

*****JOINT REVIEW BOARD MINUTES*****

January 3, 2023

**SAUKVILLE POLICE DEPARTMENT AND VIA ZOOM
649 E. GREEN BAY AVE., SAUKVILLE, WI 53080**

Village President, Barb Dickmann, called the meeting to order at 4:30 p.m.

Administrator, Julie Friede, gave the Statement of Public Notice.

Members: Barb Dickmann, Village President-present; Donald Clark, Ozaukee County Board Supervisor-present; Melissa Nettesheim PW/Saukville-School District - absent and John Ross, Public Member (via Zoom).

Others Present: Dawn Wagner, Julie Friede, Greg Johnson-Ehlers (via Zoom), Tom Meaux-Ansay Development, Claude Lois -Kapur (via Zoom), Ian McCain - Ansay Development

Review and consideration of minutes from organizational meeting

Ross/Clark made a motion to approve minutes from organizational meeting. Motion Carried

Review the public record, planning documents, Plan Commission resolution adopting the project plan, and the resolution passed by the Village Board approving the creation.

Consideration and possible action on resolution approving Tax Incremental District No. 6 creation

Johnson gave an overview of Tax Incremental District No. 6 creation. (Presentation Attached)

Johnson stated he would answer any questions at this time.

No questions asked.

Clark/Ross made a motion to approve the creation Tax Incremental District No. 6. Motion Carried.

ADJOURNMENT

Clark/Ross made a motion to adjourn. Motion carried at 4:47 p.m.



