

MEETING: REGULAR MEETING OF THE COMMITTEE OF THE WHOLE

DATE & TIME: Tuesday, October 24, 2023 at 6:30 PM

**LOCATION: Germantown Village Hall Board Room
N112 W17001 Mequon Road**

NOTICE: Any member of the body and/or citizen may attend the meeting virtually through the WebEx platform, Meeting #: **2556 276 5389** Password: **FMb2DtKPt84** which can be accessed by phone at **1-408-418-9388** or by logging on at <https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=m88c0b8a3b8ebd58eeaeae1e6b283e203>

Previously recorded Village Board Meeting Videos can be viewed at https://www.youtube.com/channel/UCOYp0EgELzTCa9X_iCohyhQ.

AGENDA

- I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*
- II. **ROLL CALL:**
- III. **APPROVAL OF MINUTES:**
 - A. October 17, 2023
- IV. **2024 ALL OTHER BUDGETS REVIEW**
 - A. TIDS
 - B. Impact Fees
 - C. Historic Preservation
 - D. Recreation Facility
 - E. Senior Van Replacement
 - F. Health
 - G. Dental
 - H. Debt Service
 - I. Inspection Services
 - J. Planning & Zoning
 - K. Recreation
 - L. Senior Center
 - M. Data Processing
 - N. Clerk
 - O. Village Board
 - P. Administration
 - Q. Finance
 - R. Assessor
 - S. General Government

COMMITTEE OF THE WHOLE AGENDA

October 24, 2023

Page 2

T. Capital Fund

U. ARPA

V. NEXT MEETING DATE: *October 25, 2023 @ 6:30 PM - Village Hall Board Room*

VI. ADJOURNMENT:

UPON REASONABLE NOTICE, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service please contact the Village Clerk at (262)250-4740 at least 2 days prior to the meeting.

MEETING:	REGULAR MEETING OF THE COMMITTEE OF THE WHOLE
DATE AND TIME:	Tuesday, October 17, 2023 6:30 PM
LOCATION:	Germantown Village Hall Board Room N112 W17001 Mequon Road

MINUTES

- I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*

The Committee of the Whole Meeting was called to order by Village Administrator Steve Kreklow at 6:30 PM.

II. **ROLL CALL:**

Present: Trustee Phil Hudson, Trustee David Baum, Trustee Bill Neureuther, Trustee Terri Kaminski, Trustee Jan Miller, Trustee Rick Miller, Trustee Jolene Pieper(by WebEx)

Also Present: Administrator Steve Kreklow, Clerk Donna Cox, Finance Director Matthew Uselding, Highways, Parks, Building & Grounds Superintendent Scott Anderson, Library Director Trisha Smith, Village Engineer Kevin Driscoll, Wastewater Superintendent Timothy Zimmerman

Absent:

Excused: Trustee Dennis Myers, President Dean Wolter

Motion: Appoint Trustee Baum as Chairperson due to Village President Dean Wolter's excused absence.

Motioned By: Terri Kaminski

Seconded By: Rick Miller

Yes: David Baum, Phil Hudson, Terri Kaminski, Jan Miller, Rick Miller, Bill Neureuther, Jolene Pieper

No: None

Abstain: None

Motion Passed (Yes 7, No 0, Abstained 0)

III. **APPROVAL OF MINUTES:**

- A. September 26, 2023

Motion: Approve Minutes from September 26, 2023 as presented

Motioned By: Terri Kaminski

Seconded By: Rick Miller

Yes: David Baum, Phil Hudson, Terri Kaminski, Jan Miller, Rick Miller, Bill Neureuther, Jolene Pieper

No: None

Abstain: None

Motion Passed (Yes 7, No 0, Abstained 0)

IV. 2024 DEPARTMENTAL BUDGET REVIEW

Motion: Change the Order of Agenda Section IV. "Departmental Budget Review" to address Items C, D, and E first.

Motioned By: Terri Kaminski

Seconded By: Rick Miller

Yes: David Baum, Phil Hudson, Terri Kaminski, Jan Miller, Rick Miller, Bill Neureuther, Jolene Pieper

No: None

Abstain: None

Motion Passed (Yes 7, No 0, Abstained 0)

C. Highway

Uselding presented the 2024 recommended budget for the Highway Department and advised that salaries and benefits comprise 1/3 of the budget. He further notes the increase in the State Salt Contract, the \$100,000 decrease in seal coating, the 4% increase in the Solid Waste Contract, the increase in public charges for services, \$118,000 increase in State Transportation Aid.

Trustee Kaminski inquired with Highways Superintendent Scott Anderson regarding the crack sealant increase of 14%. Anderson advised the increase is due to newer product, which last longer than previously used product, so there is an increase in cost for the newer product. Trustee Neureuther questioned the salt budget, seal coating budget, and the 2024 patrol truck. Anderson advised the salt increase is to purchase 'early fill salt' and that the budget cycle doesn't line up with the ordering cycle, that although seal coating was reduced - crack filling is not included in the seal coating budget, and that the truck ordering/replacement would be one a year (that two patrol trucks were ordered in 2023 due to manufacturer shortage in 2022). Trustee Hudson inquired about the construction message center board, which Anderson clarified would be a trailer mounted electronic message board they could have available to the public for important messages. Trustee Jan Miller inquired about the solid waste contract (7 year total contract per Kreklow) and inquired about the efficiencies of storing salt in two places. Anderson commented that storing salt in different locations helps geographically for truck drivers.

D. Parks

Uselding notes that 68% of the Parks recommended budget is salary and benefits, the \$7,000 increase in gas and oil expenses, and the non-borrowed capital budget there are four projects (Bandshell Stell Paint, Fireman's small restroom repair, single axel trailer purchase, and litter vacuum. Trustee Neureuther questioned the non-borrowed capital budget items as to which are priority. Anderson notes the reduction of this budget already (From \$453,000 to \$161,000) and he would further look at the projects.

E. Buildings & Grounds

Uselding notes that the 54% of the Buildings and Grounds budget comprises salaries and benefits, \$154,000 was budgeted towards the Cleaning Contract for Village Buildings, \$25,000 to the upgrade of Fire, Burglar and Panic Alarms, and a \$52,000 upgrade for key card access to Village Hall to create additional security and to mirror the new DPW facility.

A. Library

For the 2024 Library Budget, Uselding notes the change in the minimum amount in order to be exempt from County Tax changed from \$761,063 to \$635,534. Cutting \$100,000 from the budget was a challenge and advised there would be a 4.5% decrease in Village contribution to the Library, decrease in operating and part time staff hours, a decrease in materials and programming. Library Director Trisha Smith advised the Library had 92,000 visitors last year, that the cut in Library's hours would be less than what neighboring communities offer, and advised less sessions would be offered for some programs or some would be cut entirely. Smith said the biggest hit to the Library, in her opinion, would be the hours of operation and having to decrease the number of hours open on Saturday for visitors.

Trustee Jan Miller is not in favor of cutting staff or hours at the Library. Trustee Kaminski commented that she would be willing to look at the budget again as she recognizes the need in the community for library services.

B. Engineering

Uselding notes a salary and fringe benefits decrease due to two vacancies and there aren't any new projects currently budgeted for the Engineering Department, only roll over projects. Village Engineer Kevin Driscoll mentioned the possibility of a new design software by the end of 2023.

F. Residential Yard Waste Facility

Uselding notes the majority of the Residential Yard Waste Facility Budget is comprised of the curbside pickup of recycling and the States does provide aid for recycling. Wastewater Superintendent Timothy Zimmerman advised they do not

anticipate planning on increasing hours at the recycling facility. Zimmerman advised the State requires a recycling pick up of 107 ton per capita; the Village of Germantown picks up 148 ton per capita so we are ahead of the State mandate.

Motion: Change the Order of Agenda Section IV. "Departmental Budget Review" to address Item H before Item G.

Motioned By: Jolene Pieper

Seconded By: Jan Miller

Yes: David Baum, Phil Hudson, Terri Kaminski, Jan Miller, Rick Miller, Bill Neureuther, Jolene Pieper

No: None

Abstain: None

Motion Passed (Yes 7, No 0, Abstained 0)

H. Sewer Utility

Uselding notes that 63% of the Sewer Utility Budget comprises MSSD charges (User and Capital Charges), and advised the largest Capital Project would be the County Line Road land purchase for \$1.1 million.

Trustee Pieper inquired why the Village doesn't treat its own wastewater. Zimmerman and Kreklow both advised that treatment facilities have been consolidated, and that in the 1980's the Village was phased out and went to a regional facility. Trustee Jan Miller inquired if the lift station could be expanded or improved, however, Zimmerman pointed out it is in the right of way and Buffalo Wild Wings also owns nearby property, so it would not be possible.

G. Water Utility

Uselding notes that 41% of the Water Utility Operating Budget comprises debt service payments, depreciation, and property tax equivalent. The Water Tower rehab is budgeted for \$735,000 and Well No. 7 rehab for \$150,000. Trustee Pieper asked Water Superintendent Paul Haugen what the increase of \$175,000 in supply maintenance was specifically allocated towards. Haugen advised it was for maintenance/rehab of Well No. 5, however, the maintenance should be done in 2023. He further notes that every 10 years the DNR requires the wells to be pulled apart, inspected, and reconditioned and the increase in budget was for Well No. 7 maintenance done in 2024.

Motion: To Remove \$175,000 from the Water Utility Budget for Maintenance of Well No. 7 in 2024 and Push Maintenance to 2025.

Motioned By: Jolene Pieper

Seconded By: None

Motion Failed Due to Lack of A Second

Kreklow notes that Water Fund is a self-sustaining fund and cannot be used to pay for General Fund expenses.

V. **NEXT MEETING DATE:** *October 24, 2023 @ 6:30 PM - Village Hall Board Room*

VI. **ADJOURNMENT:**

The Meeting of the Whole was adjourned at 8:32 PM.

