



REVISED REDEVELOPMENT AUTHORITY MEETING AGENDA

April 11, 2024 at 5:15 PM

Kronenwetter Municipal Center - 1582 Kronenwetter Drive Board Room (Lower Level)

1. CALL MEETING TO ORDER

- A. Pledge of Allegiance
- B. Roll Call

2. PUBLIC COMMENT

Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this Village that Public Comment will take no longer than 15 minutes with a three-minute time period, per person, with time extension per the Chief Presiding Officer's discretion. Be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments.

3. MEETING MINUTES

- [C.](#) Joint UC & RDA Meeting Minutes

4. REPORTS FROM STAFF AND VENDORS

- [D.](#) ADMINISTORS REPORT

5. NEW BUSINESS

- [E.](#) Discussion & Possible Action: TID 2 - Amendment

6. OLD BUSINESS

- F. Discussion and possible action: Update on TID 2 Projects

7. CONSIDERATION OF ITEMS FOR FUTURE AGENDA

8. ADJOURNMENT

NOTE: Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made at least 24 hours in advance to the Village Clerk's office at (715) 693-4200 during business hours.

Posted: 04/09/2024 Kronenwetter Municipal Center and www.kronenwetter.org

Faxed: WAOW, WSAW, WSAU, and Mosinee Times | Emailed: Wausau Daily Herald



JOINT UTILITY COMMITTEE & RDA MEETING MINUTES

February 06, 2024 at 5:45 PM

Kronenwetter Municipal Center - 1582 Kronenwetter Drive Board Room (Lower Level)

1. CALL MEETING TO ORDER

- A. Pledge of Allegiance
- B. Roll Call
PRESENT
Craig Mortensen
Vice-Chair Jim Buck
Sean Dumais
Chair Alex Vedvik
Bob Peterson
Chris Eiden
Chris Voll
Pat Kilsdonk
Randy Fifrick - Arrived @ 6:16PM
ABSENT
Lane Loveland
Terry Radtke

2. PUBLIC COMMENT

Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this Village that Public Comment will take no longer than 15 minutes with a three-minute time period, per person, with time extension per the Chief Presiding Officer’s discretion. Be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments.

Bernie Kramer

3. APPROVAL OF MINUTES

- C. Unapproved Minutes 2023 12 05
Motion made by Mortensen, Seconded by Vice-Chair Buck.
Voting Yea: Dumais, Chair Vedvik, Peterson
- D. RDA Meeting Minutes for November 2, 2023
Motion made by Voll, Seconded by Kilsdonk.
Voting Yea: Eiden, Voll, Kilsdonk, Fifrick
- E. RDA Meeting Minutes for December 7, 2023
Motion made by Voll, Seconded by Kilsdonk.
Voting Yea: Eiden, Voll, Kilsdonk, Fifrick
- F. RDA Meeting Minutes for December 28, 2023

Motion made by Voll, Seconded by Kilsdonk.
Voting Yea: Eiden, Voll, Kilsdonk, Fifrck

4. REPORTS AND DISCUSSIONS

G. Public Works & Utilities Report
Presented by Leonard Ludi - Waiting on a part for lift station 11 pump 1. Paint touch up bids for water tower. Facia work being done on water treatment plant. Change order for Ellis for water break over the summer. Schedule on track for completing in September.

5. OLD BUSINESS

- H. Budget Update for Lift Station 8 & Lift Station 4 Design
Rob from RPS to present - LS in TID 2, LS 4 partial. Walked through the options to finance the projects.
- I. Discussion & Possible Action: Ehlers Presents - 2023 Sewer Rate Study Update & TIF
Brian from Ehlers to Present - Sewer long range cash flow. No Action
- J. Discussion and Possible Action: 2019-009 Village of Kronenwetter Development Agreement A&M
Personal Storage, LLC
NO ACTION
- K. Discussion and Possible Action: 2020-027 Village of Kronenwetter Lease, Sale and Development
Agreement Polzer Holdings, LLC
Meet with client and get a timeline on development.

