation on proposed TID #2 project plan amendment.

7) Set next meeting date, time and location.

8) Any other business that lawfully comes before the JRB.

9) Adjournment of JRB.

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>.

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Sherry Weinkauff
Village Clerk

Published as a legal ad in the Wausau Daily Herald on Wednesday, March 23, 2022.

Run: March 23, 2022

WNAXLP

VILLAGE OF WESTON
Re: March 28, 2022

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BROWN COUNTY

VILLAGE OF WESTON

5500 SCHOFIELD AVE

WESTON WI 544764333

VILLAGE OF WESTON
PLAN COMMISSION
NOTICE OF PUBLIC HEARING

PROPOSED PROJECT PLAN AMEND-
MENTS TO TAX INCREMENTAL
DISTRICT NO. 2
VILLAGE OF WESTON

Tuesday, March 29, 2022 - 6:00 p.m.
Weston Municipal Center -
Board Room
5500 Schofield Avenue
Weston, WI 54476

I, being duly sworn, doth depose and say I am an authorized
representative of The Wausau Daily Herald, a newspaper at
Wausau Wisconsin and that an advertisement of which the
annexed is a true copy, taken from said paper, which published
therein on:

PLEASE TAKE NOTICE that the Plan Commission of the Village of Weston will conduct a public hearing at 6:00 pm, on Tuesday, March 29, 2022, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to consider budgetary and narrative amendments to the previously approved project plan for Tax Incremental District (TID) No. 2, Village of Weston. The primary purpose of the amendments is to update possible development incentives and other public efforts to enhance the environment for (re)development within the amended TID #2.

Account Number: GWM-1081606
Order Number: 0005172315
Total Ad Cost: \$48.42
Published Dates: 03/15/2022

Copies of the proposed amended Project Plan are available and will be provided upon request at the Village Clerk's office located at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday. The total proposed increase to the TID #2 Project Plan budget is \$8,301,750, including potential expenditures for development incentives and projects only by subsequent approval of the Village Board. The project costs identified in the Plan include grants which the Village anticipates may be made in cash by the Village to owners, lessees, or developers of land within TID #2. Details can be found in the amended Project Plan.

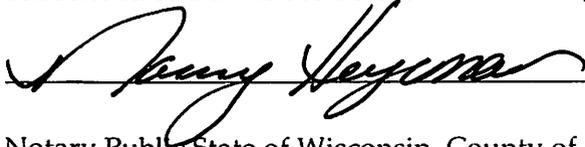


Legal Clerk

The hearing notice with applicable documents is also available for public inspection on the Village of Weston website located at www.westonwi.gov.

State of Wisconsin
County of Brown

Subscribed and sworn to before on March 15, 2022



Notary Public State of Wisconsin, County of Brown

5-15-23

At the public hearing, interested parties will be afforded a reasonable opportunity to express their views on the amended TID #2 and Project Plan. At the conclusion of the public hearing the Plan Commission may take action to adopt the amended Project Plan as proposed or with revisions.

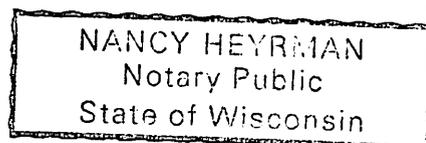
My Commission Expires

Dated this 11th day of March 2022

of Affidavits 1

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Sherry Weinkauf
Village Clerk
Run: March 15, 2022 WNAXLP



VILLAGE OF WESTON
TAX INCREMENTAL DISTRICT NO. 2

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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

Wednesday, April 6, 2022, at 9:00 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.

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

1. Meeting called to order by JRB Chair Barbara Ermeling.
2. Roll Call by Secretary Trittin - Bob Bender, resident/public member {Village}; Barbara Ermeling, Village Trustee {C} {Village}; Kathe Breitenfeldt on behalf of 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: [March 28, 2022](#).
6. [Presentation on Proposed Project Plan Amendment to Tax Incremental District # 2](#).
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.](#)
8. Any other business that lawfully comes before the JRB.
9. Adjournment of JRB

DAILY HERALD media

A GANNETT COMPANY

STATE OF WISCONSIN
BROWN COUNTY

WESTON VILLAGE OF

5500 SCHOFIELD AVE

WESTON WI 544764333

I, being duly sworn, doth depose and say I am an authorized representative of The Wausau Daily Herald, a newspaper at Wausau Wisconsin and that an advertisement of which the annexed is a true copy, taken from said paper, which published therein on:

Account Number: GWM-WES425
Order Number: 0005197178
Total Ad Cost: \$59.57
Published Dates: 03/31/2022

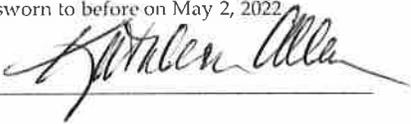


Legal Clerk

State of Wisconsin

County of Brown

Subscribed and sworn to before on May 2, 2022



Notary Public State of Wisconsin, County of Brown

1-7-25

My Commission Expires

of Affidavits: 1

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KATHLEEN ALLEN
Notary Public
State of Wisconsin

VILLAGE OF WESTON
NOTICE OF JOINT REVIEW BOARD
MEETING TAX INCREMENTAL
DISTRICT #2
WEDNESDAY, APRIL 6, 2022, at 9:00
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 – March 28, 2022.
- 6) Presentation on Proposed Project Plan Amendment to Tax Incremental District # 2.
- 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 No. 2 ("TID #2") Project Plan, Village of Weston, Wisconsin.
- 8) Any other business that lawfully comes before the JRB.
- 9) 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 Jenna Tritin, 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

WESTON VILLAGE OF

Re: 4-6 meeting

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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).

