Village of Hales Corners

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James R. Ryan Municipal Building

JOINT REVIEW BOARD
VILLAGE OF HALES CORNERS
TAX INCREMENTAL DISTRICT No. 4

Meeting Notice/Agenda
June 11, 2025 (Wednesday) – 2:00 p.m.

Notice is hereby given that the Joint Review Board (JRB) of the Village of Hales Corners Tax Incremental District (TID) No. 4 will meet at the above date and time, at the James R. Ryan Municipal Building (5635 S. New Berlin Rd).

Pursuant to Resolution 20-61, members of the Joint Review Board may attend this meeting in an electronic platform. The meeting electronic platform link is: https://meet.goto.com/984742341 or you may dial in at +1 (571) 317-3122 access code: 984-742-341. Requests to access the meeting must be 48 hours in advance of the meeting.

[Notice is given that a majority of the Village Board, Plan Commission, and the Community Development Authority may attend this meeting to gather information about an agenda item over which they have decision making responsibility. This would constitute a meeting of the Board, Commission and Authority per State ex rel. Badke v. Greendale Village Board even though the Authority and the Board will not take formal action at this meeting.]

A G E N D A

1.0 CALL TO ORDER
2.0 ELECTION AND /OR REAFFIRMATION OF THE JOINT REVIEW BOARD CHAIRPERSON
3.0 CONSIDERATION AND / OR REAFFIRMATION OF THE JOINT REVIEW BOARD PUBLIC MEMBER
4.0 CONSENT AGENDA
- 4.1 Minutes: June 5, 2024

5.0 VILLAGE OFFICALS REPORT
- 5.1 **FINANCIAL STATEMENT REVIEW**
  - 5.1.1 TID No. 4 – 2024 Financial Audit

6.0 ADJOURNMENT

Sandra M. Kulik (e) signature
Sandra M. Kulik, Administrator/Clerk
June 04, 2025

NOTE: Issues that require public input or for which citizens are present will receive priority on the agenda. Hearing or speech impaired persons who require special services should notify the Village staff in advance of the meeting.

Attendance: Review Board members: Todd Brinkmeier, representing the Village of Hales Corners; Patrick McGlinn, pubic member, Brady Reinke representing Whitnall School District. Absent: Rich Busalacchi, Milwaukee Area Technical College and Celia Benton, Milwaukee County. Also in attendance: Village Administrator Sandy Kulik. Audience (1).

1.0 CALL TO ORDER - The meeting was called to order at 2:04 p.m. by Ms. Kulik.

2.0 ELECTION AND /OR REAFFIRMATION OF THE JOINT REVIEW BOARD CHAIRPERSON – **Motion** (McGlinn, Reinke) to elect T. Brinkmeier as board chairperson, motion passes unanimously.

3.0 CONSIDERATION AND / OR REAFFIRMATION OF THE JOINT REVIEW BOARD PUBLIC MEMBER. Motion (Brinkmeier, Reinke) to reaffirm P. McGlinn; motion passes unanimously.

4.0 CONSENT AGENDA

4.1 Minutes: June 28, 2023 - Motion (McGlinn, Reinke) to approve minutes as presented, motion passes unanimously.

5.0 VILLAGE OFFICIALS REPORT

5.1 **FINANCIAL STATEMENT REVIEW**

5.1.1 TID No. 4 – S. Kulik presented audited financial report for 2023.. S. Kulik reported that the 2024 increment may be available to complete an additional advance payment to the developer. S. Kulik commented on a previous advance payment made in 2021. She reported that the Village's intent is to close the district as soon as fiscally feasible especially in light of recent changes to the TID laws.

6.0 ADJOURNMENT – Motion (Reinke, McGlinn) to adjourn; motion passes unanimously. Meeting adjourned at 2:08 p.m.

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Sandra M. Kulik
Village Administrator

Village of Hales Corners
Tax Incremental District No. 4

Financial Statements and
Supplementary Information

December 31, 2024

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Accountants' Compilation Report

To the Village Board of
Village of Hales Corners

Management is responsible for the accompanying Balance Sheet, Historical Summary of Project Costs, Project Revenues and Net Cost to be Recovered Through Tax Increments and Historical Summary of Sources, Uses and Status of Funds of the Village of Hales Corners' Tax Incremental District No. 4 (the District) as of and for the year ended December 31, 2024 and from the date of creation through December 31, 2024, in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with *Statements on Standards for Accounting and Review Services* promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

As discussed in Note 1, the financial statements present only the transactions of the District and do not purport to, and do not, present fairly the financial position of the Village of Hales Corners as of December 31, 2024, the changes in its financial position, or, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements. This information is the representation of management. This information was subject to our compilation engagement; however, we have not audited or reviewed the information and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on such information.

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the financial statements. Such missing information, although not a part of the financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economical, or historical context.