Julie Friede
Village Clerk



Creation of Tax Increment District No. 6

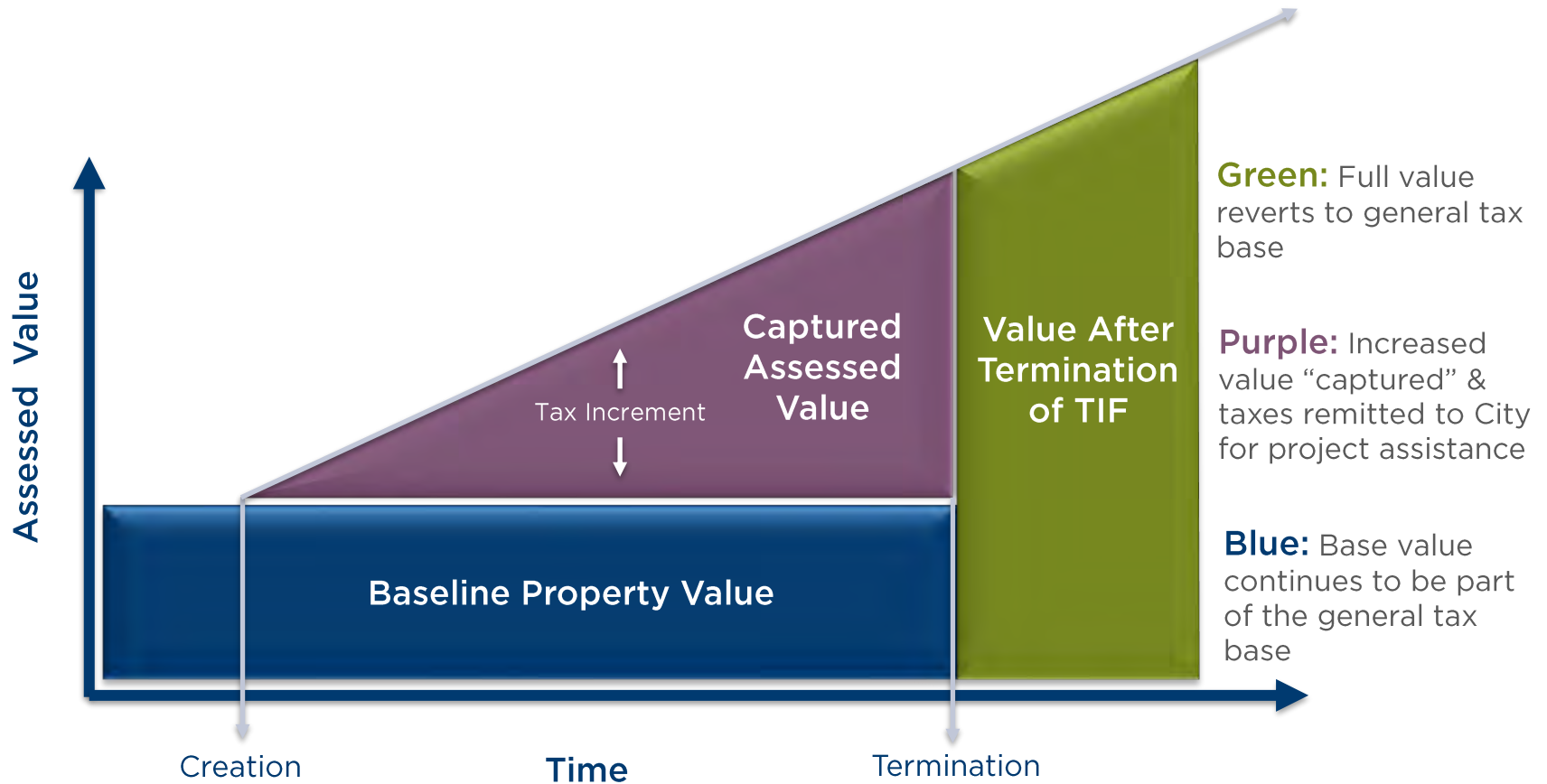
Village of Saukville, Wisconsin

December 6, 2022

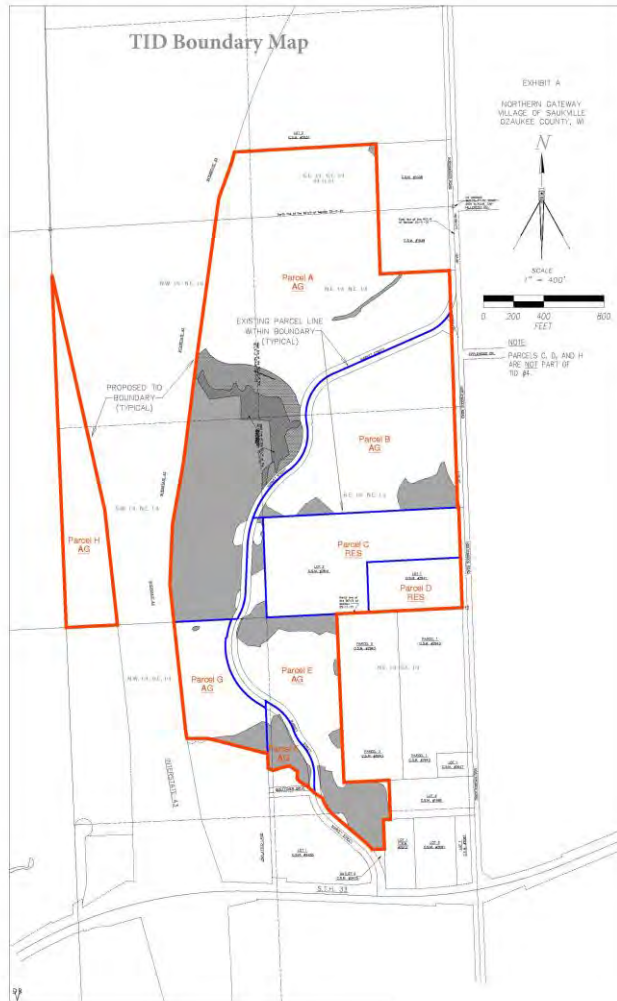
Timeline

- November 8, 2022
 - ✓ Initial Joint Review Board meeting (organizational)
- November 8, 2022
 - ✓ Plan Commission public hearing
 - ✓ Consider resolution creating TID #6 (if approved process continues)
- December 6, 2022
 - ✓ Village Board considers approving resolution creating TID #6 (if approved process continues)
- January 3, 2023
 - ✓ JRB meeting to vote on creating TID #6

TIF Fundamentals



Tax Incremental District No. 6



Purpose

- Provide development incentives for infrastructure & related costs for Northern Gateway development.