Sherry Weinkauf
Village Clerk

Run: March 31, 2022 WNAXLP

WESTON VILLAGE OF

Re: 4-6 meeting

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FAX 877-943-0443
email: WDH-Legals@wdhmedia.com

APPENDIX E: JOINT REVIEW BOARD MINUTES

Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE JOINT REVIEW BOARD (JRB)
held on Wednesday, July 9, 2021, at 10:00 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 10:00 a.m.

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

Roll call indicated 3 Joint Review Board members present; 4 members present after Lutgen arrived at 10:04 a.m.*

<u>Member</u>	<u>Present</u>
Bender, Bob	YES
Ermeling, Barb	YES
Lutgen, Roxanne	YES*
Palmer, Kristi	YES
Spets, Matt	NO

Village Staff in attendance: Donner, Higgins, Trautman, Trittin, and Wheaton. Trustee White and Mark Roffers of MD Roffers Consulting LLC were also present.

3. Opportunity for citizens to be heard.

None.

4. Written communications received.

None.

5. Approval of minutes from the previous regular meeting: July 15, 2020.

Motion by Bender, second by Ermeling, to approve the minutes from the July 15, 2020, meeting.

Yes Vote: 3 No Votes: 0 Abstain: 0 Not Voting: 2 Result: PASS

<u>Member</u>	<u>Voting</u>
Bender, Bob	YES
Ermeling, Barb	YES
Lutgen, Roxanne	---
Palmer, Kristi	YES
Spets, Matt	---

6. Presentation and discussion on performance and status of TID #1

a. Acknowledgement of TID #1 Annual Report and Update

Trautman gave an overview of the TID #1 reports in the packet. Trautman added that TID #1 received over \$2 million back for the ATC poles that were previously purchased for the ATC line relocation as part of the Camp Phillips Centre Project. Bender asked if any new debt is anticipated for TID #1. Trautman responded there is not.

Motion by Lutgen, second by Bender, to acknowledge the TID #1 annual report and update.

Yes Vote: 4 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member</u>	<u>Voting</u>
Bender, Bob	YES
Ermeling, Barb	YES

Lutgen, Roxanne	YES
Palmer, Kristi	YES
Spets, Matt	---

7. Presentation and discussion on performance and status of TID #2, including proposed project plan and boundary amendment.

a. Acknowledgement of TID #2 Annual Report and Update – Schofield Avenue Business Corridor

Trautman gave an overview of the TID #2 reports in the packet and added that a project plan amendment is being worked on. Trautman also stated there is one debt issuance outstanding for TID #2 that will be paid off in 2025; however, the issuance may be paid off early to save on interest costs.

Mark Roffers of MDRoffers gave a summary of the TID 2 amendment. Roffers stated there are two strategic areas for removal proposed in the amendment to enable redevelopment as laid out in the Schofield Avenue Corridor Plan. Two of the proposed redevelopment areas are partially within TID 2 which prevents those parcels from being combined because the TID boundary must follow parcel lines and the TID boundary cannot be expanded. The proposed removals would enable redevelopment in area E from map 2a and area I from map 3a of the Schofield Avenue Corridor Plan. Those areas may still request TID funding because they are within a half mile of the TID #2 boundary. Roffers stated the amendment will propose allowing incentives for the redevelopment of areas E and I on the basis that those properties are within a half mile of the TID 2 boundary. The redevelopment projects outside the TID will need to provide a benefit to the TID and meet the but-for test to receive TID funding. Palmer asked if the incentives currently budgeted are mainly for redevelopment outside the TID. Roffers responded that most of the redevelopment sites in the plan will be entirely within TID 2, with the majority of the spending occurring for properties within TID 2.

Roffers shared the initial cash flow analysis for TID 2 that Ehlers prepared. Based on the current value in the TID and redevelopment anticipated, \$12 million in increment is expected through the end of TID 2. Of the anticipated increment, \$3.8 million is set aside for anticipated expenditures, leaving around \$8 million for additional projects. Roffers stated an infrastructure list is being worked on for the amendment. Once the infrastructure needs are identified the remainder of the \$8 million will be reviewed to determine a reasonable amount to set aside for incentivizing development. The proposed plan amendment will be brought to the JRB in the next couple of months. Palmer asked how the 2028 development shown on the cash flow projection will be paid for if the expenditure period ends in 2026. Trautman responded that project funds can be escrowed and spent after the expenditure period if a contract is in place prior to the end of the expenditure period. Palmer asked what the expenditure breakdown will be for incentives and infrastructure. Roffers responded that those numbers are being worked on and will be broken out in the project plan amendment.

Motion by Palmer, second by Lutgen, to acknowledge the TID #2 annual report and update.

Yes Vote: 4 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member</u>	<u>Voting</u>
Bender, Bob	YES
Ermeling, Barb	YES
Lutgen, Roxanne	YES
Palmer, Kristi	YES
Spets, Matt	---

8. Any Other Business that lawfully comes before the JRB.

None.

9. Set next meeting date, time, and location.

Higgins stated the next meeting will occur in early fall, likely in September.

10. Remarks from JRB members.

None.

11. Remarks from staff.

None.

12. Adjournment of JRB.

Motion by Palmer, second by Lutgen to adjourn at 10:27 a.m.

Yes Vote: 4 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member</u>	<u>Voting</u>
Bender, Bob	YES
Ermeling, Barb	YES
Lutgen, Roxanne	YES
Palmer, Kristi	YES
Spets, Matt	---

Jenna Trittin, Recording Secretary

Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE JOINT REVIEW BOARD (JRB)

held on Monday, March 28, 2022, at 1:00 p.m., in the Conference Room, at the Municipal Center

AGENDA ITEMS.

