VILLAGE OF MCFARLAND *NOTICE OF PUBLIC MEETING*

Community Development Authority

Wednesday, May 5, 2021 **7:00 PM** **McFarland Municipal Center**
Community Room

AGENDA

You are invited to this meeting through a Zoom webinar. The Public is strongly encouraged to watch and participate in these meetings remotely through either the webinar or telephone options listed below.

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:
https://us02web.zoom.us/j/81098290828

Or by Telephone: +1 (312) 626-6799
Webinar ID: 810 9829 0828

1. CALL TO ORDER
2. PUBLIC APPEARANCES.
3. APPROVAL OF MINUTES.
   a. Review and possible approval of the April 7, 2021 Community Development Authority meeting minutes.
4. BUSINESS.
   a. New Member Introductions and review of CDA Powers and Duties.
   b. Discussion and possible action to elect a Chairperson for the Community Development Authority.
   c. Discussion regarding Tax Increment District #3 capital expenditures.
   d. Presentation of Community & Economic Development Director monthly report.
5. SCHEDULE NEXT MEETING DATE.
   a. Wednesday, June 2nd, 2021 at 7:00PM
6. 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.

Community Development Authority

Working Draft -MINUTES

April 7, 2021

Members Present: Ken Brost, Austen Conrad, Dan Kolk, Toni Stolarik, Stephanie Brassington, Mike Flaherty, Jerry Dietzel

Members Absent:

Staff Present: Andrew Bremer, Andrew Day, Karen Knoll

1. CALL TO ORDER

Brost called the meeting to order at 7:00 pm.

2. PUBLIC APPEARANCES

None

3. APPROVAL OF MINUTES

a. Review and possible approval of the March 3, 2021 Community Development Authority minutes.

Kolk moved to approve the March 3, 2021 Community Development Authority minutes. Brassington seconded the motion. Motion carried 7-0.

4. BUSINESS

a. Discussion regarding redevelopment of 4810, 4818, 4902 and 4908 Terminal Drive, including a preliminary concept plan submitted by Ryan Quam for development of Waubesa Village Phases 4 & 5.

Bremer reviewed this is a pre-application discussion to gather feedback, there is no action being taken tonight. The proposal would be for a 27-unit apartment building at 4902 Terminal Drive and approximately five years later, another building at 4810-4818 Terminal Drive. Phase III is nearing completion at this time. Quam has an accepted offer to acquire 4908 Terminal Drive, and the Village owns 4902 Terminal Drive, which was acquired in 2006 as part of blight removal and redevelopment. The house at 4902 Terminal Drive was razed in 2016. Bremer reviewed which areas would be Phase IV and Phase V; all properties are currently in TIF #3 and are zoned C-H Commercial Highway. Packets include a detailed grading plan for Phase IV. Quam has indicated he would like to request TID incentives for both phases, however tonight is for discussion only. In relation to Phase IV, the TID expenditure period will expire in August of 2022. Any future TID assistance for Phase V would be contingent upon the Village Board and the Joint Review Boards adopting a new TID district that would include that property, and likely other properties.

Quam reviewed Phase III at 4608 Siggelkow Road is slated to open on June 1, 2021. There still is strong demand for these units. Quam reviewed the highlights of his current project for members. Quam went over the design and contour of the lot, grading, potential site plans and amenities as provided in packets. He would be looking to break ground on this project in September 2021, with construction to start on October first of this year with a June 2022 completion.

Quam stated in working with Bremer, he was asked to come up with an idea how Phase V would fit on the site. Quam reviewed with member's a potential design as included in packets for Phase V. It would line up the drive aisle with Ivywood Lane. Quam does show on the plan sidewalks with curb on Terminal Drive, he is looking for feedback on that idea. There is some pedestrian traffic in the area. Bremer indicated at the next CDA meeting they may be looking at right-of-way improvements in TID #3, it is currently being looked at it at a staff level before bringing it to the CDA for further discussion. This is something that they feel needs to be considered, as there is more residential development on the south end of Terminal Drive.

Bremer inquired of Quam what the breakdown on the 27 units would be. Quam replied there would be nine one bedroom units, three on each floor; 14 two bedroom and four two bedrooms with lofts on the third floor. All are market rate apartments, with underground parking.

Bremer reviewed with the CDA the area that would be modified, with the road access point, and how the construction of the roadway would take place during Phase IV and Phase V. Brost inquired if they were going to move the house located at 4908 Terminal Drive. Quam replied he has considered moving the home, if he cannot find a place to move it to; the house would be taken down.

Brost polled members for feedback on the proposal. Members discussed the current positive interest in these units, possible bike trails and sidewalks in the area, the need for parking in the area; it was indicated the parking in the proposal would be for resident's only, not additional area parking, the type of soil in the area, the availability for 4810-4818 Terminal Drive to be available for purchase. Quam indicated he has worked with the owner, and has signed an option to purchase which would allow the current owner to stay there for at least five years. Kolk indicated concern for the increased traffic in the area, and the potential need for Terminal Drive to be improved. Members discussed traffic in the area, including the Siggelkow Road US 51 ramp intersections with are currently part of a DOT Hwy. 51 Corridor Study.

Bremer advised Quam will be doing a pre-application at the April Plan Commission meeting and he anticipates this project could be back in front of the CDA and Plan Commission in the next few months.

b. Discussion regarding approaches to marketing Village owned properties within Tax Increment Districts.

Bremer indicated this is a discussion only item for how we approach Village owned property in a TID district. This came up due to a question from a Trustee at a Board meeting regarding the 5411 Bashford Street project. In the past the CDA and Village has taken it on a case-by-case approach on whether to issue an RFP on the sale or redevelopment of a property acquired by the Village in a TIF district. It is often handled based on the parameters of the property. There is no statute requiring an RFP process, this is for discussion as to how the CDA would like to handle these situations.

Members discussed options, how things have been handled when there is an RFP, how long to hold onto a property, how people find out about available property in the Village, RFP's are only effective if there is a large impact on the community, there is not a large value for an RFP on a small or uncontested property, how there is rarely a lot of demand for the parcels which the Village purchases and as McFarland is a smaller community, you do not see the same desire as you do in a larger community.

Consensus was the Village should continue to handle marketing Village owned property in a TID district on a case-by-case basis.

c. Presentation of Community & Economic Development Monthly Report

Bremer reviewed his Directors report with members as provided in packets.

5. SCHEDULE NEXT MEETING DATE

a. May 5, 2021 @ 7:00 p.m.