Baker Tilly US, LLP

Milwaukee, Wisconsin
May 9, 2025

Village of Hales Corners
Tax Incremental District No. 4

Balance Sheet
December 31, 2024

	Capital Projects Fund
Assets	
Cash and investments	$ 52,794
Taxes receivable	308,923
Total assets	$ 361,717
Deferred Inflows of Resources and Fund Balances	
Deferred Inflows of Resources	
Unearned revenue	$ 308,923
Fund Balances	
Restricted	52,794
Total liabilities, deferred inflows of resources and fund balances	$ 361,717

See notes to financial statements

Village of Hales Corners
Tax Incremental District No. 4

Historical Summary of Project Costs, Project Revenues and
Net Cost to Be Recovered Through Tax Increments
From the Date of Creation Through December 31, 2024

	From the Date of Creation
Project Costs	
Capital expenditures:	
Administration	$ 2,730
Interest and fiscal charges	375,893
Developer agreement	836,835
Total project costs	1,215,458
Project Revenues	
Tax increments	1,245,712
Investment income	22,540
Total project revenues	1,268,252
Net cost recoverable through tax increments, December 31, 2024	$ (52,794)
Reconciliation of Recoverable Costs	
Less fund balance	$ (52,794)
Net costs recoverable through tax increments, December 31, 2024	$ (52,794)

See notes to financial statements

Village of Hales Corners
Tax Incremental District No. 4

Historical Summary of Sources, Uses and Status of Funds
From the Date of Creation Through December 31, 2024

	From the Date of Creation
Sources of Funds	
Tax increments	$ 1,245,712
Investment income	22,540
Total sources of funds	1,268,252
Use of Funds	
Capital expenditures:	
Administration	2,730
Interest and fiscal	375,893
Developer Agreement	836,835
Total uses of funds	1,215,458
Excess of sources of funds over uses of funds	52,794
Fund Balance, Beginning	-
Fund Balance, Ending	$ 52,794

See notes to financial statements

1. Summary of Significant Accounting Policies

The accounting policies of the Village of Hales Corners' Tax Incremental District No. 4 (the District or TID No. 4) conform to accounting principles as applicable to governmental units and as defined by Wisconsin Statutes Section 66.1105.

The Village of Hales Corners (the Village) has implemented accounting principles generally accepted in the United States of America to the extent they apply in determining the scope of the activity of the District. The accompanying financial statements reflect all the significant operations of the District. The accompanying financial statements do not include the full presentation of the Village.

Description of Fund Structure and Long-Term Debt

This report contains the financial information of the District. The summary statements were prepared from data recorded in the following funds and the Village's long-term debt:

Capital Projects Fund

Detailed descriptions of the purpose of these funds and long-term debt can be found in the Village's basic financial statements.

The data was consolidated for purposes of this report. Therefore, the amounts shown in the accompanying statements will not directly correlate with amounts shown in the basic financial statements.

The District was created under the provisions of Wisconsin Statute Section 66.1105. The purpose of that section is to allow a municipality to recover development and improvement costs in a designated area from the property taxes generated on the increased value of the property after the creation date of the District. The tax on the increased value is called a tax increment.

The statutes allow the District to collect tax increments until the net project cost has been fully recovered, or until 27 years after the creation date, whichever occurs first. Project costs uncollected at the dissolution date are absorbed by the Village. Project costs may be incurred up to five years before the unextended termination date of the District.

Original Project Plan

	Creation Date	Last Date to Incur Project Costs	Last Year to Collect Increment
TID No. 4	January 1, 2016	January 1, 2038	January 1, 2043

Basis of Accounting

The modified accrual basis of accounting was followed in the preparation of these statements. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual, i.e., both measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Project costs, other than interest on long-term debt, are recorded when the related fund liability is incurred.

District increments are recorded as revenues in the year due. Intergovernmental aids and grants are recognized as revenues in the period the related expenditures are incurred, if applicable, or when the District is entitled to the aids.

Other general revenues are recognized when received in cash or when measurable and available under the criteria described above.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Measurement Focus

The measurement focus of all governmental funds is the funds flow concept. Under the funds flow concept, sources and uses of financial resources, including capital outlays, debt proceeds and debt retirements are reflected in operations. Resources not available to finance expenditures and commitments of the current period are recognized as unavailable or unearned revenue or as nonspendable fund equity. Liabilities for claims, judgments, compensated absences and pension contributions which will not be currently liquidated using expendable available financial resources are shown in the long-term debt footnote disclosure. The related expenditures are recognized when the liabilities are liquidated.

Project Plan Budget

The estimated revenues and expenditures of the District are adopted in the project plan. Those estimates are for the entire life of the District, and may not be comparable to interim results presented in this report.

Claims and Judgments

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. The liability and expenditure for claims and judgments is only reported in governmental funds if it has matured. Claims and judgments are disclosed in the long-term debt footnote when the related liabilities are incurred.

2. Cash and Temporary Investments

The District invests its funds in accordance with the provisions of the Wisconsin Statutes 66.0603(1m) and 67.11(2).

Investments are stated at fair value, which is the amount at which an investment could be exchanged in a current transaction between willing parties. Fair values are based on quoted market prices. No investments are reported at amortized cost. Adjustments necessary to record investments at fair value are recorded in the operating statement as increases or decreases in investment income.