Goal

- Expand housing, industrial, and commercial opportunities.

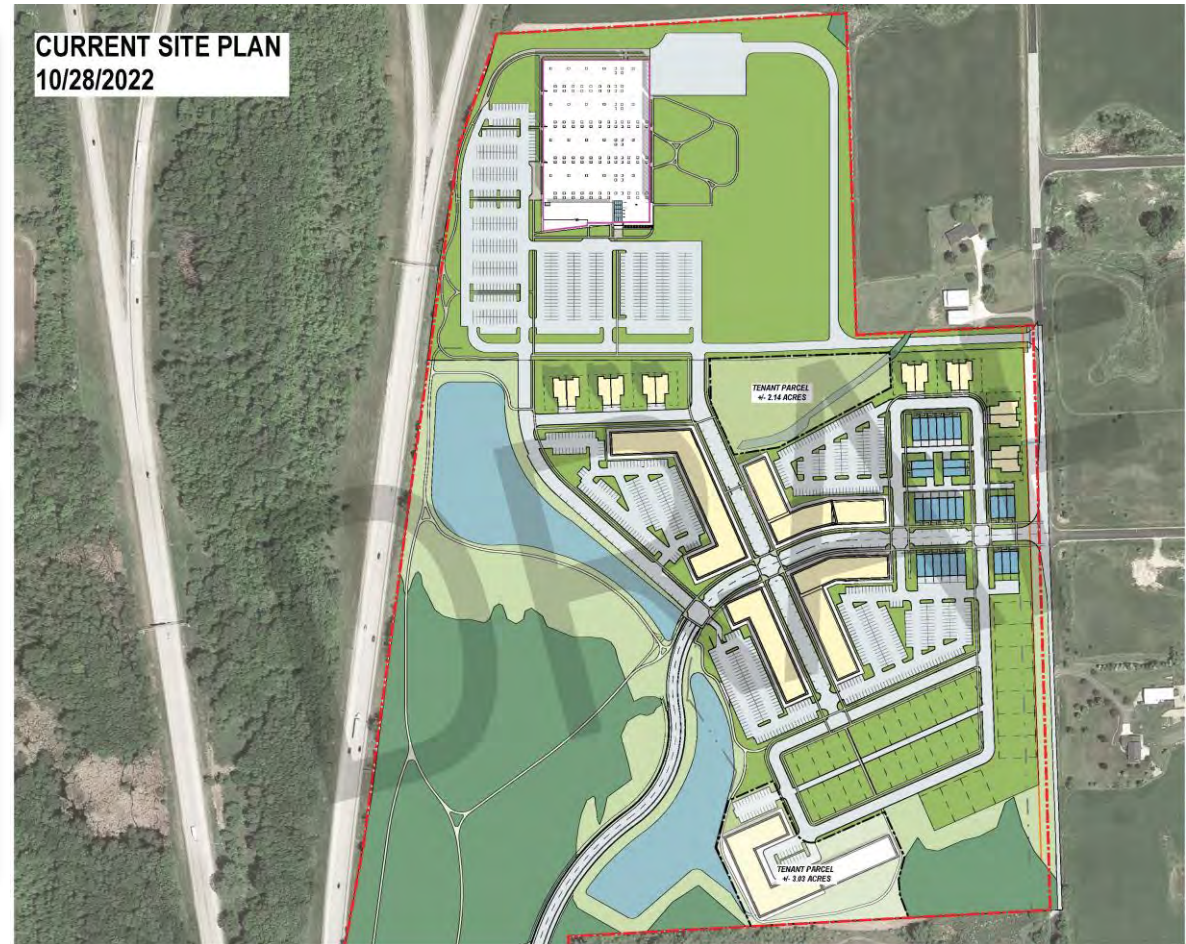
Required Finding

- Not less than 50% by area suitable for combination of residential, commercial & industrial development. Less than 35% of area suitable for newly platted residential development.