6. NEW BUSINESS

- L. Emergency Water Procedure Well #2 WTP Construction Project
Staff had meeting with Rothchild on emergency water needed during well 2 repairs.
- M. Back-up Soft Start Purchase Lift Station 11
Administrator can approve purchase

7. NEXT MEETING: MARCH 5, 2024 for UC & MARCH 14, 2024 FOR RDA

8. CONSIDERATION OF ITEMS FOR FUTURE AGENDA

- RDA-
- Future project plan amendment TID 2
 - Development Agreement for TID 1
 - TID 1 cash flow update

9. ADJOURNMENT

Motion made by Vice-Chair Buck, Seconded by Mortensen.
Voting Yea: Mortensen, Vice-Chair Buck, Dumais, Chair Vedvik, Peterson
@ 7:38pm

Motion made by Voll, Seconded by Fifrck.
Voting Yea: Eiden, Voll, Kilsdonk, Fifrck
@7:50pm

**Village Administrator
Status Report: for Village Board
As of April 9, 2024**

- A. Prepared Evaluation for Lisa Kerstner CFO/Treasure for APC
- B. Prepared 2024 Evaluation Wage-Scale Budget Range for APC
- C. Prepared 2024 Road Maintenance Bid Packet Award for APC
- D. Prepared Budget Amendment Lift Station Maintenance for UC and APC
- E. Attended Adhoc Committee meeting regarding committee formation.
- F. Third party investigator for personnel claim is moving on to the next phase of staff & board interviews through the month of April 2024. Anticipate final interviews and recommendations through the end of May 2024.
- G. Developing Debt Management Policy with CFO/Treasurer with input utilities from auditors for future presentation to APC.
- H. Department Head review of latest version of Employee Handbook completed and prepared for APC.
- I. Continued review of 2023 budget over/under/balances with CFO/Treasurer
- J. Department Head Quarterly Budgets Reports scheduled for presentation to CFO/Treasurer on April 16, 2024.
- K. Prepared Capital Improvement Plan presentation for APC.
- L. Preparing the Municipal Building ADA Update Project for presentation to CLIPP and future APC to identify funding source. RFP being developed as well.
- M. Dan Mahoney mentoring meeting April 23, 2024 (HR, payroll with other subjects to be determined)

Ongoing Project Milestones:

- Railroad Accessibility Assessment Study (**Award pending funding**)
- 2024 Road Maintenance Bid Packet . (**Award pending APC & VB approval**)
- 90% Lift Station 8 & 4 Design submittal to DNR – **MARCH 2024** (received)
 - a. Drill rig was onsite April 1 for Geotech samples.
 - b. WDNR Submittal after 90% Plans: March 2024
 - c. Full Plan Set 100% Specifications: March 2024
 - d. Bid Project: March – Early April 2024
 - e. Award Contract: May 2024
 - f. Construction Start: summer 2024
- Municipal Center Roof Repair & Replacement Project (**Job walk Friday April 12**)
- Water Tank Maintenance – **Spring and Fall 2024**
- Parks Repairs and Maintenance Projects – **APRIL to JUNE 2024**
- Well 2 Shut Down (WTP Construction Project) – **APRIL 15 to APRIL 30, 2024**

- Well Water Treatment Plant Construction Project – Micro Meter install change order and Overhead change order approved.
- 50% Design Kronenwetter Dr. & Misc. Road Way Improvements - **JUNE 15, 2024**
 - a. **March 15, 2024:** Field work and Geotechnical work completed.
 - b. **April 15, 2024:** 2nd Utility Coordination Initiated.
 - c. **June 15, 2024:** 50% Plans, Specification and Preliminary Engineers Estimate
 - d. **August 15, 2024:** 90% Plans Specification and Engineers Estimate

March 6, 2024

Lisa Kerstner, Finance Director/Village Treasurer
Village of Kronenwetter, Wisconsin
1582 Kronenwetter Drive
Kronenwetter, WI 54455

Re: Written Municipal Advisor Client Disclosure with the Village of Kronenwetter (“Client”) for 2024 TID #2 Amendment (Non-Territory) (“Project” Pursuant to MSRB Rule G-42)

Dear Lisa:

As a registered Municipal Advisor, we are required by Municipal Securities Rulemaking Board (MSRB) Rules to provide you with certain written information and disclosures prior to, upon or promptly, after the establishment of a municipal advisory relationship as defined in Securities and Exchange Act Rule 15Ba1-1. To establish our engagement as your Municipal Advisor, we must inform you that:

1. When providing advice, we are required to act in a fiduciary capacity, which includes a duty of loyalty and a duty of care. This means we are required to act solely in your best interest.
2. We have an obligation to fully and fairly disclose to you in writing all material actual or potential conflicts of interest that might impair our ability to render unbiased and competent advice to you. We are providing these and other required disclosures in **Appendix A** attached hereto.

As your Municipal Advisor, Ehlers shall provide this advice and service at such fees, as described within **Appendix B** attached hereto.

