

*****FINANCE MINUTES*****

January 7, 2025

SAUKVILLE POLICE DEPARTMENT AND VIA ZOOM 649 E. GREEN BAY AVE., SAUKVILLE, WI 53080

Village President Andy Hebein called the meeting to order at 6:00 p.m.

Julie Friede gave the Statement of Public Notice.

Members: Andy Hebein-present, Jim Nowlen-present, Bill Rudolph-absent, Jesse Duckart-absent, Pamela Duckart-present, Wendy Smith-present, and Brandon Ashley-present

Others Present: Dawn Wagner, Julie Friede, Greg Johnson - Ehlers, Kayle Thorpe - Ehlers, Ian McCain - Ansay, Tom Meaux - Ansay, Angie Sikowski - Ansay and Michael Babcock - Ozaukee Press

Approve Claims for November 2024 and December 2024 in the Amount of \$1,082,905.75

Nowlen/Ashley made a motion to Approve Claims for November 2024 and December 2024 in the Amount of \$1,082,905.75. Motion Carried.

Investment Reports

Wagner stated the November 2024 Investment Report was provided in the packet.

TID #6 Update (Ehlers/Ansay)

Johnson provided an overview of TID #6. (attached)

McCain provided an update on Northern Gateway Development. (attached)

Motion to convene in closed session pursuant to § 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the purchase of public properties or conducting other specified public business, where competitive or bargaining reasons require a closed session, to-wit: to discuss the status of, approaches to, devise possible bargaining strategies for, and discuss terms and conditions of a development agreement between the Village and Ansay Development, Inc. / Northern Gateway Partners, LLC, related to Phase II of the development.

Nowlen/P. Duckart made a Motion to convene in closed session pursuant to § 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the purchase of public properties or conducting other specified public business, where competitive or bargaining reasons require a closed session, to-wit: to discuss the status of, approaches to, devise possible bargaining strategies for, and discuss terms and conditions of a development agreement between the Village and Ansay Development, Inc. / Northern Gateway Partners, LLC, related to Phase II of the development. Roll Call vote was taken with all in favor. Motion Carried at 6:23 p.m.

Reconvene to Open Session to take action relating to Closed Session discussions and deliberations, if any.

Nowlen/ Smith made a motion to reconvene to Open Session. Motion Carried at 7:15 p.m.

No action taken.

Review and Possible Motion Regarding a Recommendation to the Village Board for the Approval of the Consent to Collateral Assignment of Development Agreement (Northern Gateway).

Nowlen/Ashley made a recommendation to the Village Board the approval of the Consent to Collateral Assignment of Development Agreement (Northern Gateway). Motion Carried.

Review and Possible Motion Regarding a Recommendation to the Village Board for the Approval of the Consent to Collateral Assignment of MRO (Northern Gateway).

Nowlen/Smith made a recommendation to the Village Board for the approval of the Consent to Collateral Assignment of MRO (Northern Gateway). Motion Carried.

DPW-WWTF Expansion Site Evaluation (Ruekert-Mielke).

Wagner stated that staff recommends contracting with Ruekert-Mielke for the DPW-WWTF Expansion Site Evaluation located on/around Cottontail Lane for the potential future site of a DPW Facility and future WWTF expansion area. Cost NTE \$9,500 and funding from DPW Impact Fees fund.

Smith/Ashley made a recommendation to the Village Board for the approval of DPW-WWTF Expansion Site Evaluation (Ruekert-Mielke). Motion Carried.

OTHER MATTERS

Wagner provided a list of the upcoming meeting schedule.

- Public Safety, January 28, 2025 at 5:30 p.m.
- Finance Committee, January 28, 2025 at 6:00 p.m.
- Village Board, January 28, 2025 at 6:30 p.m.

ADJOURNMENT

Nowlen/P. Duckart made a motion to adjourn. Motion carried at 7:19 p.m.