Committee of the Whole

**2024
Recommended
Budgets**

October 24th, 2023

Village of Germantown, WI

TID #6

2024 Recommended Budget

Expenses

Category	2023 Budget	2024 Budget	Difference	Percent Change
Project Admin & General	\$10,473	\$17,375	\$6,902	65.90%
Land Acquisition	\$ -	\$ -	\$ -	0%
Site Grading And Preparation	\$ -	\$ -	\$ -	0%
Street Improvements	\$ -	\$ -	\$ -	0%
Storm Drainage Facilities	\$ -	\$ -	\$ -	0%
Water Mains and Improvements	\$ -	\$ -	\$ -	0%
Sanitary Sewer Mains and Improvements	\$ -	\$ -	\$ -	0%
Other Financing Uses	\$495,813	\$528,288	\$32,475	6.55%
Total	\$451,512	\$545,663	\$94,151	20.85%

Revenues

Category	2023 Budget	2024 Budget	Difference	Percent Change
Taxes	\$540,600	\$550,000	\$9,400	1.74%
Miscellaneous Revenues	\$ -	\$ -	\$ -	0.00%
Other Financing Sources	\$ -	\$ -	\$ -	0.00%
Total	\$540,600	\$550,000	\$9,400	1.74%

Budget Drivers

- Debt Service Payments

TID #7

2024 Recommended Budget

Expenses

Category	2023 Budget	2024 Budget	Difference	Percent Change
Project Admin & General	\$35,202	\$55,015	\$19,813	56.28%
Land Acquisition	\$ -	\$ -	\$ -	0.00%
Site Grading And Preparation	\$ -	\$ -	\$ -	0.00%
Street Improvements	\$ -	\$700,000	\$700,000	0.00%
Storm Drainage Facilities	\$ -	\$ -	\$ -	0.00%
Water Mains and Improvements	\$ -	\$ -	\$ -	0.00%
Sanitary Sewer Mains and Improvements	\$ -	\$ -	\$ -	0.00%
Other Financing Uses	\$361,977	\$316,277	\$(45,700)	0.00%
Total	\$397,179	\$1,071,292	\$674,113	169.73%

Revenues

Category	2023 Budget	2024 Budget	Difference	Percent Change
Taxes	\$350,000	\$370,000	\$20,000	5.71%
Miscellaneous Revenues	\$ -	\$ -	\$ -	0.00%
Other Financing Sources	\$ -	\$ -	\$ -	0.00%
Total	\$350,000	\$370,000	\$20,000	5.71%

Budget Drivers

- Debt Service Payments
- Construction of Recreation Trail

TID #8

2024 Recommended Budget

Expenses

Category	2023 Budget	2024 Budget	Difference	Percent Change
Project Admin & General	\$ 61,559	\$116,222	\$54,663	88.80%
Site Grading And Preparation	\$ -	\$ -	\$ -	0.00%
Street Improvements	\$1,977,931	\$ -	\$(1,977,931)	-100.00%
Water Mains and Improvements	\$2,796,607	\$2,517,000	\$(279,607)	-10.00%
Sanitary Sewer Mains and Improvements	\$ -	\$ -	\$ -	0.00%
Other Financing Uses	\$955,763	\$1,087,065	\$131,302	13.74%
Total	\$5,791,860	\$3,720,287	\$(2,071,573)	-35.77%

Revenues

Category	2023 Budget	2024 Budget	Difference	Percent Change
Taxes	\$1,500,000	\$2,594,831	\$1,094,831	72.99%
Miscellaneous Revenues	\$ -	\$1,000,000	\$1,000,000	0.00%
Other Financing Sources	\$ -	\$ -	\$ -	0.00%
Total	\$1,500,000	\$3,594,831	\$2,094,831	139.66%

Budget Drivers

- Well and Tower projected Completion
- Debt Service Payments

TID #9

2024 Recommended Budget

Expenses

Category	2023 Budget	2024 Budget	Difference	Percent Change
Project Admin & General	\$1,122,265	\$829,452	\$ (292,813)	-26.09%
Street Improvements	\$750,000	\$2,010,000	\$1,260,000	168.00%
Water Mains and Improvements	\$1,140,916	\$ -	\$(1,140,916)	-100.00%
Sanitary Sewer Mains and Improvements	\$471,680	\$ -	\$(471,680)	-100.00%
Other Financing Uses	\$276,629	\$ -	\$(276,629)	-100.00%
Total	\$3,761,490	\$2,839,452	\$(922,038)	-24.51%

Revenues

Category	2023 Budget	2024 Budget	Difference	Percent Change
Taxes	\$82,000	\$ -	\$(82,000)	-100.00%
Other Financing Sources	\$4,083,582	\$ -	\$(4,083,582)	-100.00%
Total	\$4,165,582	\$ -	\$(4,165,582)	-100.00%

Budget Drivers

- Donges Bay Road
 - \$2 million

Police Impact

2024 Recommended Budget

Expenses

Category	2023 Budget	2024 Budget	Difference	Percent Change
Licenses, Permits, and Fees	\$18,880	\$18,880	\$ -	0.00%
Miscellaneous Revenues	\$ 1,000	\$ -	\$(1,000)	-100.00%
Total	\$ 19,880	\$ 18,880	\$(1,000)	-5.03%

Revenues

Category	2023 Budget	2024 Budget	Difference	Percent Change
Transfers To Other Funds	\$12,000	\$12,000	\$ -	0.00%
Total	\$ 12,000	\$12,000	\$ -	0.00%

Budget Drivers

- No Major Changes

Fire Impact

2024 Recommended Budget

Expenses

Category	2023 Budget	2024 Budget	Difference	Percent Change
Licenses, Permits, and Fees	\$25,000	\$30,000	\$5,000	20.00%
Miscellaneous Revenues	\$800	\$ -	\$ (800)	-100.00%
Total	\$25,800	\$25,000	\$ (800)	-3.10%

Revenues

Category	2023 Budget	2024 Budget	Difference	Percent Change
Transfers To Other Funds	\$30,000	\$30,000	\$ -	0.00%
Total	\$30,000	\$30,000	\$ -	0.00%

Budget Drivers

- No Major Changes

Library Impact

2024 Recommended Budget

Expenses

Category	2023 Budget	2024 Budget	Difference	Percent Change
Licenses, Permits, and Fees	\$16,860	\$9,000	\$ (7,860)	-46.62%
Miscellaneous Revenues	\$ -	\$ -	\$ -	0.00%
Total	\$16,860	\$9,000	\$(7,860)	-46.62%

Revenues

Category	2023 Budget	2024 Budget	Difference	Percent Change
Transfers To Other Funds	\$ -	\$ -	\$ -	0.00%
Total	\$ -	\$ -	\$ -	0.00%

Budget Drivers

- Decrease in expected revenue

Recreation Impact

2024 Recommended Budget

Expenses

Category	2023 Budget	2024 Budget	Difference	Percent Change
Licenses, Permits, and Fees	\$35,000	\$22,000	\$(13,000)	-37.14%
Miscellaneous Revenues	\$2,500	\$ -	\$ (2,500)	-100.00%
Total	\$37,500	\$22,000	\$(15,500)	-41.33%

Revenues

Category	2023 Budget	2024 Budget	Difference	Percent Change
Transfers To Other Funds	\$ -	\$ -	\$ -	0.00%
Total	\$ -	\$ -	\$ -	0.00%

Budget Drivers

- Decrease in expected revenue

Historic Preservation

2024 Recommended Budget



Budget Drivers

- No Major Changes



Category	2023 Budget	2024 Budget	Difference	Percent Change
Revenues	\$705	\$705	\$ -	0.00%

Category	2023 Budget	2024 Budget	Difference	Percent Change
Expenses	\$696	\$696	\$ -	0.00%

Recreation Facility

2024 Recommended Budget

Expenses

Category	2023 Budget	2024 Budget	Difference	Percent Change
Charges For Services	\$29,000	\$29,000	\$ -	0.00%
Interest Revenues	\$ -	\$ -	\$ -	0.00%
Total	\$29,000	\$29,000	\$ -	0.00%

Revenues

Category	2023 Budget	2024 Budget	Difference	Percent Change
General Expenditures	\$20,000	\$20,000	\$ -	0.00%
Total	\$20,000	\$20,000	\$ -	0.00%

Budget Drivers

- No major changes

Senior Van Replacement

2024 Recommended Budget

Category	2023 Budget	2024 Budget	Difference	Percent Change
Intergovernmental Revenues	\$2,500	\$2,500	\$ -	0.00%
Interest Revenues	\$ -	\$ -	\$ -	0.00%
Total	\$2,500	\$2,500	\$ -	0.00%

Budget Drivers

- No major changes

Health

2024 Recommended Budget

Category	2023 Budget	2024 Budget	Difference	Percent Change
Miscellaneous Revenues	\$2,205,922	\$2,411,754	\$205,832	9.33%
Total	\$2,205,922	\$2,411,754	\$205,832	9.33%

Category	2023 Budget	2024 Budget	Difference	Percent Change
Health Plan Expenditures	\$2,205,923	\$2,307,945	\$102,022	0.00%
Total	\$2,205,923	\$2,307,945	\$102,022	0.00%

Budget Drivers

- 3% built in increase in premiums

Dental

2024 Recommended Budget

Budget Drivers

- No major Changes

Category	2023 Budget	2024 Budget	Difference	Percent Change
Miscellaneous Revenues	\$84,085	\$88,339	\$4,254	5.06%
Total	\$84,085	\$88,339	\$4,254	5.06%

Category	2023 Budget	2024 Budget	Difference	Percent Change
Dental Plan Expenditures	\$84,085	\$88,500	\$4,415	0.00%
Total	\$84,085	\$88,500	\$4,415	0.00%

Debt Service

2024 Recommended Budget

Expenses

Category	2023 Budget	2024 Budget	Difference	Percent Change
Taxes	\$4,845,716	\$4,823,265	\$ (22,451)	-0.46%
Miscellaneous Revenues	\$3,800	\$3,800	\$ -	0.00%
Other Financing Source	\$3,339,484	\$3,340,747	\$1,263	0.04%
Total	\$8,189,000	\$8,167,812	\$ (21,188)	-0.26%

Revenues

Category	2023 Budget	2024 Budget	Difference	Percent Change
Principle on Long Term Debt	\$5,085,000	\$4,995,000	\$ (90,000)	-1.77%
Interest on Long Term Debt	\$3,214,000	\$3,172,812	\$(41,188)	-1.28%
Total	\$8,299,000	\$8,167,812	\$ (131,188)	-1.58%

Budget Drivers

- No Major Changes to Debt Service Budget
- Decrease in Debt Service Levy
 - (\$22,451)
 - Result of Board funding FY23 Capital Budget through reserves

Inspection Services

2024 Recommended Budget

Expenses

Category	2023 Budget	2024 Budget	Difference	Percent Change
Salaries & Wages	\$40,020	\$30,309	\$ (9,711)	-24.27%
Fringe Benefits	\$13,656	\$12,140	\$ (1,516)	-11.10%
Operating Supplies and Expenses	\$456,881	\$385,544	\$ (71,337)	-15.61%
Capital Items	\$ -	\$ -	\$ -	0.00%
Total	\$510,557	\$427,993	\$(82,564)	-16.17%

Revenues

Category	2023 Budget	2024 Budget	Difference	Percent Change
Licenses, Permits, and Fees	\$694,825	\$682,268	(\$12,557)	-1.81%
Total	\$694,825	\$682,268	(\$12,557)	-1.81%