This documentation and all appendices hereto shall be effective as of its date unless otherwise terminated by either party upon 30 days written notice to the other party.

During the term of our municipal advisory relationship, this writing might be amended or supplemented to reflect any material change or additions.

We look forward to working with you on this Project.

Sincerely,

Ehlers & Associates



Brian Roemer
Senior Municipal Advisor

¹ This document is intended to satisfy the requirements of MSRB Rule G-42(b) and Rule G-42(c).

Appendix A

DISCLOSURE OF CONFLICTS OF INTEREST/OTHER REQUIRED INFORMATION

Actual/Potential Material Conflicts of Interest

Ehlers has no known actual or potential material conflicts of interest that might impair its ability either to render unbiased and competent advice or to fulfill its fiduciary duty to Client.

Other Engagements or Relationships Impairing Ability to Provide Advice

Ehlers is not aware of any other engagement or relationship Ehlers has that might impair Ehlers' ability to either render unbiased and competent advice to or to fulfill its fiduciary duty to Client.

Affiliated Entities

Ehlers offers related services through two affiliates of Ehlers, Bond Trust Service Corporation (BTSC) and Ehlers Investment Partners (EIP). BTSC provides paying agent services while Ehlers Investment Partners (EIP) provides investment related services and bidding agent service. Ehlers and these affiliates do not share fees. If either service is needed in conjunction with an Ehlers municipal advisory engagement, Client will be asked whether or not they wish to retain either affiliate to provide service. If BTSC or EIP are retained to provide service, a separate agreement with that affiliate will be provided for Client's consideration and approval.

Solicitors/Payments Made to Obtain/Retain Client Business

Ehlers does not use solicitors to secure municipal engagements; nor does it make direct or indirect payments to obtain or retain Client business.

Payments from Third Parties

Ehlers does not receive any direct or indirect payments from third parties to enlist Ehlers recommendation to the Client of its services, any municipal securities transaction or any financial product.

Payments/Fee-splitting Arrangements

Ehlers does not share fees with any other parties and any provider of investments or services to the Client. However, within a joint proposal with other professional service providers, Ehlers could be the contracting party or be a subcontractor to the contracting party resulting in a fee splitting arrangement. In such cases, the fee due Ehlers will be identified in a Municipal Advisor writing and no other fees will be paid to Ehlers from any of the other participating professionals in the joint proposal.

Municipal Advisor Registration

Ehlers is registered with the Securities and Exchange Commission (SEC) and Municipal Securities Rulemaking Board (MSRB).

Material Legal or Disciplinary Events

Neither Ehlers nor any of its officers or municipal advisors have been involved in any legal or disciplinary events reported on Form MA or MA-I nor are there any other material legal or disciplinary events to be reported. Ehlers' application for permanent registration as a Municipal Advisor with the (SEC) was granted on July 28, 2014 and contained the information prescribed under Section 15B(a)(2) of the Securities and Exchange Act of 1934 and rules thereunder. It did not list any information on legal or disciplinary disclosures.

Client may access Ehlers' most recent Form MA and each most recent Form MA-I by searching the Securities and Exchange Commission's EDGAR system (currently available at <http://www.sec.gov/edgar/searchedgar/companysearch.html>) and searching under either our Company Name (Ehlers & Associates, Inc.) or by using the currently available "Fast Search" function and entering our CIK number (0001604197).

Ehlers has not made any material changes to Form MA or Form MA-I since that date.

Conflicts Arising from Compensation Contingent on the Size or Closing of Any Transaction

The forms of compensation for municipal advisors vary according to the nature of the engagement and requirements of the client. Compensation contingent on the size of the transaction presents a conflict of interest because the advisor may have an incentive to advise the client to increase the size of the securities issue for the purpose of increasing the advisor's compensation. Compensation contingent on the closing of the transaction presents a conflict because the advisor may have an incentive to recommend unnecessary financings or recommend financings that are disadvantageous to the client. If the transaction is to be delayed or fail to close, an advisor may have an incentive to discourage a full consideration of such facts and circumstances, or to discourage consideration of alternatives that may result in the cancellation of the financing or other transaction.

Any form of compensation due a Municipal Advisor will likely present specific conflict of interests with the Client. If a Client is concerned about the conflict arising from Municipal Advisor compensation contingent on size and/or closing of their transaction, Ehlers is willing to discuss and provide another form of Municipal Advisor compensation. The Client must notify Ehlers in writing of this request within 10 days of receipt of this Municipal Advisor writing.

