



WHITEFISH BAY COMMUNITY DEVELOPMENT AUTHORITY

MEETING NOTICE AND AGENDA

**WHITEFISH BAY VILLAGE HALL
5300 N. MARLBOROUGH DR.**

**TUESDAY, OCTOBER 30, 2018
6:30PM**

- I. Call to Order and Roll Call
- II. General Business
 1. Approval of Minutes from the meeting held on June 13, 2018.
 2. Update on TID Finances.
 3. Discussion/Action on funding request from the Whitefish Bay Business Improvement District Board.
 4. Discussion and Recommendation to Village Board regarding 2019 Budget for TID #1 and TID #2.
 5. The CDA may convene into Closed Session pursuant to Wisconsin State Statute §19.85(1)(e) deliberating or negotiating the purchase of public property, investing of public funds, conducting other specified business whenever competitive and/or bargaining reasons require a closed session – specifically regarding potential development opportunities.
 6. The CDA will reconvene to open session prior to adjournment. The CDA reserves the right to take action on any topic discussed in closed session.
- III. Adjourn

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. Contact Village Hall at (414) 962-6690. It is possible that members of and possibly a quorum of members of other Boards, Commissions, or Committees of the Village including in particular the BID Board may be in attendance in the above stated meeting to gather information; no action will be taken by any other Boards, Commissions, or Committees of the Village except by the Board, Commission, or Committee noticed above. Agendas and minutes are available on the Village website (www.wfbvillage.org)

COMMUNITY DEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, June 13, 2018

6:30 pm

**VILLAGE OF WHITEFISH BAY – Public Library Program Room
5420 North Marlborough Drive**

I. Call to Order and Roll Call

Chairperson Krueger called the meeting to order at 6:31 pm.

Present: Village President Julie Seigel, Village Trustee Jay Miller, Mike Dwyer, Brian Vanevenhoven, Jim Roemer (arrived 6:36), and Ray Krueger (Chairperson).

Also Present: Village Manager Paul Boening, Assistant Manager Tim Blakeslee, Stephanie Hacker from Graef, Craig Huebner from Graef, and Village Attorney Chris Jaekels

Absent with Notice: Peter Helfer

II. General Business

1. Approval of Minutes from the meeting held on December 19, 2017.

Village President Julie Seigel moved to approve the minutes of the December 19th meeting. Mike Dwyer seconded. Motion passed 6-0.

2. Discussion/Action regarding the Silver Spring Drive Parking Strategy.

Assistant Village Manager Blakeslee introduced the item, the study scope, and the Graef Team. Stephanie Hacker began with a brief history of the project from where the Village started to where the Village is today. She mentioned recently the Village Board recommended dissolving the parking utility.

Ray Krueger asked why the parking utility was planned to be dissolved. Village Manager Paul Boening stated that Parking Utility collection of the “rental charges” was put on hiatus in 2014 and the rental charges were never reinstated. It is anticipated that the parking utility will be dissolved by the end of the year. Trustee Miller noted that the amount collected from businesses was minimal. Village Attorney Chris Jaekels said it hasn't been officially dissolved yet. Village Manager Paul Boening and Village Attorney Chris Jaekels will be working to dissolve it in the near future.

Craig Huebner from Graef said that the report also broadly covers if the Village has enough parking now, will the village have enough parking in the future, and what's in the parking code. Trustee Miller asked about residential parking and convenience. Craig Huebner said that in general, a 1-minute walk or 200 feet is considered convenient for residential parking. Stephanie Hacker described page 16 and 17 with regards to adjusted parking and surplus parking. In general, she said the Village is okay right now with what we have.

Trustee Miller noted that employees still have issues. Craig Huebner mentioned the trouble he sees is with regards to permit parking and that employees are often parking in non-permit locations for a number of reasons. Craig Huebner mentioned there are 400 plus permits for 120 plus spots, but that doesn't mean there is a shortage because people are parking at different times and different lengths. Village President Julie Seigel asked about getting exact permit numbers prior to this being presented to the Village Board. Village Manager Paul Boening said he will get the information.

Craig Huebner discussed the parking considerations with regards to potential redevelopment. Ray Krueger stated that the CDA has always been conscious of parking when the CDA considers a redevelopment.

