VILLAGE OF MCFARLAND *NOTICE OF PUBLIC MEETING*

COMMUNITY DEVELOPMENT AUTHORITY

Wednesday, November 6, 2019 **7:00 PM** **McFarland Municipal Center**
Conference Room A

AGENDA

1. CALL TO ORDER

2. PUBLIC APPEARANCES.

3. APPROVAL OF MINUTES.
   a. Review and possible approval of minutes from the October 2, 2019 Community Development Authority meeting.

4. BUSINESS.
   a. Discussion of 2020 Budgets for Tax Increment Finance Districts #3, #4, and #5

5. CLOSED SESSION
   a. Discussion and action in order to convene in Closed Session in accordance with Wis. Stats. 19.85(1)(e) to deliberate or negotiate the investment of public funds or other specified public business whenever competitive or bargaining reasons require a closed session, specifically for the following:

   1) Consideration of real estate acquisition within Tax Increment Finance District #3.

   2) Consideration of real estate acquisition within Tax Increment Finance District #4.

   3) Consideration of real estate acquisition within Tax Increment Finance District #5.

   b. Discussion and action to reconvene into Open Session.

6. SCHEDULE NEXT MEETING DATE.
   a. Wednesday, December 4, 2019 at 7:00 pm.

7. ADJOURNMENT.

This meeting notice constitutes an official meeting of the above referenced group and was posted in accordance with all applicable laws related to Open Meetings Law. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality 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 above in this notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals. For additional information or to request this service, contact the McFarland Municipal Center at (608) 838-3153 or cassandra.suettinger@mcfarland.wi.us.

Working Draft MINUTES

Community Development Authority Meeting

October 2, 2019

Members Present: Ken Brost, Dan Kolk, Jerry Dietzel, Stephanie Brassington, Toni Stolarik, Sue Smith

Members Absent:

Staff Present: Andrew Bremer, Matt Schuenke

1. CALL TO ORDER

Brost called the meeting to order at 7:00 p.m.

2. PUBLIC APPEARANCES.

None

3. APPROVAL OF MINUTES.

a. Discussion and action regarding minutes of the meeting held on September 4, 2019. Brassington moved to approve the minutes of September 4 2019. Dietzel seconded the motion. Motion carried 6-0

4. CLOSED SESSION.

a. Discussion and action in order to convene in Closed Session in accordance with Wis. Stats. 19.85(1) (e) to deliberate or negotiate the investment of public funds or other specified public business whenever competitive or bargaining reasons require a closed session, specifically for the following:

Dietzel moved to go into closed session. Kolk seconded the motion. Motion carried on a roll call vote.

1) Consideration of real estate acquisition within Tax Increment Finance District #3.

2) Consideration of real estate acquisition within Tax Increment Finance District #5.

b. Discussion and action to reconvene into Open Session.

Kolk moved to move out of closed session. Smith seconded the motion. Motion carried and returned to open session at 8:21 p.m.

6. SCHEDULE NEXT MEETING DATE.

a. Wednesday, November 6, 2019 at 7:00 pm**.**

7. ADJOURNMENT.

Dietzel moved to adjourn, Brassington seconded the motion. Motion carried. Meeting adjourned at 8:22 p.m.

COMMUNITY DEVELOPMENT AUTHORITY SUMMARY SHEET

MEETING DATE: **Wednesday, November 6, 2019**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT: **Matt Schuenke, Village Administrator**

AGENDA ITEM: **Discussion of 2020 Budgets for Tax Increment Finance Districts #3, #4, and #5**

PREVIOUS ACTION:
None.

ISSUE SUMMARY:
The Village Board is in the process of finalizing the 2020 Annual Budget for the Village. This includes the budgets for TIDs #3, #4, and #5. Administrator Schuenke will provide an overview of the 2020 TID budgets for CDA discussion. The full Village budget can be found on the Village's website. Refer to Departments, Administration, Annual Budget. The packet includes the portion related to the TIDs.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

ATTACHMENTS:
1. Pages from 2020_Budget_-_Staff_Submittal_09232019_FINAL

VILLAGE OF McFarland

Naturally Connected

2020 ANNUAL BUDGET

Tax Increment District #3

Fund #305

VILLAGE OF McFarland
Naturally Connected

2020 ANNUAL BUDGET

Tax Increment District #3

Fund #305

Summary

Village of McFarland

2020 Tax Increment District #3 Fund Operating Budget

FUND 305

SUMMARY of REVENUES

		2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
41000	Taxes	821,442	837,000	871,381	871,381	902,000	7.77%
43000	Intergovernmental Revenues	5,547	9,000	0	9,000	56,000	522.22%
46000	Public Charges for Services	0	41,500	0	0	30,000	-27.71%
48000	Miscellaneous Revenues	15,418	7,000	14,959	29,918	30,000	328.57%
49000	Other Financing Sources	0	151,500	0	51,500	855,250	464.52%
	Total Budget Revenue	**842,407**	**1,046,000**	**886,340**	**961,799**	**1,873,250**	**79.09%**