The District, as a fund of the Village, maintains separate and common cash and investment accounts at the same financial institutions utilized by the Village. Federal depository insurance and the State of Wisconsin Guarantee fund insurance apply to the Village as an individual municipality, and, accordingly, the amount of insured funds is not determinable for the District.

3. Developer Agreement

The District entered into a developer agreement during the period ending December 31, 2016. This agreement established that the District shall pay, subject to tax increments, the amount of $1,650,000 to the developer plus interest at an annual rate of 5.5%. There was a principal payment of $294,326 and interest payment of $60,912 made in 2024 to the developer.

Future principal and interest due relating to the developer agreement, subject to tax increments, are shown below:

Calendar Year:	Principal	Interest	Total
2025	$ 136,645	$ 56,145	$ 192,790
2026	124,901	46,630	173,531
2027	126,999	41,760	168,759
2028	134,009	34,775	168,784
2029	141,404	27,405	168,809
2030	149,207	19,627	168,834
Total	$ 813,165	$ 228,342	$ 1,041,507

Tax Incremental District No. 4

Detailed Schedule of Sources, Uses and Status of Funds
From the Date of Creation Through December 31, 2024

	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total	Project Plan Estimate
Sources of Funds											
Tax increments	$ -	$ -	$ -	$ 60,997	$ 102,233	$ 273,260	$ 254,472	$ 294,474	$ 260,276	$ 1,245,712	$ 18,346,170
Miscellaneous revenues	-	-	-	374	286	52	666	8,158	13,004	22,540	-
Proceeds from debt issued	-	-	-	-	-	-	-	-	-	-	10,165,000
Total sources of funds	-	-	-	61,371	102,519	273,312	255,138	302,632	273,280	1,268,252	28,511,170
Uses of Funds											
Capital expenditures	-	-	-	-	-	-	-	-	-	-	9,650,000
Administration	1,000	150	150	150	150	150	150	150	680	2,730	174,225
Interest and fiscal charges	-	-	-	-	75,625	90,750	78,972	69,634	60,912	375,893	3,847,783
Developer agreement	-		-	-	-	214,137	169,787	158,585	294,326	836,835	10,165,000
Total uses of funds	1,000	150	150	150	75,775	305,037	248,909	228,369	355,918	1,215,458	23,837,008
Fund Balance, December 31, 2024										$ 52,794	

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

Section 1 – Municipality and TID					
Co-muni code **40136**	Municipality **HALES CORNERS**		County **MILWAUKEE**	Due date **07/01/2025**	Report type **ORIGINAL**
TID number **004**	TID type **3**	TID name **N/A**	Creation date **07/11/2016**	Mandatory termination date **07/11/2043**	Anticipated termination date **N/A**

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	$135,432

Section 3 – Revenue	Amount
Tax increment	$260,276
Investment income	$13,004
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	$273,280

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	
Professional services	$530
Interest and fiscal charges	$60,912
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name CHIFEST	$294,326
Transfer to other funds	
Other expenditures	
Total Expenditures	**$355,918**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$52,794**
Future costs	**$23,837,008**
Future revenue	**$28,511,170**
Surplus or deficit	**$4,726,956**

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	**TID New Construction Increase**	**TID New Construction Decrease**	**Prior Year Correction**	**TID Net New Construction (NNC)**
004	$0	$0	$0	$0
Total	**$0**	**$0**	**$0**	**$0**

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	**TID Net New Construction**	**Prior Year Municipal Equalized Value**	**TID Net New Construction %**	**Prior Year Adjusted Actual Levy**	**Allowable Levy Increase Attributable to TID Net New Construction**
004	$0	$928,903,200	0.00	$4,817,866	$0
Total	**$0**	**$928,903,200**	**0.00**	**$4,817,866**	**$0**

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	**Increase per $100,000**
$0	$0

Historical Allowable Levy Increase Attributable to TID NNC						
Year	**TID**	**TID Net New Construction**	**Prior Year Municipal Equalized Value**	**TID Net New Construction %**	**Prior Year Adjusted Actual Levy**	**Allowable Levy Increase Attributable to TID Net New Construction**
2023	004	$0	$814,936,700	0.00	$4,807,961	$0
2023	**Total**	**$0**	**$814,936,700**	**0.00**	**$4,807,961**	**$0**

Form PE-300	# TID Annual Report	2024 WI Dept of Revenue

Section 7 – Preparer/Contact Information

Preparer name **SANDRA KULIK**	Preparer title **Clerk/Treasurer**
Preparer email **skulik@halescorners.org**	Preparer phone **(414) 529-6175**
Contact name **SANDRA KULIK**	Contact title **Clerk/Treasurer**
Contact email **skulik@halescorners.org**	Contact phone **(414) 529-6175**

Submission Information

Co-muni code	**40136**
TID number	**004**
Submission date	**05-22-2025 04:05 PM**
Confirmation	**TIDAR20241075O1747947931373**
Submission type	**ORIGINAL**