Northern Gateway – Northern Portion

Northern most area includes 130,000 square foot business park expected to create more than 100 jobs

Four, 8 unit apartment buildings; 18 duplex home units; 28 town home units, 34 single family lots.



Northern Gateway – Southern Portion

Indoor sports facility;
commercial banquet
facility; market rate
apartments; 110 room
hotel; public plaza with
splash pad; bandshell &
community green
space.

Plaza and housing
used to support
activities from Mel's
Charities which
supports adults with
intellectual and
development
disabilities.



Mixed Use TID Findings TID #6

Village of Saukville, Wisconsin

Tax Increment District #6

Future Land Use Summary

	<u>Acres</u>	<u>Percent of total</u>
Acres Suitable for Commercial Development	29.50	19.64%
Acres Suitable for Industrial Development	23.02	15.33%
Acres Suitable for Newly Platted Residential Development (less than or equal to 3 units)	10.34	6.88%
Acres Suitable for Newly Platted Residential Development (4 or more units)	17.20	11.45%
TOTAL ACRES SUITABLE FOR MIXED USE DEVELOPMENT	80.06	53.30%
TOTAL ACRES NOT SUITABLE FOR MIXED USE DEVELOPMENT	70.15	46.70%
TOTAL ACRES	150.21	

Tax Incremental District No. 6

Preliminary Projects:

- Pay-as-you go developer incentive \$21,517,735, plus up to 6.60% interest.
- Ongoing annual costs of Village (audit, TID reporting) totaling \$272,990.
- Portion of broader water looping project undertaken by Village (up to \$172,250)

- The Developer will fund all of infrastructure improvements and be reimbursed annually with a portion of the increment generated by the project.
- If increment is not sufficient to pay full incentive, Village not required to make up shortfall.

Tax Incremental District No. 6

Preliminary Development Assumptions

Village of Saukville, Wisconsin

Tax Increment District #6

Development Assumptions - Residential and commercial

Construction Year	Sports Facility	Market Rate Phase 2	Multi-Family 80 unit	Duplex Homes	Town Homes	Single Family Homes (SF1)	Single Family Homes (SF2)	Memory Care	White Glove Commercial	Commercial/Banquet Facility	Market Rate Phase 1	Hotel	Annual Total	Construction Year
1 2023	2,625,000			1,170,000		1,050,000	1,050,000		6,800,000		9,026,688		21,721,688	2023 1
2 2024	2,625,000	9,026,688		1,170,000	1,875,000	1,050,000	1,050,000	2,500,000	6,800,000		9,026,688	4,100,000	39,223,376	2024 2
3 2025		9,026,688	7,497,143	1,170,000	1,875,000	1,050,000	1,050,000	2,500,000		1,125,000		4,100,000	29,393,831	2025 3
4 2026			7,497,143	1,170,000	1,875,000	1,050,000	1,050,000			1,125,000			13,767,143	2026 4
5 2027			7,497,143	1,170,000	1,875,000								10,542,143	2027 5
6 2028			7,497,143						6,400,000				13,897,143	2028 6
7 2029			7,497,143						6,400,000				13,897,143	2029 7
8 2030			7,497,143										7,497,143	2030 8
9 2031			7,497,143										7,497,143	2031 9
10 2032													0	2032 10
11 2033													0	2033 11
12 2034													0	2034 12
13 2035													0	2035 13
14 2036													0	2036 14
15 2037													0	2037 15
16 2038													0	2038 16
17 2039													0	2039 17
18 2040													0	2040 18
19 2041													0	2041 19
20 2042													0	2042 20
Totals	5,250,000	18,053,376	52,480,001	5,850,000	7,500,000	4,200,000	4,200,000	5,000,000	26,400,000	2,250,000	18,053,376	8,200,000	157,436,753	