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

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

Roll call indicated 4 Joint Review Board members present.

<u>Member</u>	<u>Present</u>
Bender, Bob	YES
Ermeling, Barb	YES
Lutgen, Roxanne	YES
Palmer, Kristi	NO
Spets, Matt	YES

Village staff in attendance: Donner, Higgins, Trautman, and Trittin. Consultants Kristen Fish-Peterson, of Redevelopment Resources, and Greg Johnson, of Ehlers, were present. Village Trustees White and Xiong were also present.

3. Opportunity for citizens to be heard.

None.

4. Written communications received.

None.

5. Approval of minutes from the previous regular meeting: October 20, 2021.

Motion by Bender, second by Lutgen, to approve the minutes from October 20, 2021.

Yes Vote: 4 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member</u>	<u>Voting</u>
Bender, Bob	YES
Ermeling, Barb	YES
Lutgen, Roxanne	YES
Palmer, Kristi	---
Spets, Matt	YES

6. Presentation on proposed TID #2 project plan amendment.

Fish-Peterson (Redevelopment Resources) gave a presentation on the proposed TID #2 project plan amendment. There was discussion on the TID #2 project plan amendment, and it was noted that due to TID #1's growth, the Village is unable to open another TID until TID #1 is closed.

7. Set the next meeting date, time and location.

Higgins stated a meeting would be needed before April 15th if the Plan Commission approves the plan amendment on March 29th and the meeting must have a notice published 5 days prior, with a 2-day lead time to the paper. Potential meeting dates would be April 6, 7, 8, or 11. There was discussion on setting the next meeting date and whether a meeting was needed if the amendment

is not approved. Per Higgins and Johnson (Ehlers), if the amendment is not approved the Village Board would have a meeting to close TID #2 and the JRB would not need to meet next week. It was determined a poll would be sent out to select the next meeting date.

Trustee White asked if TID #2 would close regardless of action taken. Donner responded TID #2 could be kept open; however, there is not much that could be done in TID #2 if the amendment is not approved and since we have the funds needed to pay the debt off the recommendation from Ehlers is to close TID #2 if the project plan is not amended.

8. Any other business that lawfully comes before the JRB.

None.

9. Remarks from JRB members.

None.

10. Remarks from staff.

Trautman stated TID financials will be provided at the required annual meeting.

11. Adjournment of JRB.

Ermeling adjourned the meeting at 1:28 p.m.

Jenna Trittin, Recording Secretary

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

APPENDIX F: PLAN COMMISSION PUBLIC HEARING MINUTES

Village of Weston, Wisconsin
**OFFICIAL PROCEEDINGS OF THE SPECIAL WORK SESSION OF THE BOARD OF TRUSTEES &
PLAN COMMISSION TO DISCUSS A POSSIBLE PROJECT PLAN AMENDMENT FOR TID #2**
held on Tuesday, March 29, 2022, at 6:00 p.m., in the Board Room, at the Municipal Center

AGENDA ITEMS.

1. Meeting called to order by President Maloney at approximately 6:00 p.m.

2. Roll Call and Declaration of a Quorum by Secretary Parker of Village Board (BOT).

Roll call by Secretary Parker indicated 6 BOT members present.

<u>Member</u>	<u>Present</u>
Maloney, Mark	YES
Ermeling, Barb	YES
Fiene, Nate	YES (arrived at 6:10 p.m.)
Meinel, Steve	YES
White, Loren	YES
Xiong, Yee	ABSENT
Zeyghami, Hooshang	YES (arrived at 6:24 p.m.)

3. Roll Call and Declaration of a Quorum by Secretary Parker of Plan Commission (PC).

Roll call by Secretary Parker indicated 7 PC members present and 2 alternates were present.

<u>Member</u>	<u>Present</u>
White, Loren	YES
Meinel, Steve	YES
Cronin, Steve	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Marshall, Gayle	YES
Mumper, Roy	YES
Maloney (Alt. 1)	YES
Zeyghami (Alt. 2)	YES (arrived at 6:24 p.m.)

Village Staff in attendance, in-person: Donner, Higgins, Trautman, Wodalski, and Parker

Village Staff in attendance, via zoom: Osterbrink and Falkowski

Village Consultants in attendance, in-person: Kristen Fish-Peterson, of Redevelopment Resource, and Greg Johnson, of Ehlers.

There were about 8 audience members present in person. There were 6 audience members present via zoom.

4. Announcement of any possible or perceived conflicts of interest.

None.

PLAN COMMISSION PUBLIC HEARING

TID #2 Project Plan Amendment (PC)

5. Proposed Project Plan Amendments to Tax Incremental District No. 2.

a. Open Public Hearing

White opened the hearing at 6:02 p.m.

b. Presentation by Kristen Fish, Redevelopment Resources/Staff [0:01:57 Zoom Recording]

Donner gave a recap of the history of when this proposed amendment started and how we got to where we are now (see attached TID #2 Project Plan Amendment #3 Presentation, page 2).

Fish gave background of her business and her experience. She then went through her presentation (starting on page 3 of the Presentation).