SUMMARY of EXPENDITURES

		2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
51410	ADMINISTRATION	43,612	47,250	18,417	35,879	49,000	3.70%
56700	OPERATIONS	715,099	572,250	4,881	147,750	1,202,750	110.18%
58000	DEBT SERVICE	66,406	326,500	33,203	326,406	324,000	-0.77%
59200	TRANSFERS TO OTHER FUNDS	245,470	100,000	0	83,923	297,500	197.50%
	Total Budget Expenditures	**1,070,587**	**1,046,000**	**56,501**	**593,959**	**1,873,250**	**79.09%**
	Difference in Revenues over Expenditures	**(228,181)**	**0**	**829,839**	**367,841**	**0**	

VILLAGE OF McFarland
Naturally Connected

2020 ANNUAL BUDGET

Tax Increment District #3

Fund #305

Revenues

REVENUES

TAX INCREMENT DISTRICT #3 - FUND 305

Budget Summary

Taxes	41000	2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
41120	Property Tax Increment	821,442	837,000	871,381	871,381	902,000	7.77%
	Total TAXES Rev	**821,442**	**837,000**	**871,381**	**871,381**	**902,000**	**7.77%**

Notes:

41120 The increment collected refers to the total property taxes collected within the TID Boundary using the full mill-rate. The equalized TID Increment Value as of 1/1/2019 was $38,978,900 which is an increase from the prior year of $547,700 or about a 1% increase.

Intergovernmental Revenues	43000	2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
43510	State - Exempt Computer Aid	5,547	9,000	0	9,000	56,000	522.22%
	Total INTERGOVERNMENTAL Rev	**5,547**	**9,000**	**0**	**9,000**	**56,000**	**522.22%**

Public Charges for Services	46000	2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
46850	Developer Guarantees	0	41,500	0	0	30,000	-27.71%
	Total PUBLIC CHARGES Rev	**0**	**41,500**	**0**	**0**	**30,000**	**-27.71%**

Miscellaneous Revenue	48000	2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
48000-000	Miscellaneous Revenue	0	0	0	0	0	------------
48100-000	Interest	15,418	7,000	14,959	29,918	30,000	328.57%
48200-106	Rent - Property	0	0	0	0	0	------------
48300-000	Property Sales	0	0	0	0	0	------------
	Total MISCELLANEOUS REVENUE Rev	**15,418**	**7,000**	**14,959**	**29,918**	**30,000**	**328.57%**

Other Financing Sources	49000	2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
49100	Borrowing Proceeds	0	0	0	0	0	------------
49200	Transfers from Other Funds	0	51,500	0	51,500	51,500	0.00%
49300	Fund Balance Applied	0	100,000	0	0	803,750	703.75%
	Total OTHER FINANCING Rev	**0**	**151,500**	**0**	**51,500**	**855,250**	**464.52%**
	Total Budget Revenues	***842,407***	***1,046,000***	***886,340***	***961,799***	***1,873,250***	***79.09%***

VILLAGE OF McFarland

Naturally Connected

2020 ANNUAL BUDGET

Tax Increment District #3

Fund #305

Expenses

ADMINISTRATION

TAX INCREMENT DISTRICT #3 FUND - FUND 305

MISSION STATEMENT:
To provide funding for the proper management and general oversight of Tax Increment District #3.

PROGRAM DESCRIPTION:
TID #3 is managed by the Community and Economic Development Director with assistance from the Village Administrator and Clerk/Treasurer. The funding from the budget is to pay Village Staff's time associated with their responsibilities within the district. Additional funds are provided to support the legal and accounting needs of the Village through professional services needed.

PROGRAM OBJECTIVES:

- Transition percentage allocation system to actual usage allocation on an annual basis.

- Maintain compliance with reporting requirements and other regulatory needs of the District.