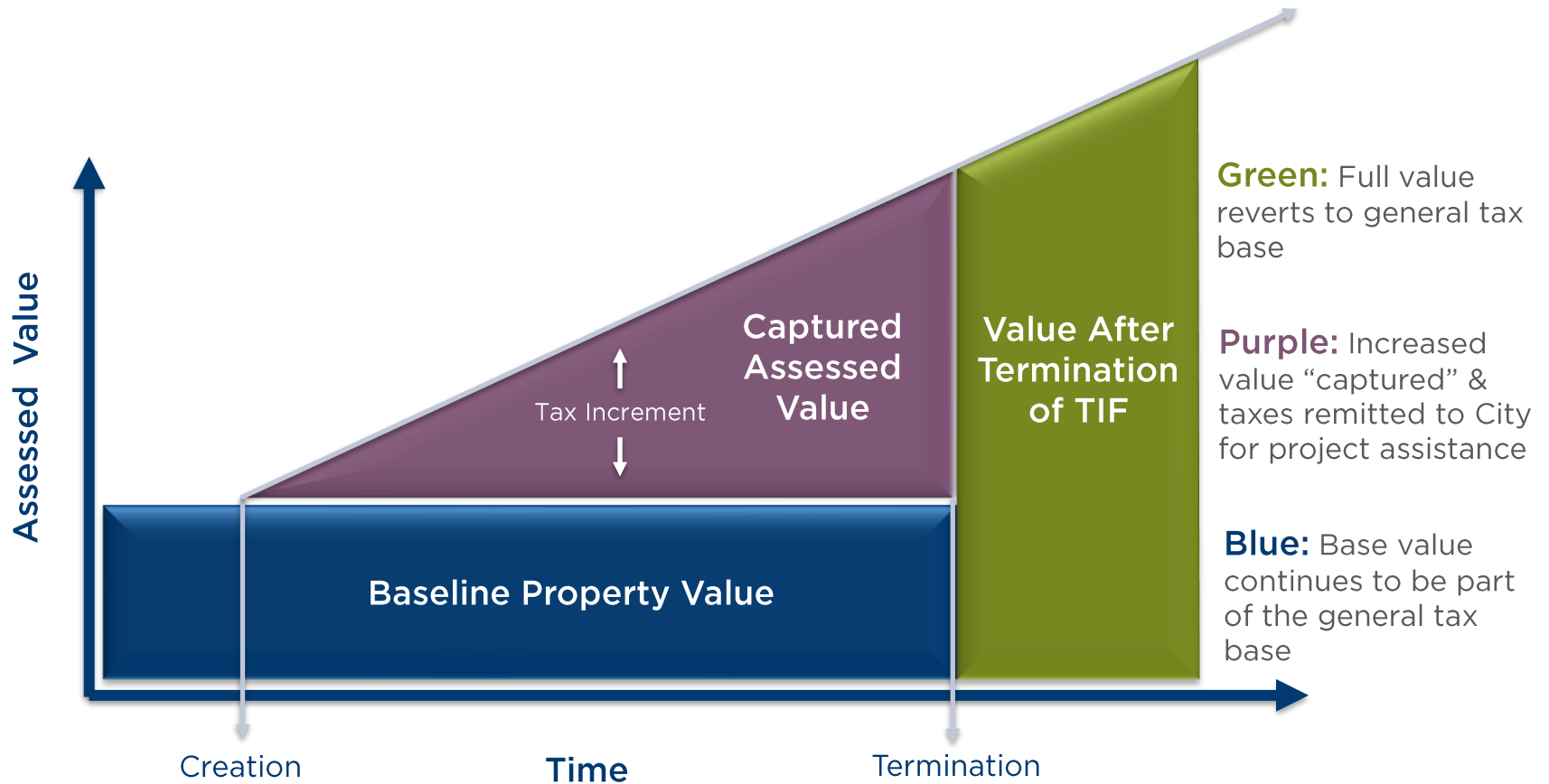
Julie Friede
Village Clerk



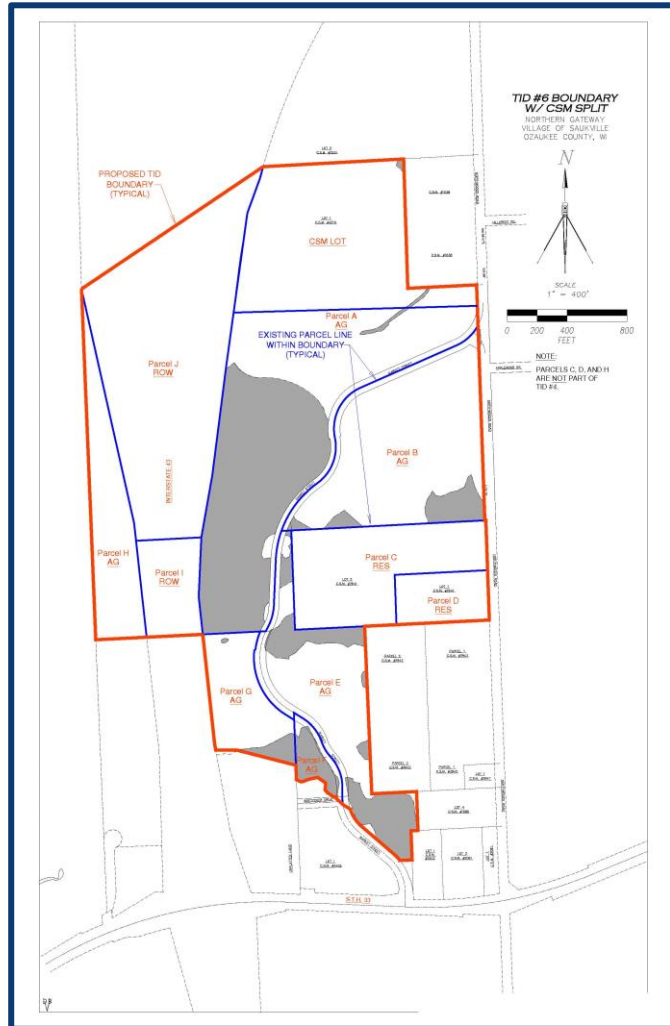
Tax Incremental District No. 6

Village of Saukville, Wisconsin

TIF Fundamentals



Tax Incremental District No. 6



Purpose

- Provide development incentives for infrastructure & related costs for Northern Gateway development.

Goal

- Expand housing, industrial, and commercial opportunities.

Required Finding

- Not less than 50% by area suitable for combination of residential, commercial & industrial development. Less than 35% of area suitable for newly platted residential development.

Mixed Use TID Findings TID #6 (at creation)

Village of Saukville, Wisconsin

Tax Increment District #6

Future Land Use Summary

	<u>Acres</u>	<u>Percent of total</u>
Acres Suitable for Commercial Development	29.50	19.64%
Acres Suitable for Industrial Development	23.02	15.33%
Acres Suitable for Newly Platted Residential Development (less than or equal to 3 units)	10.34	6.88%
Acres Suitable for Newly Platted Residential Development (4 or more units)	17.20	11.45%
TOTAL ACRES SUITABLE FOR MIXED USE DEVELOPMENT	80.06	53.30%
TOTAL ACRES NOT SUITABLE FOR MIXED USE DEVELOPMENT	70.15	46.70%
TOTAL ACRES	150.21	

Tax Incremental District No. 6

Preliminary Projects:

- Pay-as-you go developer incentive \$21,517,735, plus up to 6.25% interest.
- Ongoing annual costs of Village (audit, TID reporting) totaling \$272,990.
- Portion of broader water looping project undertaken by Village (up to \$172,250)

- The Developer will fund all of infrastructure improvements and be reimbursed annually with a portion of the increment generated by the project.
- If increment is not sufficient to pay full incentive, Village not required to make up shortfall.