Guerndt questioned to Trautman (page 10 of the Presentation), about the actual expended costs as of 12/31/2021, which shows the public infrastructure was \$3,230,030, the land acquisition was \$0.00 (zero), the development incentives was \$271,746, the administration was \$653,919, and financing costs-interest was \$1,694,994. Guerndt questioned if these numbers are from 12/31/2021, where did the money go? Trautman stated those numbers are all from the inception of TID #2 (from 2004) through 2021. Guerndt pointed out the amounts showing in the first column of the table (Original & Amendment #1 Project Costs – which is estimated) versus the Actual costs (in column #2) and questioned how we went over by so much. Trautman stated the Board approved additional borrowings beyond what was in the original plan.

c. Public Comment Period [0:31:30 Zoom Recording]

Jim Pinsonneault, 5002 Arrow Street, Weston. He read a document with his testimony, which summarized what a TID is and how it should be used as a tool, and gave an example of how it appears our effective snow plowing efforts are run. Pinsonneault suggested that we run our TID in the same manner. He suggested that Plan Commission and Board of Trustees direct staff to appoint a staff person to the direct management of both TID's. He suggested then this staff person would be held accountable for the successes and shortfalls of the utilization of the TID, and that the staff person is to set achievable goals, which promote the economic development and redevelopment of both TIDS. He suggested the measurable goals would include specifics, such as the dollar amount each TID is expected to grow during the year. He stated if the goal is not met then that person should be held accountable. He suggested they should report to the Board on a monthly basis to keep transparency of the operations. He feels if the Village passes the amendment "as presented", that the Village would be doing a disservice to its taxpayers. He challenged the statement made earlier tonight that action must be taken by April 15th. He stated he learned from the WI Dept. of Revenue that there is conflicting information provided by the Village attorney. He stated he learned that while we are actively working on the TID #2 plan this can come back to public hearing next month or the following month with no negative impacts to the Village. Pinsonneault requested that the Village remove any and all language from the proposed amendment which gives the Village permission or capability to purchase property. He stated this should be left to developers to purchase property, as they have the experience to market the lands.

[0:39:24 Zoom Recording]

Jim Russell, 5904 Tricia Avenue, was present via zoom to speak in opposition. He brought up TID #1 and the history of it. He made reference to the Maclver institute and its interpretation of how TID #1 is doing and statistics it gives on how Wisconsin is doing compared to other states. Russell brought up the Camp Phillips Centre project and commented that he feels TID #1 has been mismanaged and should be closed. He stated he is opposed to funding TID #2 with \$8.3 million to subsidize business and developers. He stated how over the years many businesses have built in this area without any subsidies. He brought up how the Village recently held discussion on how to fund additional EMPD officers. He brought up the value held in the TID's, and the public services that get used in the districts. He pointed out the taxes collected in those districts are not going back into the general fund to pay for those public services, instead going into TID fund accounts. He

feels if we subsidize businesses and developers in the TID, we are only increasing our debt and taxes. He stated this amendment should wait and go before the newly elected trustees after they are elected in the Spring election.

[0:44:38 Zoom Recording]

John Rondeau, 5403 JM Place, was present in-person to speak in opposition. He stated how the business he and his business partner have deals with all the communities in the area and how they had a business in the Mosinee's TID. He stated how he feels their TID was run badly and how they spent \$175,000 to fix the drainage for a business. He commented on how they limited him and his partner on the amount of land to build on, as he thinks their reasoning was Mosinee did not think their business would survive. He commented on how 10 years later, they had to buy more land and build a second building. He stated how after checking with multiple listings for land, and receiving all kinds of deals, they found the best deal to still be in Mosinee, who offered them everything they needed to build, as Mosinee wanted to keep them in town. He discussed how there is a property for sale on Schofield Avenue, near the western border, that has been for sale for about 5 years, and how now the seller has a dollar amount listed on their sign, as he feels they think Weston will just buy it. He is concerned there will be no oversight on the spending.

d. Close Public Hearing [0:48:58 Zoom Recording]

White closed the public hearing at 6:50 p.m.

e. Discussion and Action by Plan Commission [0:49:15 Zoom Recording]

Meinel questioned Donner about the comment Pinsonneault made, regarding the deadline to amend the TID. Donner stated April 15th is the date to inform the WI Dept. of Revenue what the fate of TID #2 is. Pinsonneault commented we could leave the TID open for another year, and use that time to come up with the amendments. Johnson explained if TID #2 were to close, then we would still collect the increment through 2022. If TID #2 is not closed, then it will remain open and collect increment through all of 2023. The value will not return onto the tax rolls until the following year. Johnson stated April 15th is the date that all TID's in Wisconsin have to close for a calendar year. If we go past that date, then it stays open another year.

Meinel stated he is still concerned about the services (EMPD, SAFER, etc.) that we have to provide, and is uncomfortable with any type of development happening here, where the people of Weston will have to pay for those services, and the incremental increase does not do that. He is very concerned about the idea of mixed-use buildings, with apartments, and how those should be paying for the services. He stated the way our mix is right now, and tax revenues for TID #1 and TID #2, he feels it is excessive for the Village to subsidize any type of multi-use or apartments in the district.

[0:53:08 Zoom Recording]

Mumper feels some of the misunderstanding that comes to play here is when we talk about closing the TID. He verified with Trautman that the increment that we would return to the taxpayers would more than likely be offset by triple if and when we redevelop Schofield Avenue. Trautman stated the impact on the taxes is that they would be going up not down if we choose to close the TID. Wodalski stated the estimated remaining life of Schofield Avenue is about 7 years. Mumper pointed out if we close the TID tonight, it would be followed with a short window of incremental reduction in property taxes, but then (if closing tonight) it would be followed by a much greater tax rate increase when it comes time to redevelop Schofield Avenue. He pointed out this is because we can either use TID funds to redevelop Schofield Avenue (leaving TID open) or use the general tax funds to redevelop Schofield Avenue (closing TID tonight). Mumper stated he is very much in favor of development in the Weston area and feels we have some very good opportunities for development on Schofield Avenue if we are able to provide some kind of redevelopment funding to achieve the "but for" test, as he does not see any development occurring on any of those properties without some level of assistance. He

pointed out that it was previously explained that part of the reason Weston has such a large portion of property tax in TID's is because Weston has been extremely successful. He stated if we did not create development, we would not have any of those large percentages. Mumper stated, regarding Rondeau's comment about "winners and losers" how he too does not want to see anyone enriched from this, but we still have to vet any dollar that is spent for any assistance with the Board. Mumper stated nothing is going to happen but for the Board approving it. Mumper stated he feels redevelopment is a good thing and he is in favor of extending the TID #2 and our attempting to generate some development on Schofield Avenue.

