



REDEVELOPMENT AUTHORITY MEETING MINUTES

November 2, 2023 at 5:00 PM

Kronenwetter Municipal Center - 1582 Kronenwetter Drive Board Room (Lower Level)

1. CALL MEETING TO ORDER

A. Roll Call

PRESENT

Trustee and chair Christopher Eiden

President Chris Voll

Pat Kilsdonk

Randy Fifrick

ABSENT

Terry Radtke

Lane Loveland

Lee Pastika

Staff present: Clerk Planning Technician William Gau, Lisa Kerstner Finance Director/Treasurer, Leonard Ludi Public Works Director

5:01 P.M.

2. PUBLIC COMMENT

Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this Village that Public Comment will take no longer than 15 minutes with a three-minute time period, per person, with time extension per the Chief Presiding Officer's discretion. Be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments.

Bernard Kramer 2150 East State 153 Kronenwetter WI 54455

inquired about future borrowing intentions for TID 2 and voiced concerns over the need for establishing new borrowings when significant land already exists under TID ownership. He highlighted apprehensions about the debt level and the anticipated proposals that might result in borrowing and additional investments in TID lands without concrete commitments from developers.

5:07 P.M.

3. REPORT FROM STAFF

a. Treasurer Report

Lisa, RDA committee compensation needs to be updated.

Randy, questioned from last meeting the general liability general fund from TID 1 and what the status of that was with the auditor Where large sum came from.

Lisa, Email has been sent to auditor. Lisa's idea thinks it has to do with year 2021.

Randy, Page 5 for TID 2 tax guaranty to developers for \$4,500. That was for the sale for Denyon Homes. The tax line item guarantee should would be more of a development agreement and if they don't meet that agreed amount the money would come from there.

Lisa, Denyon Home is still in the works
5:09 P.M.

4. NEW BUSINESS

a. Discussion: Ehlers Presents 2023 TID 2 Cash Analysis

Brian Raymer of Ehlers provided a thorough review of TID 2 cash flow analysis, highlighting that the district's expenditure period concludes in the following year, drawing attention to the financial review motives.

Randy, the numbers for 2020-2022 tax rate jumps 26.96 and those numbers in the packet don't match with what was actual had for those dates. 2023 for example shows 1.5 million and actual was 980,000. Brian explains that the tax rate discrepancy could come from that there is two school districts and one is not in the TID.

Lisa, Randy, Confirm Mosinee school district has a lower tax rate than Everts school district.

Randy, Points out other discrepancy.

Brian, Explains the flow of the packet running chronologically top to bottom with revenues and cash flow. Even with revenue discrepancy the amount of revenue that is there in the Districts should be able to cover the costs. Closer years changes correct is probably in 2032 instead of 2029 when cost is paid off. Brian would recommend like the DOR recommends ultimately vetted by the Village Attorney and the Village puts final stamp on what is eligible for project cost. There is ability to recoup sewer expenditures. Inflation can be considered.

Lisa, explains that Kim Manley sent an email to the DOR, but she had indicated that an amendment wont not be need because each amendment builds on a previous one unless these next amendment states avoids previous amendment.

Randy, disagrees with that based on the way the Village has it written because the way it is done the tables explain that the total original costs and amendment 2 takes that all back. We can't say we are going to spend 4 million right away and then cut back on specific projects to 2 million and then go back to the original one. The original one is vague and we should consider other tax jurisdictions mainly marathon county and we should keep them happy.

Lisa, Randy and Brain explains the Village can have one more amendment for boundaries being four totals but can have more tax amendments.

Brian concludes that the financial analysis and that the amount can pay for the number of projects. May be longer period of time but can be done.

Randy, asks Lisa to pull tax rates for the last couple of years. Notice discrepancy for Mosinee tax rate. Brain, asks if that is assessed rate or equalized rate.

Lisa, thinks it's the assess rate

Brain explains that the difference would exist because of economic value of appreciate value.

Randy is asking for more accurate numbers.