There was a discussion with Brian Vanevenhoven, Village Manager Paul Boening, and Village Attorney Chris Jaekels with regards to parking at the church. In summary, the agreement for use of the church parking is currently in the church's hands.

Jeff Commer (In the audience, President of Whitefish Bay BID) mentioned the issue of employees of the district parking in metered spots. Village Manager Paul Boening mentioned that he's also heard this issue from employers. Jim Roemer said that he recommends that the BID discuss this issue with their membership and that it's really an employer issue for them to figure out. Jeff Commer suggested new meter technology and alluded that it will likely be discussed shortly.

1. Stephanie Hacker described the reports first recommendation and the four associated sub-actions. Ray Krueger said that he believes all of these should be common sense. Mike Dwyer suggested that the Village give examples of how to use the permit when it is given to an employee. Roy suggested that with regards to subtopic D, it should be the employer's responsibility to get the permit back. Village President Julie Seigel stated the BID should be monitoring employee permits somehow and that it shouldn't be the responsibility of staff. Jeff Commer mentioned it would be difficult for the BID to enforce. There was a suggestion that this could be reminder information provided to the businesses by the BID. There was a suggestion by Stephanie Hacker that some of this can be added to recommendation 2.

Ray Krueger suggested the recommendation be passed along to the Village Board as stated, unanimous support.

2. Stephanie Hacker described recommendation two with the additions described in recommendation one. These were: the BID having refresher conversations with employees and that it should be the employer's responsibility to get permits back.

Trustee Miller asked if all employees know where the employee parking is. Village Manager Paul Boening mentioned that some do, but likely not everyone. Trustee Miller said that this parking information should be provided to employees when they get their permit.

Ray Krueger suggested the recommendation be passed along to the Village Board with the addition BID having refresher conversations with employees, it should be the employers responsibility to get the permit back, and that parking information should be provided to employees when they get their permit, unanimous support.

3. Stephanie Hacker described recommendation three. Trustee Miller stated he thought the recommendation was very broad and that he didn't understand how it could be implemented. Trustee Miller asked what exactly does it mean. Craig Huebner gave examples of alternate transportation, bikes, bus passes, etc... Trustee Miller believes this recommendation needs to provide more detail. Ray Krueger asked if this recommendation was designed for employees or employers. He also asked about developers. Stephanie Hacker believes that it would be all of the above, however Graef can provide greater detail.

Ray Krueger suggested the recommendation be passed along to the Village board upon the collection of additional information and examples provided by Graef, unanimous support

4. Craig Huebner described recommendation four and that it would be a complete amendment to the parking standards. Village Manager Paul Boening said that the current regulations are outdated, but continue to work. Mike Dwyer mentioned that if the current parking requirements are overstated are we requiring too much parking, and eventually forcing ourselves to pay for parking we don't need. Jim Roemer suggested that now is not the time to update this section and that when the time arises to make an overhaul the Village can engage a consultant at that time. Village Manager Paul Boening agreed and said that the Village will work with the Plan Commission to grant exemptions for now.

Ray Krueger suggested the recommendation not be passed along to the Village board at this time. However, this could be revisited when the need arises.

5. Craig Huebner described recommendation five. Village Manager Paul Boening said that Assistant Village Manager Blakeslee will be looking into updating meter technologies in the future. Village President Julie Seigel said that residents get very upset with the coin-only meters. Ray Krueger asked if the new technologies proposal would run through the CDA. Village Manager Paul Boening said that it

would. Jeff Commer said the BID would like to participate in a discussion regarding the meters.

Ray Krueger suggested the recommendation be passed along to the Village Board as stated, unanimous support.

6. Craig Huebner described recommendation six and the need to prohibit 80 feet of uninterrupted parking. Trustee Miller mentioned the Aurora lot. Craig Huebner said that is an example, however it is often used for things like the farmers market. There was discussion regarding the need for this item because it is covered in the design guidelines. Craig Huebner suggested that this is just reinforcing the guidelines. The discussion focused on removing sub-recommendation A and C and to highlight only recommendation B to focus attention on reinforcing the design guidelines.

Ray Krueger suggested the recommendation be passed along to the Village Board with the removal of sub-section A and C, unanimous support.