[0:57:00 Zoom Recording]

Jordan stated the reason he initially rejected the TID#2 amendment was because it originally was very wide open and opportunity for money to be spent on things he felt was not in the best interest of the taxpayers. Jordan states since then, the draft plan has been cut back significantly, following the clear direction of the Plan Commission as far as what should be done. Jordan feels there now is a plan here that is well laid out. He stated as far as who is accountable for this, that is to be laid out by the Village Board as far as who the individuals will be to monitor this. Jordan stated he is in favor of the amendment because we have had this open for a long time and there is not a lot to be gained by closing it. He stated there is a disadvantage of closing now, as far as eventually doing something with Schofield Avenue, which is not long term. He stated we have it written in this plan that there is an opportunity to redevelop these properties before we spend any money on Schofield Avenue. He feels there is good communication between Wodalski and the Board as far as what are the priorities, when is this going to happen, and doing this in a well thought-out manner, so that we don't end up tearing up our recently rebuilt road because of something that is going to happen. Jordan disclosed that he owns a piece of property within TID #2 and stated he has no intention of asking for any money from the Village to do anything with his property, so he does not plan to recuse himself. He gave examples of Wausau Supply having opportunities in the past to take advantage of money from the Village, but had not. Jordan pointed out how the old existing vacant buildings along Schofield Avenue are still in the same condition they were several years ago, and if we don't do anything proactively, he does not see how that will change.

[1:00:15 Zoom Recording]

Marshall commented to Mumper that the reason we have such a large percent in TID is because of our success, but also because TID #1 was extended 10 years. She stated TID #1 was supposed to be closed in 2021, and feels we would not be having this discussion about being in double what the State recommends of a limit of 12% of equalized value. She stated when she looks at the cash flow analysis, we are asking if we should leave this TID open for another 10 years or should it be closed. She believes if we did nothing, the total revenues that are projected would generate \$3.5 million, without any additional investment. We are looking at about \$9 million, so an additional \$5.5 million. Johnson verified that right now the district, if no other value is created, it is generating \$630,300.00 per year. He stated if we wanted to fund all the project costs identified in this amendment, we would need to see another \$10 million of increment generated over the remaining life of the TID to pay for the development incentives, Schofield Avenue, etc. Marshall stated we are adding an additional \$4.3 million in developer incentives, land acquisition, and administrative/professional services. She stated so we are generating \$5.5 million of increment and spending \$4.3 million. She feels this is not a big margin to be off. She pointed out this is over a 10-year period, and with expecting recessions. She feels the plan is not bulletproof. She feels most businesses would not run on that small of a margin. She agreed with Cronin that the money does not have to be spent. Marshall explained to Donner that she is looking at the cash flow analysis and understands that the money that would come back, if we closed, would all have to be shared with the other tax jurisdictions. Donner explained that if we were to close the TID, the amount that would come back to the Village would only be about \$70,000.

Cronin commented how this proposed amendment has been talked about at nearly every meeting since September. He stated Plan Commission has heard the public's concerns. He commented when looking at the equalized value in our TID's, and how 21% is in TID #1 and the other 2% is in TID #2. He pointed out, however, that the focus right now is on TID #2, not TID #1. He feels right now we have more important matters to tend to with TID #2. He sees a lot of potential for development along Schofield Avenue. He thinks it makes a lot of sense to finance the road project under TIF, as we would be looking at \$0.09 versus \$0.30. Cronin stated he is in favor of an amendment.

Guerndt stated he is in favor of the amendment and how he feels this is the smart thing to do for our taxpayers. He stated we have an opportunity to save our taxpayers the extra costs that would occur if we re-build Schofield Avenue without TIF. He understands Meinel's concerns about the public services to the area, but wants us to recognize that at the end of the TID term, they will all be getting a big boost. He stated if we want development in our community, nothing will happen unless we incentivize developers to come in. He stated how Plan Commission has worked hard at vetting this to make it palatable for the Village and taxpayers.

Meinel commented if we do nothing tonight, we will still have more than enough funds to replace Schofield Avenue. He feels we don't need to borrow the \$8 million. He has not seen anything that we have been successful at, from a development standpoint, in either TID's. He feels we don't have the means or structure to manage this. He stated when request for TID financing come in, to meet the "but for" test, he does not think we have been able to manage this very smoothly. He reiterated he is not in favor of the amendment.

Cronin commented he talked to a few residents this week, and both expressed that they don't want the Village to get in business of purchasing land. Jordan stated the reality to have the ability to purchase a piece of land is more having to do with purchasing a sliver of land to benefit the road, not to buy land from a homeowner to sell. Guerndt stated there should be clarification on what the money is being spent on. Cronin stated the concern was if the Village would be buying and clearing land to give away to developers. White stated we are not in the business of buying land. White stated we can be the facilitators getting the developer and property owners together. White stated he would not be in favor of the Village buying land. Guerndt feels verbiage needs to be put in the document about this. Guerndt stated to let the developer come in and meet the "but for" test, and then the Board can give that developer (through a developer agreement) the needed funds to develop.