Lisa and Brian said they will get more accurate numbers.

Randy, TID number 2 has room to spend money. Money should be used for infrastructure needs from TID 2 in In TID 2 and not from general funds.

b. Discussion and Possible Action: TID 3 and TID 4

Lisa, explains that there was a need for a budget amendment for funds to get Ehlers to look at TID 3 and 4 which was supposed to go to the board but didn't make it to the board and now she wants to know after looking at Ehlers report if RDA wants to proceed with the analysis and do the budget amendment.

Randy, What's the cost?

Lisa and Brain, 3 and 4 for 2,000 each and 250 a meeting for each.

Randy, says analyses should be done for TID 4 and TID 1. He is scared where the village is at with TID 1 and where the progress is at right now.

Lisa and Randy agree that TID one will never come out.

Lisa, TID 4 will come out near end of the district and TID 3 will be fine.

Randy, advantage of doing all three districts it could have the possibility to close TID 4 a year early.

Pat, Is there any possibility for development in in TID 1.

Chris V, He heard that there may be interest in TID 1 do to the changes with flood plane changes.

Several years ago, Rodger put together proforma that outlined that TID 1 would break even toward the end.

Randy, TID 1 has limited options. Possibly Schuette metal.

Chris V, explains Bill Scofield came with a plan that did go through.

Randy, someday someone will find that land appealing. Is a motion needed?

Lisa, Looking for direction.

Randy, claims it makes sense do it all at once.

Lisa and Chris v, talk about leaving TID 1 out of review plan because it wasn't worth it.

Randy, claims that a review should be done on TID 1 because uncertainty of numbers.

Lisa, talked about how we could do all of the TIDs but focus on TID 3 and 4 till TID one gets approved by APPC.

RDA Directs staff to start on TID 3 and 4.

5:45 P.M.

c. Discussion and Possible Action: TID 2 Project List

Committee asked staff to provide more information on cost to infill structures such as roads and sewer.

Lisa explains that Brad came up with a list of roads that need to be completely redone along with an old list. RDA needs to figure out which ones to focus on in order to figure out the budget.

Leonard, explains that when the roads were built there was a lot of rock and that the infill structure most likely needs to be redone. Rob from RPS met with Leonard, Brad, and Mark and talked about what was on the original list. Beranek road reconstruction trails and utilities, Flanner Road, Jamroz Lane and Village road reconstruction and drainage are on the list for TID 2.

Lisa, more money should be spent on Kronenwetter Drive for more heavy stone because of truck traffic. Lift stations 8 and 4 would be influenced on what can be spent.

Randy, Cost estimation Leonard?

Leonard, didn't have a cost estimation but it would be based of the miles, utilities, sewer and water.

Lisa, Kim M. said we should look under the road when doing a project like this.

Randy, suggested we get some estimate on the cost. That is putting the people there that the TID should pay for it. If managed properly we can get a bid out next fall for a 2025 spring project for construction in maximizing the TID dollars. Flexibility in TID law. Get numbers for that if we do it for 2025 so it won't worry about it in our discussion for the 2024 budget.

Lisa, Lift station 8 and 4 are 1.7 million.

Lisa, Chris E., Randy talks about stations needing to be done.

Randy, estimates need to be done and that we don't have to do everything on the list.

Lisa, Brad suggested Flanner.

Chris V., suggested Old high way 51 bike trail extension.

Chris v., Randy, Talk about ideas for bike trail.

Chris V., suggested those projects and get estimates with projects. Lift stations had been approved by Village Board.

Lisa, questioned if that was based on if an amendment was needed.

Brain, suggested there was unspent sewer costs in project plan. Village call. Talk to Village attorney.

So, you are prepared to take it to the joint review board. You have your backing even if you don't need it.

