



REPORT TO VILLAGE BOARD

ITEM NAME:	Potential TID #1 Study - Ehlers Cash Flow Review & Projections
MEETING DATE:	August 25, 2025
PRESENTING COMMITTEE:	RDA
COMMITTEE CONTACT:	David Baker
STAFF CONTACT:	Pete Wegner
PREPARED BY:	David Baker

ISSUE: TID #1 is listed as “Severely Distressed”, routinely requires an annual cash advance from the Village in excess of \$100,000, and has needed a total cash advance from the Village of more than \$2,600,000. The TIF will close in 2044, which provides us with a limited but hopefully sufficient time for TID #1 to recover, pay back the Village, and build a strong tax base which will provide long term tax payments to the Village and the overlying tax districts.

It would be advantageous to have the support of a financial consultant to assist the Village with cash flow analysis and guidance through the complex set of Wisconsin State Statutes and regulations governing TID/TIF districts.

OBJECTIVES: Retain the services of our financial consultant to provide additional expertise and analysis as we work towards rebuilding TID #1 into a healthy financial position.

ISSUE BACKGROUND/PREVIOUS ACTIONS: Ehlers has not been engaged to review the financial status and performance of TID #1 since 2018. The Village has a part time finance director, and is not currently paying for the services of an administrator. Current staffing levels put a constraint on the staff hours available for a TID #1 cash flow analysis, but also free up financial resources for a limited amount of outside consulting assistance.

PROPOSAL: Engage Ehlers to conduct a review of cash flow and financial projections for TID #1, at a cost of \$2000 for the review plus \$500 to present the review to the Committee.

ADVANTAGES:
DISADVANTAGES:

ITEMIZE ALL ANTICIPATED COSTS (Direct or Indirect, Start-Up/One-Time, Capital, Ongoing & Annual, Debt Service, etc.)

RECOMMENDED ACTION: RDA voted unanimously to recommend that the Village Board approve engaging Ehlers for a TID #1 review at a cost of \$2500 using funds from TID #1.

OTHER OPTIONS CONSIDERED:
TIMING REQUIREMENTS/CONSTRAINTS:

FUNDING SOURCE(s) – Must include Account Number/Description/Budgeted Amt CFY/% Used CFY/\$
This engagement would be paid for through TID #1.

Remaining CFY

Account Number:

Description:

Budgeted Amount:

Spent to Date:

Percentage Used:

Remaining:

ATTACHMENTS (describe briefly)