

VILLAGE OF ELM GROVE
13600 Juneau Blvd
Elm Grove WI 53122

AD HOC COMMITTEE - REINDERS DEVELOPMENT
Wednesday, July 27, 2016 * 6:00 p.m. * Parkview Room

AGENDA

1. Call meeting to order
2. Approve minutes

Documents:

ahreinders051816md.pdf
ahreinders061516md.pdf

3. Jim Delwiche - Department of Natural Resources
4. Adjourn

Any person who has a qualifying disability as defined by the Americans with Disabilities Act who requires that the meeting or materials for the meeting has to be in an accessible location or format must contact the Village Clerk, Mary S. Stredni, at 262-782-6700 or 13600 Juneau Boulevard by 3:00 PM Friday prior to the meeting so that any necessary arrangements can be made to accommodate your request.

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

**VILLAGE OF ELM GROVE
AD HOC COMMITTEE – REINDERS DEVELOPMENT
MEETING MINUTES
WEDNESDAY, May 18, 2016**

Present: Chairman Trustee Nelson, Christina Berger, Stew Elliott, Marlee Hansen, Martha Kendler, Joe Klein, Peter Moegenburg, Rebekah Schaefer, and Jan Schoenecker. John Galanis excused.

Also Present: Village Manager David De Angelis, Village Clerk Mary S Stredni, and Zoning/Planning Administrator Tom Harrigan.

1. Call Meeting to Order.

The meeting was called to order at 6:04PM by Chairman Nelson

2. Introduction of members.

Chairman Nelson began the meeting by briefly explaining the concept and purpose of ad hoc committees. He explained that the committee members were asked to serve on the body due to their expertise in certain occupations which will contribute towards the productivity and goals of the committee. Chairman Nelson then provided each committee member with an opportunity to introduce themselves and state their background experience.

3. Discussion regarding function and purpose of the committee

Chairman Nelson stated the purpose of an ad hoc committee is, “all soft”. Authoritative bodies have already been established in the Village. In that regard, the charge of the ad hoc committee is on an advisory level.

Chairman Nelson continued, no formal development proposal presentations have been brought to the Planning Commission. (The process of how development proposals will be brought into the Village was explained to the committee members and the public in attendance.) Development proposals will be received by the Zoning and Planning Administrator, Tom Harrigan, who will scrutinize the proposals ensuring that all necessary documentation has been submitted, and legal requirements met.

Chairman Nelson highlighted that consensus is not a goal of the ad hoc committee. Rather, thoughts that bring rise to valuable considerations and can be shared with potential developers should be encouraged.

Village staff or other professionals may be asked to attend committee meetings for the purpose of addressing specific topics of interest that emerge during discussions. An example of this would be the Director of Public Works, Richard Paul Jr to discuss the condition of the portion of Elm Grove Road which is known as the ‘Cave Road’. Also proposed that The Fire Chief and Police Chief attend a meeting to discuss their position of the impact of development on the Reinders property on public safety.

Village Manager, David De Angelis, mentioned that potential developers may want to meet with the ad hoc committee in order to better understand the public's opinion on certain topics.

Chairman Nelson then opened the floor to the committee for discussion and comments.

Moegenburg stated that many topics of discussion can easily take the committee into discussions that truly do not relate to the goals of the committee. Intuitively, there are many "positives" that outweigh the "negatives" and must be considered while moving forward with the discussions to come.

Chairman Nelson proposed a list of topics should be generated for committee members to consider for future discussion.

The committee was directed to channel future communications through De Angelis or Harrigan, in order to avoid the violation of open meeting laws. All ideas for future discussion topics should be directed to the Village Manager.

4. **Adjourn**

Schoenecker motioned and Berger seconded to adjourn the meeting at 6:48 p.m.