6. ADJOURNMENT.

Kolk moved to adjourn. Flaherty seconded the motion. Motion carried. Meeting adjourned at 8:01 p.m.

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Wednesday, May 5, 2021**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT: **Andrew Bremer, Comm & Eco Dev Director**

AGENDA ITEM: **New Member Introductions and review of CDA Powers and Duties.**

PREVIOUS ACTION:

ISSUE SUMMARY:
On April 20th the new Village Board was sworn in and Trustees were assigned to various committees, boards, and commissions. Trustee Mike Flaherty has cycled off the CDA and we welcome Trustee Justin Rupert to the CDA.

With the appointment of a new CDA member this is also an opportunity to review the powers and duties of the CDA. Per Sec. 2-248 of the Municipal Code the CDA shall have all the powers set forth under Wis. Stat. 66.1335(4) to undertake, as approved by the Village Board, blight elimination, urban renewal, and community development programs and projects, and housing projects. The CDA takes a lead role in the review and recommendation of public and private development projects within the Village's Tax Increment Finance Districts.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:
Sec. 2-248

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
This agenda item is presented for discussion only, no action is required.

ATTACHMENTS:
None

VILLAGE OF McFarland

SUMMARY SHEET

MEETING DATE: **Wednesday, May 5, 2021**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT: **Andrew Bremer, Comm & Eco Dev Director**

AGENDA ITEM: **Discussion and possible action to elect a Chairperson for the Community Development Authority.**

PREVIOUS ACTION:

ISSUE SUMMARY:
Sec. 2-247(e) of the Municipal Code provides that the Community Development Authority shall choose annually from its members a chairperson and such other officers as it deems necessary.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:
Sec. 2-247

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
This agenda item is presented for the CDA members to nominate and elect the Chair of the CDA.

ATTACHMENTS:
None

VILLAGE OF

McFarland

SUMMARY SHEET

MEETING DATE: **Wednesday, May 5, 2021**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT: **Andrew Bremer, Comm & Eco Dev Director**

AGENDA ITEM: **Discussion regarding Tax Increment District #3 capital expenditures.**

PREVIOUS ACTION:

ISSUE SUMMARY:

The Expenditure Period for Tax Increment District (TID) #3 will terminate on August 9, 2022. After this date no new capital or project plan expenditures can be made until the District terminates, on or before August 9, 2027. It's during those last five years from 2022-2027 that the Village may only use TID #3 revenues to pay for existing debt service, administration/account fees, and donations of excess revenues to TID #4. Therefore, if the Village desires to complete additional capital expenditures, including public works projects, land acquisition, or development incentives, etc. and allocate the costs of these projects to TID #3, those expenditures must be made or bid prior to August 9, 2022. Any projects initiated after this date would have to be paid for through another Village fund. Alternatively, the Village could establish a new overlay TID and allocate the expenditures to the new TID.

This agenda item is presented for discussion regarding those projects which have been completed within TID #3 and those that remain unfinished that the Village may want to complete or bid prior to August 9, 2022. The Village is not obligated to complete all the projects listed in the TID #3 Project Plan; however, in order to be a TID eligible expense, the projects must be listed within the Project Plan. To aid the discussion, the packet includes the following information:

- Map of the TID #3 Boundary, as amended in 2007 Project Plan
- Map of the locations of Proposed Public Improvements (2004 Project Plan)
- Table 1: Proposed Public Improvements, as amended in 2007 Project Plan
- Detailed Schedule of Capital Expenditures and Developer Payments (2019 Financial Statements)
- Updated preliminary cost estimates to reconstruction Terminal Drive and the rural cross section of Triangle Street.
- The Conceptual Cross Section for the redevelopment of Terminal Drive from the Terminal & Triangle District Plan (2005)

FINANCIAL/BUDGET IMPACT:

As of 1-1-2020, TID #3 has a Current Value of $71,663,800, and a TID Value Increment of

VILLAGE OF
McFarland

$44,666,400. This growth in TID Value Increment provides approximately $930,000 in annual Tax Increment revenue to the TID, and an estimated $7M in cumulative Tax Increment revenue through 2027. Note, depending on when the Village adopts the termination resolution an additional year of tax increment may be collected in 2028. The TID has $966,619 in existing debt service from a 2008 G.O. Bond. The TID also has $337,500 in Development Incentive payments obligated to Ezra Properties Phase 1. Distribution of these funds are on hold pending completion by the Developer of continuing obligations. TID #3 has also advanced funds to TID #4 and TID #5, with the outstanding amount due of approximately $700K.

The packet includes two proforma analysis. The first assume no new development (increases in tax increment), other than from projects completed or under construction (Ezra, Waubesa Village Phase 3), and no new capital expenditures. The second proforma also assumes no new development but includes $5.3M in new debt service to complete the remaining Terminal and Triangle public works projects. Other potential eligible uses of funds (land acquisition, development incentives, USH streetscaping/community signage, donation of funds to TID #4, etc.) are not shown in the table but remain as eligible expenditures. The purpose of the second proforma is to illustrate the cash flow of the TID under the assumption that the Village desires to complete 100% of the public works projects. There may be other compelling reasons not to complete/bid all of those public works projects prior to the Expenditure Period.

VILLAGE PLAN REFERENCE:

The following plans are available on the Community & Economic Development website for reference:

- TID #3 Project Plan, 2004
- TID #3 Project Plan, as amended 2007
- Redevelopment District Plan No. 1
- Terminal & Triangle District Plan

