

VILLAGE OF HARTLAND
JOINT REVIEW BOARD MINUTES FOR TID 7
OCTOBER 16, 2023 9:00 AM

Village President Pfannerstill called the meeting to order at 9:01 am.

Present: In person: Ryan Bailey – Village Manager, Sandee Policello – Village Clerk, Greg Johnson – Ehlers, Attorney Hector de la Mora – Village Attorney, John Ford – Three Leaf Development

Appearance via Zoom: Andrew Thelke - Waukesha County, Jeff Pfannerstill – Village President, Kristine Golz – WCTC (appeared at 9:08 am), Jeffrey Gross – Arrowhead School District (appeared at 9:10 am), Amy Holley – Hartland Lakeside School District, Chad Schraufnagel – Lake Country School District, Carolyn Matz – Public Member

1. Appointments as needed:
 - a. Public member
Motion (Thelke/Pfannerstill) to approve the appointment of Carolyn Matz as the public member. All were in favor, **motion carried.**
 - b. Chairperson
Motion (Thelke/Schraufnagel) to approve the appointment of President Pfannerstill as chairperson. All were in favor, **motion carried.**
2. Approval of Minutes – June 7, 2023
Motion (Thelke/Pfannerstill) to approve the minutes for TID 4 and TID 6. **Approved 6 – 0**, abstention – Schraufnagel.

Motion (Pfannerstill/Gross) to table the minutes for TID 5. All were in favor, **motion carried.**
3. Greg Johnson reviewed the responsibilities of the Joint Review Board.
4. Greg Johnson presented the draft Project Plan for TID 7. Mr. Johnson gave a summary of the financial analysis and reviewed the map for the proposed district. The analysis shows an increase of \$54 million in property value. Construction is scheduled to begin in 2024 and will be completed in 2026.

The Village would not be borrowing for this TID. The TID will reimburse the Village for sewer and water improvements made. This meeting is informational. A public

hearing for the TID will take place at tonight's Plan Commission meeting and it will go before the Village Board on October 30, 2023.

Mr. Bailey said there are project costs of \$79 million that will equate to \$54 million in value. He described the challenges of developing a quarry and invited attendees to visit the site. There have been several developers that have looked at the property and not move forward. Mr. Bailey said the TIF estimates are conservative and that 100% will be funded by Pay Go with minimal risk to the Village. The Village will be paid back first for the sewer and water upgrades that are done.

President Pfannerstill said the sewer upgrade would have to be done some day anyway.

Mr. Bailey said if the TID was successful, the Village could recapture the waived impact fees of \$1.2 million.

John Ford said there would be 3 months of site work and 18 months of vertical construction.

Carolyn Matz asked about underground parking and drainage at the site. Mr. Ford said it is a granular site that absorbs drainage; there will also be retention ponds. He said underground parking is not feasible.

Mr. Bailey said the Del-Hart fees will be paid by the developer and the Village will waive its impact fees. Rolling impact fees into the TIF would make it unsuccessful. The Village Board will be voting October 30th to waive the impact fees. The developer is taking responsibility for getting their \$15.9 million with no risk to the Village.

5. Set next meeting date to consider approval of the TID.

Motion (Pfannerstill/Schraufnagel) to schedule the next meeting to consider the approval of the TID for November 9, 2023 at 9 am.

6. Motion to adjourn (Schraufnagel/Gross). All were in favor, **motion carried.**