ADMINISTRATION BUDGET SUMMARY

REVENUES

		2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
	Allocated Revenues	**43,612**	**47,250**	**18,417**	**35,879**	**49,000**	**3.70%**

EXPENDITURES

51410		2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
110	Salaries	35,809	28,000	11,757	23,513	28,750	2.68%
120	Part-Time	0	2,250	0	0	2,500	11.11%
130	Health Insurance	24	4,750	1,429	2,857	4,500	-5.26%
131	Retirement	0	1,750	656	1,313	2,000	14.29%
132	Social Security/Medicare	0	2,250	812	1,624	2,500	11.11%
135	Other Employee Benefits	0	250	36	71	250	0.00%
140	Wage Adjustment	0	500	0	0	1,000	100.00%
210	Support Services	6,580	5,000	3,234	5,000	5,000	0.00%
211	Consultant Services	1,200	2,500	493	1,500	2,500	0.00%
	Total ADMINISTRATION Exp	**43,612**	**47,250**	**18,417**	**35,879**	**49,000**	**3.70%**

Notes:

110 - 140 Includes funding to pay for wages and benefits from the Village Board, Village Administrator, Administration Department, Community Development and Public Works on an allocated percentage.

210 Legal expenses related to proposed development projects.

211 Allocated share of municipal audit expenses and required reporting to the State.

OPERATIONS

TAX INCREMENT DISTRICT #3 FUND - FUND 305

MISSION STATEMENT:

Continue to use the district to leverage development and incentivize new construction to increase the increment generated.

PROGRAM DESCRIPTION:

The Operations of the district are typically driven by special projects or needs that arise in a given year. The funding within this portion of the budget goes towards mainly incentives to support private property value growth, public improvements, and property acquisition as might be authorized within the Project Plan. The boundaries of TID #3 generally encompass the portion of Terminal Drive north of Ivywood Trail, the north half of Triangle Street, and the portions of Meinders Road and Voges Road that are in the Village. The district was established in 2004 and amended in 2008 with a maximum life of 23 years.

PROGRAM OBJECTIVES:

- Market and utilize incentive program to develop new property value and grow increment.

- Growth of the Community Development Authority to better align with Village Goals.

OPERATIONS BUDGET SUMMARY

REVENUES		2017 Actual	2018 Budget	YTD 6/30/2018	2018 Projected	2019 Budget	% Change vs. 2018
	Allocated Revenues	**715,099**	**572,250**	**4,881**	**147,750**	**1,202,750**	**110.18%**

EXPENDITURES		2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
	56700						
210	Support Services	4,990	10,000	4,004	10,000	10,000	0.00%
242	Facility Maintenance	1,309	2,000	878	2,000	2,000	0.00%
331	Training Expenses	0	500	0	500	500	0.00%
390	Miscellaneous	0	250	0	250	250	0.00%
725	Redevelopment Incentive	350,800	409,500	0	135,000	1,040,000	153.97%
726	Rehabilitation Incentive	0	100,000	0	0	100,000	0.00%
821	Streets - Construction	358,000	50,000	0	0	50,000	0.00%
826	Property	0	0	0	0	0	------------
	Total OPERATIONS Exp	**715,099**	**572,250**	**4,881**	**147,750**	**1,202,750**	**110.18%**

Notes:

210 Engineering or planning services necessary to support operations of the District.

242 Expenses associated with property maintenance for properties acquired by the district following private ownership.

725 A new policy was approved in 2018 that established how incentives would be distributed. The Redevelopment Incentive was established to support large projects that are more likely to be new construction. An incentive was approved for 4703 Terminal Drive in 2019 with payments starting in 2019 and ending in 2020.

726 The Rehabilitation Incentive was created as way for the TID to support smaller projects that are more remodeling in nature to help support existing businesses. None have been issued to date.

821 Funds provided for streetscaping and other support for the transportation network within the District.

DEBT SERVICE

TAX INCREMENT DISTRICT #3 FUND - FUND 305

MISSION STATEMENT:
Meet all long term debt service obligations of the District.

PROGRAM DESCRIPTION:
Occasionally the District needs to borrow funds in order to support large capital expenses or development incentives. This is General Obligation Debt but is supported by the increment created within the District and paid off over time within the useful life of the District.

PROGRAM OBJECTIVES:

- Maintain healthy fund balance position in relation to debt service utilization.

- Consider early repayment of debt to avoid incurring future interest costs.

DEBT SERVICE BUDGET SUMMARY

REVENUES

		2017 Actual	2018 Budget	YTD 6/30/2018	2018 Projected	2019 Budget	% Change vs. 2018
	Allocated Revenues	**66,406**	**326,500**	**33,203**	**326,406**	**324,000**	**-0.77%**

EXPENDITURES

		2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
	58000						
610	Principal Payment	0	260,000	0	260,000	270,000	3.85%
620	Interest Payment	66,406	66,500	33,203	66,406	54,000	-18.80%
690	Other Debt Service	0	0	0	0	0	------------
	Total DEBT SERVICE Exp	**66,406**	**326,500**	**33,203**	**326,406**	**324,000**	**-0.77%**

Notes:

610 Principal and Interest payments for the District's share of debt service payments.
620

TRANSFERS TO OTHER FUNDS
TAX INCREMENT DISTRICT #3 FUND - FUND 305

MISSION STATEMENT:
To allow for the ability to transfer money to other funds as needed and/or approved by the Village Board.