Marshall brought up Pinsonneault's earlier comment with accountability. She wants to hear how we plan to address his concerns. Will this be in someone's performance plans, where they have to achieve the \$10 million, or cash flow of \$1.2 million per year?

Donner stated the plan is that we are contracting with Fish to help promote the available sites, and where she would meet with landowners and developers to let them know we have this tool. Those would have to bring forth a plan and meet the "but for" test. He does not think it would be realistic to expect that we will have a certain amount of increment generated each year. Cronin agrees that to require a hard number on how much development occurs as a way to measure performance is not the way to do this. He gave the example of if the economy goes bad in a few years, that would not be the consultant's fault. Cronin feels there should be a different way to gauge that. Guerndt questioned if Fish will be paid by hour or based on performance and asked what the repercussion is if nothing happens.

Fish stated her contract is set up where she receives an hourly to get amendment passed, because if the amendment does not pass, then there is no more work here for her. She stated then there is an hourly fee for the next phase which is meeting with all of the property owners, followed by the next phase of marketing. She explained the performance pay would come in if she can bring a deal to the table. Guerndt questioned what

the estimated hourly costs will amount to before it becomes performance based. Fish stated she does not have the total at hand, but that it is estimated at a number of hours. She assured that this type of work is her passion. She stated with only 10 years left in the life of this TID, things need to happen in the next 2 or 3 years, to get increment generated.

i. Resolution No. 2022-PC-001: A Resolution approving and recommending an amendment to the Tax Incremental District No. 2 (TID #2) Project Plan for the Village of Weston, Marathon County, WI.

[1:22:00 Zoom Recording]

Motion by Cronin, second by Guerndt: To approve and adopt Resolution No. 2022-PC-001, and recommend an amendment to the Tax Incremental District No. 2 (TID #2) Project Plan for the Village of Weston, Marathon County, WI, as presented.

Yes Vote: 5 No Votes: 2 Abstain: 0 Not Voting: 0 Result: PASS

<u>Member (PC)</u>	<u>Voting</u>
White, Loren	YES
Meinel, Steve	NO
Cronin, Steve	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Marshall, Gayle	NO
Mumper, Roy	YES

BOARD OF TRUSTEES NEW BUSINESS

6. Action Following on Plan Commission Decision

[1:23:50 Zoom Recording]

a. Resolution No. 2022-008: A Resolution approving an amendment to the Tax Incremental District No. 2 (TID #2) Project Pan for the Village of Weston, Marathon County, WI.

Motion by Ermeling, second by Fiene: to approve Resolution No. 2022-008, a Resolution approving an amendment to the Tax Incremental District No. 2 (TID #2) Project Plan for the Village of Weston, Marathon County, WI. Question: Fiene questioned if Ermeling would accept a friendly amendment to the motion to add “that no public dollars will be used for the purchase of land except for explicit public goods, such as a street, or lands purchased to aid in the widening of a street.” Ermeling stated that while she is not in favor of the Village buying property, we don’t know what scenarios may come up in the future, as far as land needs. Fiene gave the example of public goods being things that would benefit the Village as a whole, like water/sewer pipes, etc. Ermeling stated that she finds this too broad and is passing on Fiene’s offer. Zeyghami stated he would like to see that prior to any developer project starting, a development agreement must be approved by the Village Board. The agreement explains what they are going to do, what is expected of them, and time limit. Higgins stated we actually require developer agreements now; but they have not been coming before the Board unless the Board has provided TIF funding or land at discount for the project. It was stated the developer agreements currently go with the site plans. Motion carried.

Yes Vote: 5 No Votes: 1 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member (BOT)</u>	<u>Voting</u>
Maloney, Mark	YES

Ermeling, Barb	YES
Fiene, Nate	YES
Meinel, Steve	NO
White, Loren	YES
Xiong, Yee	-----
Zeyghami, Hooshang	YES

REMARKS FROM COMMISSIONERS/TRUSTEES [1:31:40 Zoom Recording]

Guerndt questioned if we could request Fish to supply reports to the Board with how things are going and also to share how interactions are between the clients and staff, and if there are things that need to be loosened up to bring development in.

Maloney stated we will put that on the next Plan Commission agenda.

Cronin thanked staff for their work and asked the audience to reach out to Plan Commission and elected officials if they have any concerns or feedback.

Jordan stated he feels there has been great dialog and feels we are on a path to see something happen along the corridor, but with a short window.

White thanked the Plan Commission and Trustee Meinel for all their work and lengthy discussions during the past 18 months.

Ermeling thanked Plan Commission for their work. She finds Schofield Avenue as an unattractive and blighted area, and feels we need to bring in businesses. She stated if there is not a development, that we will not spend money.

Fiene thanked everyone for their time and work.

REMARKS FROM THE PRESIDENT [1:35:40 Zoom Recording]

Maloney stated that Trautman is putting together a monthly detail ledger on what's happening in the TIF. In the last Finance Committee packet a year-to-date detail was provided. Maloney is looking forward to using that financial reporting tool to watch, and is looking forward to working with Fish and her group, as he feels this is our best chance at success.

Donner thanked Johnson and Fish for attending the meeting too.

Guerndt thanked White for his 15 years of service to the Village. White stated the April 18th Board meeting will be his last.

ADJOURNMENT OF PC

Motion by Cronin, second by Mumper, to adjourn PC at 7:38 p.m.

ADJOURNMENT OF BOT

Motion by Fiene, Second by Meinel, to adjourn BOT at 7:39 p.m.