Notes: Based on incremental values provided by developer 7/25/2022

Tax Incremental District No. 6

Preliminary Development & Increment Assumptions

Village of Saukville, Wisconsin							
Tax Increment District #6							
Tax Increment Projection Worksheet - Residential and Commercial							
Type of District	Mixed Use			Base Value	1,927,054		
District Creation Date	December 6, 2022			Appreciation Factor			
Valuation Date	Jan 1,	2023		Base Tax Rate	.51752		
Max Life (Years)	20			Rate Adjustment Factor	-0.25%		
Expenditure Period/Termination	15	12/6/2037		Tax Exempt Discount Rate	N/A		
Revenue Periods/Final Year	20	2044		Taxable Discount Rate	N/A		
Extension Eligibility/Years	Yes	3					
Eligible Recipient District	No						

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1 2023	21,721,688	2024	0	21,721,688	2025	\$17.48	379,620
2 2024	39,223,376	2025	0	60,945,064	2026	\$17.43	1,062,446
3 2025	29,393,831	2026	0	90,338,895	2027	\$17.39	1,570,926
4 2026	13,767,143	2027	0	104,106,038	2028	\$17.35	1,805,801
5 2027	10,542,143	2028	0	114,648,181	2029	\$17.30	1,983,691
6 2028	13,897,143	2029	0	128,545,324	2030	\$17.26	2,218,585
7 2029	13,897,143	2030	0	142,442,467	2031	\$17.22	2,452,292
8 2030	7,497,143	2031	0	149,939,610	2032	\$17.17	2,574,909
9 2031	7,497,143	2032	0	157,436,753	2033	\$17.13	2,696,899
10 2032	0	2033	0	157,436,753	2034	\$17.09	2,690,156
11 2033	0	2034	0	157,436,753	2035	\$17.04	2,683,431
12 2034	0	2035	0	157,436,753	2036	\$17.00	2,676,722
13 2035	0	2036	0	157,436,753	2037	\$16.96	2,670,031
14 2036	0	2037	0	157,436,753	2038	\$16.92	2,663,356
15 2037	0	2038	0	157,436,753	2039	\$16.87	2,656,697
16 2038	0	2039	0	157,436,753	2040	\$16.83	2,650,055
17 2039	0	2040	0	157,436,753	2041	\$16.79	2,643,430
18 2040	0	2041	0	157,436,753	2042	\$16.75	2,636,822
19 2041	0	2042	0	157,436,753	2043	\$16.71	2,630,230
20 2042	0	2043	0	157,436,753	2044	\$16.66	2,623,654
Totals	157,436,753		0		Future Value of Increment		45,069,753

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).

- Total tax increment revenue projected approximately \$46 million over 20.
- Could be more or less depending on total value and pace of development.