PROGRAM DESCRIPTION:
Occasionally, other funds within the Village require money to be transferred to them. This line item is included for accounting purposes as the Auditor typically identifies when this is a necessary action according to applicable accounting standards or approved budget actions.

PROGRAM OBJECTIVES:

- Reduces the need to amend the budget if a transfer between funds is needed.

- Transfers from will be identified within the annual audit.

TRANSFERS TO OTHER FUNDS BUDGET SUMMARY

REVENUES

		2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
	Allocated Revenue	**245,470**	**100,000**	**0**	**83,923**	**297,500**	**197.50%**

EXPENDITURES

		2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
	59200						
390	Miscellaneous	245,470	100,000	0	83,923	297,500	197.50%
	Total TRANSFERS Exp	**245,470**	**100,000**	**0**	**83,923**	**297,500**	**197.50%**

Notes:

390 Some funds were included in 2018 to assist TID #4 with certain public improvements and operating expenses to support the District not tied to economic development incentives.

TID #3 is also going to provide a no interest loan to TID #5 to cover a Development Incentive authorized in 2019 for 4719 Farwell Place. This is projected at $70,000 (20%) in 2019 and $280,000 (80%) in 2020.

2020 ANNUAL BUDGET

Tax Increment District #4

Fund #310

VILLAGE OF McFarland

Naturally Connected

2020 ANNUAL BUDGET

Tax Increment District #4

Fund #310

Summary

Village of McFarland

2020 Tax Increment District #4 Fund Operating Budget

FUND 310

SUMMARY of REVENUES

		2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
41000	Taxes	84,834	88,000	93,135	93,135	96,500	9.66%
43000	Intergovernmental Revenues	1,374	2,500	0	2,500	8,000	220.00%
46000	Public Charges for Services	8,750	0	0	0	0	------------
48000	Miscellaneous Revenues	1,300	70,000	0	0	0	-100.00%
49000	Other Financing Sources	245,470	100,000	0	13,923	17,500	-82.50%
	Total Budget Revenue	**341,728**	**260,500**	**93,135**	**109,559**	**122,000**	**-53.17%**

SUMMARY of EXPENDITURES

		2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
51410	ADMINISTRATION	19,391	30,750	11,486	22,614	29,750	-3.25%
56700	OPERATIONS	224,722	143,000	4	250	6,250	-95.63%
58000	DEBT SERVICE	42,095	35,250	2,598	35,195	34,500	-2.13%
59200	TRANSFERS TO OTHER FUNDS	0	51,500	0	51,500	51,500	0.00%
	Total Budget Expenditures	**286,209**	**260,500**	**14,088**	**109,559**	**122,000**	**-53.17%**
	Difference in Revenues over Expenditures	**55,519**	**0**	**79,048**	**0**	**0**	

2020 ANNUAL BUDGET

Tax Increment
District #4

Fund #310

Revenues

REVENUES

TAX INCREMENT DISTRICT #4 - FUND 310

Budget Summary

Taxes	41000	2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
41120	Property Tax Increment	84,834	88,000	93,135	93,135	96,500	9.66%
	Total TAXES Rev	**84,834**	**88,000**	**93,135**	**93,135**	**96,500**	**9.66%**

Notes:

41120 The increment collected refers to the total property taxes collected within the TID Boundary using the full mill-rate. The equalized TID Increment Value as of 1/1/2019 was $4,078,400 which is a decrease from the prior year of $29,200 or a reduction of about 0.25%.

Intergovernmental Revenues	43000	2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
43510	State - Exempt Computer Aid	1,374	2,500	0	2,500	8,000	220.00%
	Total INTERGOVERNMENTAL Rev	**1,374**	**2,500**	**0**	**2,500**	**8,000**	**220.00%**

Public Charges for Services	46000	2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
46850	Developer Guarantees	8,750	0	0	0	0	------------
	Total PUBLIC CHARGES FOR SERVICES Rev	**8,750**	**0**	**0**	**0**	**0**	**------------**

Miscellaneous Revenue	48000	2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
48000-000	Miscellaneous Revenue	1,300	0	0	0	0	------------
48100-000	Interest	0	0	0	0	0	------------
48200-106	Rent	0	0	0	0	0	------------
48300-000	Property Sales	0	70,000	0	0	0	-100.00%
	Total MISCELLANEOUS REVENUE Rev	**1,300**	**70,000**	**0**	**0**	**0**	**-100.00%**