Mark Maloney, Village President
 Loren White, Plan Commission Chair and Village Trustee
 Jennifer Higgins, Director of Planning & Development
 Valerie Parker, Recording Secretary

Valerie Parker

Subject: FW: Meeting tonight

From: Mark Maloney <mmaloney@westonwi.gov>

Sent: Tuesday, March 29, 2022 9:13 PM

To: Sherry Weinkauff <sweinkauff@westonwi.gov>; Keith Donner <kdonner@westonwi.gov>

Subject: Fwd: Meeting tonight

Please have Eric L. attached email entered as his opinion regarding Public Hearing this evening.

Re: Amendment to TID #2

Thank you,

Mark Maloney - President

Board of Trustees

Village of Weston

mmaloney@

westonwi.gov

1-715-410-2756 / cell

Begin forwarded message:

From: Eric Lemirand <ERICLEMIRAND4819@msn.com>

Date: March 29, 2022 at 1:14:00 PM CDT

To: Mark Maloney <mmaloney@westonwi.gov>

Subject: Meeting tonight

Mark,

I have had an issue come up and I will not be able to attend tonight's meeting. Can you please ente this email as my official stance?

Thank you again for listening to my concerns and understanding my stance. I do think our taxes are too high and jeopardizing our population growth. We do not need to set aside another 8 million dollars "to give away to businesses." We need growth but not on the backs of the homeowners. Especially after the new village hall was shoved down our throats at double the recommended cost.

Regards,

Eric Lemirand

Village of Weston

(Address withheld due to occupation)

Sent via the Samsung Galaxy S10+

APPENDIX G: PLAN COMMISSION RESOLUTION

VILLAGE OF WESTON, WISCONSIN

RESOLUTION NO. 2022-PC-001

A RESOLUTION, approving and recommending an amendment to the Tax Incremental District No. 2 (“TID #2”) Project Plan for the Village of Weston, Marathon County, WI.

WHEREAS, the Village Board of Weston, Wisconsin created TID #2, which was approved in May 2004 and amended for the first time in January 2005; and.

WHEREAS, the Plan Commission (“PC”) has the legal responsibility for the planning of TID #2; and.

WHEREAS, the PC has determined that certain amendments to the approved TID #2 Project Plan are necessary and will be beneficial to carry out and promote the intended goals of TID #2; and

WHEREAS, the PC caused notice of a public hearing on the proposed third amendment to the TID #2 project plan, published as a class 1 notice in the Wausau Daily Herald on March 15, 2022; and

WHEREAS, pursuant to the published notice, the PC held a public hearing commencing at 6:00 p.m. on March 29, 2022; and

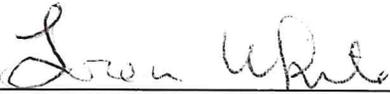
WHEREAS, after considering the comments and suggestions submitted at such hearing, the PC has determined that the proposed second amendment to the TID #2 Project Plan, as set forth in Exhibit A, is feasible, conforms to the Village’s Comprehensive Plan, and will serve to promote the intent and goals for which TID #2 was created.

NOW, THEREFORE, BE IT RESOLVED that the third amendment to the TID #2 Project Plan attached hereto as Exhibit A, is hereby adopted and recommended for approval by the Weston Village Board.

BE IT FURTHER RESOLVED, that the Planning & Development Director/Zoning Administrator is hereby authorized and directed to file this resolution with the Village Board and take any other action necessary to request consideration by the Village Board of the actions recommended hereby.

PASSED BY THE PLAN COMMISSION OF THE VILLAGE OF WESTON, at a special meeting thereof, this 29th day of the month of March, 2022.

VILLAGE OF WESTON, a Municipal Corporation of the State of Wisconsin.

By: 
LOREN WHITE, Chair

ATTEST:

By: 
SHERRY WEINKAUF, Clerk

Ayes: 5

Nays: 2

EXHIBIT A: Village of Weston, Wisconsin; Tax Incremental District No. 2 Project Plan (Amended Project Plan #3)

APPENDIX H: VILLAGE BOARD RESOLUTION

**VILLAGE OF WESTON
RESOLUTION NO. 2022-008**

**A RESOLUTION APPROVING AN AMENDMENT TO THE TAX INCREMENTAL
DISTRICT TID NO. 2 (“TID #2”) PROJECT PLAN FOR THE VILLAGE OF
WESTON, MARATHON COUNTY, WISCONSIN.**

SECTION 1: **ADOPTION** “Resolution No 2022-008 A Resolution Approving An Amendment To The Tax Incremental District TID No. 2 Project Plan For The Village Of Weston, Marathon County, WI” of the Weston Municipal Resolutions is hereby *added* as follows:

ADOPTION

Resolution No 2022-008 A Resolution Approving An Amendment To The Tax Incremental District TID No. 2 Project Plan For The Village Of Weston, Marathon County, WI(*Added*)

WHEREAS, the Village Board of Weston, Wisconsin created TID #2, which was approved in May 2004 and amended for the first time in January 2005 and again in September 2021 for a territory subtraction; and

WHEREAS, the Plan Commission (“PC”) has determined that an amendment to the approved TID #2 Project Plan will be beneficial to carry out and promote the intended goals of TID #2; and

WHEREAS, the PC, after public hearing as required by law, adopted Resolution 2022-PC-001 on March 29, 2022 pursuant to §66.1105(4)(h), Wis. Stats., amending the TID #2 Project Plan and recommending approval by the Village Board; and

WHEREAS, the Village Board has reviewed the proposed amendment as approved by PC Resolution 2022-PC-001 and accepts the recommendation of the PC.