Village of Saukville, Wisconsin

Tax Increment District #6

Cash Flow Projection - Residential and Commercial

Year	Projected Revenues		Expenditures							Balances			Year	
	Tax Increments	Total Revenues	MRO Illustration			Water Infrastructure costs	Village Audit & Reporting	Total Expenditures	Annual	Cumulative	Principal Outstanding			
			Starting MRO Principal	Est. Rate	Interest Accrued							Interest Paid		Total Payment
2023		0							10,000	10,000	(10,000)	(10,000)		2023
2024		0							10,200	10,200	(10,200)	(20,200)	19,240,000	2024
2025	379,620	379,620			1,936,016	322,677	322,677		10,404	333,081	46,539	26,339	20,187,163	2025
2026	1,062,446	1,062,446			1,376,320	903,079	903,079	172,250	10,612	1,085,941	(23,495)	2,844	20,853,340	2026
2027	1,570,926	1,570,926	0	6.60%	1,407,554	1,335,287	1,335,287		10,824	1,346,112	224,815	227,658	21,326,581	2027
2028	1,805,801	1,805,801	125,000	6.60%	1,408,199	1,408,199	1,533,199		11,041	1,544,240	261,561	489,220	21,273,848	2028
2029	1,983,691	1,983,691	290,000	6.60%	1,394,504	1,394,504	1,684,504		11,262	1,695,766	287,926	777,145	20,983,848	2029
2030	2,218,585	2,218,585	520,000	6.60%	1,367,774	1,367,774	1,887,774		11,487	1,899,261	319,324	1,096,469	20,463,848	2030
2031	2,452,292	2,452,292	760,000	6.60%	1,325,534	1,325,534	2,085,534		11,717	2,097,251	355,041	1,451,511	19,703,848	2031
2032	2,574,909	2,574,909	920,000	6.60%	1,270,094	1,270,094	2,190,094		11,951	2,202,045	372,865	1,824,375	18,783,848	2032
2033	2,696,899	2,696,899	1,090,000	6.60%	1,203,764	1,203,764	2,293,764		12,190	2,305,954	390,945	2,215,320	17,693,848	2033
2034	2,690,156	2,690,156	1,155,000	6.60%	1,129,679	1,129,679	2,284,679		12,434	2,297,113	393,044	2,608,364	16,538,848	2034
2035	2,683,431	2,683,431	1,230,000	6.60%	1,050,974	1,050,974	2,280,974		12,682	2,293,656	389,775	2,998,138	15,308,848	2035
2036	2,676,722	2,676,722	1,310,000	6.60%	967,154	967,154	2,277,154		12,936	2,290,090	386,632	3,384,770	13,998,848	2036
2037	2,670,031	2,670,031	1,390,000	6.60%	878,054	878,054	2,268,054		13,195	2,281,249	388,782	3,773,552	12,608,848	2037
2038	2,663,356	2,663,356	1,480,000	6.60%	783,344	783,344	2,263,344		13,459	2,276,803	386,553	4,160,105	11,128,848	2038
2039	2,656,697	2,656,697	1,575,000	6.60%	682,529	682,529	2,257,529		13,728	2,271,257	385,440	4,545,545	9,553,848	2039
2040	2,650,055	2,650,055	1,680,000	6.60%	575,114	575,114	2,255,114		14,002	2,269,116	380,939	4,926,484	7,873,848	2040
2041	2,643,430	2,643,430	1,785,000	6.60%	460,769	460,769	2,245,769		14,282	2,260,051	383,379	5,309,863	6,088,848	2041
2042	2,636,822	2,636,822	1,900,000	6.60%	339,164	339,164	2,239,164		14,568	2,253,732	383,090	5,692,953	4,188,848	2042
2043	2,630,230	2,630,230	2,025,000	6.60%	209,639	209,639	2,234,639		14,859	2,249,498	380,731	6,073,684	2,163,848	2043
2044	2,623,654	2,623,654	2,163,848	6.60%	71,407	71,407	2,235,255		15,157	2,250,412	373,242	6,446,926	0	2044
Total	45,969,753	45,969,753	21,398,848			17,678,739	39,077,587	172,250	272,990	39,522,827				Total

Notes:

Projected TID Closure

- This is for illustration purposes only. Actual payments will be based on the annual incremental value and tax increment collected by the Village.**
- 85% of the increment is available to pay the incentive. \$21,517,735 is the project costs eligible for reimbursement. However based on 85% of the projected increment generated, the project can support a starting principal balance of \$19,240,000. The increment generated is not sufficient to pay the full interest payment for the first several years. Any unpaid accrued interest adds to the starting principal balance. As a result, the total principal payment allows for full repayment of the eligible project costs with accrued interest. The total payment highlighted in yellow is approximately 85% of the total estimated increment.