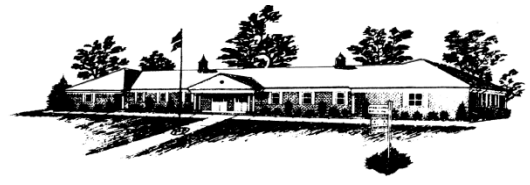


Village of Hales Corners

5635 S. New Berlin Road
Hales Corners, WI 53130
Phone: (414) 529-6161
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www.halescorners.org



James R. Ryan Municipal Building

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

**Meeting Notice/Agenda
June 10, 2026 (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](tel:+15713173122) 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.]

AGENDA

- 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 11, 2025
- 5.0 VILLAGE OFFICIALS REPORT**
 - 5.1 **FINANCIAL STATEMENT REVIEW**
 - 5.1.1 TID No. 4 – 2025 Financial Audit
 - 5.2 **TID ASSISTANCE POLICY UPDATE**
 - 5.2.1 Draft TID Assistance Policy
 - 5.3 **ADMINISTRATION STAFFING CHANGES**
- 6.0 ADJOURNMENT**

Sandra M. Kulik (e) signature
Sandra M. Kulik, Administrator/Clerk
May 29, 2026

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: Matt Eternicka, representing the Village of Hales Corners; Patrick McGlenn, public member, Brady Reinke representing Whitnall School District. Absent: Sherry Terrell-Web, 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 2:08 p.m. by Ms. Kulik.
- 2.0 ELECTION AND /OR REAFFIRMATION OF THE JOINT REVIEW BOARD CHAIRPERSON – Motion** (Reinke, Eternicka) to elect M. Eternicka as board chairperson, motion passes 3-0-2
- 3.0 CONSIDERATION AND / OR REAFFIRMATION OF THE JOINT REVIEW BOARD PUBLIC MEMBER.** Motion (Reinke, Eternicka) to reaffirm P. McGlenn; motion passes 3-0-2.
- 4.0 CONSENT AGENDA**
- 4.1 Minutes: June 25, 2024 - Motion** (McGlenn, Reinke) to approve minutes as presented, motion passes 3-0-2.
- 5.0 VILLAGE OFFICIALS REPORT**
- 5.1 FINANCIAL STATEMENT REVIEW**
- 5.1.1 TID No. 4 – S. Kulik presented audited financial report for 2024. S. Kulik reported that the 2024 Financial report. She reported that the Village made another advance repayment to the developer which resulted in \$90,000 in interest savings and 2025 looks to be another year where the Village can prepay debt. As of this point, the TID could close in 2030, 15 years ahead of its useful life.
- 6.0 ADJOURNMENT – Motion** (Reinke, McGlenn) to adjourn; motion passes 3-0-2. Meeting adjourned at 2:08 p.m.

Sandra M. Kulik
Village Administrator

Village of Hales Corners Tax Incremental District No. 4

Financial Statements and
Supplementary Information

December 31, 2025

Village of Hales Corners Tax Incremental District No. 4

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December 31, 2025

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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, 2025 and from the date of creation through December 31, 2025, 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, 2025, 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 15, 2026

Village of Hales Corners Tax Incremental District No. 4

Balance Sheet
December 31, 2025

	Capital Projects Fund
Assets	
Cash and investments	\$ 66,833
Taxes receivable	<u>313,466</u>
Total assets	<u><u>\$ 380,299</u></u>
Deferred Inflows of Resources and Fund Balances	
Deferred Inflows of Resources	
Unearned revenue	\$ 313,466
Fund Balances	
Restricted	<u>66,833</u>
Total liabilities, deferred inflows of resources and fund balances	<u><u>\$ 380,299</u></u>

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, 2025

	<u>From the Date of Creation</u>
Project Costs	
Administration	\$ 3,560
Interest and fiscal charges	420,617
Developer agreement	<u>1,122,687</u>
Total project costs	<u>1,546,864</u>
Project Revenues	
Tax increments	1,554,635
Personal property aid	31,260
Investment income	<u>27,802</u>
Total project revenues	<u>1,613,697</u>
Net cost recoverable through tax increments, December 31, 2025	<u><u>\$ (66,833)</u></u>
Reconciliation of Recoverable Costs	
Less fund balance	<u>\$ (66,833)</u>
Net costs recoverable through tax increments, December 31, 2025	<u><u>\$ (66,833)</u></u>

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, 2025

	From the Date of Creation
Sources of Funds	
Tax increments	\$ 1,554,635
Personal property aid	31,260
Investment income	<u>27,802</u>
Total sources of funds	<u>1,613,697</u>
Use of Funds	
Administration	3,560
Interest and fiscal	420,617
Developer agreement	<u>1,122,687</u>
Total uses of funds	<u>1,546,864</u>
Excess of sources of funds over uses of funds	66,833
Fund Balance, Beginning	<u>-</u>
Fund Balance, Ending	<u><u>\$ 66,833</u></u>

See notes to financial statements

Village of Hales Corners Tax Incremental District No. 4

Notes to Financial Statements
December 31, 2025

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

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

Village of Hales Corners Tax Incremental District No. 4

Notes to Financial Statements
December 31, 2025

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.

