

**VILLAGE OF HARTLAND**  
**JOINT REVIEW BOARD MINUTES FOR TID 4 AND TID 6**  
**JUNE 7, 2023 9:00 AM**

Call to order

Roll Call

Present: Andrew Thelke - Waukesha County, Jeff Pfannerstill – Village President, Ryan Bailey - Village Manager, Kristine Golz – WCTC, Conrad Farner – Arrowhead School District, Tina Johnson – Hartland Lakeside School District, Amy Holley - Hartland School District

Absent: Jeff Gross - Arrowhead School District, Chad Schraufnagel - Lake Country School District

1. Review of Annual DOR Report and other information.
  - a. Mr. Bailey provided a review of TID 4. It was created in 2008 and has decreased twice in size. The beginning of the year fund balance was -\$534,695. A TIF amendment was done in TIF 6 to pay TIF 4 for the property they bought. \$427,787 was transferred. The developer has two loans. The way the TIF works is that if the increment covers it, the developer does not have to pay anything. The increment does not cover it, so the developer paid \$3,416 to the Village. We had \$22,231 in increment and \$545 in shared revenue with the state. The only expenses were the audit fee and DOR annual fee. At the end of the year we had a fund balance of -\$81,044. Each year we are getting about \$25,000 - \$30,000 from this TIF. This TIF will be paying off now that we put it in the positive. If we get \$25,000 in revenue every year it should be paid off in 3 – 4 years. Bailey anticipates a positive fund balance approximately 2025. This negative TIF was made into a positive TIF. He appreciates the cooperation of the Board.
  - b. Mr. Bailey provided a review of TID 6. This is our downtown TIF. Originally, the property that this is on was purchased by TIF 4, that's why we did the amendment, TIF 6 purchased it and ultimately transferred the money. This TIF has an annual increment of \$164,000 ; we have a fund balance of -\$908,124, which is for public improvements that were made for water, sewer lines, a bridge. The developer agreement states that the developer gets 90% of the increment up to \$1.2 million. We paid them back \$147,000 of their taxes. Professional services included fees of \$13,463 for the TIF amendment and DOR fees of \$150. This TIF is now -\$1.33, however, going forward with the same increment level that we had this year and assuming nothing changes, it will pay off in 2035, as anticipated. The developer will stop being paid in about 4 years.

There were no questions from the Board.

2. Motion to adjourn (Thelke/Pfannerstill). All were in favor, motion carried.

Minutes approved October 16, 2023

**VILLAGE OF HARTLAND  
JOINT REVIEW BOARD MINUTES FOR TID 5  
JUNE 7, 2023 9:00 AM  
(IMMEDIATELY FOLLOWING THE TID 4 & 6 MEETING)**

Call to order

Roll Call

Present: Andrew Thelke - Waukesha County, Jeff Pfannerstill – Village President, Ryan Bailey - Village Manager, Kristine Golz – WCTC, Conrad Farner – Arrowhead School District, Tina Johnson – Hartland Lakeside School District, Amy Holley - Hartland School District, Jeff Gross - Arrowhead School District

Absent: Chad Schraufnagel - Lake Country School District

1. Review of Annual DOR Report and other information.

Mr. Bailey provided a review of TID 5. This is known as the Culver's TIF that was created in 2010. This was an environmental remediation site. Had a fund balance of \$0 at the beginning of the year and had a tax increment of \$15,093 per year with \$181 in shared revenue. Payment of \$14,946 was made to reimburse the developer. At the end of 2023 there will be a \$8,300 fund balance. This TIF will be closed out in late 2024 and this will come off the rolls. The TIF is closing 13 years early.

2. Motion to adjourn (Thelke/Pfannerstill). All were in favor, motion carried.

Minutes approved November 9, 2023