

Village of Elm Grove Committee of the Whole Meeting Minutes

1. Committee of the Whole Call to Order

The meeting was called to order by the Clerk at 2:07PM. There was no quorum present. No pro tem chair was selected. There were no items that required action. The meeting continued as informative only.

Roll Call:

TRUSTEE CORNELL

TRUSTEE HAAS

TRUSTEE MICHALSKI

TRUSTEE SAYAS – came in later

DAVID DEANGELIS, VILLAGE MANAGER

MONICA HUGHES, FINANCE DIRECTOR

HECTOR DE LA MORA, VILLAGE ATTORNEY

TOM HARRIGAN, ZONING ADMINISTRATOR

MICHELLE LUEDTKE, VILLAGE CLERK

2. Review and Discussion TIF Fundamentals and Process Presentation by Ehlers and Associates. With discussion to follow.

Presenting: Dawn Gunderson Schiel – Ehlers and Jonathan Schatz – Ehlers

Trustee Haas asked about extending the additional TIF. Ms. Gunderson indicated this has been done before. They can evaluate for Mandel specifically in their report. However, the extension cannot be taken beyond the expenditure period.

Trustee Haas asked about the Underwood Creek project. Ms. Kendler asked why daylighting was pulled out of the original TID. Manager DeAngelis indicated daylighting was part of the original plan and was then pulled out. The Village staff was working on grants.

Mr. Schrubbe asked if this new TID would include the cemetery. Manager DeAngelis indicated it would be likely. It may include the Terrace Condos to get water down to them. It would likely allow for water under the railroad tracks.

Ms. Gunderson indicated however it is split, it would need to have full parcels, they would need to be contiguous, and if they cross roads, railroad tracks, rivers, or other natural boundaries – that is ok.

Trustee Michalski asked if one TIF can overlay another. Ms. Gunderson confirmed. She explained the overlap procedure.

Ms. Kendler asked who would pay for the increase in school and county services during the time of the TIF. Ms. Gunderson indicated schools are held harmless. The value of a district does not count against the funding formula. The schools are still getting a per pupil fund. It balances itself out. The local expenses would be part of the Village budget.

Ms. Kendler asked about district lines. If the single family houses could stand alone. If it had to be multiple use. Is it in our authority to do this? Ms. Gunderson indicated the parcel is currently one track of land. It would need to be split before the TID was created.

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Trustee Haas indicated it would be good to keep the single family housing in there to help us get municipal water. We cannot have the multifamily get water and exclude the single family homes. Ms. Gunderson confirmed. The TIF cannot directly pay for water service to the single family homes.

Trustee Michalski asked about water coming down to other houses who will want to connect. Will this reduce the TIF by that amount? Ms. Gunderson indicated it would be reduced by the connection charge. Trustee Haas indicated we did the same thing with Heritage.

Ms. Kendler asked if this would be a better fit under mixed use than blighted. Ms. Gunderson cited the rules for mixed use. It would not meet the test.

Ms. Gunderson indicated that for the calculation on a blight property you do not take the square footage of the buildings alone – you take the entire parcel. Blighted can include more than just buildings. The School Sister’s parcel is one large parcel. If the parcel itself is considered blighted, it would be a large part of the calculation which allows this area to be considered blighted.

Ms. Kendler asked about the likelihood of financial success; if we are confident in our calculations. Ms. Gunderson indicated that once the pro forma is complete, they can determine the level of assistance needed. We should have a solid developer’s agreement in place. Trustee Haas indicated this is what we would be paying Ehlers for – to complete the assessment of the project and its success.

Ms. Gunderson indicated the Village should indicate in the developer’s agreement what the project is, what they want out of it, if they are going to provide support, and how much support they are willing to provide.

A few residents asked questions, but did not cite their name or address for the record.

Trustee Michalski asked if any other board, committee, or commission members had questions.

NO MOTION OR ACTION TAKEN ON THE ITEM. DISCUSSION ONLY.

4. Other Business – None.

5. Adjournment - There was no further business. The meeting adjourned at 3:33PM.

Minutes transcribed by: Michelle Luedtke

Minutes Approved on: 8/23/21