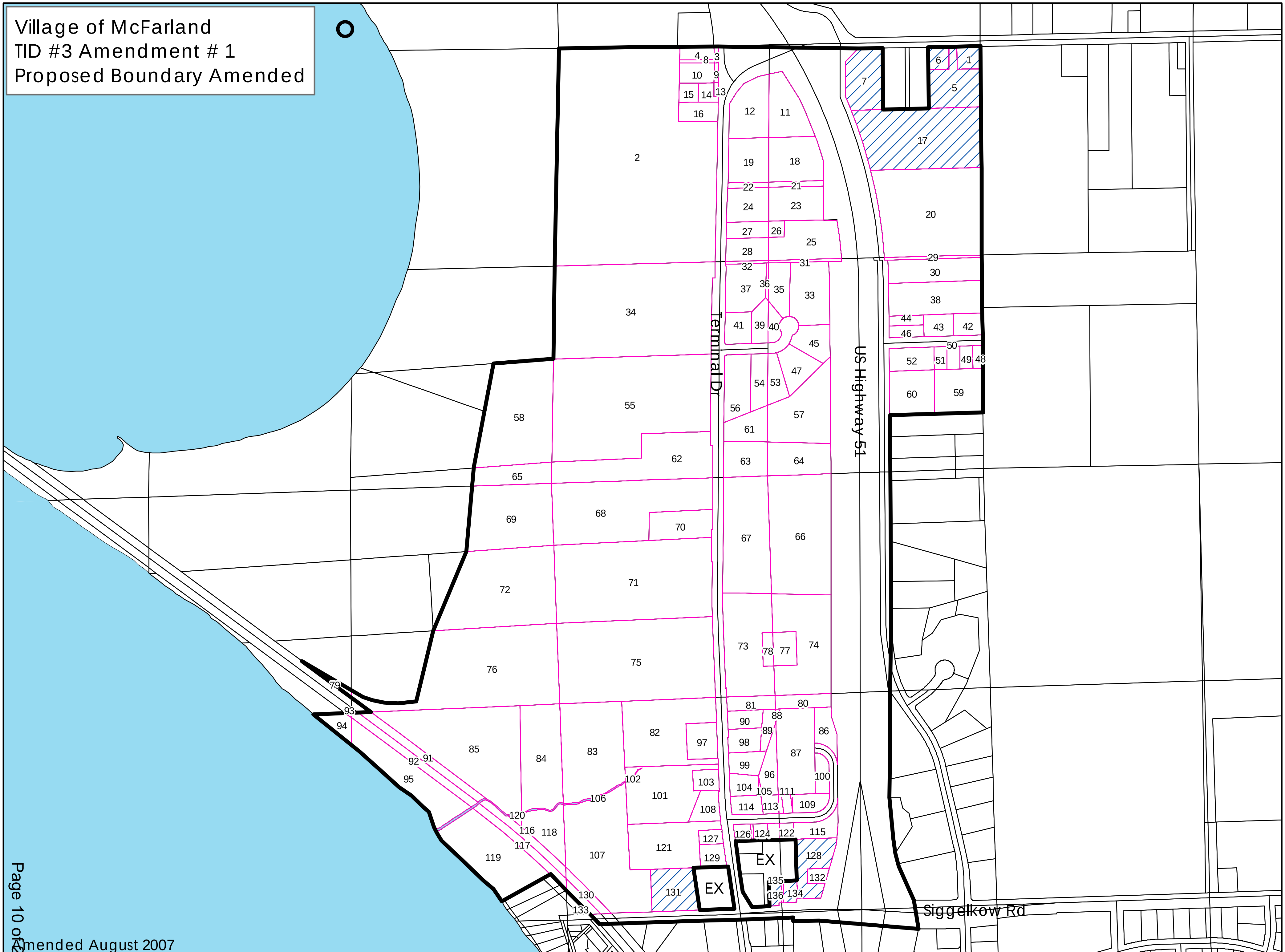
ORDINANCE REFERENCE:

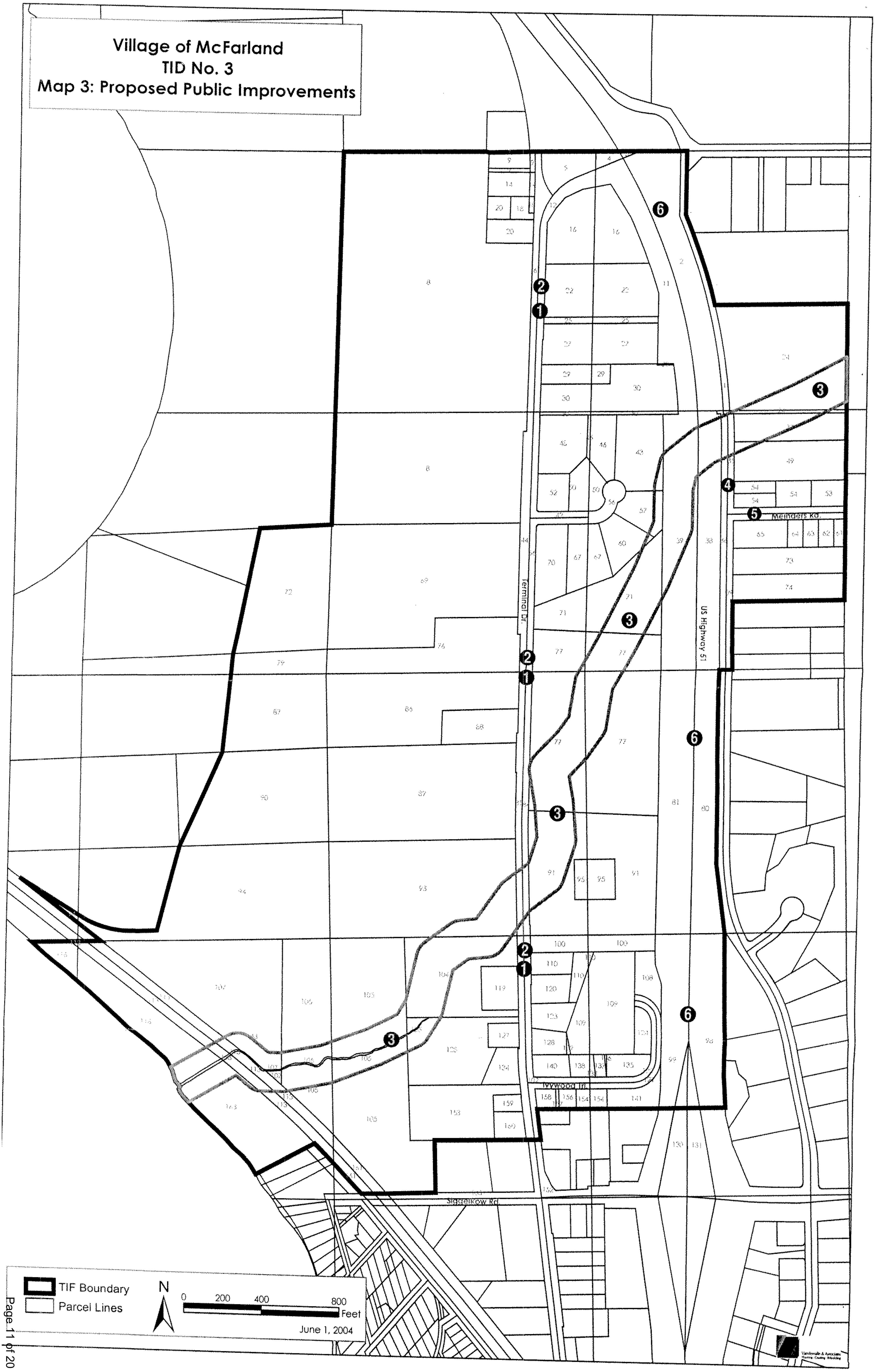
BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is presented for discussion only. Village Staff anticipate discussion will carry over into the June CDA meeting.