Other Financing Sources	49000	2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
49100	Borrowing Proceeds	0	0	0	0	0	------------
49200	Transfers from Other Funds	245,470	100,000	0	13,923	17,500	-82.50%
49300	Fund Balance Applied	0	0	0	0	0	------------
	Total OTHER FINANCING SOURCES Rev	**245,470**	**100,000**	**0**	**13,923**	**17,500**	**-82.50%**
	Total Budget Revenues	***341,728***	***260,500***	***93,135***	***109,559***	***122,000***	***-53.17%***

VILLAGE OF McFarland
Naturally Connected

2020 ANNUAL BUDGET

Tax Increment District #4

Fund #310

Expenses

ADMINISTRATION

TAX INCREMENT DISTRICT #4 FUND - FUND 310

MISSION STATEMENT:
To provide funding for the proper management and general oversight of Tax Increment District #4.

PROGRAM DESCRIPTION:
TID #4 is managed by the Community and Economic Development Director with assistance from the Village Administrator and Clerk/Treasurer. The funding from the budget is to pay Village Staff's time associated with their responsibilities within the district. Additional funds are provided to support the legal and accounting needs of the Village through professional services needed.

PROGRAM OBJECTIVES:

- Transition percentage allocation system to actual usage allocation on an annual basis.

- Maintain compliance with reporting requirements and other regulatory needs of the District.

ADMINISTRATION BUDGET SUMMARY

REVENUES

		2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
	Allocated Revenues	**19,391**	**30,750**	**11,486**	**22,614**	**29,750**	**-3.25%**

EXPENDITURES

	51410	2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
110	Salaries	16,215	18,250	8,849	17,698	18,250	0.00%
120	Part-Time	0	1,750	0	0	1,750	0.00%
130	Health Insurance	32	2,750	921	1,843	2,750	0.00%
131	Retirement	0	1,250	453	907	1,250	0.00%
132	Social Security/Medicare	0	1,500	565	1,131	1,500	0.00%
135	Other Employee Benefits	0	250	18	36	250	0.00%
140	Wage Adjustment	0	250	0	0	500	100.00%
210	Support Services	1,944	2,750	186	500	2,000	-27.27%
211	Consultant Services	1,200	2,000	493	500	1,500	-25.00%
	Total ADMINISTRATION Exp	**19,391**	**30,750**	**11,486**	**22,614**	**29,750**	**-3.25%**

Notes:

110 - 140 Includes funding to pay for wages and benefits from the Village Board, Village Administrator, Administration Department, Community Development and Public Works on an allocated percentage.

210 Legal expenses related to proposed development projects.

211 Allocated share of municipal audit expenses and required reporting to the State.

OPERATIONS

TAX INCREMENT DISTRICT #4 FUND - FUND 310

MISSION STATEMENT:

Continue to use the district to leverage development and incentivize new construction to increase the increment generated.

PROGRAM DESCRIPTION:

The Operations of the district are typically driven by special projects or needs that arise in a given year. The funding within this portion of the budget goes towards mainly incentives to support private property value growth, public improvements, and property acquisition as might be authorized within the Project Plan. The boundaries for TID #4 generally encompass the Downtown, extending down Farwell Street to the western edge of the McFarland Shopping Center. TID #4 was established in 2008 and has a maximum life of 27 years.

PROGRAM OBJECTIVES:

- Market and utilize incentive program to develop new property value and grow increment.

- Growth of the Community Development Authority to better align with Village Goals.

OPERATIONS BUDGET SUMMARY

REVENUES		2017 Actual	2018 Budget	YTD 6/30/2018	2018 Projected	2019 Budget	% Change vs. 2018
	Allocated Revenues	**224,722**	**143,000**	**4**	**250**	**6,250**	**-95.63%**

EXPENDITURES		2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
	56700						
210	Support Services	2,138	5,000	4	250	5,000	0.00%
242	Facility Maintenance	0	500	0	0	500	0.00%
331	Training Expenses	0	500	0	0	500	0.00%
390	Miscellaneous	0	250	0	0	250	0.00%
725	Redevelopment Incentive	16,565	0	0	0	0	------------
726	Rehabilitation Incentive	0	37,500	0	0	0	-100.00%
821	Streets - Construction	206,019	33,000	0	0	0	-100.00%
826	Property	0	66,250	0	0	0	-100.00%
	Total OPERATIONS Exp	**224,722**	**143,000**	**4**	**250**	**6,250**	**-95.63%**

Notes:

210 Engineering or planning services necessary to support operations of the District.

242 Expenses associated with property maintenance for properties acquired by the district following private ownership.

725 A new policy was approved in 2018 that established how incentives would be distributed. The Redevelopment Incentive was established to support large projects that are more likely to be new

726 The Rehabilitation Incentive was created as way for the TID to support smaller projects that are more remodeling in nature to help support existing businesses. None have been issued to date.

