

VILLAGE OF JOHNSON CREEK
 MEETING NOTICES
 125 Depot Street, Johnson Creek, WI

Agenda

JOINT REVIEW BOARD
JUNE 13, 2017
125 DEPOT ST
4:30 PM

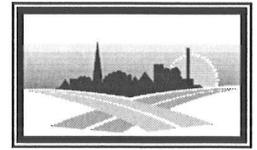
ANNUAL REPORT MEETING
TAX INCREMENT DISTRICT #2 AND
TAX INCREMENT DISTRICT #3

1. Call to Order – Michael Garvey, Chair
2. Roll Call
3. Approval of Minutes From 11/8/12 Meeting
4. Review of TID #2 Annual Report, Performance and Status
5. Review of TID #3 Annual Report, Performance and Status
6. Adjourn

<i>Agenda Posting Information</i>	
Date	
Time	a.m. / p.m.
Initials	

NOTICE: It is possible that members of, and possibly a quorum of, other governmental bodies of the Village may be in attendance at the meetings above to gather information. No action will be taken by any governmental body at the meetings above other than by the governmental body specifically referred to in the above notice.

Requests from persons with hearing or sight disabilities who need assistance to participate in this meeting should be made to the Village Clerk's Office at (920) 699-2296 with as much advance notice as possible.



The Joint Review Board meeting was called to order by Chair, Michael Garvey at 9:15 a.m. In attendance: Dr. Michael Garvey- Johnson Creek School District, Lynn Forseth - MATC, Dennis Heling – Jefferson County, Michelle Kaltenberg – Village of Johnson Creek and Ray Schumacher – at-large. Also in attendance: Ben Zellers – Vierbicher & Associates, Mark Johnsrud - Village Administrator, and Joan Dykstra, Clerk-Treasurer.

Approval Of Minutes From 9/11/12 Meeting

A Dennis Heling/Lynn Forseth motion carried unanimously to approve September 11th meeting minutes.

Review Of TID #3 Project Plan Amendment And Financials & Village Board Resolution Adopting TID #3 Project Plan Amendment & Declaring TID #3 Distressed

Ben Zellers said in the packet are the minutes from the Plan Commission public hearing. The Plan Commission approved adoption of Plan Commission Resolution 01-12, amendment of Tax Incremental District #3 Project Plan on a 6-0 roll call vote. The financials for TID #3 were updated prior to the Plan Commission meeting. These financials are the same as presented at the Village Board meeting. The Village Board approved Resolution 97-12 amendment of Tax Increment District No. 3 Project Plan on a 7-0 roll call vote.

Garvey stated closing the TIF's all at one time is bad for the district if they begin taking pieces from the TIF's over time the impact on the school district is not as dramatic. The School District is in favor of the amendment.

Consideration Of JRB Resolution Approving Village Board Amendment Of TID #3

Zellers stated this Resolution finds that: 1. The maximum life of TID No. 3 may be extended up to 10 years, 2. TID No. 3 may receive excess tax increments from donor TID's to be named at a later date and 3. The life of the donor districts may be extended by up to 10 years to provide such increments.

A Dennis Heling/Lynn Forseth motion carried 5-0 on a roll call vote to approve Tax Increment District No. 3 Amendment No. 5.

Review Of TID #2 Project Plan Amendment And Financials & Village Board Resolution Adopting TID #2 Project Plan Amendment To Donate Increment To TID #3

Ben Zellers said there were not as many changes in the TID#2 financials like in TID#3 with foreclosed property values. The Village Board approved the Resolution on a 6-1 roll call vote. Zellers said each year TID#2 must take care of its own obligations first. The chart on page 2 is a forecast and if there is additional growth the numbers could change. We must keep track of the actual numbers each year.

Consideration Of JRB Resolution Approving Village Board Amendment Of TID #2

A Dennis Heling/Ray Schumacher motion carried to approve Resolution Approving Tax Increment District No. 2 Amendment No. 5 as proposed and written.

Adjourn

A Michelle Kaltenberg/Ray Schumacher motion to dissolve the Joint Review Board and adjourn at 9:34 a.m.

Joan Dykstra, Clerk - Treasurer

Wisconsin Dept of Revenue Print Friendly FAQ

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TID Annual Report (PE-300)

Co-muni code

28141

Municipality

VILLAGE of JOHNSON CREEK

Year

2016

Due date

July 03, 2017

TID #

003

Report type

FINAL

TID type

1D - Reg pre-95 D

TID name

TID 3

Creation date

09-25-1995

Mandatory termination date

09-25-2032

Expected termination date

12-21-2026

Beginning Balance

Fund balance at beginning of fiscal year 

*

112,490

Section 2a. Expenditures

Developer grants + ?

⊖ 1 * N/A * 0

Subtotal 0

Does this TID allocate funds to another TID?

* Yes
 No

TID number and amount allocated + ?

⊖ 1 * Select ... * 0

Subtotal 0

Other expenditures + ?

⊖ 1 Miscellaneous 10,529

⊖ 2 Bad Debt Expense 5,644

⊖ 3 Jefferson County Economic Consortium Dues 1,454

Subtotal 17,627

Section 2b. Expenditures

Capital expenditures ?	9,600
Administration ?	56,118
Professional services ?	72,316
Interest and fiscal charges ?	293,432
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	599,600
Environmental costs	
Real property assembly costs ?	
Developer grants subtotal	0
Allocation to other TIDs subtotal	0
Other expenditures subtotal	17,627
Total Expenditures ?	1,048,693

Section 3a. Revenues

Does this TID receive allocated funds from another TID?