7. *Ray Krueger suggested the recommendation not be passed along to the Village Board, unanimous support.*

8. Action 8 was skipped because the Village is planning to dissolve the parking utility.

9. Craig Huebner described action nine as completing a more in-depth study. Stephanie Hacker mentioned that action 9 was a recommendation from an older Village Board and staff that have turned over. Ray Krueger asked if there would be overlap from a detailed report and the current study. Stephanie Hacker mentioned that on page 33 section 1, 2, 3, and some of 4 would provide new information. Village Manager Paul Boening suggested keeping this recommendation, but adding the statement "if the future need arises." Mike Dwyer suggested he would like to see action on items in the current study before an additional study is completed.

Ray Krueger suggested the recommendation be passed along to the Village Board with the addition of "If the future need arises", unanimous support.

Trustee Miller stated that he believes that the major issues are employee vs. customer parking and meter condition/technology.

Trustee Miller moved to recommend that the Community Development Authority send the Silver Spring Parking Strategy to the Village Board for review with the alterations as described in each recommendation. Seconded by Jim Roemer. Passed 6-0.

3. Discussion/Action to define a scope for the public input phase of the Consaul Commons redevelopment project.

Village Manager Paul Boening gave a background on the Consaul Commons redevelopment project and a history of the site. Village Manager Paul Boening stated he is looking to get input from the CDA with regards to how much public input should be received prior to going out to RFP for design.

Jim Roemer asked how much money is available for design. Village Manager Paul Boening said between \$6,000 and \$7,000 dollars. Ray Krueger asked where the money would come from to pay for project construction. Village Manager Paul Boening said that there was a donation from the Mandel group and also from TIF1 which has between \$1.2 and \$1.3 million.

Ray Krueger asked about the general gist of what Mr. Boening is looking for. Village Manager Paul Boening said that he is looking for how extensive of a process to conduct. This could involve setting up at events, public hearings, poster boards, etc. Mike Dwyer asked about previous input the Village received with regards to the parks plan. Ray Krueger asked if there was already a concept or if we are starting from square one. Village Manager Paul Boening said that the parks plan called for an expanded look into the Consaul Commons property but it did provide some examples.

Ray Krueger said that the next step is taking a closer look at Consaul Commons. Stephanie Hacker stated she wanted to make sure public input is included in the discussion. Jim Roemer asked Village staff what they have heard about the property. Village Manager Paul Boening said they have heard things like why is the project on hold, the importance of stakeholder involvement, and questions about when input is needed from the public. Village Manager Paul Boening said that Dr. Patel is very interested about when the project is going to move forward.

Mike Dwyer said he would prefer to see several concepts before it goes to the entire community for comment. Village Manager Paul Boening clarified that he was asking for direction about receiving comment prior to developing concepts, so that the RFP/concepts that are developed already have a general direction. Ray Krueger said that it should grow out of the park plan and that they need to keep in mind the scale/size of the property. Stephanie Hacker and Village Manager Paul Boening suggested that possibly they could look for input from immediate stakeholders prior to the RFP/design such as the BID. Trustee Miller suggested including immediately adjacent businesses as well.

Stephanie Hacker cautioned that it's important to have some direction prior to design before the plans are fully completed. Village Manager Paul Boening agreed and thought the first process would be to talk to immediate stakeholders, then develop the RFP/initial concepts, then bring the design back to the public for open input.

Jim Roemer asked who would be developing the RFP. Village Manager Paul Boening said staff would be developing the RFP but would use examples provided by Stephanie Hacker. Jeff Commer asked if this could tie in design for Village entrances as well. Ray Krueger said that was not the plan at this time.

Village President Julie Seigel asked about a cost ceiling for the project. Ray Krueger wasn't sure a number was needed at this time. Village President Julie Seigel said she was worried that if the Village provides good, better, best examples then residents will want the best regardless of the cost. Mike Dwyer said the Village can choose what is acceptable and what to show the public for consideration based on direction from the CDA, staff, and the Village Board. Trustee Miller wasn't sure they could provide a budgetary cap until they know the scope of the project. Brian Vanevenhoven mentioned that a large donation was already received which will help with the total project cost.

Village President Julie Seigel suggested being aware of the budget considerations. Ray Krueger suggested the Village Board should think about the budget sweet spot for the project. Village Manager Paul Boening stated that if TIF money was used the project would eventually need Village Board review and approval before moving forward. Stephanie Hacker discussed the RFP process. Brian Vanevenhoven asked if this was just Consaul Commons or if it would also include Berkley. Village Manager Paul Boening said it just included Consaul Commons.