TID #6 Project Costs

Estimated Project List					
Project Name/Type	Infrastructure Incentive 2023-2024	Project Specific Incentives	Village ongoing Reporting & Administrative Costs	TOTAL TID Amount	TOTAL Non-TID Amount
Infrastructure for:	5,570,744			5,570,744	0
Market Rate Apartment #1					
Market rate Apartment #2					
Sports Facility					
Commercial/Banquet Hotel					
Infrastructure for:	4,263,042			4,263,042	0
Multi-Family 80 unit					
Duplex Homes					
Town Homes					
Single Family Homes I					
Single Family Homes II					
Memory Care					
Infrastructure for:	4,133,949			4,133,949	0
White Glove Manufacturing					
Incentive					
Mel's I		3,325,000		3,325,000	0
Mel's II		3,325,000		3,325,000	0
Youth Sports Facility		900,000		900,000	0
State Highway 33 Water looping improvements (if needed)				172,250	2,327,750
Ongoing Village Administrative & Reporting Costs			272,990	272,990	0
TOTAL	<u>13,967,735</u>	<u>7,550,000</u>	<u>272,990</u>	<u>21,962,975</u>	<u>2,327,750</u>

Notes:
1. Infrastructure and incentive costs provided by Ansay 7/25/2022

An aerial photograph showing a large, rectangular industrial building with a white, corrugated metal roof under construction. The building is situated in a wooded area with many bare trees. In the background, there is a winding road, a small pond, and a residential or commercial development. The overall scene is in a natural, somewhat undeveloped setting.

NORTHERN
GATEWAY

— SAUKVILLE —

01.07.2025



NORTHERN
GATEWAY
COMMUNITY COLLECTIVE
— SAUKVILLE —

- Nestled on 99 acres in Saukville, Northern Gateway will represent:
- A sustainable source of funding, activity, jobs and awareness for Mel's Charities and IDD Adults
- An economic, entertainment and cultural center that will bring great value to Saukville, its residents, and neighboring communities.
- Serve as a centerpiece for numerous brands who are proud of their Ozaukee County

DEVELOPER FUNDED TIF:

NO FINANCIAL RISK TO TAXPAYERS

MEL'S VILLAGE

THE VISION IS TO CREATE AN INCLUSIVE COMMUNITY TOWN CENTER - A FOCAL POINT FOR THE DEVELOPMENT AND FOR THE VILLAGE OF SAUKVILLE. DESIGNED FOR SOCIAL INTERACTION, ACTIVITIES, AND EVENTS THAT ALIGN WITH MEL'S CHARITIES AND VISION.



Project Overview

July 2022

MASTER PLAN SUMMARY 2022

NORTH CAMPUS

- **22-30 ACRE BUSINESS PARK**- 130,000 SF high tech employer
- **420-470 UNITS**- Mixed Density residential neighborhood
- **30-34 UNITS**- Active Senior Living Residence (included in unit mix above)

SOUTH CAMPUS- MEL'S VILLAGE

- **ACTIVE PROGRAMMABLE FLEXIBLE GREEN SPACE**
- **VIBRANT RETAIL & FOOD & BEVERAGE ENVIRONMENT**
- **110-KEY** hotel
- **120-150 UNITS**- Mixed density residential neighborhood
- **+/-25% UNITS**- IDD inclusive Mel's Charities residences
- Office/Commercial/Catering
- Childcare Facility
- Indoor Sports/Rec Facility
- 420-470 UNITS- Active Senior Living Residence (included in unit mix above)

540-620 TOTAL UNITS

DEVELOPER FUNDED TIF – NO RISK TO VILLAGE:

Financial Risk Born by Developer

Previous Tax Base: \$1,927,054

Tax Increment Target 2022: \$157,000,000 (**81.5% Growth**)