MSRB Contact Information

The website address of the MSRB is www.msrb.org. Posted on the MSRB website is a municipal advisory client brochure that describes the protections that may be provided by MSRB rules and how to file a complaint with the financial regulatory authorities.

Appendix B

Scope of Service

Client has requested that Ehlers & Associates assist Client with a Project Plan Amendment for Tax Incremental District #2 (“Project”). Ehlers & Associates proposes and agrees to provide the following scope of services:

Phase I – Feasibility Analysis

The purpose of Phase I is to determine whether the Project is a statutorily and economically feasible option to achieve the Client’s objectives. This phase begins upon your authorization of this engagement and ends on completion and delivery of a feasibility analysis report. As part of Phase I services, Ehlers & Associates will:

- Consult with appropriate Client officials to identify the Client’s objectives for the Project.
- Provide feedback as to the appropriateness of using Tax Incremental Financing in the context of the “but for” test.
- If the Project includes creation of or addition of territory to a district, identify preliminary boundaries and gather parcel data from Client. Determine compliance with the following statutory requirements as applicable:
 - Equalized Value test.
 - Purpose test (industrial, mixed use, blighted area, in need of rehabilitation or conservation, or environmental remediation).
 - Newly-platted residential land use test.
- Prepare feasibility analysis report. The report will include the following information, as applicable:
 - Identification of the type or types of districts that may be created.
 - A description of the type, maximum life, expenditure period and other features corresponding to the type of district proposed.
 - A summary of the development assumptions used with respect to timing of construction and projected values.
 - Projections of tax increment revenue collections to include annual and cumulative present value calculations.
 - Qualification of the district as a donor or recipient of shared increment, and projected impact of any allocations of shared increment.
 - If debt financing is anticipated, a summary of the sizing, structure, and timing of proposed debt issues.

- A cash flow *pro forma* reflecting annual and cumulative district fund balances and projected year of closure.
- A draft timetable for the Project.
- Identification of how the creation date may affect the district's valuation date, the base value, compliance with the equalized value test, and the ability to capture current year construction values and changes in economic value.
- When warranted, evaluate, and compare options with respect to boundaries, type of district, project costs and development levels.
- Ehlers & Associates will provide guidance on district design within statutory limits to creatively achieve as many of the Client's objectives as possible and will provide liaison with State Department of Revenue as needed in the technical evaluation of options.
- Present the results of the feasibility analysis to the Client's staff, Plan Commission, or governing body.

Phase II - Project Plan Development and Approval

If the Client elects to proceed following completion of the feasibility analysis, the Project will move to Phase II. This phase includes preparation of the Project Plan, and consideration by the Plan Commission¹, governing body, and the Joint Review Board. This phase begins after receiving notification from the Client to proceed and ends after the Joint Review Board acts on the Project. As part of Phase II services, Ehlers & Associates will:

- Based on the goals and objectives identified in Phase I, prepare a draft Project Plan that includes all statutorily required components.
- We will coordinate with your staff, engineer, planner or other designated party to obtain a map of the proposed boundaries of the district, a map showing existing uses and conditions of real property within the district, and a map showing proposed improvements and uses in the district.
- Submit to the Client an electronic version of the draft Project Plan for initial review and comment.
- Coordinate with Client staff to confirm dates and times for the meetings indicated within the table beginning on the following page. Ehlers & Associates will ensure that selected dates meet all statutory timing requirements and will provide documentation and notices as indicated.

¹If Client has created a Redevelopment Authority or a Community Development Authority, that body may fulfill the statutory requirements of the Plan Commission related to creation or amendment of the district.