Budget Drivers

- Elimination of Code Enforcement Officer
- Decrease in Safebuilt Contract
 - Less projected Development
 - Change in revenue split
- Decrease in projected development revenues

Planning & Zoning

2024 Recommended Budget

Expenses

Category	2023 Budget	2024 Budget	Difference	Percent Change
Salaries & Wages	\$160,828	\$165,104	\$4,276	2.66%
Fringe Benefits	\$64,432	\$57,167	\$ (7,265)	-11.28%
Operating Supplies and Expenses	\$61,371	\$77,166	\$15,795	25.74%
Capital Items	\$ -	\$ -	\$ -	0.00%
Total	\$286,631	\$299,437	\$12,806	4.47%

Revenues

Category	2023 Budget	2024 Budget	Difference	Percent Change
Licenses, Permits, and Fees	\$109,650	\$97,510	(\$12,140)	-11.07%
Total	\$109,650	\$97,510	(\$12,140)	-11.07%

Budget Drivers

- Salaries and Benefits make up 75% of Budget
- Contracted Services drives operating supplies and expenses
 - DOR Required Housing Study
- Decrease in projected development revenue

Recreation

2024 Recommended Budget

Expenses

Category	2023 Budget	2024 Budget	Difference	Percent Change
Salaries & Wages	\$702,888	\$687,285	\$(15,603)	-2.22%
Fringe Benefits	\$182,883	\$186,021	\$3,138	1.72%
Operating Supplies and Expenses	\$437,137	\$416,499	\$(20,638)	-4.72%
Capital Items	\$ -	\$ -	\$ -	0.00%
Total	\$1,322,908	\$1,289,805	\$ (33,103)	-2.50%

Revenues

Category	2023 Budget	2024 Budget	Difference	Percent Change
Public Charges for Services	\$1,256,300	\$1,256,300	\$0	0.00%
Miscellaneous Revenues	\$30,850	\$43,250	\$12,400	0.00%
Total	\$1,287,150	\$1,301,550	\$14,400	1.12%

Budget Drivers

- Salaries and Benefits make up roughly 67% of Budget
- 6% decrease in Part-Time Salaries
- Decrease in Programs Supplies and Expenses (\$19,000)
- Revenues remain flat

Senior Center

2024 Recommended Budget

Expenses

Category	2023 Budget	2024 Budget	Difference	Percent Change
Salaries & Wages	\$61,777	\$64,212	\$2,435	3.94%
Fringe Benefits	\$9,192	\$9,600	\$408	4.44%
Operating Supplies and Expenses	\$50,788	\$50,213	\$ (575)	-1.13%
Capital Items	\$ -	\$ -	\$ -	0.00%
Total	\$121,757	\$124,025	\$2,268	1.86%

Revenues

Category	2023 Budget	2024 Budget	Difference	Percent Change
Intergovernmental Revenues	\$6,600	\$6,600	\$0	0.00%
Public Charges for Services	\$33,000	\$33,000	\$0	0.00%
Total	\$39,600	\$39,600	\$0	0.00%

Budget Drivers

- No Major changes to the Senior Center 2024 Recommended Budget

Data Processing

2024 Recommended Budget

Expenses

Category	2023 Budget	2024 Budget	Difference	Percent Change
Salaries & Wages	\$ -	\$ -	\$ -	0.00%
Fringe Benefits	\$ -	\$ -	\$ -	0.00%
Operating Supplies and Expenses	\$176,518	\$242,095	\$65,577	37.15%
Capital Items	\$ -	\$ -	\$ -	0.00%
Total	\$176,518	\$242,095	\$65,577	37.15%

Budget Drivers

- Consolidation of Telephone, Copier Expense & Internet Expense
- Capital Data – 51k
- Tyler Munis – 64K
- Email – 37K

Capital Projects – Fund 40

- Switches & Access Points
 - \$85,000

Clerk

2024 Recommended Budget

Expenses

Category	2023 Budget	2024 Budget	Difference	Percent Change
Salaries & Wages	\$25,000	\$239,530	\$214,530	858.12%
Fringe Benefits	\$ 275	\$ 85,103	\$84,828	30846.55%
Operating Supplies and Expenses	\$8,000	\$63,230	\$55,230	690.38%
Capital Items	\$ -	\$ -	\$ -	0.00%
Total	\$33,275	\$387,863	\$354,588	1065.63%

Revenues

Category	2023 Budget	2024 Budget	Difference	Percent Change
Taxes	\$312,849	\$312,849	\$0	0.00%
Licenses, Permits, and Fees	\$42,900	\$42,900	\$0	0.00%
Public Charges for Services	\$21,000	\$21,000	\$0	0.00%
Total	\$376,749	\$376,749	\$0	0.00%

Budget Drivers

- Salaries & Benefits make up 83% of Budget
 - Clerk – 1 FTE
 - Deputy Clerk – 2 FTE
- Increase in poll worker salaries
 - Based of previous presidential election
- Increase in election supplies
- Revenues remain flat

Village Board

2024 Recommended Budget

Expenses

Category	2023 Budget	2024 Budget	Difference	Percent Change
Salaries & Wages	\$41,600	\$42,000	\$400	0.96%
Fringe Benefits	\$3,855	\$4,000	\$145	3.76%
Operating Supplies and Expenses	\$89,095	\$88,760	\$(335)	-0.38%
Capital Items	\$ -	\$ -	\$ -	0.00%
Total	\$ 134,550	\$134,760	\$210	0.16%

Budget Drivers

- No Major Changes
- Legals Services 45% of budget

Village Administrator

2024 Recommended Budget

Expenses

Category	2023 Budget	2024 Budget	Difference	Percent Change
Salaries & Wages	\$140,749	\$111,458	\$ (29,291)	-20.81%
Fringe Benefits	\$53,309	\$45,576	\$(7,733)	-14.51%
Operating Supplies and Expenses	\$22,800	\$10,179	\$(12,621)	-55.36%
Capital Items	\$ -	\$ -	\$ -	0.00%
Total	\$216,858	\$167,213	\$ (49,645)	-22.89%

Budget Drivers

- Elimination of Budget Manager Position
- Wellness expense in Health Fund

Finance

2024 Recommended Budget

Expenses

Category	2023 Budget	2024 Budget	Difference	Percent Change
Salaries & Wages	\$208,588	\$148,309	\$ (60,279)	-28.90%
Fringe Benefits	\$75,622	\$53,167	\$ (22,455)	-29.69%
Operating Supplies and Expenses	\$61,727	\$40,191	\$ (21,536)	-34.89%
Capital Items	\$ -	\$ -	\$ -	0.00%
Total	\$345,937	\$241,667	\$(104,270)	-30.14%

Revenues

Category	2023 Budget	2024 Budget	Difference	Percent Change
Taxes	\$833,300	\$863,000	\$29,700	3.56%
Intergovernmental Revenues	\$1,221,273	\$1,673,973	\$452,700	37.07%
Licenses, Permits, and Fees	\$221,272	\$221,272	\$0	0.00%
Fines, Forfeitures, and Penalties	\$0	\$0	\$0	0.00%
Public Charges for Services	\$51,000	\$52,500	\$1,500	2.94%
Miscellaneous Revenues	\$192,810	\$196,810	\$4,000	2.07%
Total	\$2,519,655	\$3,007,555	\$487,900	19.36%

Budget Highlights

- Reallocation of Clerk & Deputy Clerk Salaries
- Operating supplies and expense reallocated to Clerks Department
- Increase in State Aid
 - Increase of \$497,994
 - Decrease in Personal Propriety Exemption Aid
 - (\$50,000)

Assessor

2024 Recommended Budget

Expenses

Category	2023 Budget	2024 Budget	Difference	Percent Change
Salaries & Wages	\$500	\$500	\$ -	0.00%
Fringe Benefits	\$38	\$38	\$ -	0.00%
Operating Supplies and Expenses	\$104,785	\$104,724	\$(61)	-0.06%
Capital Items	\$ -	\$ -	\$ -	0.00%
Total	\$105,323	\$105,262	\$ (61)	-0.06%

Budget Drivers

- Contracted Services make up the majority of the budget
 - 2 years remaining on contract

General Government

2024 Recommended Budget

Revenues

Category	2023 Budget	2024 Budget	Difference	Percent Change
Salaries & Wages	\$17,129	\$74,000	\$56,871	332.02%
Fringe Benefits	\$ (18,295)	\$ (79)	\$18,216	-99.57%
Operating Supplies and Expenses	\$61,850	\$69,829	\$7,979	12.90%
Capital Items	\$ -	\$ -	\$-	0.00%
Total	\$60,684	\$143,750	\$83,066	136.88%

Revenues

Category	2023 Budget	2024 Budget	Difference	Percent Change
Public Charges for Services	\$1,750	\$1,750	\$0	0.00%
Total	\$1,750	\$1,750	\$0	0.00%

Budget Drivers

- Performance Adjustment of 3%
- 4% Adjustment for DPW Union

Capital Fund Summary

Department	Item Description	Borrowing	Roll-Over (EST)	Other Funding Sources	TOTAL BUDGET
Data Processing					
	Switches & Access Points	\$ 85,000			\$ 85,000
	Tyler Munis		\$ 172,900		\$ 172,900
Buildings & Grounds					
	Village Hall Key Card Upgrade	\$ 52,000			\$ 52,000
					\$ -
Police Department					
	3 Squad Cars	\$ 180,000			\$ 180,000
	2023 Squad Cars	\$ -	\$ 120,000		\$ 120,000
Fire Department					
	Burn Tower	\$ 115,000			\$ 115,000
	Ambulance Replacement	\$ 515,000			\$ 515,000
	Water Tender	\$ -	\$ 482,379		\$ 482,379
	Station Paging System	\$ 75,000			\$ 75,000
DPW/Engineering					
	GPS Equipment	\$ -	\$ 40,000		\$ 40,000
	Public Works Design	\$ -	\$ -		\$ -
	Public Works Building	\$ -	\$ 26,056,198		\$ 26,056,198
	Storm Water Relay	\$ -	\$ 317,000		\$ 317,000
	Sidewalk Program	\$ -	\$ -		\$ -
	Flood Mitigation Project	\$ -	\$ 41,222		\$ 41,222
	Maple Lannon Rd (HISP)	\$ -	\$ -	\$ 75,723	\$ 75,723
	HWY 167 - Contribution			\$ 80,000	\$ 80,000
	Century Land ROW	\$ -	\$ -		\$ -
	Woodland Dr Area Drainage	\$ -	\$ 40,000		\$ 40,000
Highway					
	2024 Patrol Truck Purchase	\$ 286,000			\$ 286,000
	Asphalt Paving Road Program	\$ 1,500,000			\$ 1,500,000
	Construction Message Center	\$ 25,000			\$ 25,000
					\$ -
Library					
					\$ -
					\$ -
Recreation					
	Kinderberg Playground		\$ 300,000		\$ 300,000
	Kinderberg Womens Restroom	\$ 25,000			\$ 25,000
					\$ -
Parks					
	Firemens Small Restroom Roof	\$ 22,000			\$ 22,000
	Haupt Roofing	\$ 40,000			\$ 40,000
	Truck Replacement	\$ 62,000			\$ 62,000
	2023 Truck Replacement	\$ -	\$ 55,000		\$ 55,000
	Compact Articulating Loader	\$ 120,000			\$ 120,000
					\$ -
	TOTALS	\$ 3,102,000	\$ 27,624,699	\$ 155,723	\$ 30,882,422