- Yes
- No

TID number and amount received from each TID + ?

⊖ 1	<input type="text" value="* Select ..."/>	<input type="text" value="0"/>
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Subtotal	<input type="text" value="0"/>
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Development guarantees + ?

⊖ 1	<input type="text"/>	<input type="text"/>
------------------	----------------------	----------------------

Subtotal	<input type="text" value="0"/>
----------	--------------------------------

Transfer from other funds + ?

⊖ 1	<input type="text"/>	<input type="text"/>
------------------	----------------------	----------------------

Subtotal	<input type="text" value="0"/>
----------	--------------------------------

Other grant sources + ?

⊖ 1	<input type="text"/>	<input type="text"/>
------------------	----------------------	----------------------

Subtotal	<input type="text" value="0"/>
----------	--------------------------------

Other revenue sources + ?

⊖ 1	<input type="text" value="Plan Commission Fees"/>	<input type="text" value="17,853"/>
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Subtotal	<input type="text" value="17,853"/>
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Section 3b. Revenues

Tax increment 	* 1,153,811
Investment income 	8,914
Special assessments	153,481
Exempt computer aid 	7,205
Miscellaneous revenue	
Sale of property	
Allocation amount from other TIDs subtotal	0
Developer guarantees subtotal	0
Transfer from other funds subtotal	0
Other grant sources subtotal	0
Other revenue sources subtotal	17,853
Total Revenues 	1,341,264

Section 4. Ending Balance

Balance at end of fiscal year ⓘ		405,061
Future project costs ⓘ	*	10,300,882
Surplus or deficit (amount not included in future project costs) ⓘ		-9,895,821

Section 5. Contact Information

Contact Person

Name 

* Lisa Trebatoski

Title

* Village Clerk/Treasurer

Email

* lisat@johnsoncreekwi.org

Phone

* (920) 699-2296

Confirmation Statement

I declare this report is true, correct and complete to the best of my knowledge and belief.  Yes No

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TID Annual Report (PE-300)

Co-muni code

28141

Municipality

VILLAGE of JOHNSON CREEK

Year

2016

Due date

July 03, 2017

TID #

002

Report type

FINAL

TID type

1 - Reg pre-95

TID name

TID 2

Creation date

07-07-1994

Mandatory termination date

07-07-2031

Expected termination date

12-31-2023

Beginning Balance

Fund balance at beginning of fiscal year 

*

1,100,362

Section 2a. Expenditures

Developer grants

<input type="radio"/> 1	*	<input type="text" value="Keejen Properties, LLC"/>	*	<input type="text" value="300,000"/>
<input type="radio"/> 2	*	<input type="text" value="Jeffann, LLC"/>	*	<input type="text" value="36,870"/>
<input type="radio"/> 3	*	<input type="text" value="Melk Investments, LLC"/>	*	<input type="text" value="9,229"/>
<input type="radio"/> 4	*	<input type="text" value="Duclos Properties, LLC"/>	*	<input type="text" value="41,449"/>
Subtotal				<input type="text" value="387,548"/>

Does this TID allocate funds to another TID?

- Yes
 No

TID number and amount allocated

<input type="radio"/> 1	*	<input type="text" value="Select ..."/>	*	<input type="text" value="0"/>
Subtotal				<input type="text" value="0"/>

Other expenditures

<input type="radio"/> 1		<input type="text" value="Jefferson County Economic Consortium Dues"/>		<input type="text" value="1,454"/>
<input type="radio"/> 2		<input type="text" value="Miscellaneous"/>		<input type="text" value="4,555"/>
Subtotal				<input type="text" value="6,009"/>

Section 2b. Expenditures

Capital expenditures ?	
Administration ?	47,099
Professional services ?	11,448
Interest and fiscal charges ?	255,314
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	920,400
Environmental costs	
Real property assembly costs ?	
Developer grants subtotal	387,548
Allocation to other TIDs subtotal	0
Other expenditures subtotal	6,009
Total Expenditures ?	1,627,818

Section 3a. Revenues

Does this TID receive allocated funds from another TID?

- Yes
- No

TID number and amount received from each TID **+** **?**

- 1 * *

Subtotal

Development guarantees **+** **?**

- 1

Subtotal

Transfer from other funds **+** **?**

- 1

Subtotal

Other grant sources **+** **?**

- 1

Subtotal

Other revenue sources **+** **?**

- 1

Subtotal

Section 3b. Revenues

Tax increment 	* <input type="text" value="1,392,972"/>
Investment income 	<input type="text" value="32,205"/>
Special assessments	<input type="text" value="25,884"/>
Exempt computer aid 	<input type="text" value="27,727"/>
Miscellaneous revenue	<input type="text"/>
Sale of property	<input type="text"/>
Allocation amount from other TIDs subtotal	<input type="text" value="0"/>
Developer guarantees subtotal	<input type="text" value="0"/>
Transfer from other funds subtotal	<input type="text" value="0"/>
Other grant sources subtotal	<input type="text" value="0"/>
Other revenue sources subtotal	<input type="text" value="0"/>
Total Revenues 	<input type="text" value="1,478,788"/>

Section 4. Ending Balance

Balance at end of fiscal year ⓘ		951,332
Future project costs ⓘ	*	7,671,061
Surplus or deficit (amount not included in future project costs) ⓘ		-6,719,729

Section 5. Contact Information

Contact Person

Name 

* Lisa Trebatoski

Title

* Village Clerk/Treasurer

Email

* lisat@johnsoncreekwi.org

Phone

* (920) 699-2296

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I declare this report is true, correct and complete to the best of my knowledge and belief.  Yes No