ATTACHMENTS:

1. TID #3, Boundary Map_2007
2. TID #3, Map 3 Proposed Public Improvements
3. TID #3, Table 1 Proposed Public Improvements_2007
4. Pages from 2019 TIF No. 3 - Financial Statements
5. TID #3 - Potential Projects.xls
6. Terminal Drive Conceptual Cross Section_09.08.2005
7. McFarland TID 3 No New Projects Proforma_4.30.2021
8. McFarland TID 3 Proforma with New Public Works Projects_4.30.2021


Village of McFarland
TID #3 Amendment # 1
Proposed Boundary Amended
Terminal Dr
US Highway 51
Siggelkow Rd
EX
EX
Amended August 2007


Village of McFarland
TID No. 3
Map 3: Proposed Public Improvements
US Highway 51
Terminal Dr.
Meinders Rd.
Ivywood Trl.
Siggelkow Rd
TIF Boundary
Parcel Lines
N
0
200
400
800
Feet
June 1, 2004

VILLAGE OF MCFARLAND
TID #3

AMENDED TABLE 1: PROPOSED PUBLIC IMPROVEMENTS

						SOURCES OF PROJECT COST REVENUES	
YEAR	DESCRIPTION	EST in ORIG PPLN	ACTUAL	TOTAL ORIG PPLN	AMEND PPLN	AMEND TID	AMEND NON-TID
2004 ***2008-09***	Sanitary sewer - Terminal Drive	$857,300	$549,342	$857,300	***$1,000,000***	***$1,000,000***	$0
2004-05 ***2008-09***	Street Improvements - Terminal Drive (urban)	$1,846,000	$127,136	$1,846,000	$1,846,000	*$1,846,000*	$0
2008	Storm Water Improvements - Terminal Drive Basin (City of Madison to Lake Waubesa)	$513,665	$0	$513,665	$513,665	$513,665	$0
2009	Triangle Street Improvements	$1,070,000	$0	$1,070,000	$1,070,000	$1,070,000	$0
2009	Meinders Road Improvements	$232,000	$0	$232,000	$232,000	*$232,000*	$0
2008	USH 51 Landscaping	$250,000	$0	$250,000	$250,000	$250,000	$0
2004-2020	Planning & Engineering (not project-specific); Redevelopment Plan	$250,000	$112,615	$250,000	***$400,000***	***$400,000***	$0
2004-11	Marketing & Business Recruitment Incentives	$500,000	$500,000	$500,000	***$1,000,000***	***$1,000,000***	$0
2004-10	Economic Development Fund	$1,000,000	$1,265,443	$1,000,000	***$5,000,000***	***$5,000,000***	$0
2006-15	Land Acquisition, Relocation & Demolition	$2,500,000	$140,050	$2,500,000	$2,500,000	$2,500,000	$0
2005	Ivywood Trail Improvements	$0	$408,153	$0	***$408,153***	***$408,153***	$0
2008	Siggelkow Road widening w/ sidewalk, retaining wall & striping of angled parking	$0	$0	$0	***$194,000***	***$194,000***	$0
2008	Siggelkow Road improvements under USH 51 overpass	$0	$0	$0	***$226,000***	***$226,000***	$0
		$9,018,965	$3,102,739	$9,018,965	***$14,639,818***	***$14,639,818***	$0

VILLAGE OF MCFARLAND
TAX INCREMENTAL DISTRICT NO. 3

COMPILED
DETAILED SCHEDULE OF CAPITAL EXPENDITURES
AND DEVELOPER PAYMENTS
From the Date of Creation Through December 31, 2019

	Actual	Project Plan Estimate
CAPITAL EXPENDITURES		
Ivywood Trail improvements	$ 408,153	$ 408,153
Siggelkow Road improvements	367,200	420,000
Sanitary sewer - Terminal Drive	816,318	1,000,000
Street improvements - Terminal Drive (urban)	127,136	1,846,000
Storm water improvements - Terminal Drive/Triangle St	242,020	513,665
Triangle Street improvements	230,303	1,070,000
Meinders Road improvements	19,690	232,000
USH 51 landscaping	-	250,000
Planning and engineering redevelopment plan	136,077	400,000
Marketing and business recruitment incentives	500,000	1,000,000
Economic development	2,795,670	5,000,000
Land acquisition, relocation, demolition	140,050	2,500,000
TOTAL CAPITAL EXPENDITURES	$ 5,782,617	$ 14,639,818

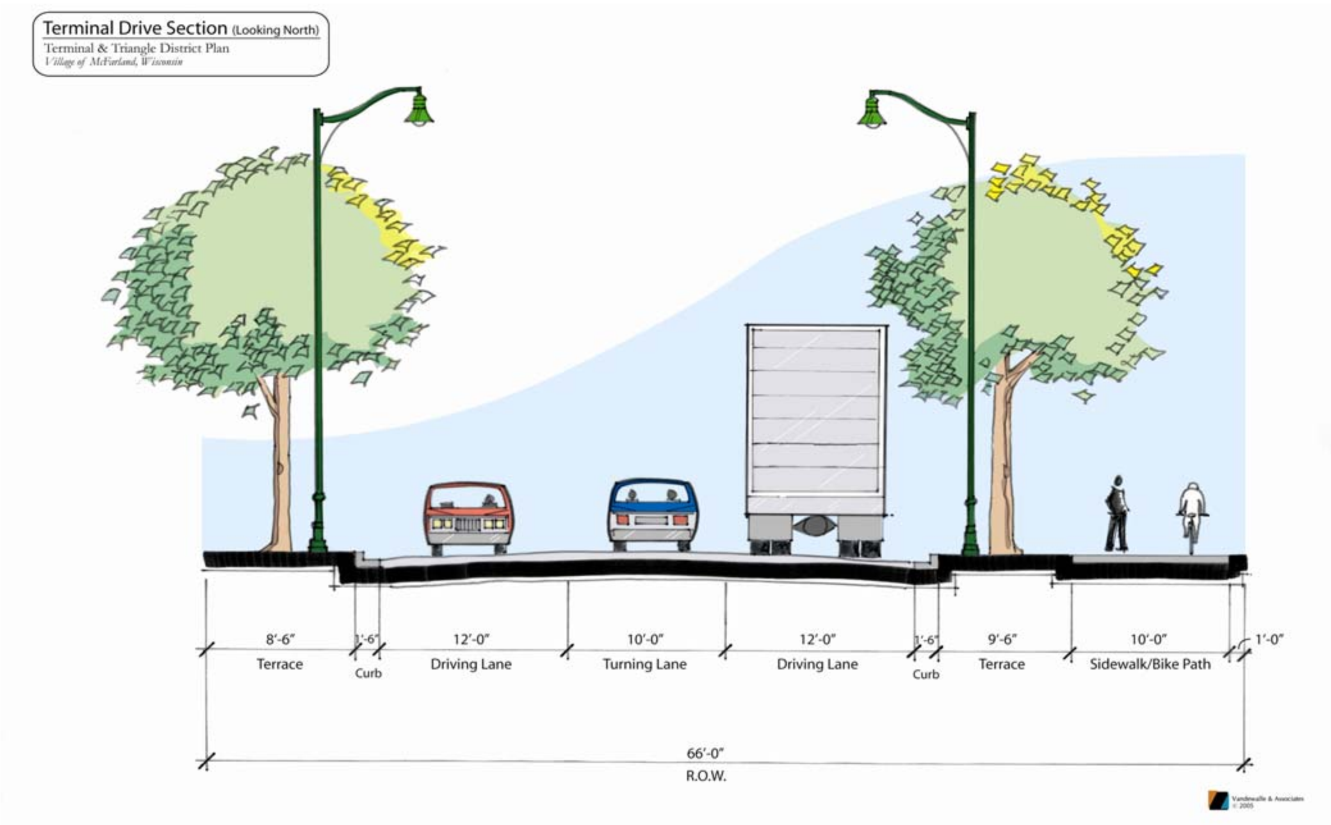
Village of McFarland
TID #3 - Potential Projects List
Cost Estimate Summary
4/30/2021