Project Overview

July 2022



PUD SUBMISSION
7.11.2022



PLAN UPDATE
11.4.2022



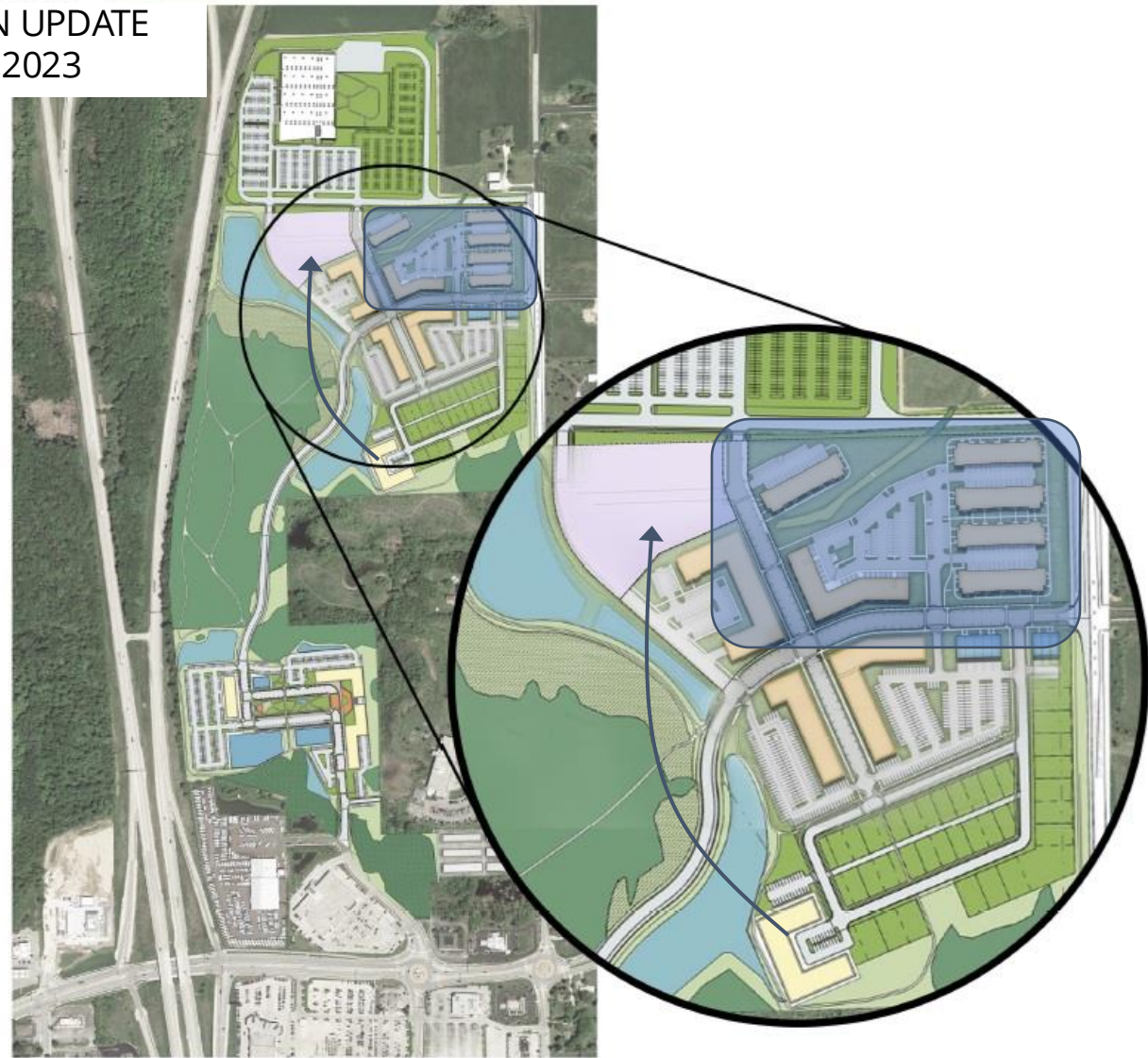
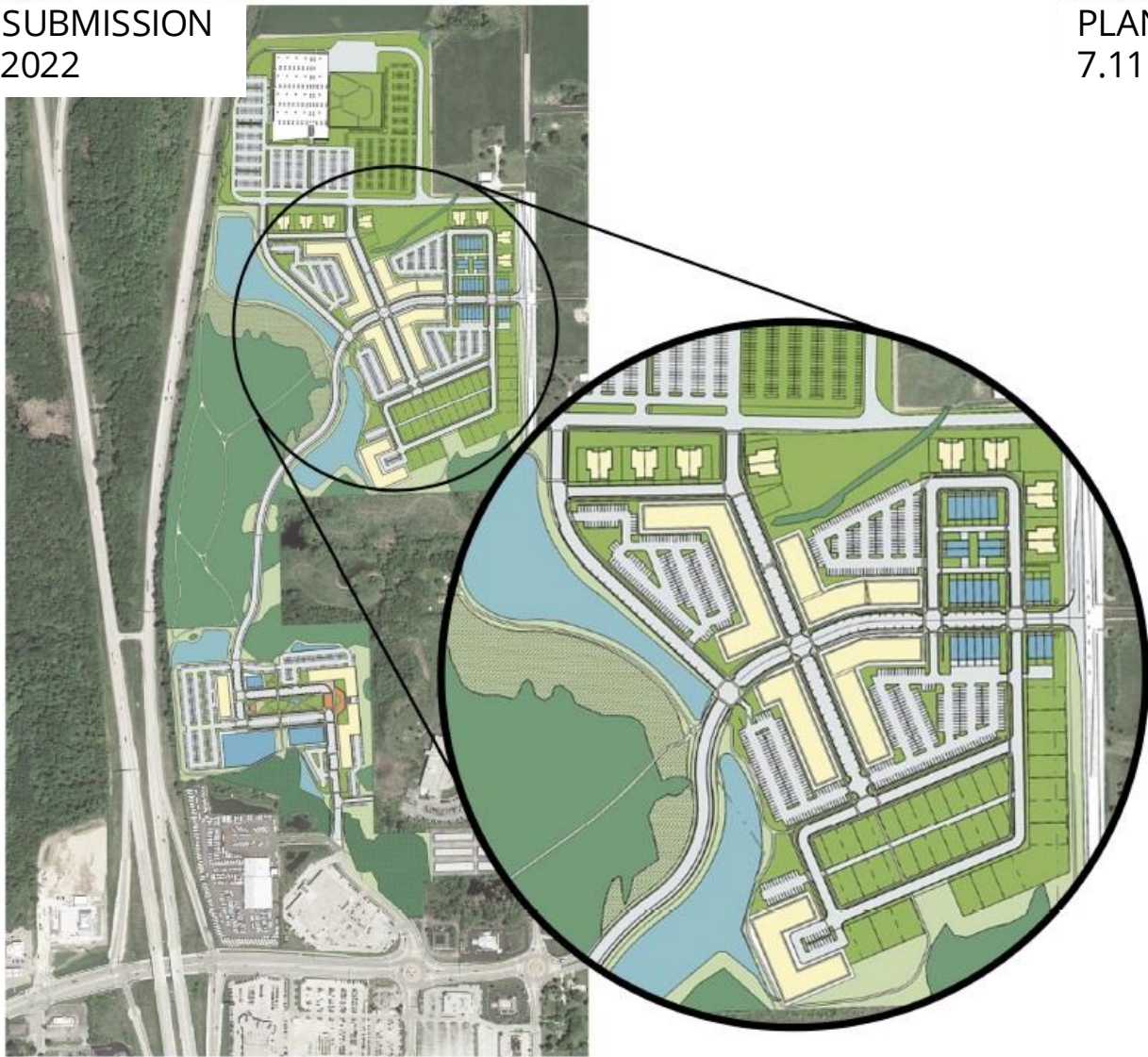
**Development of
Northern
Gateway (2022
to Current)**

