



REPORT TO VILLAGE BOARD

ITEM NAME:	Potential TID #5 - Ehlers Concept Development Support
MEETING DATE:	August 25th, 2025
PRESENTING COMMITTEE:	APC
COMMITTEE CONTACT:	David Baker
STAFF CONTACT:	Pete Wegner
PREPARED BY:	David Baker

ISSUE: The Village has been unable to adequately fund infrastructure (roads, storm water systems, additional well capacity, e.g.) for some time, which has contributed to our recent substantial drop in Village growth (Net New Construction under 0.5%).

OBJECTIVES: Provide needed expertise and assistance in the investigation and concept development of a new mixed use TIF district. The goals of the new TIF district would include providing funding for much needed infrastructure improvements. The lack of these badly needed infrastructure improvements is hindering new growth in our Village, including the proposed new Glacier Meadows Subdivision of over 100 homes.

Increased tax revenue (without increasing property tax rates) from the proposed new TIF #5 district would be expected to potentially fully or partially fund the following infrastructure improvements.

- Storm water system to provide service to (but not within) the proposed Glacier Meadows subdivision.
- Sewer system infrastructure to provide service to (but not within) the proposed Glacier Meadows subdivision.
- Municipal water infrastructure to provide service to (but not within) the proposed Glacier Meadows subdivision.
- Storm water system to provide service to the existing Tower Woods subdivision.
- Partial funding for a new well (and possibly an additional water tower) to provide additional municipal water capacity to support future growth.
- Partial funding for future improvements (subsequent to the currently planned 4 way stop) to the X-XX-Pine intersection.
- Potential property acquisition within the new TID boundaries.
- Storm water system to provide service to potential future residential subdivisions and commercial developments.
- Sewer system infrastructure to provide service to potential future residential subdivisions and commercial developments.
- Municipal water infrastructure to provide service to potential future residential subdivisions and commercial developments.

ISSUE BACKGROUND/PREVIOUS ACTIONS: I have been researching the potential development of a new TID district, but need the assistance of Ehlers to ensure that we are correctly understanding and complying with the TID statutes and regulations.

PROPOSAL: Engage Ehlers to provide concept development support for a potential TID #5 tax incremental financing district.

ADVANTAGES: Work towards providing a potential funding source for needed infrastructure that minimizes the need for special assessments, minimizes the need for increased property taxes on existing and future residences, and minimizes utility and sewer rates increases.

DISADVANTAGES: Takes potential tax revenue away from the County, D.C. Everest School system and from the Village's general fund. This is perhaps only a perceived disadvantage, because the proposed development and associated property tax revenue is unlikely to occur without the formation of the TID #5 district.

ITEMIZE ALL ANTICIPATED COSTS (Direct or Indirect, Start-Up/One-Time, Capital, Ongoing & Annual, Debt Service, etc.) Ehler's concept development support will cost \$3,000.00. If the committees and Village Board decide to proceed after the TIF concept is presented, Ehlers support of the TID/TIF proposal and application would be \$10,000.00.

RECOMMENDED ACTION: APC unanimously recommended that the Village Board engage Ehlers for \$3000 to provide concept development support for a potential new TID/TIF district.

OTHER OPTIONS CONSIDERED:

TIMING REQUIREMENTS/CONSTRAINTS:

FUNDING SOURCE(s) – Must include Account Number/Description/Budgeted Amt CFY/% Used CFY/\$

Remaining CFY

Account Number: 100-51420-370-000

Description: Engineering/Surveying/Consulting

Budgeted Amount: \$5,000.00

Spent to Date: \$0.0

Percentage Used: 0%

Remaining: \$2,000.00 (if proposal is approved.)

ATTACHMENTS (describe briefly): Photos from Jake Boyer showing recent drainage issues in Tower Woods subdivision.