



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

Bernard, 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.

5:07 P.M.

3. REPORT FROM STAFF

a. Treasurer Report

Lisa explained to the RDA committee compensation need to be updated.

Randy questioned from last meeting the general liability to general fund from TID 1 and the status.

Lisa said an email had been sent to the auditor and Lisa's thought where it had to do with year 2021.

Randy explained that a TID 2 tax guaranty to developers for \$4,500 is an incentive for Denyon Homes and a development agreement explaining, that if they don't meet that agreement, the money would come from that incentive.

Lisa confirmed that Denyon Homes 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. The analysis highlighted that the district's expenditure period ends 2024, and the mandatory termination date is no later than November 3, 2034.

Randy questioned the numbers for 2020-2022 tax rate jumping 26.96 and the numbers in the packet don't match up with the numbers from the past.

Brian explained that the tax rate discrepancy could come from the village having two school districts. The flow of the packet runs chronologically, from top to bottom indicating revenues. He explained even with revenue discrepancy, the amount of revenue that is in the district's costs should be covered. The closing years is probably in 2032 instead of 2029. Brian recommend, the Village and the village Attorney put final approval on what is eligible for project costs. The DOR recommends the same final approval. The Village would have the ability to recoup sewer expenditures.

Lisa explained each amendment would not need a new amendment if it builds on a previous one unless the next amendment states an avoidance of previous amendment.

Randy disagreed with that based on the way the Village has it written in the tables. Randy explained that the village can't say we are going to spend 4 million right away and then cut back on specific projects to 2 million. The original contract is vague and we should take into consideration of other tax jurisdictions, specifically marathon county.

The presenter, staff, and members explained the Village can have one more amendment for boundaries being four totals but can have more tax amendments.

Brian concluded that the financial analysis explains that the funds can pay for the number of projects. It may take a longer period of time but can be done.

Randy asked Lisa to pull tax rates for the last couple of years. Randy pointed out discrepancy for Mosinee tax rate.

Brain asked if that is an assessed rate or equalized rate.

Lisa thought it was the assess rate.

Brain explained that the difference would exist because of economic appreciation values.

Randy asked for more accurate numbers. Randy explained if TID 2 has room to spend money, that money should be used for infrastructure needs from TID 2 and not from general funds.

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

Lisa explained that there was a need for a budget amendment for funds to get Ehlers to look at TID 3 and TID 4 which didn't happen. She was wondering if RDA still proceed with the analysis a after looking at Ehlers report.

Randy asked, "What's the cost?"

Lisa and Brain explained the costs for TID 3 and TID 4 would be \$2,000 each and \$250 a meeting for each.

Randy explained an analysis should be done for TID 4 and TID 1. He points to concern, such as TID 1 and where the progress is at.

Lisa and Randy agreed that TID 1 will never come out base on if no development comes to the district.

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

Randy said the advantage of doing all three districts would allow for the possibility to close TID 4 a year early.

Pat questioned if there is any possibility for development in in TID 1.

Chris V explained he heard that there may be interest in TID 1 do to the changes with flood plain. He continued saying that several years ago, Rodger put together proforma that outlined that TID 1 would break even toward the end.

Lisa asked for direction from RDA.

RDA directed staff to start on TID 3 and TID 4.

5:45 P.M.

c. Discussion and Possible Action: TID 2 Project List

Lisa asked for direction from RDA on which projects to go forward with after information gathered from Brad Jacobs Parks Lead.

Leonard explained the roads Brad suggested were built where there is a lot of rock and the infrastructure will most likely need to be redone. Rob from RPS met with Brad, Mark and I. We discussed what was on the original list. They were Beranek road reconstruction trails and utilities, Flanner Road, Jamroz Lane and Village road reconstruction and drainage are on the list for TID 2.

Lisa explained Brad suggested 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 asked Leonard what cost estimation would be?

Leonard explained that there was not any cost estimation but it would be based of the miles, utilities, sewer and water.

Lisa explained the Village should look under the road when doing a project like this.

Randy suggested we get some estimates on the cost. The TID is putting the people there that the TID should pay for it. If managed properly the Village can get a bid out next fall for a 2025 spring project for construction to maximize the TID dollars. There is a lot of flexibility in TID law. The Village should get numbers for that if the Village does it for 2025.

Lisa explains she thinks lift station 8 and 4 are \$1.7 million.

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

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

Lisa said Brad suggested Flanner road and the storm water.

Chris V. suggested Old high way 51 bike and pedestrian trail extension.

Chris V. and Randy talked about ideas for bike trail.

Chris V. suggested to get estimates for projects and hit that up against what the projected income was going to be. Once that is done it should be brought back to RDA for decision. Chris V. continued to say lift stations had been approved by Village Board.

Lisa questioned if that was based on if an amendment was needed to be made.

Brain suggested there was unspent sewer costs in project plan. He suggested Village attorney approval for legal backing. This will allow the Village to be prepared to take it to the joint review board.

5:59 P.M.

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

Lisa gave an in-depth budget reviews for each of the TIDs with particular focus on projected property tax revenues, adjustments in staff allocations, and variances between previous forecasts and present evaluations. TID 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 a TID. Based off of debt schedule. \$6000 more revenue. TID 3 will bring in \$59,000 more in revenue and already have petty cash of \$101,000. 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. Lisa asked for fund to be set aside for Ehlers in help in the Loan process.

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

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

Randy asked about TID 1 Being negative.

Lisa explained she thinks that is where 1.5 came from.

Pat confirmed that the TID is running on deficit.

Randy explained all four districts revenue projections don't seem right. TID 1 estimated year end was \$250,000 and the Village is projecting \$377,000. Mean equalize value only went up 1 percent. Unless tax rate is changing that significantly. 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 questioned are we getting all the guarantees the Village has made in the past with developers?

Randy explained Woods Equipment in TID 1, G3 in 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. questioned if M & J has met their agreement.

Lisa said she would check into M & J.

Randy suggested 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 explained funds sheets for loans are on different balance sheets.

Pat asked what was description dollar amount for funds.

Lisa explained funds 350 has debt services.

Randy said money should be allocated for consulting in TID 2 and should be allocated for other TIDS.

Lisa explained plan options.

Randy suggested to reduce TIF incentive from \$1 million to \$100,000. Budget amendment can be done later and other fees can be waived. The rest of the \$900,000 can be eliminated. Care over 2023 budget.

Lisa explained the summary of action needed.

Motion made by Fifrlick, 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 Yes: Eiden, Voll, Kilsdonk, Fifrlick

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 Fifrlick to adjourn.

Voting Yes: Voll, Fifrlick, Eiden, Kilsdonk

Motion Carries 4:0 Voice Vote

6:26 P.M.