Village of Hales Corners Tax Incremental District No. 4

Notes to Financial Statements
December 31, 2025

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 \$285,852 and interest payment of \$44,724 made in 2025 to the developer. The principal payment made in the current year includes an additional payment in the amount of \$141,404 to cover amount previously noted as being owed in 2030.

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

<u>Calendar Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 124,901	\$ 29,002	\$ 153,903
2027	126,999	22,133	149,132
2028	134,009	15,148	149,157
2029	141,404	7,777	149,181
Total	<u>\$ 527,313</u>	<u>\$ 74,060</u>	<u>\$ 601,373</u>

Village of Hales Corners Tax Incremental District No. 4

Detailed Schedule of Sources, Uses and Status of Funds
 From the Date of Creation Through December 31, 2025

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total	Project Plan Estimate
Sources of Funds												
Tax increments	\$ -	\$ -	\$ -	\$ 60,997	\$ 102,233	\$ 273,260	\$ 254,472	\$ 294,474	\$ 260,276	\$ 308,923	\$ 1,554,635	\$ 18,346,170
Personal property aid	-	-	-	-	-	-	-	-	-	31,260	31,260	-
Miscellaneous revenues	-	-	-	374	286	52	666	8,158	13,004	5,262	27,802	-
Proceeds from debt issued	-	-	-	-	-	-	-	-	-	-	-	10,165,000
Total sources of funds	-	-	-	61,371	102,519	273,312	255,138	302,632	273,280	345,445	1,613,697	28,511,170
Uses of Funds												
Capital expenditures	-	-	-	-	-	-	-	-	-	-	-	9,650,000
Administration	1,000	150	150	150	150	150	150	150	680	830	3,560	174,225
Interest and fiscal charges	-	-	-	-	75,625	90,750	78,972	69,634	60,912	44,724	420,617	3,847,783
Developer agreement	-	-	-	-	-	214,137	169,787	158,585	294,326	285,852	1,122,687	10,165,000
Total uses of funds	1,000	150	150	150	75,775	305,037	248,909	228,369	355,918	331,406	1,546,864	23,837,008
Fund Balance, December 31, 2025											<u>\$ 66,833</u>	

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code 40136	Municipality HALES CORNERS	County MILWAUKEE	Due date 07/01/2026	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	\$52,794

Section 3 – Revenue	Amount
Tax increment	\$308,923
Investment income	\$5,262
Debt proceeds	
Special assessments	
Shared revenue	\$31,260
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$345,445

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	
Professional services	\$680
Interest and fiscal charges	\$44,724
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	
TID number	
Developer grants	
Developer name CHIFEST	\$285,852
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$331,406

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$66,833
Future costs	\$23,837,008
Future revenue	\$28,511,170
Surplus or deficit	\$4,740,995

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	\$999,863,100	0.00	\$4,867,489	\$0
Total	\$0	\$999,863,100	0.00	\$4,867,489	\$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
2024	004	\$0	\$928,903,200	0.00	\$4,817,866	\$0
2024	Total	\$0	\$928,903,200	0.00	\$4,817,866	\$0
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	2025 WI Dept of Revenue
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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	05-14-2026 09:00 AM
Confirmation	TIDAR20251075O1778766531462
Submission type	ORIGINAL

Memo

To: Joint Review Board
From: Sandy Kulik, Village Administrator
Date: May 29, 2026
Re: Agenda Item : 5.2.1 TID Manual Update

The Village contract with Ehlers, Inc. to review the existing TID assistance manual. The manual, the first in the Village, was created and adopted in 2014. Due to changes to TID laws in the years since adoption, most specifically in 2024, it was determined that the manual should be reviewed to incorporate any law changes as well as an overall review to determine if the manual still meets the Village's Comprehensive Plan.

The revised / suggest manual will be reviewed at a joint meeting the Plan Commission, Village Board and Community Development Authority on June 15, 2026. While the manual is not a JRB approval item, it is brought to this meeting as an update to the overall TID policies of the Village which may be changing. No action is required of the JRB at this time.