ARPA

ACCOUNT NUMBER	DESCRIPTION	Funds Allocated	Funds Spent FY22	Funds Spent FY23	Funds Remaining
91-512-530-3100	ARPA COMMUNICATIONS PLAN	\$40,000	\$54,458	\$ -	\$(14,458)
91-513-530-3950	ARPA ELECTION EQUIPMENT	\$45,000	\$48,799	\$ -	\$(3,799)
91-517-530-7400	ARPA HARDWARE REPLACEMENT	\$50,000	\$70,066	\$ -	\$(20,066)
91-518-510-1100	ARPA PREMIUM PAY	\$250,000	\$239,539	\$ -	\$10,461
91-521-530-7450	ARPA PROPHOENIX	\$125,000	\$72,441	\$7,860	\$44,699
91-541-530-4300	ARPA BUILDING IMPROVEMENTS	\$500,000	\$ -	\$ -	\$500,000
91-542-530-3505	ARPA STREET PAVING	\$750,000	\$1,081	\$7,488	\$741,431
91-552-530-3100	ARPA REC IMPROVEMENTS	\$55,000	\$9,006	\$14,700	\$31,294
91-553-530-5290	ARPA STREET TREE	\$200,000	\$ -	\$195,142	\$4,858
91-567-530-3100	ARPA MUNICIPAL DEVELOPMENT	\$85,000	\$38,271	\$ -	\$46,729
REMAINING FUNDS AVAILABLE					\$1,341,150

Recommended Remaining Projects

PD Building Design	\$ 500,000
Interim Market Update	\$ 65,000
Maple/Lannon HISP	\$ 80,000
HWY 167	\$ 125,000
Misc. Projects	\$ 571,150

October 24, 2023

ANNUAL TAX INCREMENT DISTRICT REPORT FOR:

Village of Germantown, WI

Tax Increment District No. 6



Prepared by:
Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

Philip L. Cosson,
Senior Municipal Advisor

Jon Cameron,
Senior Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Increment District Report

Village of Germantown, Wisconsin Tax Increment District No. 6

Purpose: State law requires municipalities with an active Tax Incremental District (TID) to electronically file an Annual Report for each TID by July 1 of each calendar year. This is a summary of that filing to be used at the annually required meeting of the standing Joint Review Board.

District Summary: Tax Increment District No. 6 (“District”) was created on May 19, 2014 as a Mixed-Use District. The purpose of the District is to promote the development of commercial and industrial properties within the Village.

The TID has an expenditure period that ends on May 19, 2029 and has a mandatory termination date of May 19, 2034.

Background Data:	Base Value	\$2,796,400
	Incremental Value (as of January 1, 2022)	\$41,604,200
	Year End Fund Balance (2021)	\$260,967
	Projected Closure (based on current cash flow*)	TBD

* The Village expects to make additional projects costs through the end of the District’s expenditure period. The projected closure year identified is based on current cash flow projections only.

Notes: Current increment development will support the repayment of existing obligations through the projected closure.

Joint Review Board Action: Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

- Attachments:**
- TID Boundary Map
 - TID Increment Projection
 - TID Cash Flow Projection (Detail)
 - State Submittal (DOR Form PE-300)

Willow Creek

business park
of Germantown



Village of Germantown, Wisconsin

Tax Increment District #6

Development Assumptions

Construction Year		Actual	Dickman Building	Annual Total	Construction Year	
1	2014	64,600		64,600	2014	1
2	2015	(15,700)		(80,300)	2015	2
3	2016	150,300		230,600	2016	3
4	2017	4,094,000		4,094,000	2017	4
5	2018	15,600,900		15,600,900	2018	5
6	2019	12,055,100		12,055,100	2019	6
7	2020	(1,285,100)		(1,285,100)	2020	7
8	2021	4,590,800		4,590,800	2021	8
9	2022	6,349,300		6,349,300	2022	9
10	2023		14,960,000	14,960,000	2023	10
11	2024		2,640,000	2,640,000	2024	11
12	2025		0	0	2025	12
13	2026		0	0	2026	13
14	2027		0	0	2027	14
15	2028		0	0	2028	15
16	2029			0	2029	16
17	2030			0	2030	17
18	2031			0	2031	18
19	2032			0	2032	19
20	2033			0	2033	20
Totals		41,604,200	17,600,000	59,219,900		

Notes:

For Discussion Only

Village of Germantown, Wisconsin

Tax Increment District #6

Projected Full Buildout

Type of District	Mixed Use	Base Value	2,796,400
Creation Date	May 19, 2014	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2014	Base Tax Rate	\$15.56
Max Life (Years)	20	Rate Adjustment Factor	-1.00%
Expenditure Periods/Termination	15 5/19/2029	Tax Exempt Discount Rate	N/A
Revenue Periods/Final Year	20 2035	Taxable Discount Rate	N/A
Extension Eligibility/Years	Yes 3		
Recipient District	No		

Construction Year	Value Added*	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
2 2015	(15,700)	2016	0	48,900	2017	\$17.53	857
3 2016	150,300	2017	0	199,200	2018	\$17.58	3,502
4 2017	4,094,000	2018	0	4,293,200	2019	\$17.72	76,076
5 2018	15,600,900	2019	0	19,894,100	2020	\$17.76	353,257
6 2019	12,055,100	2020	0	31,949,200	2021	\$18.17	580,659
7 2020	(1,285,100)	2021	0	30,664,100	2022	\$16.70	512,090
8 2021	4,590,800	2022	0	35,254,900	2023	\$15.56	548,721
9 2022	6,349,300	2023	0	41,604,200	2024	\$15.41	641,068
10 2023	14,960,000	2024	0	56,564,200	2025	\$15.25	862,867
11 2024	2,640,000	2025	0	59,204,200	2026	\$15.10	894,108
12 2025		2026	0	59,204,200	2027	\$14.95	885,167
13 2026		2027	0	59,204,200	2028	\$14.80	876,315
14 2027		2028	0	59,204,200	2029	\$14.65	867,552
15 2028		2029	0	59,204,200	2030	\$14.51	858,877
16 2029		2030	0	59,204,200	2031	\$14.36	850,288
17 2030		2031	0	59,204,200	2032	\$14.22	841,785
18 2031		2032	0	59,204,200	2033	\$14.08	833,367
19 2032		2033	0	59,204,200	2034	\$13.94	825,034
20 2033		2034	0	59,204,200	2035	\$13.80	816,783
Totals	59,204,200		0		Future Value of Increment		10,601,934

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

Village of Germantown, Wisconsin

Tax Increment District #6

Cash Flow Projection

Year	Projected Cash Inflows			Projected Cash Outflows									Balances		Year		
	Tax Increments	Interest Earnings/ (Cost)	Total Revenues	G.O. Bond 5,405,000 Dated: 10/01/14		Water Rev. Bond 555,000 Dated: 05/25/22		Water Rev. Bond 697,000 Dated: 05/01/24			Professional Svcs	Project Costs	Admin.	Total Expenditures		Annual	Cumulative
2022		3.00%														244,168	2022
2023	548,721	7,325	556,046	280,000	161,713	25,000	29,100				5,000		10,000	510,813	45,233	289,401	2023
2024	641,068	8,682	649,750	330,000	149,513	30,000	18,775				5,000		10,000	543,288	106,463	395,864	2024
2025	862,867	11,876	874,743	380,000	135,313	40,000	17,375	8,000	5.00%	52,075	5,000		10,000	647,763	226,981	622,844	2025
2026	894,108	18,685	912,794	380,000	120,113	40,000	15,775	24,500	5.00%	33,838	5,000		10,000	629,225	283,568	906,413	2026
2027	885,167	27,192	912,360	405,000	106,438	40,000	14,175	25,500	5.00%	32,588	5,000		10,000	638,700	273,659	1,180,072	2027
2028	876,315	35,402	911,718	415,000	94,138	45,000	12,475	26,500	5.00%	31,288	5,000		10,000	639,400	272,318	1,452,390	2028
2029	867,552	43,572	911,124	425,000	81,538	45,000	10,675	27,500	5.00%	29,938	5,000		10,000	634,650	276,474	1,728,864	2029
2030	858,877	51,866	910,743	435,000	68,094	45,000	8,875	28,500	5.00%	28,538	5,000		10,000	629,006	281,736	2,010,600	2030
2031	850,288	60,318	910,606	440,000	53,875	45,000	7,300	29,500	5.00%	27,088	5,000		10,000	617,763	292,843	2,303,444	2031
2032	841,785	69,103	910,888	440,000	39,025	50,000	5,844	31,000	5.00%	25,575			10,000	601,444	309,445	2,612,888	2032
2033	833,367	78,387	911,754	440,000	23,625	50,000	4,250	32,000	5.00%	24,000			10,000	583,875	327,879	2,940,767	2033
2034	825,034	88,223	913,257	455,000	7,963	50,000	2,594	33,500	5.00%	22,363			10,000	581,419	331,838	3,272,605	2034
2035	816,783	98,178	914,961			50,000	875	430,500	5.00%	20,663			10,000	512,038	402,924	3,675,529	2035
Total	10,601,934	598,810	11,200,744	4,825,000	1,041,344	555,000	148,088	697,000		327,950	45,000		130,000	7,769,383			Total

Notes: The 2024 issue is the TID 6 portion of the future well project.