Meeting	Ehlers & Associates Responsibility	Client Responsibility
Initial Joint Review Board	<p>Prepare Notice of Meeting and transmit to Client’s designated paper.</p> <p>Mail meeting notice, informational materials, and draft Project Plan to overlapping taxing jurisdictions.</p> <p>Provide agenda language to Client.</p> <p>Attend meeting to present draft Project Plan.</p>	<p>Post or publish agenda and provide notification as required by the Wisconsin Open Records Law.</p> <p>Prepare meeting minutes.</p> <p>Designate Client Joint Review Board representative.</p> <p>Identify and recommend Public Joint Review Board representative for appointment.</p>
Plan Commission Public Hearing	<p>Prepare Notice of Public Hearing and transmit to Client’s designated paper.</p>	<p>Post or publish agenda and provide notification as required by the Wisconsin Open Records Law.</p>
Plan Commission Public Hearing	<p>For blighted area districts and in need of rehabilitation or conservation districts, provide a format for the required individual property owner notification letters.</p> <p>Attend hearing to present draft Project Plan.</p>	<p>Prepare and mail individual property owner notices (only for districts created as blighted area, or in need of rehabilitation or conservation).</p> <p>Prepare meeting minutes.</p>
Plan Commission	<p>Provide agenda language to Client.</p> <p>Attend meeting to present draft Project Plan.</p> <p>Provide approval resolution for Plan Commission consideration.</p>	<p>Post or publish agenda and provide notification as required by the Wisconsin Open Records Law.</p> <p>Distribute Project Plan & resolution to Plan Commission members in advance of meeting.</p> <p>Prepare meeting minutes.</p>
Governing Body Action	<p>Provide agenda language to Client.</p> <p>Attend meeting to present draft Project Plan.</p> <p>Provide approval resolution for governing body consideration.</p>	<p>Post or publish agenda and provide notification as required by the Wisconsin Open Records Law.</p> <p>Provide Project Plan & resolution to governing body members in advance of meeting.</p> <p>Prepare meeting minutes.</p>

Joint Review Board Action	<p>Mail meeting notice and copy of final Project Plan to overlapping taxing jurisdictions.</p> <p>Prepare Notice of Meeting and transmit to Client’s designated paper.</p> <p>Provide agenda language to Client.</p> <p>Attend meeting to present final Project Plan.</p> <p>Provide approval resolution for Joint Review Board consideration.</p>	<p>Post or publish agenda and provide notification as required by the Wisconsin Open Records Law.</p> <p>Prepare meeting minutes.</p>
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- Throughout the meeting process, provide drafts of the Project Plan and related documents in sufficient quantity for the Client’s staff, Plan Commission, governing body and Joint Review Board members.
- Provide advice and updated analysis on the impact of any changes made to the Project Plan throughout the approval process.

Phase III – State Submittal

This phase includes final review of all file documents, preparation of filing forms, and submission of the base year or amendment packet to the Department of Revenue. This phase begins following approval of the district by the Joint Review Board and ends with the submission of the base year or amendment packet. As part of Phase III services, Ehlers & Associates will:

- Coordinate with Client’s assessor and other staff as necessary to obtain parcel valuations, parcel data and other information needed for preparation of the State forms that must be filed as part of the base year or amendment packet.
- Assemble and submit to the Department of Revenue the required base year or amendment packet to include a final Project Plan document containing all required elements and information.
- Provide the Client with an electronic copy of the final Project Plan (and up to 15 bound hard copies if desired).
- Provide the municipal Clerk with a complete electronic and/or hard copy transcript of all materials as submitted to the Department of Revenue for certification.
- Act as a liaison between the Client and the Department of Revenue during the certification process in the event any questions or discrepancies arise.

Scope of Service Limitations

Notwithstanding the Scope of Service listed above, Ehlers & Associates’ engagement related to the Project is expressly limited as follows:

- 1. This engagement does not include municipal advisory services on a specific debt issuance related to the Project.

Compensation - Flat Fee Portion of Engagement

In return for the services set forth in the “Scope of Service,” Client agrees to compensate Ehlers & Associates as follows:

Phase I	\$ 2,500
Phase II	\$ 8,000
Phase III	\$ 2,000
Total	\$ 12,500

- Phase I base fee includes up to five financial scenarios. Additional scenarios will be run as needed at a cost of \$750/scenario.
- In the event Client determines not to proceed with the Project once a Phase has been authorized, but prior to that Phase’s completion, the compensation due for that Phase will be prorated to reflect the percentage of the work completed.

Compensation - Hourly Services Portion of Engagement

Ehlers & Associates will bill Client on an hourly basis for services requested by Client in conjunction with the engagement that are not specifically identified in the Scope of Service set forth in this letter. Examples would include:

- Attendance at additional meetings beyond the four required for approval or amendment of the District (Organizational Joint Review Board, Plan Commission (or CDA), Governing Body and Final Joint Review Board).
- Review of development agreements related to the District’s Project Plan and participation in negotiations with developers.

Hourly services will be billed at a rate that is dependent upon the task/staff required to meet Client request at no less than \$125.00/hour and not to exceed \$350.00/hour.

Payment for Services

For all compensation due to Ehlers & Associates, we will invoice Client for the amount due at the completion of each Phase. Our fees include our normal travel, printing, computer services, and mail/delivery charges. The invoice is due and payable upon receipt by the Client.