All costs include 13% estimated engineering, 4% estimated inspection, and 10% contingency
Because all projects would be TID funded (not by utility), aggregate base and asphalt are NOT assigned to underground utilities

Street and Utility Projects

Street Name	From	To	Comments	Street	Water	Sanitary Sewer	Storm Sewer	**Total**
Terminal Drive	Siggelkow Road	Lift Station 4	Urban cross-section, add sanitary sewer	$1,219,641		$191,421	$146,660	**$1,557,721**
Terminal Drive	Lift Station 4	USH 51	Urban cross-section, add sanitary sewer	$2,552,238		$519,017	$262,585	**$3,333,840**
Triangle Street	Siggelkow Road	Voges Road	Construct bike path only	$370,541				**$370,541**
				$4,142,419	$0	$710,438	$409,245	$5,262,102

These recommended improvements to Terminal Drive may be phased over time. The highest priority for upgrades in accordance with these standards is within the Beltline-Oriented Commercial Subdistrict. The present rural cross section street is not compatible with the desired character of that subdistrict.



Triangle Street should also be improved to urban street standards, in a manner comparable to improvements within the McFarland Commerce Park to the south.

Village of McFarland		TID #3		NO NEW ADDITIONAL DEVELOPMENT OR CAPITAL EXPENDITURES (draft 4.30.2021)													
L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC
PAYMENT YEAR	CAPITAL EXPENDITURE COSTS[1]	ANNUAL DEBT SERVICE[2]	INTEREST ON ADVANCES	ADMIN & OTHER COSTS[3]	SUBSIDY[4] TO TID #4	SUBSIDY[4] TO TID #5	TOTAL USES TID FUNDS	TAX INCREMENT COLLECTED	DEBT ISSUED / PREMIUM	DEVELOP GAURAN	TRANSFER FROM TID #4	TRANSFER FROM TID #5	OTHER INCOME[4]	INVESTM INCOME[5]	TOTAL SOURCES TID FUNDS	ANNUAL CASH FLOW	TID FUND BALANCE
2004	*$1,964,250*	*$28,100*	*$5,749*	*$30,166*	*$0*	*$0*	*$2,028,265*	*$0*	*$1,535,000*	*$0*	*$0*	*$0*	*$0*	*$0*	*$1,535,000*	*($493,265)*	*($493,265)*
2005	*$627,599*	*$32,359*	*$4,089*	*$42,640*	*$0*	*$0*	*$706,687*	*$0*	*$1,421,545*	*$0*	*$0*	*$0*	*$0*	*$25,513*	*$1,447,058*	*$740,371*	*$247,106*
2006	*$510,890*	*$173,727*	*$7,531*	*$40,350*	*$0*	*$0*	*$732,498*	*$164,170*	*$0*	*$0*	*$0*	*$0*	*$15,896*	*$0*	*$180,066*	*($552,432)*	*($305,326)*
2007	*$162,146*	*$115,091*	*$14,149*	*$36,816*	*$0*	*$0*	*$328,202*	*$331,293*	*$0*	*$0*	*$0*	*$0*	*$19,525*	*$0*	*$350,818*	*$22,616*	*($282,710)*
2008	*$693,101*	*$212,218*	*$6,928*	*$40,363*	*$0*	*$0*	*$952,610*	*$462,568*	*$4,442,234*	*$0*	*$0*	*$0*	*$17,145*	*$420*	*$4,922,367*	*$3,969,757*	*$3,687,047*
2009	*$26,588*	*$3,520,964*	*$0*	*$33,342*	*$0*	*$0*	*$3,580,894*	*$712,470*	*$0*	*$16,346*	*$0*	*$0*	*$14,139*	*$3,534*	*$746,489*	*($2,834,405)*	*$852,642*
2010	*$134,363*	*$533,986*	*$0*	*$56,908*	*$0*	*$0*	*$725,257*	*$829,770*	*$0*	*$28,278*	*$0*	*$0*	*$18,806*	*$596*	*$877,450*	*$152,193*	*$1,004,835*
2011	*$11,095*	*$539,449*	*$0*	*$38,151*	*$0*	*$0*	*$588,695*	*$802,316*	*$0*	*$33,804*	*$0*	*$0*	*$26,373*	*$472*	*$862,965*	*$274,270*	*$1,279,105*
2012	*$143,530*	*$538,311*	*$0*	*$42,670*	*$0*	*$0*	*$724,511*	*$753,774*	*$0*	*$0*	*$0*	*$0*	*$25,098*	*$631*	*$779,503*	*$54,992*	*$1,334,097*