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of Weston makes the following findings with respect to the proposed amendments as adopted by the PC Resolution 2022-PC-001:

1. The TID#2 Project Plan, as amended is feasible;
2. The Project Plan, as amended, is in conformity with the Comprehensive Plan of the Village of Weston.

BE IT FURTHER RESOLVED, that the proposed amendment to the TID #2 Project Plan as adopted by the PC Resolution 2022-PC-001 and attached hereto as Exhibit A is hereby approved and the TID #2 Project Plan, Village of Weston, Wisconsin is hereby so amended.

PASSED AND ADOPTED BY THE VILLAGE OF WESTON BOARD OF TRUSTEES
MARCH 29, 2022.

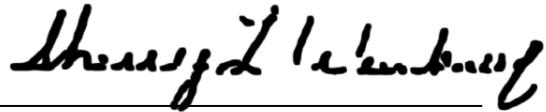
	AYE	NAY	ABSENT	ABSTAIN
Mark Maloney	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Barbara Ermeling	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Steve Meinel	<u> </u>	<u> X </u>	<u> </u>	<u> </u>
Yee Leng Xiong	<u> </u>	<u> </u>	<u> X </u>	<u> </u>
Nathan Fiene	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Loren White	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Hooshang Zeyghami	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Presiding Officer

Attest



Mark Maloney, Village President,
Village of Weston



Sherry Weinkauff, Village Clerk Village
of Weston



APPENDIX I: JOINT REVIEW BOARD RESOLUTION

VILLAGE OF WESTON, WISCONSIN
RESOLUTION NO. 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.

WHEREAS, §66.1105(4)(h), Wis. Stats. requires that a joint review board convened pursuant to §66.1105(4m), Wis. Stats. review and approve a proposed amendment to a project plan for a tax incremental district; and

WHEREAS, the Village of Weston elected to convene this Joint Review Board (“Board”) as a standing joint review board as authorized by §66.1105(3)(g), Wis. Stats.; and

WHEREAS, the Board held a meeting on March 28, 2022 prior to the public hearing on an amendment to the project plan for TID #2, to discuss potential amendments that are the subject of this resolution; and

WHEREAS, the Board has reviewed the public record, planning documents, and resolutions adopted by the Plan Commission of the Village of Weston and the Village Board of Weston approving a territory amendment to the TID #2 Project Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Joint Review Board finds that:

1. In the judgment of the Board, the development expected in TID #2 as described in the public records, planning documents, and resolutions identified above would not occur without a tax incremental district and tax incremental financing;
2. The economic benefits of TID #2, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of improvements identified in the cash flow analysis of the TID #2 Project Plan; and
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

BE IT FURTHER RESOLVED, that the Village Board Resolution 2022-008 amending the TID #2 Project Plan, Village of Weston, is hereby approved.

BE IT FURTHER RESOLVED, that the Chairperson of the Board shall forward this Resolution to the Village Clerk not later than 7 days after the date hereof.

Adopted this 6th day of April, 2022.

By: 
BARBARA ERMELING, JRB Chair

ATTEST:

By: 
JENNA TRITTIN, JRB Clerk

Ayes: 5

Nays: 0

APPENDIX J: VILLAGE ATTORNEY OPINION

YDE LAW

& MEDIATION

305 SOUTH 18TH AVENUE | SUITE 210
WAUSAU, WISCONSIN 54401

phone
715-845-7800
fax
715-845-7805

March 28, 2022

SENT VIA EMAIL ONLY (jhiggins@westonwi.gov):

Village Board of Trustees
VILLAGE OF WESTON
Weston Municipal Center

RE: Certification of Village of Weston, Wisconsin
Tax Incremental District No. 2 Project Plan Amendment #3

Dear Board:

The Village of Weston, Wisconsin Tax Incremental District No. 2 Project Plan Amendment #3 (“Amendment #3”) is on the agenda for the Joint Review Board meeting on March 28, 2022. Wis. Stat. §66.1105(4)(f) requires the Village Attorney to review all tax incremental district project plans and confirm that they are complete and comply with Wis. Stat. §66.1105(4)(f).

Amendment #3 enumerates possible private development incentives as a funding priority to advance further redevelopment and tax increment within TID No. 2. This Project Plan also anticipates the potential to use TID No. 2 to acquire land for later resale to rebuild Schofield Avenue when necessary. It is my opinion that Amendment #3 is complete and compliant with Wis. Stat. §66.1105(4)(f) because Amendment #3, contains the following:

1. A statement listing the kind, number, and location of all proposed public works or improvements within TID No. 2, as amended by proposed Amendment #3 or to the extent provided by law, outside TID No. 2 as amended by proposed Amendment #3;
2. An economic feasibility study;
3. A detailed list of estimated project costs, along with a description of the methods of financing all estimated project costs;
4. The time when the related costs or monetary obligations are to be incurred;
5. A map showing existing uses and conditions of real property in TID No. 2 as amended by proposed Amendment #3;
6. A map showing proposed improvements and uses in TID No. 2 as amended by proposed Amendment #3;
7. A statement addressing any proposed changes in zoning ordinances, master plan, building

codes, and Village ordinances;

8. A list of estimated non-project costs;

9. A statement of the proposed method for the relocation of persons to be displaced; and

10. A statement as to how the creation of the proposed changes to TID No. 2 as amended by proposed Amendment #3 promotes the orderly development of the Village.

If any revisions are made to Amendment #3, please send them to me for my review so that I may provide a new opinion letter.

Very Truly,

A handwritten signature in black ink that reads "Matthew E. Yde". The signature is written in a cursive style with a large, stylized 'M' and 'Y'.

Matthew E. Yde

MEY:rkw