TID Closure when Cum Bal

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
----------------	--------------------------	-----------------------------------

Section 1 - Municipality and TID					
Co-muni code 66131	Municipality GERMANTOWN		County WASHINGTON	Due date 07/03/2023	Report type ORIGINAL
TID number 006	TID type 6	TID name TID No 6	Creation date 05/19/2014	Mandatory termination date 05/19/2034	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$257,269

Section 3 - Revenue	Amount
Tax increment	\$512,046
Investment income	\$365
Debt proceeds	
Special assessments	
Shared revenue	
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)	\$512,411

Section 4 - Expenditures	Amount
Capital expenditures	\$63,526
Administration	\$8,823
Professional services	\$1,500
Interest and fiscal charges	\$171,513
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$280,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name n/a	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$525,512

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$244,168
Future costs	\$10,569,557
Future revenue	\$11,685,511
Surplus or deficit	\$1,360,122

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
------------------------	--------------------------	-----------------------------------

Section 6 - Contact Information	
--	--

Contact name Matthew Uselding	Contact title Finance Director
Contact email muselding@germantownwi.gov	Contact phone (262) 250-4777

October 24, 2023

ANNUAL TAX INCREMENT DISTRICT REPORT FOR:

Village of Germantown, WI

Tax Increment District No. 7



Prepared by:
Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

Philip L. Cosson,
Senior Municipal Advisor

Jon Cameron,
Senior Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Increment District Report

Germantown, Wisconsin Tax Increment District No. 7

Purpose: State law requires municipalities with an active Tax Incremental District (TID) to electronically file an Annual Report for each TID by July 1 of each calendar year. This is a summary of that filing to be used at the annually required meeting of the standing Joint Review Board.

District Summary: Tax Increment District No. 7 (“District”) was created on December 18, 2017 as an Industrial District. TID #7 was amended in 2021 in order to add territory and costs.

The TID has an expenditure period that ends on December 18, 2032 and has a mandatory termination date of December 18, 2039.

Background Data:	Base Value	\$9,642,400
	Incremental Value (as of January 1, 2022)	\$23,673,900
	Year End Fund Balance (2022)	\$462,645
	Projected Closure (based on current cash flow*)	TBD

* The Village expects to make additional projects costs through the end of the District’s expenditure period. It’s to early to determine the TID closure.

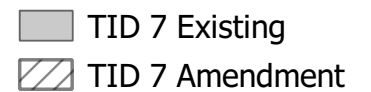
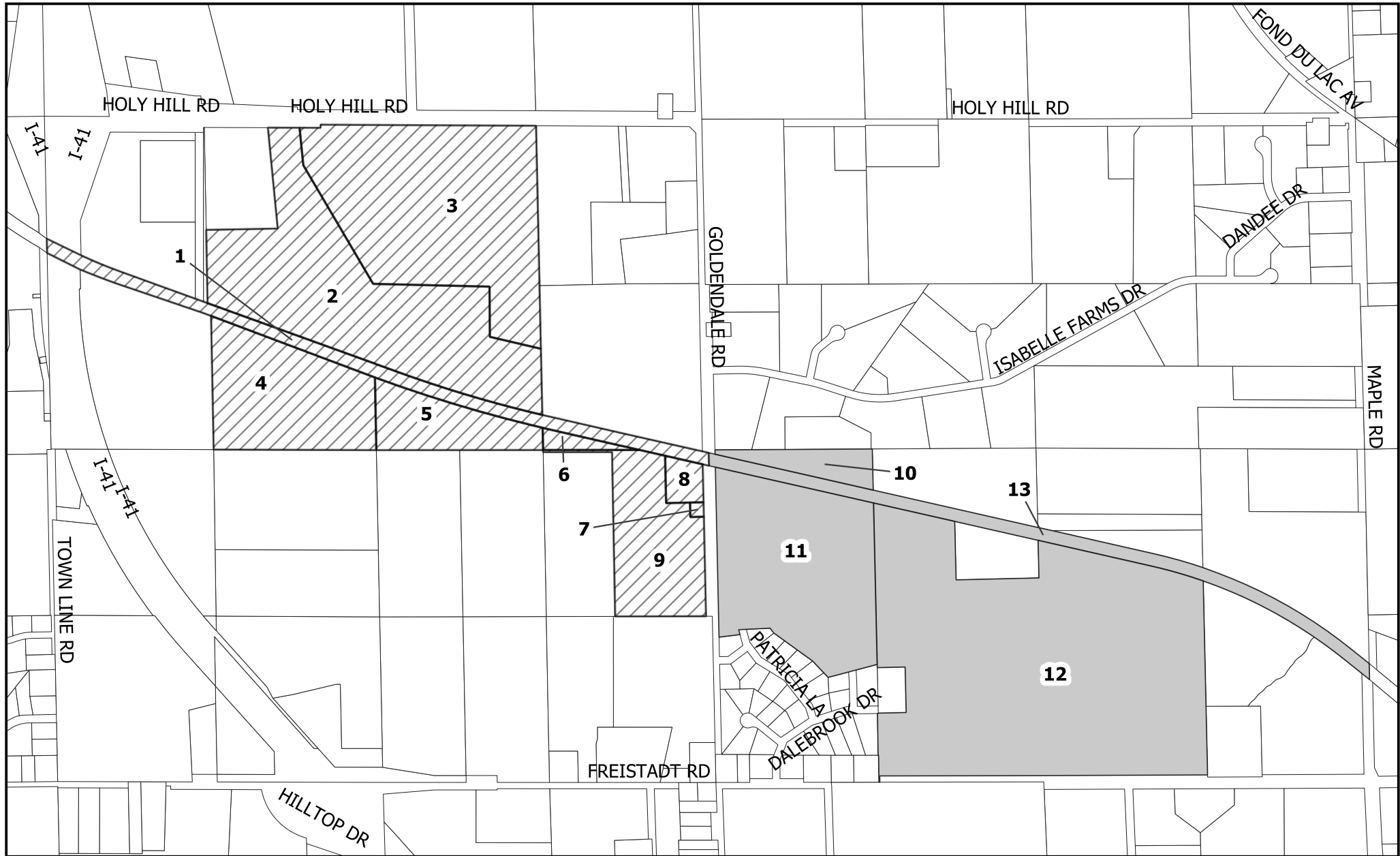
Notes: This District was created to capture economic growth related to the JW Speaker development. In 2021, the TID was amended in order to add territory and amend the project plan to account for the planned Capstone Quadrangle industrial park development.

Joint Review Board Action: Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

Attachments:

- TID Boundary Map
- TID Cash Flow Projection (Detail)
- State Submittal (DOR Form PE-300)

Amendment to TID 7



Village of Germantown

Tax Increment District #7

Development Assumptions

Construction Year		Actual	Capstone #2	Capstone #3	Annual Total	Construction Year	
1	2018	2,366,700			2,366,700	2018	1
2	2019	2,424,100			2,424,100	2019	2
3	2020	(464,600)			(464,600)	2020	3
4	2021	2,507,600			2,507,600	2021	4
5	2022	16,840,100			16,840,100	2022	5
6	2023		17,000,000		17,000,000	2023	6
7	2024		3,000,000	20,000,000	23,000,000	2024	7
8	2025				0	2025	8
9	2026				0	2026	9
10	2027				0	2027	10
11	2028				0	2028	11
12	2029				0	2029	12
13	2030				0	2030	13
14	2031				0	2031	14
15	2032				0	2032	15
16	2033				0	2033	16
17	2034				0	2034	17
18	2035				0	2035	18
19	2036				0	2036	19
20	2037				0	2037	20
Totals		23,673,900	20,000,000	20,000,000	63,673,900		

Notes:

Village of Germantown

Tax Increment District #7

Tax Increment Projection Worksheet

Type of District	Industrial		Base Value	9,642,400
Creation Date	December 18, 2017		Appreciation Factor	0.00%
Valuation Date	Jan 1,	2018	Base Tax Rate	\$15.56
Max Life (Years)	20		Rate Adjustment Factor	-1.00%
Expenditure Periods/Termination	15	12/18/2032		
Revenue Periods/Final Year	20	2039		
Extension Eligibility/Years	Yes	3		
Adverse Impact Eligibility				
Recipient District	No			

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1 2018	2,366,700	2019	0	2,366,700	2020	\$17.76	42,025
2 2019	2,424,100	2020	0	4,790,800	2021	\$18.17	87,070
3 2020	(464,600)	2021	0	4,326,200	2022	\$16.70	72,248
4 2021	2,507,600	2022	0	6,833,800	2023	\$15.56	106,364
5 2022	16,840,100	2023	0	23,673,900	2024	\$15.41	364,785
6 2023	17,000,000	2024	0	40,673,900	2025	\$15.25	620,466
7 2024	23,000,000	2025	0	63,673,900	2026	\$15.10	961,610
8 2025	0	2026	0	63,673,900	2027	\$14.95	951,994
9 2026	0	2027	0	63,673,900	2028	\$14.80	942,474
10 2027	0	2028	0	63,673,900	2029	\$14.65	933,049
11 2028	0	2029	0	63,673,900	2030	\$14.51	923,719
12 2029	0	2030	0	63,673,900	2031	\$14.36	914,482
13 2030	0	2031	0	63,673,900	2032	\$14.22	905,337
14 2031	0	2032	0	63,673,900	2033	\$14.08	896,283
15 2032	0	2033	0	63,673,900	2034	\$13.94	887,321
16 2033	0	2034	0	63,673,900	2035	\$13.80	878,447
17 2034	0	2035	0	63,673,900	2036	\$13.66	869,663
18 2035	0	2036	0	63,673,900	2037	\$13.52	860,966
19 2036	0	2037	0	63,673,900	2038	\$13.39	852,357
20 2037	0	2038	0	63,673,900	2039	\$13.25	843,833
Totals	63,673,900		0		Future Value of Increment		13,914,494

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 1 - Municipality and TID					
Co-muni code 66131	Municipality GERMANTOWN		County WASHINGTON	Due date 07/03/2023	Report type ORIGINAL
TID number 007	TID type 5	TID name TID No 7	Creation date 12/18/2017	Mandatory termination date 12/18/2038	Expected termination date 06/01/2030

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-89,375

Section 3 - Revenue	Amount
Tax increment	\$72,291
Investment income	\$819
Debt proceeds	\$3,261,424
Special assessments	
Shared revenue	
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)	\$3,334,534

Section 4 - Expenditures	Amount
Capital expenditures	\$5,000
Administration	\$27,279
Professional services	\$1,500
Interest and fiscal charges	\$70,350
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	\$58,235
Principal on long-term debt	\$120,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name CAPSTONE DEVELOPMENT COMPANY	\$2,500,000
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$2,782,514

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$462,645
Future costs	\$5,854,375
Future revenue	\$17,373,030
Surplus or deficit	\$11,981,300

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
------------------------	--------------------------	-----------------------------------

Section 6 - Contact Information	
Contact name Matthew Uselding	Contact title Finance Director
Contact email muselding@germantownwi.gov	Contact phone (262) 250-4777

October 24, 2023

ANNUAL TAX INCREMENT DISTRICT REPORT FOR:

Village of Germantown, WI

Tax Increment District No. 8



Prepared by:
Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

Philip L. Cosson,
Senior Municipal Advisor

Jon Cameron,
Senior Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Increment District Report

Germantown, Wisconsin

Tax Increment District No. 8

Purpose: State law requires municipalities with an active Tax Incremental District (TID) to electronically file an Annual Report for each TID by July 1 of each calendar year. This is a summary of that filing to be used at the annually required meeting of the standing Joint Review Board.