Ray Krueger moved that Village Staff begin an initial public input process for the Consaul Commons redesign project which should involve meetings with the immediate adjacent stakeholders and the Whitefish Bay Business Improvement District. It was further moved that Village Staff should then develop an RFP for Consaul Commons design based on the input received from the stakeholders. Trustee Miller Seconded. Motion passed 6-0.

4. There were no items for closed session. Village Manager Paul Boening provided a brief update of several recent grant requests, meetings he has had regarding future development, and the progress of the Village Hall renovation project.
5. Trustee Miller moved to adjourn at 8:25 pm. Brian Vanevenhoven seconded. Motion passed 6-0.

August 13, 2018

Annual Tax Increment District Report – TID No. 1

Village of Whitefish Bay, Wisconsin



Prepared by:

Michael C. Harrigan, CIPMA
Senior Municipal Advisor/Board Chair

Dawn Gunderson, CIPMA, CPFO
Senior Municipal Advisor/
Vice-President

Annual Tax Increment District Report

Village of Whitefish Bay, Wisconsin
Tax Increment District No. 1

Purpose: State law requires municipalities with an active Tax Incremental District (TID) to electronically file an Annual Report for each TID by July 1 of each calendar year. This is a summary of that filing to be used at the annually required meeting of the standing Joint Review Board.

District Summary: Tax Increment District No. 1 (“District”) was created on October 20, 2003 as a Blight District.

The TID has an expenditure period that ends on October 20, 2025, and has a mandatory termination date of October 20, 2030, final year of revenue collection is 2031.

Financial Data:	Base Value	\$38,403,700
	Incremental Value (as of 1/1/18)	\$24,899,100
	Year End Fund Balance (12/31/17)	\$1,306,097
	Projected Closure (Note: Subject to extension beyond 2021 depending upon additional Project costs.)	2021-2031

* The Village expects to make additional projects costs through the end of the District’s expenditure period. The earliest projected closure year identified is based on current cash flow projections only.

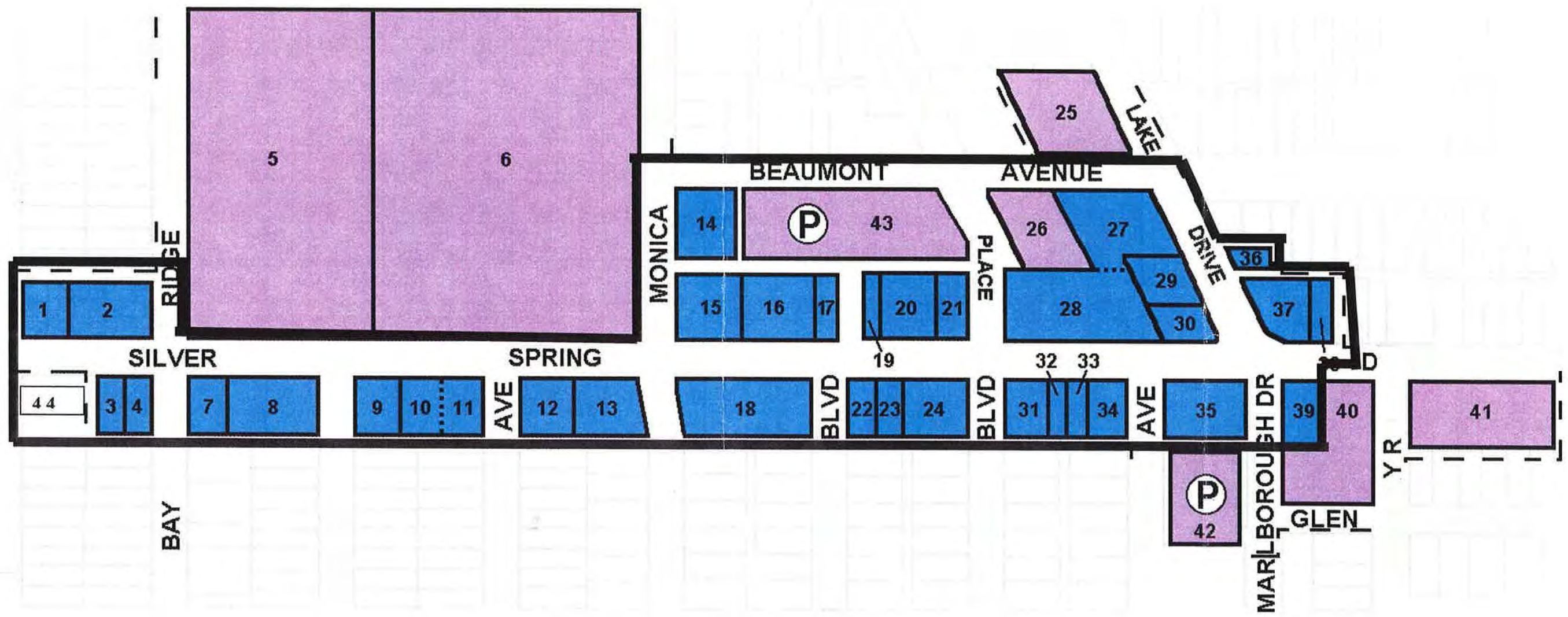
Notes: This district has provided funding for improvements to Silver Spring Drive, the main business district in the Village and for façade improvements and other incentives to encourage redevelopment and renovation along this corridor. Additional redevelopment discussions continue with the CDA and Board.