5:59 P.M.

d. Discussion and Possible Action: 2024 Budget – TID 1, 2, 3, and 4

Lisa, In-depth budget reviews for each of the TIDs ensued with particular focus on projected property tax revenues, adjustments in staff allocations, and variances between previous forecasts and present evaluations. For TID 2, modifications were suggested to align administrative expenses accurately with the expected workload, and consulting support was deemed crucial to guide budget processes

considering the upcoming expansive works. 2024 Administrator and Finance Director take a percentage of salary out of TID 1, TID 3, and TID 4. TID 2 would take 5 percent. RDA compensation 50 bucks a TID. Based off of debt schedule. 6000 dollars more revenue. TID 3 will bring in 59,000 more in revenue and already have petty cash 101,000 already. TID 4 will bring in 41,000 and then based on cash on hand they are positive by 139,000 and that's with still paying off their debt. TID 2 money borrowed vary on the potential projects being done. Engineering of 50,000 budget for 2023 can be cared over to 2024 budget. Everything not used can be cared over into 2024 budget. This would be needed to know in order to know what is needed for loans. Can there be funds set aside for Ehlers help in the Loan process. Any suggestions on TIDs.

Randy, Lisa explain what yellow box with assets cash on hands savings account local government investment pool mean.

Lisa, as of 9:30 this is the cash on hands for all three accounts.

Randy what about TID 1 Being negative.

Lisa, I think that is where 1.5 came from.

Pat, running on deficit.

Randy, all four districts revenue projections don't seem right. TID 1 estimated year end was 250,000 and we are projecting 377,000. Equalize value only went up 1 percent. Unless tax rate is changing that significantly, which I hope not. In order to see that increase you would need to see something of value. TID 3 had Dayton Freight added but the others are questionable. If property tax revenue goes up dramatically it would have a reverse effect on guarantee for developers.

Pat, are we getting all the guarantees we have made in the past with developers?

Randy, Woods Equipment TID 1, G3 TID 4, Kenworth met theirs. Most likely the single-family homes in TID 2 made theirs.

Lisa, confirms from what she knows it was all checked.

Chris V., questions M & J has met their agreement.

Lisa, will check into M & J.

Randy, suggests TID 1 – 4 as amended that Administrator wage go up 10 percent from TID 2, Public Works Director wage go up 5 percent from TID 2, Community Development Director and Financial Director wages go up 1 percent from TID 1, 3, 4 and up 5 percent from TID 2. How is TID loans and general fund been tracked. It should be tracked.

Lisa, explains fund sheets for loans are on different balance sheets which has not figured out what the thought process was before she got there.

Pat, what was description dollar amount for funds.

Lisa, 350 has debt services.

Randy, money should be allocated for consulting in TID 2 and should be allocated for other TIDS. What is in the budget should be good.

Lisa talked about plan options.

Randy, reduce TIF incentive from 1 million to 100,000. Budget amendment can be done later and other fees can be waved. Eliminate the other 900,000. Care over 2023 budget.

Lisa, Sums up everything.

Motion made by Fifrck, Seconded by Kilsdonk to recommend approval to RDA budgets for TID 1 – 4 as amended that Administrator wage go up 10 percent from TID 2, Public Works Director wage go up 5 percent from TID 2, Community Development Director and Financial Director wages go up 1 percent from TID 1, 3, 4 and up 5 percent from TID 2, TID Consulting will be \$ 1,000 for each TID, TIF incentives will go down to \$ 100,000 from 1 Million with caveat based on research if there is a reduction to property taxes revenue to make those to provide accurate information on those.

Voting Yea: Eiden, Voll, Kilsdonk, Fifrck

Motion Carries 4:0 by Voice Vote

6:24 P.M.

5. CONSIDERATION OF ITEMS FOR FUTURE AGENDA

Review of TID 1 financial analysis correction.

Review of M & J Sports Site Plan.

6:26 P.M.

6. ADJOURNMENT

Motion made by Voll, Seconded by Fifrick to adjourn.

Voting Yea: Voll, Fifrick, Eiden, Kilsdonk

Motion Carries 4:0 Voice Vote

6:26 P.M.