District Summary: Tax Increment District No. 8 (“District”) was created on July 2, 2018 as Mixed-Use District. This District was created to spur development around the Briggs & Stratton project.

The TID has an expenditure period that ends on July 2, 2033 and has a mandatory termination date of July 2, 2038.

Background Data:	Base Value	\$640,700
	Incremental Value (as of January 1, 2023)	\$180,681,200
	Year End Fund Balance (2022)	(\$686,651)
	Projected Closure (based on current cash flow*)	TBD

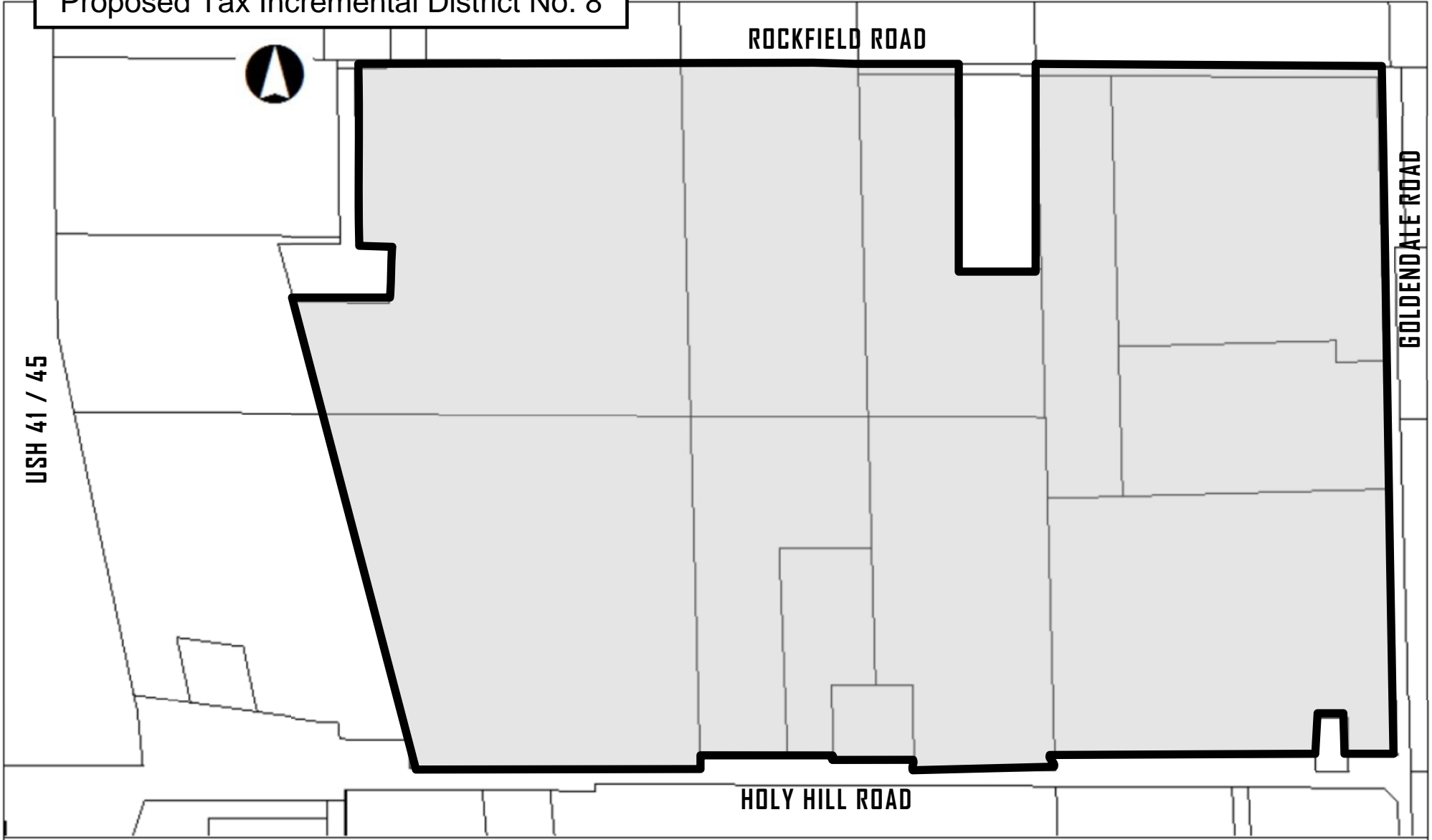
* The Village expects to make additional projects costs through the end of the District’s expenditure period. The projected closure year identified is based on current cash flow projections only.

Notes: The model projects additional development in 2023 & 2024

Joint Review Board Action: Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

- Attachments:**
- TID Boundary Map
 - TID Cash Flow Projection (Detail)
 - State Submittal (DOR Form PE-300)

Village of Germantown
Proposed Tax Incremental District No. 8



Village of Germantown

Tax Increment District #8

Development Assumptions

Construction Year		Actual	Zilber #6	Dickman - Golden Pet	Annual Total	Construction Year	
1	2019	13,359,300			13,359,300	2019	1
2	2020	61,107,600			61,107,600	2020	2
3	2021	28,092,100			28,092,100	2021	3
4	2022	78,122,200			78,122,200	2022	4
5	2023		20,000,000		20,000,000	2023	5
6	2024			8,000,000	8,000,000	2024	6
7	2025				0	2025	7
8	2026				0	2026	8
9	2027				0	2027	9
10	2028				0	2028	10
11	2029				0	2029	11
12	2030				0	2030	12
13	2031				0	2031	13
14	2032				0	2032	14
15	2033				0	2033	15
16	2034				0	2034	16
17	2035				0	2035	17
18	2036				0	2036	18
19	2037				0	2037	19
20	2038				0	2038	20
Totals		180,681,200	20,000,000	8,000,000	208,681,200		

Notes:

Village of Germantown

Tax Increment District #8

Tax Increment Projection Worksheet

Type of District	Mixed Use	Base Value	640,700
District Creation Date	July 2, 2018	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2018	Current Tax Rate	\$15.56
Max Life (Years)	20	Rate Adjustment Factor	-1.00%
Expenditure Period/Termination	15 7/2/2033		
Revenue Periods/Final Year	20 2038		
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
Tech College Ext.							
1	2018	0	2019	0	2020	\$17.76	0
2	2019	13,359,300	2020	0	2021	\$18.17	242,738
3	2020	61,107,600	2021	0	2022	\$16.70	1,243,490
4	2021	28,092,100	2022	0	2023	\$15.56	1,596,268
5	2022	78,122,200	2023	0	2024	\$15.41	2,784,070
6	2023	20,000,000	2024	0	2025	\$15.25	3,061,322
7	2024	8,000,000	2025	0	2026	\$15.10	3,151,526
8	2025	0	2026	0	2027	\$14.95	3,120,011
9	2026	0	2027	0	2028	\$14.80	3,088,811
10	2027	0	2028	0	2029	\$14.65	3,057,923
11	2028	0	2029	0	2030	\$14.51	3,027,343
12	2029	0	2030	0	2031	\$14.36	2,997,070
13	2030	0	2031	0	2032	\$14.22	2,967,099
14	2031	0	2032	0	2033	\$14.08	2,937,428
15	2032	0	2033	0	2034	\$13.94	2,908,054
16	2033	0	2034	0	2035	\$13.80	2,878,973
17	2034	0	2035	0	2036	\$13.66	2,850,184
18	2035	0	2036	0	2037	\$13.52	2,821,682
19	2036	0	2037	0	2038	\$13.39	2,793,465
20	2037	0	2038	0	2039	\$13.25	2,765,530
Totals		208,681,200	0	Future Value of Increment		50,292,988	

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 1 - Municipality and TID					
Co-muni code 66131	Municipality GERMANTOWN		County WASHINGTON	Due date 07/03/2023	Report type AMENDED
TID number 008	TID type 5	TID name TID No 8	Creation date 07/02/2018	Mandatory termination date 07/02/2038	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$1,997,873

Section 3 - Revenue	Amount
Tax increment	\$1,712,587
Investment income	\$34,109
Debt proceeds	
Special assessments	
Shared revenue	
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)	\$1,746,696

Section 4 - Expenditures	Amount
Capital expenditures	\$3,187,205
Administration	\$47,904
Professional services	\$222,410
Interest and fiscal charges	\$502,238
DOR fees	\$1,150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$365,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name BRIGGS & STRATTON	\$105,277
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$4,431,184

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-686,615
Future costs	\$20,605,740
Future revenue	\$23,311,466
Surplus or deficit	\$2,019,111

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
------------------------	--------------------------	--

Section 6 - Contact Information	
Contact name Matthew Uselding	Contact title Finance Director
Contact email muselding@germantownwi.gov	Contact phone (262) 250-4777

2024 Recreation Budget

Reduced \$124,000 of Requested

2024 Recreation Budget

Salaries - Part Time Programs - 10-522-510-1800

REQUESTED

\$ 450,000

**PROPOSED
REDUCTION**

\$ 405,000

2024 Recreation Budget

Program Supplies and Expense - 10-552-530-3800

REQUESTED

\$227,000

REALLOCATED

\$36,000

**PROPOSED
REDUCTION**

\$172,000

2024 Recreation Budget

Reduced \$124,000 of Requested



36

Part- Time Positions
/ Contracted
(Instructional)
Positions Eliminated



12%

Reduction of
Summer Kids
Klub Hours



18%

Reduction of
Programs,
Activities, and
Community
Events



100%

Elimination of
Mailing
Recreation
Guides

Budget Impact



36

Part- Time Positions / Contracted (Instructional) Positions Eliminated

- 17 part time positions and 19 contracted instructional positions potentially eliminated
- Eliminating programs results in loss of employment opportunities for the community