Joint Review Board Action: Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

Attachments:

- TID Boundary Map
- TID Cash Flow Projection (Detail)
- State Submittal

TID # 1 Boundary



Village of Whitefish Bay, Wisconsin

Tax Increment District #1

Tax Increment Projection Worksheet

Type of District	Blighted Area	
District Creation Date	October 20, 2003	
Valuation Date	Jan 1,	2004
Max Life (Years)	27	
Expenditure Period/Termination	22	10/20/2025
Revenue Periods/Final Year	26	2031
Extension Eligibility/Years	Yes	7
Recipient District	Yes	

Base Value	38,403,700
Appreciation Factor	1.00%
Base Tax Rate	\$24.07
Rate Adjustment Factor	
Tax Exempt Discount Rate	3.70%
Taxable Discount Rate	5.20%

Apply to Base Value

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1	2004	0	2005	0	2006	\$24.07	0	0	0
2	2005	0	2006	0	2007	\$21.77	0	0	0
3	2006	0	2007	0	2008	\$21.64	0	0	0
4	2007	0	2008	0	2009	\$21.30	0	0	0
5	2008	0	2009	0	2010	\$22.16	0	0	0
6	2009	0	2010	0	2011	\$23.97	0	0	0
7	2010	23,018,400	2011	23,018,400	2012	\$24.34	560,212	403,965	354,985
8	2011	(2,114,000)	2012	20,904,400	2013	\$25.39	530,824	773,081	674,723
9	2012	74,700	2013	20,979,100	2014	\$25.63	537,727	1,133,656	982,608
10	2013	(834,600)	2014	20,144,500	2015	\$24.17	486,965	1,448,541	1,247,646
11	2014	4,205,100	2015	24,349,600	2016	\$24.07	586,180	1,814,058	1,550,914
12	2015	(546,300)	2016	23,803,300	2017	\$23.60	561,695	2,151,810	1,827,150
13	2016	2,164,900	2017	25,968,200	2018	\$23.41	607,871	2,504,287	2,111,318
14	2017	(1,069,100)	2018	24,899,100	2019	\$23.41	582,846	2,830,194	2,370,320
15	2018	0	2019	248,991	2020	\$23.41	588,674	3,147,615	2,618,980
16	2019	0	2020	251,481	2021	\$23.41	594,561	3,456,772	2,857,714
17	2020	0	2021	253,996	2022	\$23.41	600,506	3,757,879	3,086,916
18	2021	0	2022	256,536	2023	\$23.41	606,511	4,051,146	3,306,967
19	2022	0	2023	259,101	2024	\$23.41	612,577	4,336,778	3,518,233
20	2023	0	2024	261,692	2025	\$23.41	618,702	4,614,973	3,721,065
21	2024	0	2025	264,309	2026	\$23.41	624,889	5,066,704	4,119,420
22	2025	0	2026	266,952	2027	\$23.41	631,138	5,340,365	4,316,101
23	2026	0	2027	269,622	2028	\$23.41	637,450	5,606,901	4,504,930
24	2027	0	2028	272,318	2029	\$23.41	643,824	5,866,497	4,686,220
25	2028	0	2029	275,041	2030	\$23.41	650,262	6,119,334	4,860,272
26	2029	0	2030	277,791	2031	\$23.41	656,765	6,365,588	5,027,375
Totals	24,899,100		3,157,829		Future Value of Increment	11,920,181			