821 Funds provided for streetscaping and other support for the transportation network within the District.

DEBT SERVICE

TAX INCREMENT DISTRICT #4 FUND - FUND 310

MISSION STATEMENT:
Meet all long term debt service obligations of the District.

PROGRAM DESCRIPTION:
Occasionally the District needs to borrow funds in order to support large capital expenses or development incentives. This is General Obligation Debt but is supported by the increment created within the District and paid off over time within the useful life of the District.

PROGRAM OBJECTIVES:

- Maintain healthy fund balance position in relation to debt service utilization.

- Consider early repayment of debt to avoid incurring future interest costs.

DEBT SERVICE BUDGET SUMMARY

REVENUES

		2017 Actual	2018 Budget	YTD 6/30/2018	2018 Projected	2019 Budget	% Change vs. 2018
	Allocated Revenues	**42,095**	**35,250**	**2,598**	**35,195**	**34,500**	**-2.13%**

EXPENDITURES

		2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
	58000						
610	Principal Payment	30,000	30,000	0	30,000	30,000	0.00%
620	Interest Payment	12,095	5,250	2,598	5,195	4,500	-14.29%
690	Other Debt Service	0	0	0	0	0	------------
	Total DEBT SERVICE Exp	**42,095**	**35,250**	**2,598**	**35,195**	**34,500**	**-2.13%**

Notes:

610 The district has only one loan outstanding and that is from 2017 in which borrowed money was used to
620 purchase a piece of property and fund streetscaping improvements. The term is for 10 years with the final payment due in 2026.

TRANSFERS TO OTHER FUNDS
TAX INCREMENT DISTRICT #4 FUND - FUND 310

MISSION STATEMENT:
To allow for the ability to transfer money to other funds as needed and/or approved by the Village Board.

PROGRAM DESCRIPTION:
Occasionally, other funds within the Village require money to be transferred to them. This line item is included for accounting purposes as the Auditor typically identifies when this is a necessary action according to applicable accounting standards or approved budget actions.

PROGRAM OBJECTIVES:

- Reduces the need to amend the budget if a transfer between funds is needed.

- Transfers from will be identified within the annual audit.

TRANSFERS TO OTHER FUNDS BUDGET SUMMARY

REVENUES

		2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
	Allocated Revenue	**0**	**51,500**	**0**	**51,500**	**51,500**	**0.00%**

EXPENDITURES

		2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
	59200						
390	Miscellaneous	0	51,500	0	51,500	51,500	0.00%
	Total TRANSFERS Exp	**0**	**51,500**	**0**	**51,500**	**51,500**	**0.00%**

Notes:

390 This represents TID #4's payment with interest to TID #3 for an advance to pay for the Development Incentive on Farwell Place Apts. The first payment was made in 2018 and has a term of 10 years.

VILLAGE OF McFarland

Naturally Connected

2020 ANNUAL BUDGET

Tax Increment District #5

Fund #315

2020 ANNUAL BUDGET

Tax Increment District #5

Fund #315

Summary

Village of McFarland

2020 Tax Increment District #5 Fund Operating Budget

FUND 315

SUMMARY of REVENUES

		2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
41000	Taxes	0	0	0	0	17,250	------------
43000	Intergovernmental Revenues	0	0	0	0	0	------------
46000	Public Charges for Services	0	0	0	0	0	------------
48000	Miscellaneous Revenues	20,283	24,000	25,221	45,000	24,000	0.00%
49000	Other Financing Sources	930,000	6,500	0	70,000	280,000	4207.69%
	Total Budget Revenue	**950,283**	**30,500**	**25,221**	**115,000**	**321,250**	**953.28%**

SUMMARY of EXPENDITURES

		2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
51410	ADMINISTRATION	11,543	26,500	8,788	17,877	30,000	13.21%
56700	OPERATIONS	1,072,002	4,000	24,158	106,500	301,500	7437.50%
58000	DEBT SERVICE	3,500	0	0	0	31,750	------------
59200	TRANSFERS TO OTHER FUNDS	0	0	0	0	0	------------
	Total Budget Expenditures	**1,087,045**	**30,500**	**32,946**	**124,377**	**363,250**	**1090.98%**
	Difference in Revenues over Expenditures	**(136,762)**	**0**	**(7,726)**	**(9,377)**	**(42,000)**	