Budget Impact

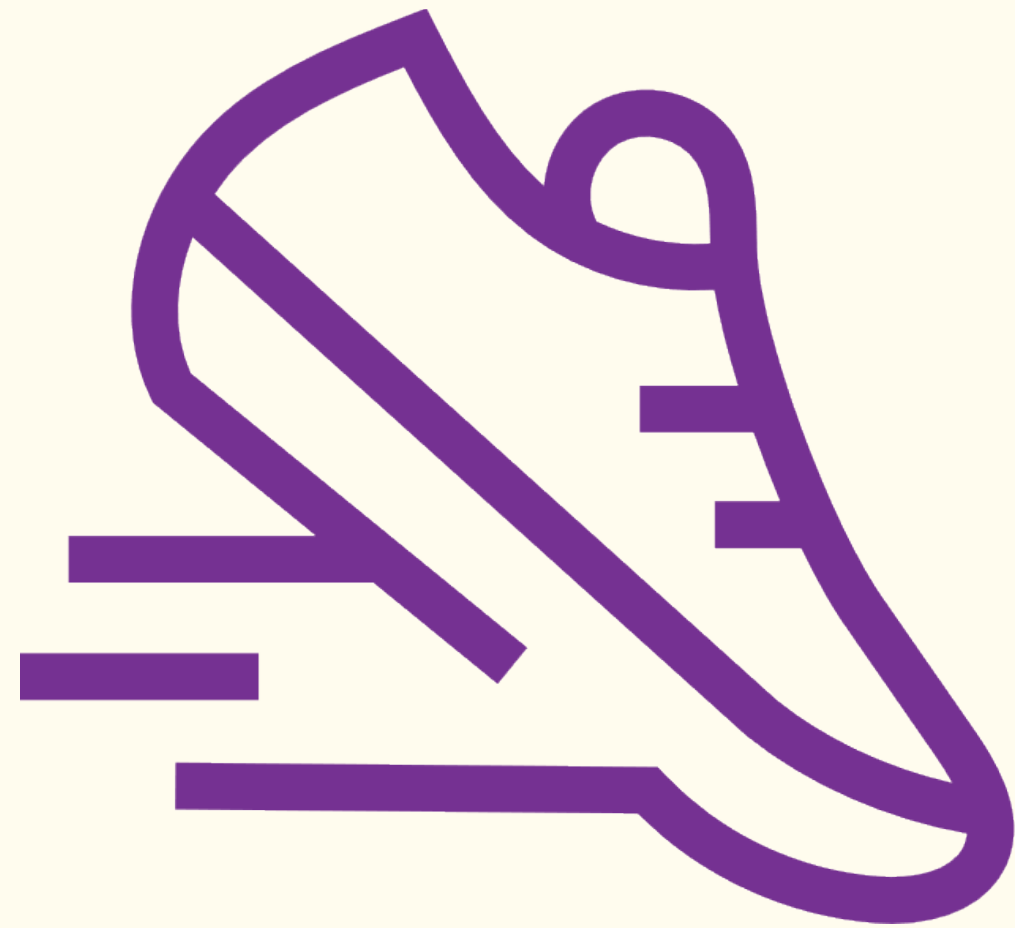


12%

Reduction of Summer Kids Klub Hours

- The program hours reduced from 6:00 a.m. - 6:00 p.m. to 7:00 a.m. - 5:30 p.m.
- The effect on revenue and participation is unknown
- Savings of \$9,000

Budget Impact



18%

**Reduction of Programs,
Activities, and Community
Events**

Proposed Eliminated Programs

Community Enrichment

- Amazing Race
- Do you Gnome your Parks?
- Community Bike Challenge
- The Great Pumpkin Quest
- Snowflake Hunt
- Community Walking Challenge



Proposed Eliminated Programs

Youth Programs

- Sporties for Shorties
- Mad Science (Fall, Winter, Spring)
- Tot Workshops (Winter, Spring)
- Warhawks Youth Soccer Camps (Summer)
- Learn to Skate (Summer)
- Fun Game Fridays
- Kids Triathlon
- Surge Little Tykes / Youth Martial Arts
- Henna (Summer, Fall / Winter)
- Princess Dance Camp
- Dodgeball
- Minor League Baseball
- Kids Cuisine
- Cake Decorating (Winter, Spring)

Proposed Eliminated Programs

Adult Programs

- Co-Rec Volleyball League
- Women's Rec Volleyball League
- Scrapbooking Crop
- Yoga



Kids Klub Proposed Eliminations

Kids Klub

- Eliminate Adventure Kids Klub Supervisor position
- Reduce staff training by 4 hours per person
- Eliminate 3 summer field trips
- Eliminate CPR, First Aid, AED for non-supervisor staff



Budget Impact

Proposed Eliminations and Changes

- Summer Office Assistant
- Family Fun Carnival use volunteers rather than trained staff
- Reduce Field Maintenance Tech from 5 to 2 days a week
- Eliminate 1 Night T-Ball Supervisor position
- Eliminate Farmer's Market entertainment
- Eliminate awards picnic and program awards
- Eliminate CPR, First Aid, AED, for non Supervisor staff

Budget Impact



100%

Elimination of Mailing Recreation Guides

- Recreation Guides will not be mailed. Effect on registrations is unknown
- Extremely limited printing ability. Effect on registrations and advertising is unknown

Budgeted \$10,000

Printing and Publishing Budget

10-552-530-7600

Cost per Brochure (3 per year)

Printing Cost: \$4,600

Typesetter cost: \$1,300

Postage: \$2,500

Mailing Permit: \$150

\$8,550

*Summer costs are more

- Due to budgetary constraints, we need to eliminate mailing costs, limit printing, and focus on marketing online brochure.