NORTH CAMPUS | APPROVED MASTER PLAN

NORTH CAMPUS | PROPOSED PLAN

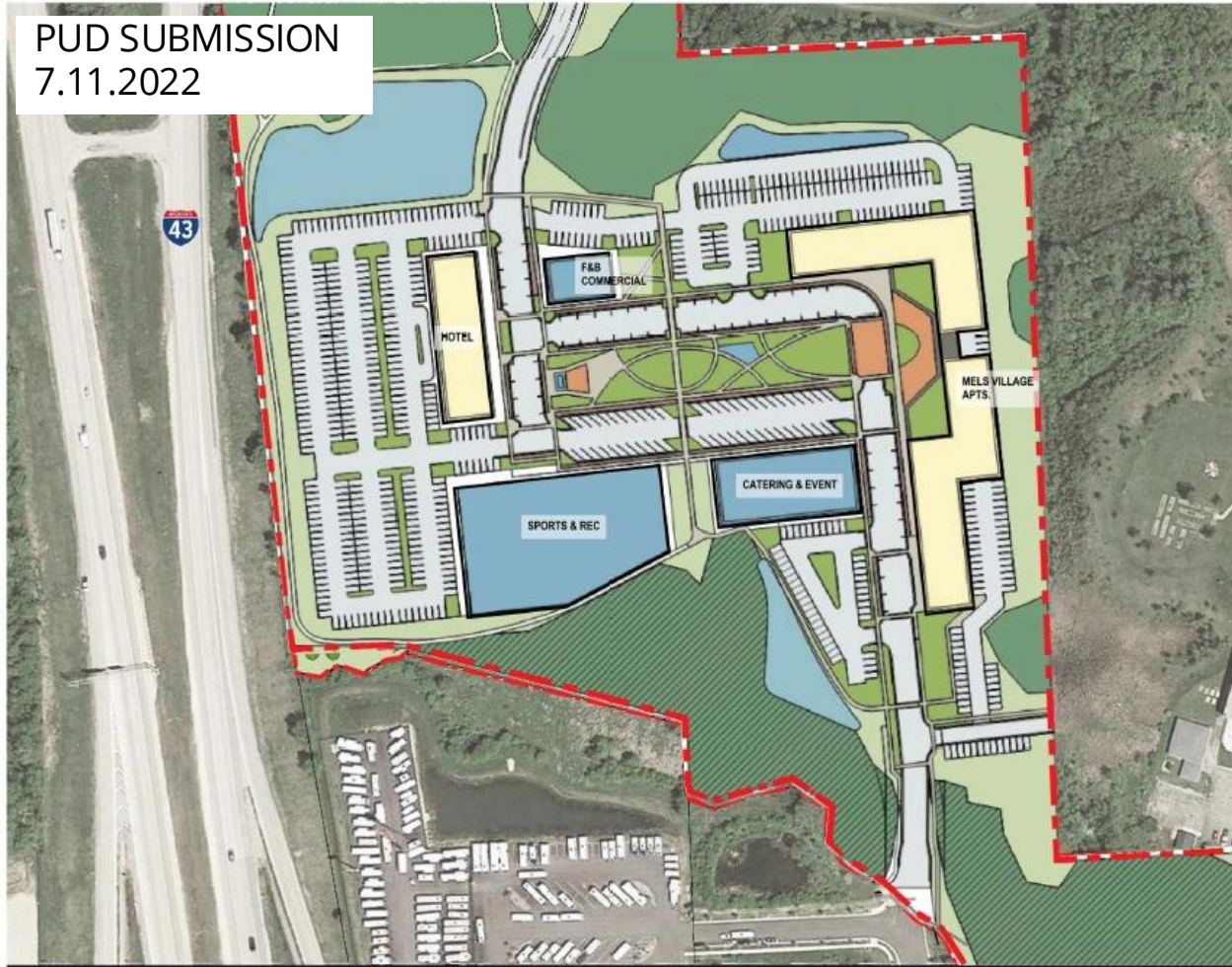
PUD SUBMISSION
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PLAN UPDATE
7.11.2023