VILLAGE OF McFarland
Naturally Connected

2020 ANNUAL BUDGET

Tax Increment District #5

Fund #315

Revenues

REVENUES

TAX INCREMENT DISTRICT #5 - FUND 315

Budget Summary

Taxes	41000	2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
41120	Property Tax Increment	0	0	0	0	17,250	------------
	Total TAXES Rev	**0**	**0**	**0**	**0**	**17,250**	**------------**

Notes:

41120 The increment collected refers to the total property taxes collected within the TID Boundary using the full mill-rate. The base value for this district was established as of January 1, 2018 in the amount of $17,030,100. The equalized TID Increment Value as of 1/1/2019 saw an increase of $833,600 or an increase of about 5% in the first year.

Intergovernmental Revenues	43000	2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
43510	State - Exempt Computer Aid	0	0	0	0	0	------------
	Total INTERGOVERNMENTAL Rev	**0**	**0**	**0**	**0**	**0**	**------------**

Public Charges for Services	46000	2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
46850	Developer Guarantees	0	0	0	0	0	------------
	Total PUBLIC CHARGES FOR SERVICES Rev	**0**	**0**	**0**	**0**	**0**	**------------**

Miscellaneous Revenue	48000	2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
48000-000	Miscellaneous Revenue	0	0	0	0	0	------------
48100-000	Interest	0	0	(1,485)	0	0	------------
48200-106	Rent	20,283	24,000	26,706	45,000	24,000	0.00%
48300-000	Property Sales	0	0	0	0	0	------------
	Total MISCELLANEOUS REVENUE Rev	**20,283**	**24,000**	**25,221**	**45,000**	**24,000**	**0.00%**

Other Financing Sources	49000	2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
49100	Borrowing Proceeds	930,000	0	0	0	0	------------
49200	Transfers from Other Funds	0	0	0	70,000	280,000	------------
49300	Fund Balance Applied	0	6,500	0	0	0	-100.00%
	Total OTHER FINANCING SOURCES Rev	**930,000**	**6,500**	**0**	**70,000**	**280,000**	**4207.69%**
	Total Budget Revenues	***950,283***	***30,500***	***25,221***	***115,000***	***321,250***	***953.28%***

VILLAGE OF McFarland

Naturally Connected

2020 ANNUAL BUDGET

Tax Increment District #5

Fund #315

Expenses

ADMINISTRATION

TAX INCREMENT DISTRICT #5 FUND - FUND 315

MISSION STATEMENT:
To provide funding for the proper management and general oversight of Tax Increment District #5.

PROGRAM DESCRIPTION:
TID #5 is managed by the Village Administrator with assistance from the Community Development Director and Clerk/Treasurer. The funding from the budget is to pay Village Staff's time associated with their responsibilities within the district. Additional funds are provided to support the legal and accounting needs of the Village through professional services needed.

PROGRAM OBJECTIVES:

- Transition percentage allocation system to actual usage allocation on an annual basis.

- Maintain compliance with reporting requirements and other regulatory needs of the District.

ADMINISTRATION BUDGET SUMMARY

REVENUES

		2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
	Allocated Revenues	**11,543**	**26,500**	**8,788**	**17,877**	**30,000**	**13.21%**

EXPENDITURES

51410		2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
110	Salaries	826	14,000	6,536	13,073	16,500	17.86%
120	Part-Time	0	1,750	0	0	1,750	0.00%
130	Health Insurance	74	2,250	766	1,531	2,500	11.11%
131	Retirement	0	750	391	782	1,250	66.67%
132	Social Security/Medicare	0	1,250	483	965	1,500	20.00%
135	Other Employee Benefits	0	250	13	26	250	0.00%
140	Wage Adjustment	0	250	0	0	250	0.00%
210	Support Services	10,642	5,000	187	500	5,000	0.00%
211	Consultant Services	0	1,000	413	1,000	1,000	0.00%
	Total ADMINISTRATION Exp	**11,543**	**26,500**	**8,788**	**17,877**	**30,000**	**13.21%**

Notes:

110 - 140 Includes funding to pay for wages and benefits from the Village Board, Village Administrator, Administration Department, Community Development and Public Works on an allocated percentage.

210 Legal expenses related to proposed development projects.

211 Allocated share of municipal audit expenses and required reporting to the State.

OPERATIONS

TAX INCREMENT DISTRICT #5 FUND - FUND 315

MISSION STATEMENT:
Continue to use the district to leverage development and incentivize new construction to increase the increment generated.

