

The meeting was called to order at 6:30 p.m. by Chair D. Besson.

- 1.0 Roll Call** – Present: Commissioners: N. Brody, A. Fritz, C. Stipe, T. Brinkmeier, and Chair D. Besson. Commissioner J. Byrnes, absent. Others present; Village Board Trustees: J. Chesney, M. Bennett, I. Thomson and A. Dunning. Community Development Authority: J. Just, P. McGlinn, R. Stollenwerk. Staff: Village Administrator S. Kulik. Audience (2).
- 2.0 Minutes – April 20, 2026 - Motion** (Fritz, Stipe) to approve minutes as presented; motion passes 5-0-1.
- 3.0 Discussion and possible action on Tax Incremental Finance and TIF Assistance Policy** - Jon Cameron and Kevin Lahner, Ehlers Public Finance Advisors located at N19W24400 Riverwood Dr, Ste 100, Waukesha addressed the Board regarding recommendations to the current policy and general discussion of this type of financing to support development and redevelopment.

J. Cameron discussed how the increment is generated and the potential to promote development with a TID. The “But for” requirement for a TID plan was reviewed which proves the project would not occur without TID assistance. He described the elements of what TID funding can assist with such as infrastructure, administrative and reported on the half mile projects near a TID boundary that could be included in the current plan, but the language is not in the existing TID Assistance Policy the Village adopted in 2014.

T. Brinkmeier inquired as to whether a multi-story building proposal that would necessitate the need for an expense ladder truck for the fire department could use TID increment. J. Cameron reported that equipment is not eligible for TID assistance regardless of the proposed developments need for it. Infrastructure does not include equipment but could include upgrades to storm water utility, roads and sanitary lift station improvements that are proven to be required to support the new development and prorated to the amount of the new upgrade needed but not the entire project just to upgrade any infrastructure. He also reported that pre-development and the developer’s agreement itself can require the developer to fund these items but with their own finances and not TID increment.

J. Cameron reviewed elements of the financing of a TID with known as a Municipal Revenue Obligation (MRO) versus General Obligation Debt. He reviewed payback terms and project costs elements contained in the existing plan that are standard for other area TID plans. He recommended that the “No more than 50% generated MRO be softened to allow for discretion in the developers’ agreement and would be providing language after the feedback this evening. He commented that the Village could add language to incorporate key strategic Village goals to be included or given more points towards requests for TID funding. S. Kulik to provide comp plan 2050 to Ehlers for language adjustments.

K. Lahner discussed the financial surety elements in the current plan that are for personal guarantees. He commented that this is getting harder to do and is not the safety net that a line of credit or special assessment guarantees are. The line of credit is costly for the developer but that is their expense and if known up front will be part of the submittal. He further discussed requiring a \$15,000 deposit for pre-TID creation costs as those are not eligible for reimbursement. This would cover pro-forma reviews and any legal fees. D. Besson inquired if the \$15,000 was standard and what would happen if the costs exceeded that amount. J.

Cameron responded that it is standard and it could be drafted in the agreements to include additional deposits if needed. Consensus for recommendations from the Ehlers review and the presentation adjustments for language be incorporated into a new draft document. An additional joint meeting will be held to review the new draft and make recommendations for approvals as needed.

Community Development Authority adjourned at 8:00 p.m.

4.0 Adjournment – Motion (Stipe, Fritz) to adjourn at 8:01 p.m.; motion passes 5-0-1.

A handwritten signature in cursive script, reading "Sandra M. Kulik".

Sandra M. Kulik, Administrator/Clerk