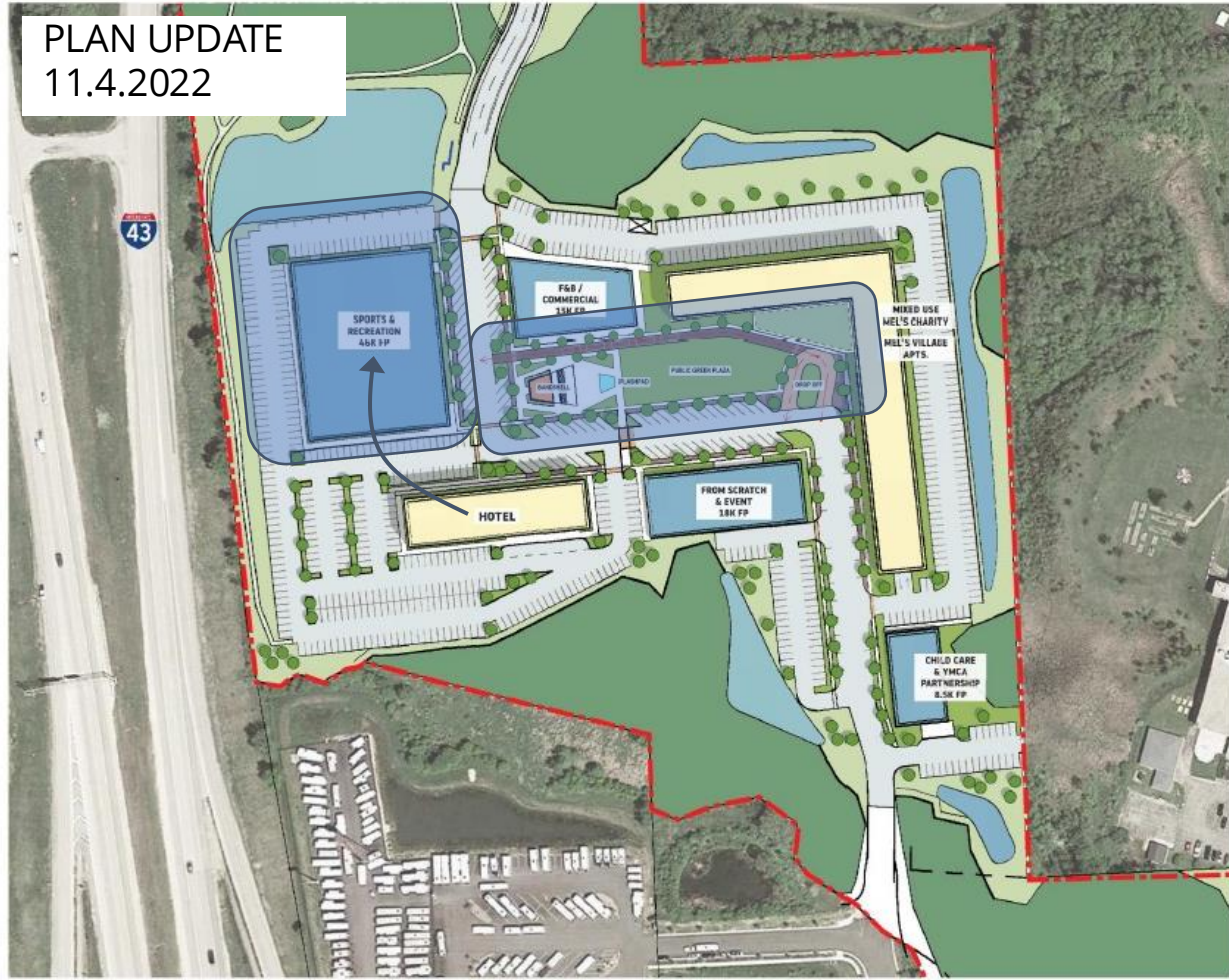


Development of Northern Gateway (2022 to Current)

PUD SUBMISSION
7.11.2022

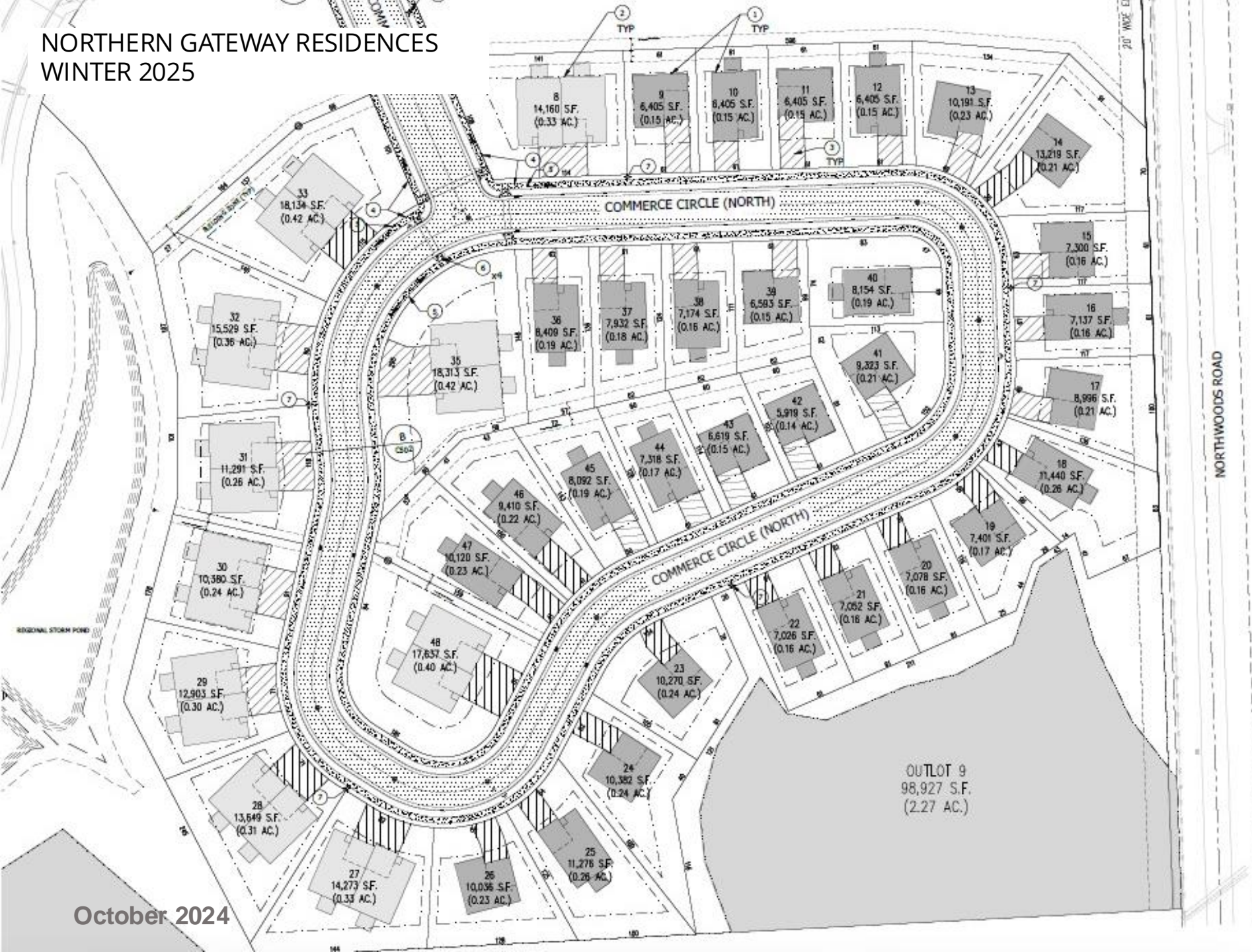


PLAN UPDATE
11.4.2022



Development of Northern Gateway (2022 to Current)