Motion carried 9-0

Respectfully Submitted,

Thomas Harrigan
Zoning and Planning Administrator

**VILLAGE OF ELM GROVE
AD HOC COMMITTEE – REINDERS DEVELOPMENT
MEETING MINUTES
WEDNESDAY, June 15, 2016**

Present: Chairman Trustee Nelson, Christina Berger, Martha Kendler, John Galanis, Jan Schoenecker, Joe Klein, Pete Moegenburg, and Stew Elliott.
Excused: Marlee Hansen, Rebekah Schaefer.
Also Present: Ehlers and Associates Senior Municipal Advisor Michael Harrigan, Village Manager David De Angelis, Village Finance Director Monica Hughes, Village Clerk Mary S Stredni, and Zoning/Planning Administrator Tom Harrigan.

1. Call Meeting to Order.

The meeting was called to order at 6:00PM by Chairman Nelson.

2. Review information regarding Village finances.

Chairman Nelson introduced Village Finance Director, Monica Hughes to the committee. Mrs. Hughes explained that she would provide the committee with a brief overview of the Village finances. To begin, Mrs. Hughes explained the basic concepts of governmental finance including, fund accounting, capital budgeting, determination of the tax levy, and the Comprehensive Annual Financial Statements (audit).

The financial results of 2015 were reviewed by a comparison of revenue sources to expenses. Mrs. Hughes then provided an examination of the Village fund Balance as of December 31, 2015. It was noted that the Village debt limit is 5% of the total equalized value. The total equalized value as of January 1, 2015 was \$1,076,396,900. Based on the debt limit equation, and current outstanding debt obligations, the additional borrowing capacity of the Village is \$45,979,845. Historically, the Village has maintained a conservative fiscal approach which has resulted in a lower utilization of debt capacity when compared to other municipalities of similar demographics and population.

Chairman Nelson made comment that although the Village is in excellent financial position, it is important to be aware of the constraints and realities that exist in the annual budgeting process. Chairman Nelson asked Mr. De Angelis to provide a summary of the annual budgeting process and how that translates into services for the community.

Mr. De Angelis briefly explained the methodology and approach that is necessary in order to generate a balanced budget.

Chairman Nelson thanked Finance Director Hughes for her presentation and introduced Michael Harrigan, Senior Municipal Financial Advisor of Ehlers and Associates.

3. Review information on how TIF works

Mr. Harrigan introduced himself to the committee and provided a background on Ehlers and Associates and the work they do not only in Wisconsin, but also Minnesota, Illinois, and Colorado. Ehlers and Associates has been the municipal financial advisor to the Village for the past several years.

To begin, Mr. Harrigan provided a basic introduction to Tax Incremental Financing (TIF). This included the background of the program, the laws associated with TIF, and the procedures of implementation.

Mr. Harrigan explained that since 2008, there has emerged a more conservative approach to the utilization of TIF. This includes a more detailed analysis of the risks associated with TIF, embarrassing more conservative assumptions, and hedging against potential economic depreciation.

A key point of understanding how TIF operates is the “But For” test. In this benchmark, “But For” the use of TIF, the proposed development would not occur:

- As proposed
- Within the same time period
- With the same level of value (property, jobs, amenities)

Mr. Harrigan continued by explaining the importance of a thorough pro forma analysis on a proposed developments projected financials.

In concluding remarks, Mr. Harrigan summarized that TIF is still the most important tool available to help stimulate growth and development within municipalities. The tool has many features and options, but the potential risks must be considered. It is incumbent upon the municipality to conduct its own due diligence and require good data from the developer and advisors in order to quantify risks. Recognize that everything changes, including TIF law. Finally, plan ahead to position yourself to take advantage of growth opportunities in your community.

Chairman Nelson thanked Mr. Harrigan for his time and presentation.

4. Review proposed schedule for future meetings

Future Ad Hoc Committee meetings will be held at 6:00PM on:

- June 29, 2016
- July 13, 2016
- July 27, 2016
- August 10, 2016
- August 24, 2016

5. Adjourn

Kendler motioned and Berger seconded to adjourn the meeting at 7:40PM
Motion carried 8-0

Respectfully Submitted,

Thomas Harrigan
Zoning and Planning Administrator

DRAFT