2013	*$239,332*	*$540,376*	*$0*	*$35,609*	*$0*	*$0*	*$815,317*	*$710,116*	*$0*	*$80,104*	*$0*	*$0*	*$26,274*	*$445*	*$816,939*	*$1,622*	*$1,335,719*
2014	*$6,139*	*$485,728*	*$0*	*$44,727*	*$0*	*$0*	*$536,594*	*$704,314*	*$0*	*$94,120*	*$0*	*$0*	*$11,789*	*$416*	*$810,639*	*$274,045*	*$1,609,764*
2015	*$0*	*$487,064*	*$0*	*$44,338*	*$0*	*$0*	*$531,402*	*$778,000*	*$0*	*$90,966*	*$0*	*$0*	*$4,784*	*$802*	*$874,552*	*$343,150*	*$1,952,914*
2016	*$545,584*	*$671,076*	*$0*	*$65,929*	*$843,658*	*$0*	*$2,126,247*	*$767,184*	*$0*	*$119,151*	*$0*	*$0*	*$3,988*	*$9,421*	*$899,744*	*($1,226,503)*	*$726,411*
2017	*$0*	*$66,406*	*$0*	*$52,536*		*$0*	*$118,942*	*$796,300*	*$0*	*$41,432*	*$0*	*$0*	*$5,466*	*$4,818*	*$848,016*	*$729,074*	*$1,455,485*
2018	*$708,800*	*$66,406*	*$0*	*$49,912*	*$245,470*	*$0*	*$1,070,588*	*$821,442*	*$0*	*$0*	*$0*	*$0*	*$5,547*	*$15,418*	*$842,407*	*($228,181)*	*$1,227,304*
2019	*$9,200*	*$326,406*	*$0*	*$41,457*	*$79,213*	*$0*	*$456,276*	*$871,381*	*$0*	*$0*	*$0*	*$0*	*$5,681*	*$32,992*	*$910,054*	*$453,778*	*$1,681,082*
2020	$813,609	$324,056	$0	$53,484	$136,892	$350,000	$1,678,041	$828,009	$0	$29,953	$51,480	$0	$52,943	$8,263	$970,648	($707,393)	$973,689
2021	$337,500	$325,894	$0	$67,750	$64,800	$0	$795,944	$930,641	$0	$0	$51,479	$0	$47,000	$1,000	$1,030,120	$234,176	$1,207,864
2022	$0	$322,000	$0	$67,750	$172,000	$0	$561,750	$950,462	$0	$0	$51,479	$0	$47,000	$1,000	$1,049,941	$488,191	$1,696,055
2023	$0	$318,725	$0	$67,750	$0	$0	$386,475	$1,024,373	$0	$0	$51,479	$0	$47,000	$1,000	$1,123,852	$737,377	$2,433,432
2024	$0	$0	$0	$67,750	$0	$0	$67,750	$1,024,373	$0	$0	$51,479	$0	$47,000	$1,000	$1,123,852	$1,056,102	$3,489,534
2025	$0	$0	$0	$67,750	$0	$0	$67,750	$1,024,373	$0	$0	$51,479	$0	$47,000	$1,000	$1,123,852	$1,056,102	$4,545,636
2026	$0	$0	$0	$67,750	$0	$0	$67,750	$1,024,373	$0	$0	$51,479	$0	$47,000	$1,000	$1,123,852	$1,056,102	$5,601,737
2027	$0	$0	$0	$67,750	$0	$0	$67,750	$1,024,373	$0	$0	$51,482	$350,000	$47,000	$1,000	$1,473,855	$1,406,105	$7,007,842
TOTAL	**$6,933,726**	**$9,628,342**	**$38,446**	**$1,223,648**	**$1,542,033**	**$350,000**	**$19,716,196**	**$17,336,074**	**$7,398,779**	**$534,154**	**$411,836**	**$350,000**	**$582,454**	**$110,741**			
2021-2027	*$337,500*	*$966,619*	*$0*	*$474,250*	*$236,800*	*$0*	*$2,015,169*	*$7,002,967*	*$0*	*$0*	*$360,356*	*$350,000*	*$329,000*	*$7,000*			

ASSUMPTION

1. Includes Develop Incentives (2020 Ezra 50% and 4313 Triangle purchase, 2021 remaining Ezra payment)
2. No new Debt Service. Remaining debt service is actual payment schedule for 2008 GO Bond
3. Administration Costs remaining years based on 2021 Budget
4. Subsidy to TID #4 & #5 (2020 = 5817 Milwaukee Street Purchase-TID #4, 4719 Farwell-TID #5; 2021 = 5817 Milwaukee Demo + 5923 Exchange Street Incentive-TID #4; 2022 = 5411 Bashford Street Incentive-TID #4)
5. Other Income (Exempt Computer Aid, Licenses and Permits, Rent, Misc) remaining years based on 2021 Budget
6. Investment Income (0.1%) and Interest on Advances