Client Responsibility

The following expenses are not included in our Scope of Services, and are the responsibility of Client to pay directly:

- Services rendered by Client’s engineers, planners, surveyors, appraisers, assessors, attorneys, auditors, and others that may be called on by Client to provide information related to completion of the Project.
- Preparation of maps necessary for inclusion in the Project Plan.
- Preparation of maps necessary for inclusion in the base year or amendment packet.
- Publication charge for the Notice of Public Hearing and Notices of Joint Review Board meetings.
- Legal opinion advising that Project Plan contains all required elements. (Normally provided by municipal attorney).
- Preparation of District metes & bounds description. (Needed in Phase III for creation of new districts, or amendments that add or subtract territory).
- Department of Revenue filing fee and annual administrative fees. The current Department of Revenue fee structure is:

Current Wisconsin Department of Revenue Fee Schedules	
Base Year Packet	\$1,000
Amendment Packet with Territory Addition or Subtraction	\$1,000
Amendment Packet with Territory Addition and Subtraction	\$2,000
Base Value Redetermination	\$1,000
Amendment Packet	No Charge
Annual Administrative Fee	\$150

Lisa Kerstner

From: Lisa Kerstner
Sent: Thursday, March 7, 2024 8:35 AM
To: Leonard Ludi
Subject: FW: [External] VOK - TID 2 - Amendment # 4

From: Brian Roemer <BRoemer@ehlers-inc.com>
Sent: Wednesday, March 6, 2024 4:15 PM
To: Lisa Kerstner <lkerstner@kronenwetter.org>
Cc: Peter Wegner <pwegner@kronenwetter.org>; Ariana Schmidt <ASchmidt@ehlers-inc.com>
Subject: RE: [External] VOK - TID 2 - Amendment # 4

Lisa,

Also I should mention our deadlines would be as follows (all under the premise that the amendment should happen before the projects wherein the amendment should happen before TID funds are appropriated and latest timeline for this is expenditure period of 11/3/2024):

- Ehlers provide the feasibility phase of Amendment May 2024
- Ehlers provide updated project plan June 2024
- Village go through approval process for amendment June-August 2024
- Financing can happen August -11/3/24

The details of events will be provided in our disclosure and once we approved to assist with the Amendment we will submit a formal timeline outlining meeting and public notice dates. You will be receiving our disclosure shortly.

Thank you,
Brian

Brian Roemer
Senior Municipal Advisor
O: (262) 796-6178 | ehlers-inc.com



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From: Brian Roemer <BRoemer@ehlers-inc.com>
Sent: Wednesday, March 6, 2024 11:26 AM
To: Lisa Kerstner <lkerstner@kronenwetter.org>
Cc: Peter Wegner <pwegner@kronenwetter.org>; Ariana Schmidt <ASchmidt@ehlers-inc.com>
Subject: RE: VOK - TID 2 - Amendment # 4

Lisa,

Thank you for reaching out! To move this forward:

- Ehlers will send you a disclosure to complete the Amendment. This will describe the scope of services provided to help get the Amendment done. Simply put Ehlers will do the following:
 - Complete feasibility analysis to ensure all requirements are met and provide a timeline
 - Facilitate required public meetings and public notices
 - File documents with DOR
- Once this scope of services is approved we will work together on the desired timeline and go from there.
- One thing we need from the Village: can you confirm we are not amending boundaries and only project plan or is there any intent to add/subtract parcels?

I will look to get the Disclosure sent out today. One note, due to the recent completion of the TID Cash Flow Analysis we will discount our fees for this effort. Our typical fee for a non-territory amendment is \$15,500 but we will discount to \$12,500. Please note these costs are TID eligible expenses under administrative expenses for professional services.

Thank you,
Brian

Brian Roemer
(262) 796-6178

From: Lisa Kerstner <lkerstner@kronenwetter.org>
Sent: Monday, March 4, 2024 2:20 PM
To: Brian Roemer <BRoemer@ehlers-inc.com>
Cc: Peter Wegner <pwegner@kronenwetter.org>
Subject: VOK - TID 2 - Amendment # 4

Brian,

How do we start the process to get an amendment done on the specific lift stations and roads that we have now?

Thank you,
Lisa Kerstner
Finance Director/Treasurer



1582 Kronenwetter Drive
Kronenwetter, WI 54455
715-693-4200 ext. 1726
715-693-4202 Fax
www.kronenwetter.org