PROGRAM DESCRIPTION:
The Operations of the district are typically driven by special projects or needs that arise in a given year. The funding within this portion of the budget goes towards mainly incentives to support private property value growth, public improvements, and property acquisition as might be authorized within the Project Plan. The boundaries for TID #5 generally encompass commercial around the intersection of Farwell Street and USH 51. TID #5 was established in 2017 and has a maximum life of 27 years.

PROGRAM OBJECTIVES:

- Market and utilize incentive program to develop new property value and grow increment.

- Growth of the Community Development Authority to better align with Village Goals.

OPERATIONS BUDGET SUMMARY

REVENUES		2017 Actual	2018 Budget	YTD 6/30/2018	2018 Projected	2019 Budget	% Change vs. 2018
	Allocated Revenues	**1,072,002**	**4,000**	**24,158**	**106,500**	**301,500**	**7437.50%**

EXPENDITURES		2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
	56700						
210	Support Services	9,407	1,500	1,056	1,500	1,500	0.00%
242	Facility Maintenance	5,813	2,500	22,811	35,000	20,000	700.00%
331	Training Expenses	0	0	0	0	0	------------
390	Miscellaneous	0	0	291	0	0	------------
725	Redevelopment Incentive	0	0	0	70,000	280,000	------------
726	Rehabilitation Incentive	0	0	0	0	0	------------
821	Streets - Construction	135,974	0	0	0	0	------------
826	Property	920,809	0	0	0	0	------------
	Total OPERATIONS Exp	**1,072,002**	**4,000**	**24,158**	**106,500**	**301,500**	**7437.50%**

Notes:

210 Engineering or planning services necessary to support operations of the District.

242 Expenses associated with property maintenance for properties acquired by the district following private ownership.

725 A new policy was approved in 2018 that established how incentives would be distributed. The Redevelopment Incentive was established to support large projects that are more likely to be new construction. No new incentives in this category were issued in 2018.

726 The Rehabilitation Incentive was created as way for the TID to support smaller projects that are more remodeling in nature to help support existing businesses. None have been issued to date.

821 Funds provided for streetscaping and other support for the transportation network within the District.

DEBT SERVICE

TAX INCREMENT DISTRICT #5 FUND - FUND 315

MISSION STATEMENT:
Meet all long term debt service obligations of the District.

PROGRAM DESCRIPTION:
Occasionally the District needs to borrow funds in order to support large capital expenses or development incentives. This is General Obligation Debt but is supported by the increment created within the District and paid off over time within the useful life of the District.

PROGRAM OBJECTIVES:

- Maintain healthy fund balance position in relation to debt service utilization.

- Consider early repayment of debt to avoid incurring future interest costs.

DEBT SERVICE BUDGET SUMMARY

REVENUES

		2017 Actual	2018 Budget	YTD 6/30/2018	2018 Projected	2019 Budget	% Change vs. 2018
	Allocated Revenues	**3,500**	**0**	**0**	**0**	**31,750**	**------------**

EXPENDITURES

		2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
	58000						
610	Principal Payment	0	0	0	0	0	------------
620	Interest Payment	0	0	0	0	31,750	------------
690	Other Debt Service	3,500	0	0	0	0	------------
	Total DEBT SERVICE Exp	**3,500**	**0**	**0**	**0**	**31,750**	**------------**

Notes:

610 There is a loan outstanding for the purchase of property at 4719 Farwell Place. This was refinanced in 2019 and will
620 have interest only payments in 2020 and 2021 until the Development begins to realize full value.

TRANSFERS TO OTHER FUNDS

TAX INCREMENT DISTRICT #5 FUND - FUND 315

MISSION STATEMENT:
To allow for the ability to transfer money to other funds as needed and/or approved by the Village Board.

PROGRAM DESCRIPTION:
Occasionally, other funds within the Village require money to be transferred to them. This line item is included for accounting purposes as the Auditor typically identifies when this is a necessary action according to applicable accounting standards or approved budget actions.

PROGRAM OBJECTIVES:

- Reduces the need to amend the budget if a transfer between funds is needed.

- Transfers from will be identified within the annual audit.

TRANSFERS TO OTHER FUNDS BUDGET SUMMARY

REVENUES

		2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
	Allocated Revenue	**0**	**0**	**0**	**0**	**0**	**------------**

EXPENDITURES

		2018 Actual	2019 Budget	YTD 6/30/2019	2019 Projected	2020 Budget	% Change vs. 2019
	59200						
390	Miscellaneous	0	0	0	0	0	------------
	Total TRANSFERS Exp	**0**	**0**	**0**	**0**	**0**	**------------**

Notes:

390 No transfers anticipated as part of the budget.