NORTHERN GATEWAY RESIDENCES
WINTER 2025



NORTHERN GATEWAY RESIDENCES

- 30 Single-Family Lots
- 10 Side-by-Side Lots

Home construction to begin Spring 2025

Development of Northern Gateway (2022 to Current)



October 2024



UPDATED SUMMARY 2025

NORTH CAMPUS

- **22-30 ACRE BUSINESS PARK**- 130,000 SF high tech employer
- **420-470 UNITS**- Mixed Density residential neighborhood
- **30-34 UNITS**- Active Senior Living Residence (included in unit mix above)
60+ Bed

SOUTH CAMPUS- MEL'S VILLAGE

- **ACTIVE PROGRAMMABLE FLEXIBLE GREEN SPACE**
- **VIBRANT RETAIL & FOOD & BEVERAGE ENVIRONMENT**
- **110-KEY** hotel
- **120-150 UNITS**- Mixed density residential neighborhood
- **+/-25% UNITS**- IDD inclusive Mel's Charities residences
- Office/Commercial/Catering
- Indoor Sports/Rec Facility
- 420-470 UNITS- Active Senior Living Residence (included in unit mix above)

540-620 TOTAL UNITS

DEVELOPER FUNDED TIF – NO RISK TO VILLAGE:

Financial Risk Born by Developer

Tax Increment Target 2022: \$157,000,000

Tax Increment Projection: \$163,675,000+

***Projection Without Valuation Growth**

**Development of Northern
Gateway (2022 to Current)**



UPDATED SUMMARY 2025

DEVELOPER FUNDED TIF – NO RISK TO VILLAGE:

Financial Risk Born by Developer

Tax Increment Target 2022: \$157,000,000

Tax Increment Projection: \$163,675,000+

****Projection Without Valuation Growth***

CRITICAL DECISIONS IMPACTING COMPLETION:

- 30% inflation impact since project inception
- Interest Rate Changes
- Unexpected Costs – Soils and Inspections

Development of Northern Gateway (2022 to Current)



NORTHERN GATEWAY AERIAL TODAY



AMERICAN ORTHODONTICS TODAY

NORTHERN
GATEWAY
- SAUKVILLE -



THE DANIELS APARTMENTS TODAY



NORTHERN GATEWAY RESIDENCES TODAY

NORTHERN
GATEWAY
- SAUKVILLE -

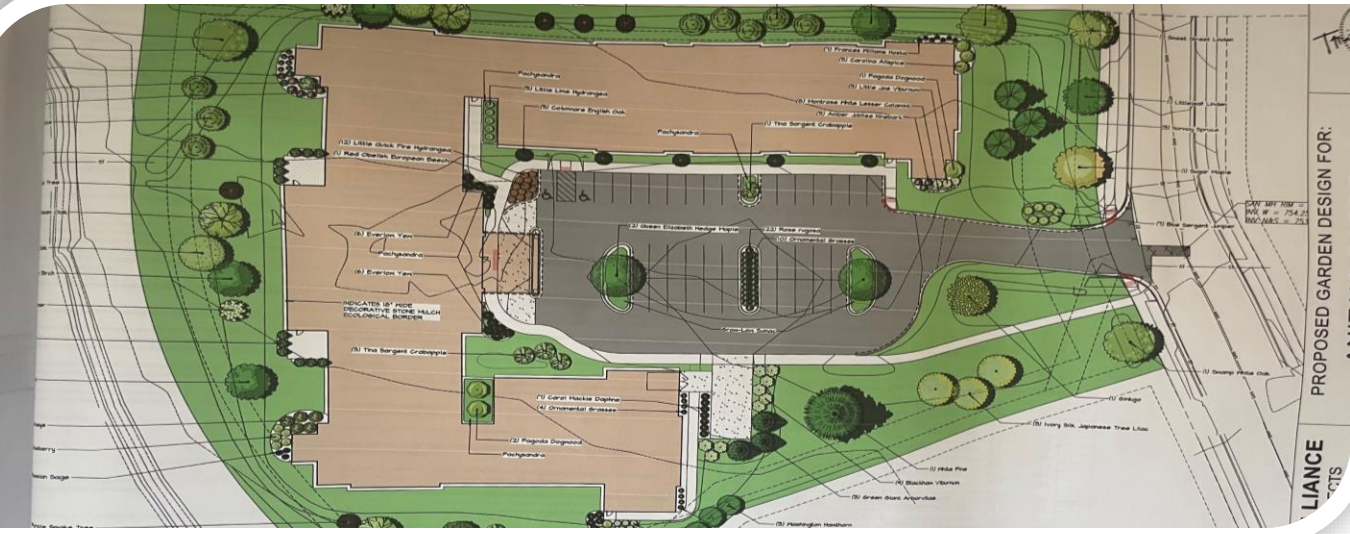
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