Actual Values as reported from Village Compiled Financial Statements

TID DATES

Creation Date: 08-09-2004

Expenditure Period: 08-09-2022

Termination Date: 08-09-2027

Village of McFarland		TID #3		NO NEW ADDITIONAL DEVELOPMENT, $5.3M IN NEW DEBT SERVICE (draft 4.30.2021)													
L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC
PAYMENT YEAR	CAPITAL EXPENDITURE COSTS[1]	ANNUAL DEBT SERVICE[2]	INTEREST ON ADVANCES	ADMIN & OTHER COSTS[3]	SUBSIDY[4] TO TID #4	SUBSIDY[4] TO TID #5	TOTAL USES TID FUNDS	TAX INCREMENT COLLECTED	DEBT ISSUED / PREMIUM	DEVELOP GAURAN	TRANSFER FROM TID #4	TRANSFER FROM TID #5	OTHER INCOME[4]	INVESTM INCOME[5]	TOTAL SOURCES TID FUNDS	ANNUAL CASH FLOW	TID FUND BALANCE
2004	*$1,964,250*	*$28,100*	*$5,749*	*$30,166*	*$0*	*$0*	*$2,028,265*	*$0*	*$1,535,000*	*$0*	*$0*	*$0*	*$0*	*$0*	*$1,535,000*	*($493,265)*	*($493,265)*
2005	*$627,599*	*$32,359*	*$4,089*	*$42,640*	*$0*	*$0*	*$706,687*	*$0*	*$1,421,545*	*$0*	*$0*	*$0*	*$0*	*$25,513*	*$1,447,058*	*$740,371*	*$247,106*
2006	*$510,890*	*$173,727*	*$7,531*	*$40,350*	*$0*	*$0*	*$732,498*	*$164,170*	*$0*	*$0*	*$0*	*$0*	*$15,896*	*$0*	*$180,066*	*($552,432)*	*($305,326)*
2007	*$162,146*	*$115,091*	*$14,149*	*$36,816*	*$0*	*$0*	*$328,202*	*$331,293*	*$0*	*$0*	*$0*	*$0*	*$19,525*	*$0*	*$350,818*	*$22,616*	*($282,710)*
2008	*$693,101*	*$212,218*	*$6,928*	*$40,363*	*$0*	*$0*	*$952,610*	*$462,568*	*$4,442,234*	*$0*	*$0*	*$0*	*$17,145*	*$420*	*$4,922,367*	*$3,969,757*	*$3,687,047*
2009	*$26,588*	*$3,520,964*	*$0*	*$33,342*	*$0*	*$0*	*$3,580,894*	*$712,470*	*$0*	*$16,346*	*$0*	*$0*	*$14,139*	*$3,534*	*$746,489*	*($2,834,405)*	*$852,642*
2010	*$134,363*	*$533,986*	*$0*	*$56,908*	*$0*	*$0*	*$725,257*	*$829,770*	*$0*	*$28,278*	*$0*	*$0*	*$18,806*	*$596*	*$877,450*	*$152,193*	*$1,004,835*
2011	*$11,095*	*$539,449*	*$0*	*$38,151*	*$0*	*$0*	*$588,695*	*$802,316*	*$0*	*$33,804*	*$0*	*$0*	*$26,373*	*$472*	*$862,965*	*$274,270*	*$1,279,105*
2012	*$143,530*	*$538,311*	*$0*	*$42,670*	*$0*	*$0*	*$724,511*	*$753,774*	*$0*	*$0*	*$0*	*$0*	*$25,098*	*$631*	*$779,503*	*$54,992*	*$1,334,097*
2013	*$239,332*	*$540,376*	*$0*	*$35,609*	*$0*	*$0*	*$815,317*	*$710,116*	*$0*	*$80,104*	*$0*	*$0*	*$26,274*	*$445*	*$816,939*	*$1,622*	*$1,335,719*
2014	*$6,139*	*$485,728*	*$0*	*$44,727*	*$0*	*$0*	*$536,594*	*$704,314*	*$0*	*$94,120*	*$0*	*$0*	*$11,789*	*$416*	*$810,639*	*$274,045*	*$1,609,764*
2015	*$0*	*$487,064*	*$0*	*$44,338*	*$0*	*$0*	*$531,402*	*$778,000*	*$0*	*$90,966*	*$0*	*$0*	*$4,784*	*$802*	*$874,552*	*$343,150*	*$1,952,914*
2016	*$545,584*	*$671,076*	*$0*	*$65,929*	*$843,658*	*$0*	*$2,126,247*	*$767,184*	*$0*	*$119,151*	*$0*	*$0*	*$3,988*	*$9,421*	*$899,744*	*($1,226,503)*	*$726,411*
2017	*$0*	*$66,406*	*$0*	*$52,536*		*$0*	*$118,942*	*$796,300*	*$0*	*$41,432*	*$0*	*$0*	*$5,466*	*$4,818*	*$848,016*	*$729,074*	*$1,455,485*
2018	*$708,800*	*$66,406*	*$0*	*$49,912*	*$245,470*	*$0*	*$1,070,588*	*$821,442*	*$0*	*$0*	*$0*	*$0*	*$5,547*	*$15,418*	*$842,407*	*($228,181)*	*$1,227,304*
2019	*$9,200*	*$326,406*	*$0*	*$41,457*	*$79,213*	*$0*	*$456,276*	*$871,381*	*$0*	*$0*	*$0*	*$0*	*$5,681*	*$32,992*	*$910,054*	*$453,778*	*$1,681,082*
2020	$813,609	$324,056	$0	$53,484	$136,892	$350,000	$1,678,041	$828,009	$0	$29,953	$51,480	$0	$52,943	$8,263	$970,648	($707,393)	$973,689
2021	$337,500	$325,894	$0	$67,750	$64,800	$0	$795,944	$930,641	$0	$0	$51,479	$0	$47,000	$1,000	$1,030,120	$234,176	$1,207,864
2022	$0	$322,000	$0	$67,750	$172,000	$0	$561,750	$950,462	$0	$0	$51,479	$0	$47,000	$1,000	$1,049,941	$488,191	$1,696,055
2023	$0	$1,447,457	$0	$67,750	$0	$0	$1,515,207	$1,024,373	$0	$0	$51,479	$0	$47,000	$1,000	$1,123,852	($391,355)	$1,304,700
2024	$0	$1,128,732	$0	$67,750	$0	$0	$1,196,482	$1,024,373	$0	$0	$51,479	$0	$47,000	$1,000	$1,123,852	($72,630)	$1,232,069
2025	$0	$1,128,732	$0	$67,750	$0	$0	$1,196,482	$1,024,373	$0	$0	$51,479	$0	$47,000	$1,000	$1,123,852	($72,630)	$1,159,439
2026	$0	$1,128,732	$0	$67,750	$0	$0	$1,196,482	$1,024,373	$0	$0	$51,479	$0	$47,000	$1,000	$1,123,852	($72,630)	$1,086,809
2027	$0	$1,128,732	$0	$67,750	$0	$0	$1,196,482	$1,024,373	$0	$0	$51,482	$350,000	$47,000	$1,000	$1,473,855	$277,373	$1,364,181
TOTAL	**$6,933,726**	**$15,272,003**	**$38,446**	**$1,223,648**	**$1,542,033**	**$350,000**	**$25,359,857**	**$17,336,074**	**$7,398,779**	**$534,154**	**$411,836**	**$350,000**	**$582,454**	**$110,741**			
2021-2027	*$337,500*	*$6,610,280*	*$0*	*$474,250*	*$236,800*	*$0*	*$7,658,830*	*$7,002,967*	*$0*	*$0*	*$360,356*	*$350,000*	*$329,000*	*$7,000*			

ASSUMPTION

1. Includes Develop Incentives (2020 Ezra 50% and 4313 Triangle purchase, 2021 remaining Ezra payment)
2. Includes remaining payment schedule for 2008 GO Bond plus $5.3M in new debt service for Terminal Drive and Triangle Street Reconstruction financed at 2.5% fixed over 5 years
3. Administration Costs remaining years based on 2021 Budget
4. Subsidy to TID #4 & #5 (2020 = 5817 Milwaukee Street Purchase-TID #4, 4719 Farwell-TID #5; 2021 = 5817 Milwaukee Demo + 5923 Exchange Street Incentive-TID #4; 2022 = 5411 Bashford Street Incentive-TID #4)
5. Other Income (Exempt Computer Aid, Licenses and Permits, Rent, Misc) remaining years based on 2021 Budget
6. Investment Income (0.1%) and Interest on Advances