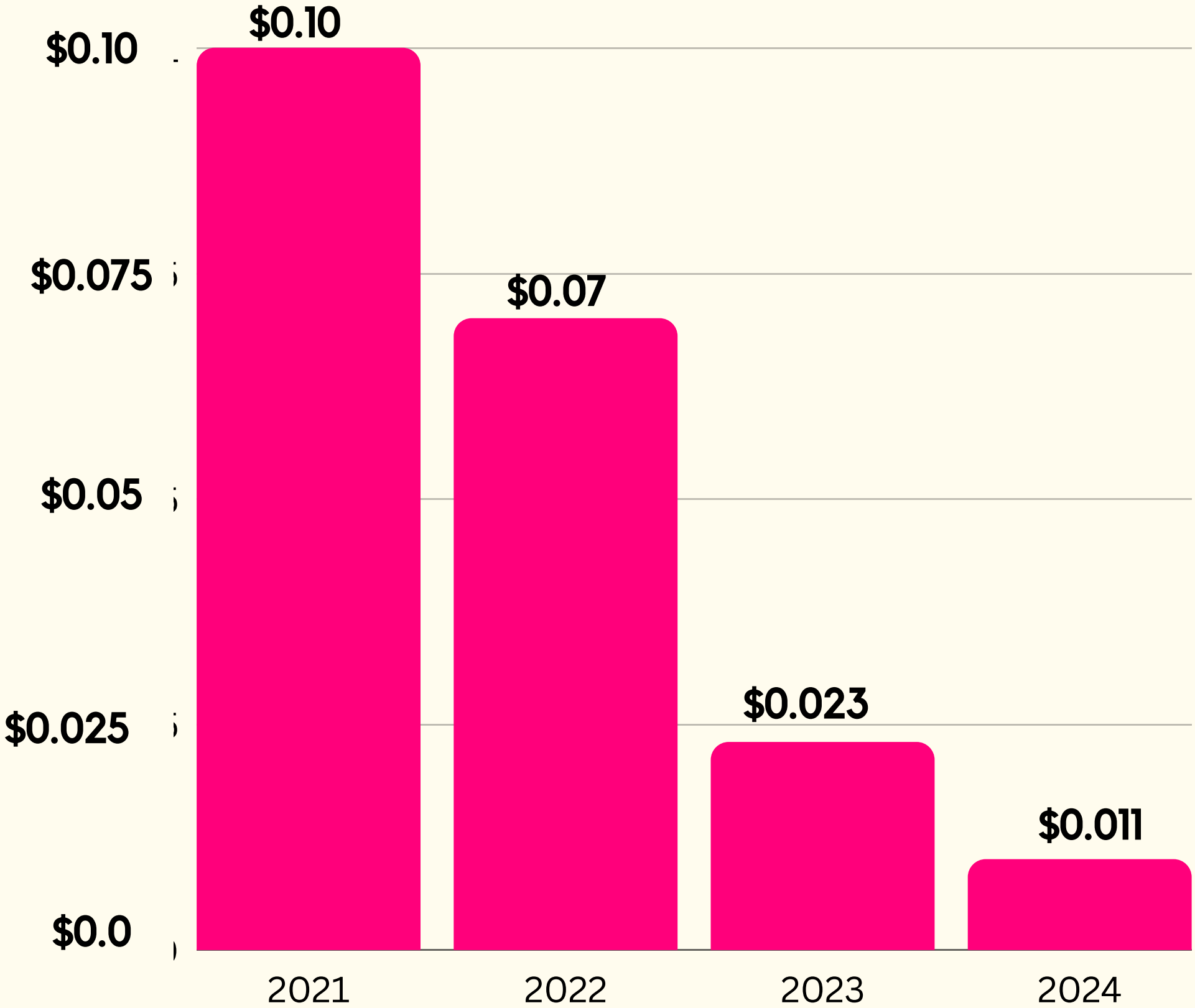
Alt Bauer Tennis Courts

- Elimination from Capital Item -
Land Improvements
10-552-570-8200

- Elimination of \$60,000 to repair
tennis courts



Proposed Recreation Mill Rate Budget

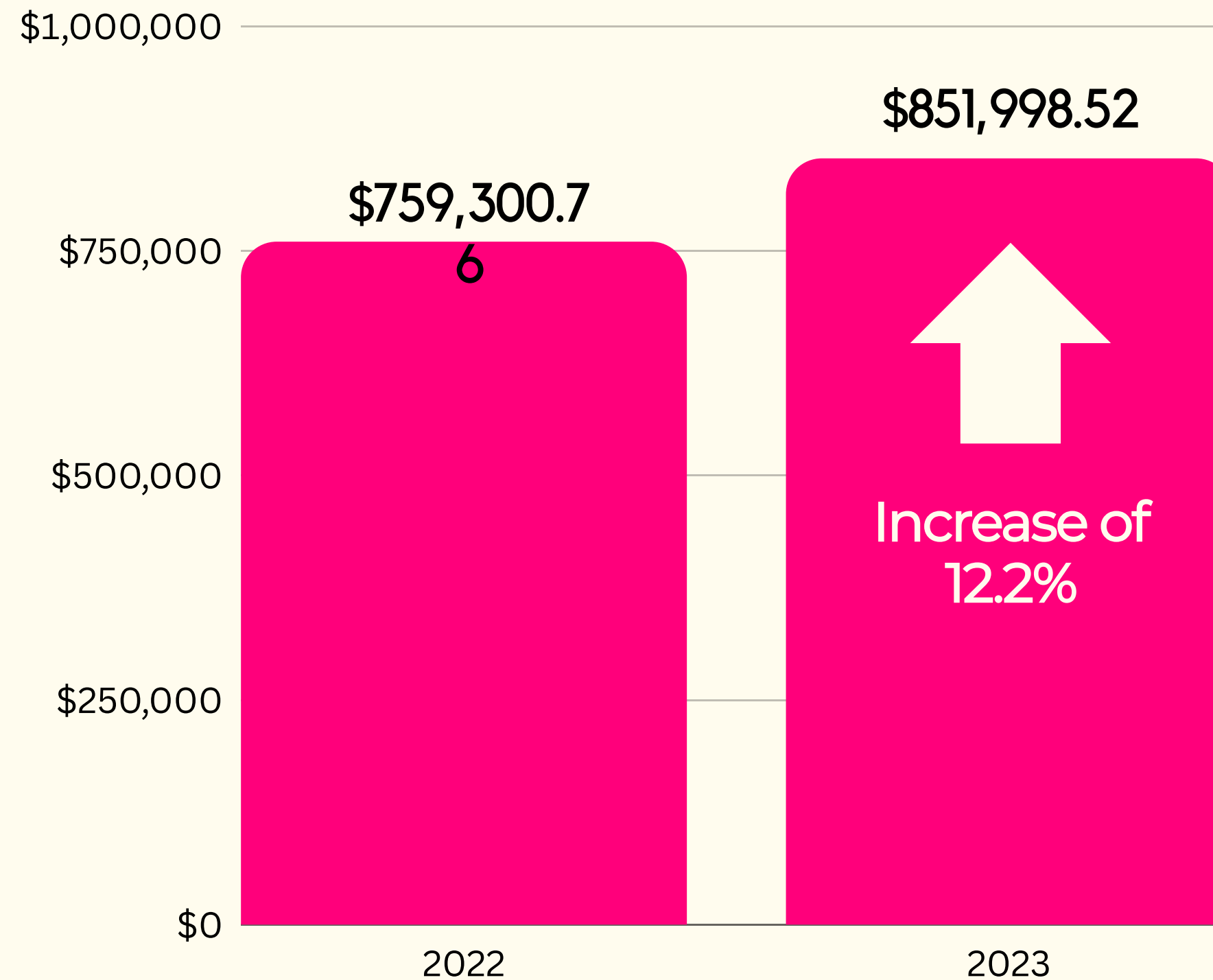


● A \$300,000 home pays \$3.30 from their taxes for 2024

● A \$300,000 home paid \$6.90 in 2023

2022 vs. 2023 Revenue

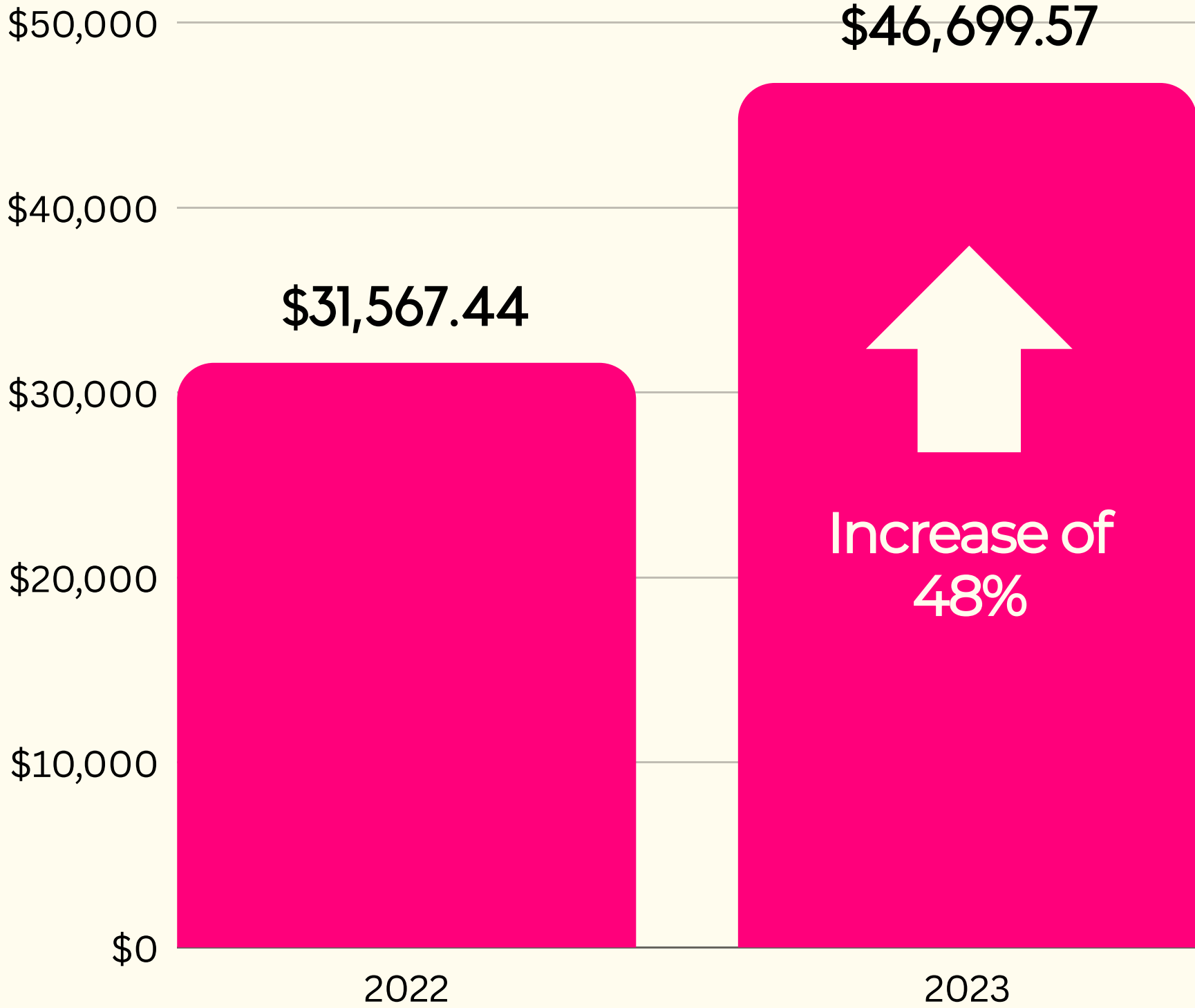
Recreation Fees 10-460-467-7310



As of 10/13,
2022 and 2023

2022 vs. 2023 Donations

Rec Donations 10-480-485-5730



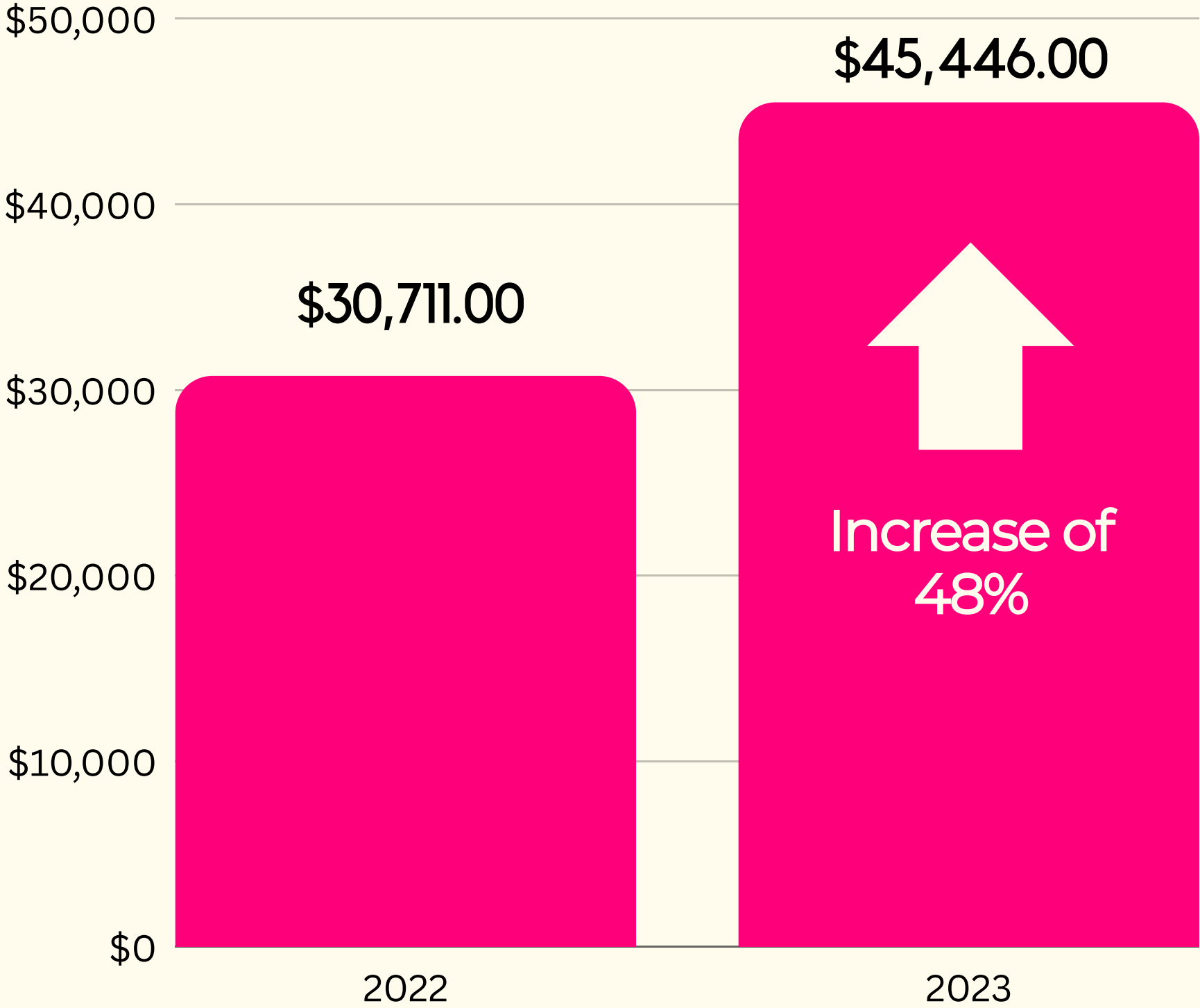
As of 10/13,
2022 and 2023



NEW Sponsorship Packet

2022 vs. 2023 Park Shelter and Field Rental

Park Shelter and Field Rental 10-460-467-7210



January - December
2022 and 2023

2024 Goals to Increase Revenue

Fee Increases

- Farmer's Market
- School Year Kids Klub
- Summer Kids Klub
- Misc. Rec Programs (GOAL = Minimum 20% Profit)
- Park Shelter Rentals
- Field Trips in Summer
- Community Garden



THANK YOU

Germantown Park and Recreation

N112 W17001 Mequon Road

Germantown, WI 53022