ANITA'S GARDENS RENDERINGS



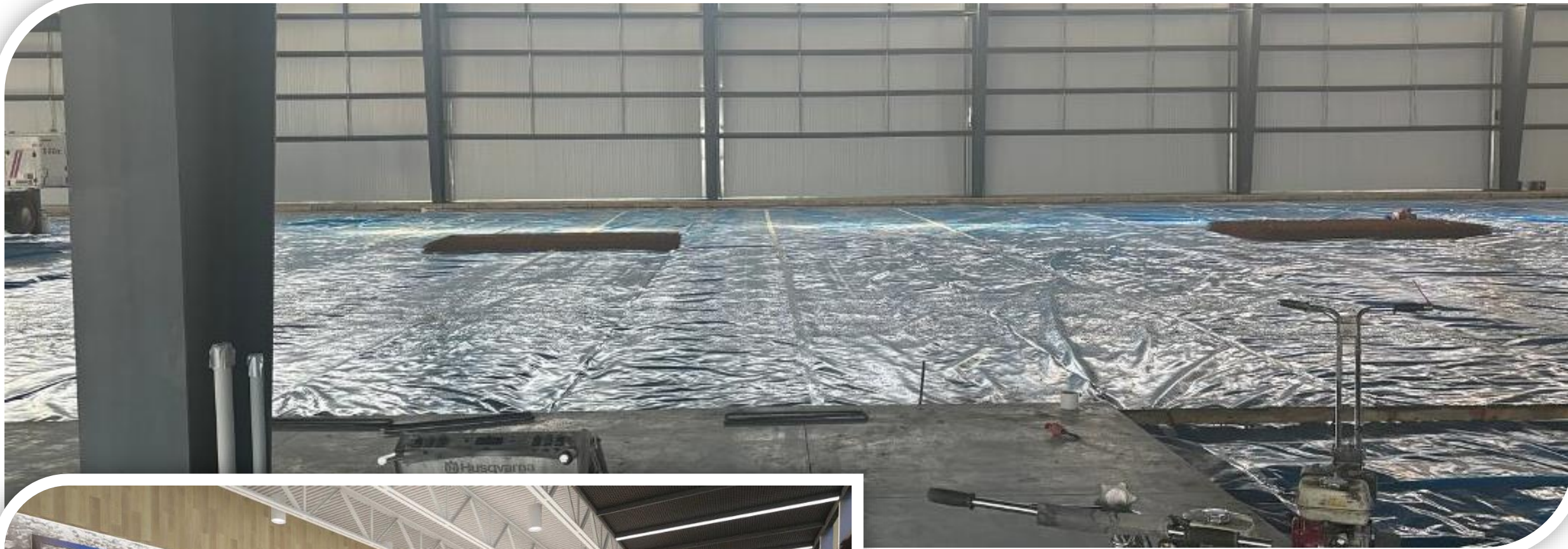
GATEWAY SPORTS ACADEMY AERIAL TODAY



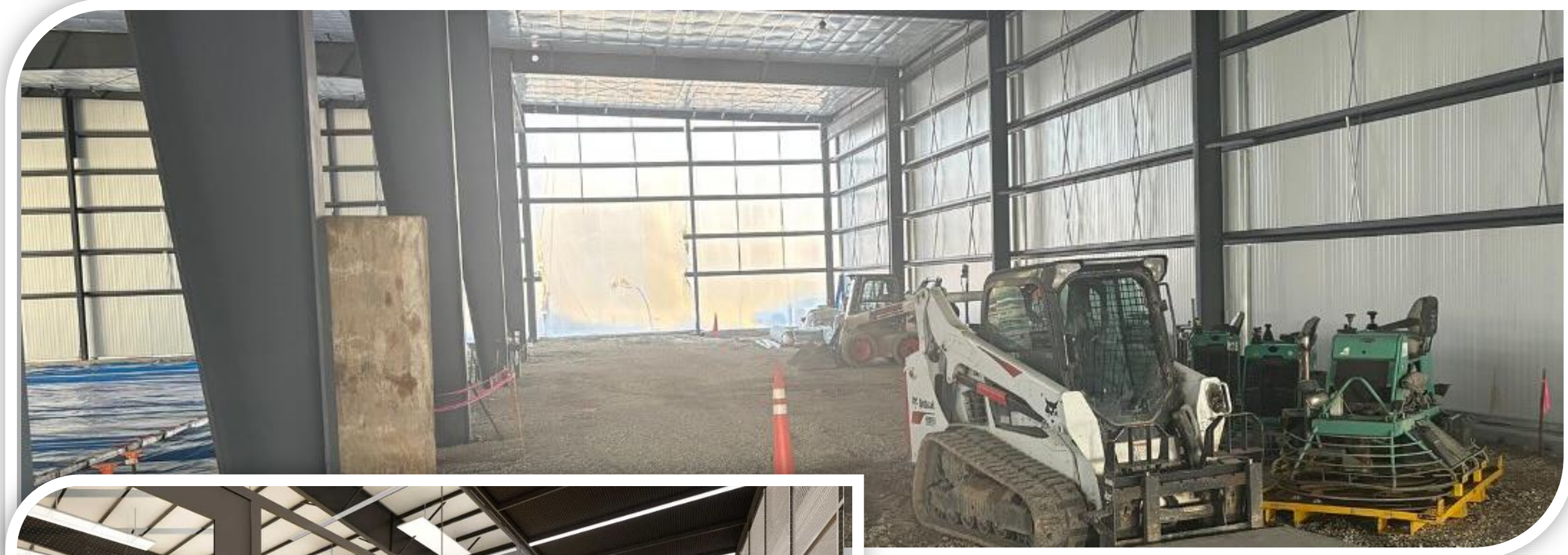
GATEWAY SPORTS ACADEMY RENDERING VS. TODAY



GATEWAY SPORTS ACADEMY RENDERING VS. TODAY



GATEWAY SPORTS ACADEMY RENDERING VS. TODAY



GATEWAY SPORTS ACADEMY RENDERING VS. TODAY



GATEWAY SPORTS ACADEMY TODAY



NORTHERN
GATEWAY

— SAUKVILLE —

THANK YOU!

RINKA+