Actual Values as reported from Village Compiled Financial Statements

TID DATES

Creation Date: 08-09-2004

Expenditure Period: 08-09-2022

Termination Date: 08-09-2027

VILLAGE OF

McFarland

SUMMARY SHEET

MEETING DATE: **Wednesday, May 5, 2021**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT:

AGENDA ITEM: **Presentation of Community & Economic Development Director monthly report.**

PREVIOUS ACTION:

ISSUE SUMMARY:

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

ATTACHMENTS:

1. 04.29.21 CD Highlights

VILLAGE OF McFarland
Community & Economic Development
www.mcfarland.wi.us/communityandeconomicdevelopment | 5915 Milwaukee St, McFarland, WI 53558 | 608.838.3154

Memorandum

To: McFarland CDA

From: Andrew Bremer, AICP
Community & Economic Development Director

Date: April 29, 2021

Re: March 2021, Community & Economic Development Department Highlights

The following is a summary of new construction activity for the month and YTD, including permit numbers and associated revenues.

YTD New Construction Building Permits

Building Permits (new construction)	2020 Actual	6-Year Average	4-Year Average	2-Year Average	2021 Actual YTD
SF (Total Units)	50	52	62	58	3
Duplex (Total Units)	2	10	14	8	0
MF (Total Units)	100	34	42	64	55
Total Res. Units	**152**	**96**	**117**	**130**	**58**
Commercial	2	3	3	2	0
* As of 3/31, 25% through calendar year					

52 total building permits issued in the month, including two new single-family homes. The year started with 17 vacant SF lots in the active east-side subdivisions (excluding Rosewood Fields), there are 15 remaining.

YTD Department Revenues

Account		2020 Actual	6-Year Average	4-Year Average	2-Year Average	2021 Budget	2021 Actual YTD	YTD % of Budget
44300-101	Building Permit	$ 107,880	$ 86,912	$ 108,271	$ 107,597	$ 100,000	$ 19,310	19%
44300-102	HVAC Permit	$ 35,771	$ 31,876	$ 39,038	$ 33,402	$ 42,500	$ 5,589	13%
44300-103	Plumbing Permit	$ 34,745	$ 33,641	$ 40,767	$ 36,058	$ 42,500	$ 6,713	16%
44300-104	Electrical Permit	$ 50,335	$ 42,755	$ 52,062	$ 48,718	$ 48,000	$ 7,299	15%
44300-105	Sprinkler Fee	$ 6,210	$ 3,197	$ 4,776	$ 4,466	$ 7,750	$ 4,545	59%
44300-106	Fire Alarm Inspection Fee	$ 2,465	$ 2,485	$ 3,728	$ 3,490	$ 5,000	$ 690	14%
44300-108	CD Occupancy Inspection Fee	$ 9,535	$ 8,148	$ 9,496	$ 8,993	$ 9,000	$ 2,920	32%
44900-000	Misc. CD Permit Fees	$ 136,217	$ 125,238	$ 156,972	$ 120,464	$ 75,000	$ 6,958	9%
46800-000	Community Development Fees	$ 22,556	$ 11,887	$ 12,530	$ 16,166	$ 12,500	$ 2,556	20%
47210-000	City - Building Inspection	$ -	$ 18,696	$ 10,159	$ -	$ -	$ -	0%
	Total Revenue	**$ 405,713**	**$ 364,834**	**$ 437,798**	**$ 379,353**	**$ 342,250**	**$ 56,579**	**16.5%**
* As of 3/31, 25% through calendar year								

Total C&ED deposits for the month were $41,822.78.

Summary of Department Activities:

- Continued work with the Ad-Hoc Sustainability Committee on development of the Sustainability Plan.
- Continued work on McFarland Park and Community Park Master Plans.
- Village Board action on prior month C&ED related applications/projects:
    - Authorized changes to job description for Department Clerk to include Property Maintenance Officer.
    - Authorized job description and request to fill vacancy for part-time Planning & Zoning Assistant.
    - Approved TIF Development Incentives Application for 5411 Bashford Street (Dan Chin Homes)
- Status update of larger development projects previously approved:
    - 5610-14 USH 51 (Neitzel) commercial development. Stoughton Health Urgent Care wall sign complete, interior construction ongoing with occupancy anticipated in May/June.
    - 4608 Siggelkow Road (Waubesa Village Phase 3). Exterior framing completed.
    - Condos at Prairie Place Condominium (CF Investments). Construction on-going for all buildings.
    - 4900 Larson Beach Road (Taylor Pointe Apt). Foundation construction complete, starting on framing first floor.
- Meetings, Webinars & Conferences attended by Department Director:
    - March 1st, Personnel Committee meeting
    - March 3rd, CDA meeting
    - March 5th, Webinar: Leadership for Sustainability Strategies for Tackling Wicked Problems
    - March 8th, Village Board meeting
    - March 11th, Sustain Dane Green Team Roundtable
    - March 11th, Sustainability Committee meeting
    - March 15th, Plan Commission meeting
    - March 16th, Chamber Board meeting
    - March 18th, Webinar: WDNR Grant Funding Opportunities
    - March 19th, Webinar: UWM Introduction to Housing and Urban Development Programs
    - March 22nd, Village Board meeting
    - March 24th, Webinar WEDA Evolving Commercial Real Estate Market
    - March 25th, Parks Committee
    - March 26th, Webinar: Gray to Green Communities Addressing Affordable Housing and Sustainability
    - March 30th, Webinar Supporting the Virtuous Cycle of Water and Prosperity
    - March 31st, Dane County Sustainability Leaders meeting

Look ahead to potential May 17th, PC Agenda Items:

- Grand View Lot 3, Conditional Use Permit (Wisconsin Power & Light, Natural Gas Substation)
- 6001 Broadhead Street, Site/Design Application (proposed Public Safety Building)
- 5411 Bashford Street, Resolution 2021-10 Vacate ROW, Resolution 2021-12 Dedication of ROW and utility easement (Dan Chin Homes)

Look ahead to potential June 2nd, CDA Items:

- 5411 Bashford Street, Development Agreement (Dan Chin Homes)
- 4313 Triangle Street, TIF Development Incentives Application (CTW Flooring)
- 4908 Terminal Drive, TIF Development Incentives Application (Quam, Waubesa Village Phase 4)
- Continued discussion on TID #3 Project Plan Review as needed