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Village of Whitefish Bay, Wisconsin

Tax Increment District #1

Cash Flow Projection

Year	Projected Revenues				Expenditures													Balances			Year				
	Tax Increments	Miscellaneous Revenue	Computer Aid	Total Revenues	GO 2008 Bonds		GO 2009 Bonds		0 2010 BAB Issue		GO Bonds 2011 Issue		GO Corp Purp Bonds, Ser 2015A		GO Corp Purp Bonds, Ser 2017A		Developer/Retail Incentive/Façade	General & Admin.	Reconcile to Audit	Total Expenditures		Annual	Cumulative	Principal Outstanding	
					Dated Date: Principal	Dated Date: Interest	Dated Date: Principal	Dated Date: Interest	Dated Date: Principal	Dated Date: Interest	Dated Date: Principal	Dated Date: Interest	Dated Date: Principal	Dated Date: Interest	Dated Date: Principal	Dated Date: Interest									
2015	486,965			486,965																		1,246,869	3,002,472	2015	
2016	586,180	67,587	16,969	670,736	44,590	11,233	128,580	65,981	20,000	1,755	22,650	14,728				143,986	108,000	62,820	(10,612)	624,323	46,413	1,282,670	2,786,652	2016	
2017	561,695		13,000	574,695	47,138	9,628	135,009	62,618	20,000	1,115	22,650	14,049			7,688	92,758	53,000	55,418	(3,845)	555,113	19,582	1,306,097	2,561,855	2017	
2018	607,871		13,000	620,871					20,400	388	24,915	2,888			7,688	160,000	250,000	35,000		751,329	(130,458)	1,175,639	2,321,540	2018	
2019	582,846		13,000	595,846							25,000	7,438	170,000	51,400				35,000		318,124	277,721	1,453,361	2,099,360	2019	
2020	588,674		13,000	601,674							27,180	1,274	25,000	6,938	175,000			35,000		318,342	283,332	1,736,693	1,872,180	2020	
2021	594,561		13,000	607,561							27,180	425	25,000	6,438	180,000			35,000		318,443	289,118	2,025,811	1,640,000	2021	
2022	600,506		13,000	613,506									25,000	5,938	210,000			35,000		315,388	298,118	2,323,929	1,405,000	2022	
2023	606,511		13,000	619,511									25,000	5,313	220,000			35,000		318,313	301,198	2,625,128	1,160,000	2023	
2024	612,577		13,000	625,577									25,000	4,563	235,000			35,000		325,738	299,839	2,924,966	900,000	2024	
2025	618,702		13,000	631,702									25,000	3,813	150,000			35,000		234,213	397,489	3,322,456	725,000	2025	
2026	624,889		13,000	637,889									20,000	3,188	150,000			35,000		224,088	413,801	3,736,257	555,000	2026	
2027	631,138		13,000	644,138									25,000	2,594	125,000			35,000		199,369	444,769	4,181,026	405,000	2027	
2028	637,450		13,000	650,450									25,000	1,875	130,000			35,000		199,825	450,625	4,631,651	250,000	2028	
2029	643,824		13,000	656,824									25,000	1,125	140,000			35,000		205,025	451,799	5,083,450	85,000	2029	
2030	650,262		13,000	663,262									25,000	375	30,000			35,000		91,725	571,537	5,654,987	30,000	2030	
2031	656,765		13,000	669,765											30,000			35,000		65,450	604,315	6,259,302	0	2031	
Total	11,920,181	67,587	211,969	12,199,737	91,728	20,861	263,589	128,599	60,400	3,258	151,755	20,742	295,000	64,974	2,140,000	393,192	396,744	411,000	608,238		5,064,808				Total

Notes: Additional Cash Expenditures are anticipated in years 2019-2025. Depending upon level of expenses, district may close earlier than 2031. With no additional expenses, the district is estimated to be able to close in 2021.

Projected TID Closure

NPV @ 3.75% 2018 - 2031 \$3,563,830

TID Annual Report (PE-300)

Co-muni code

40192

Municipality

VILLAGE of WHITEFISH BAY

Year

2016

Due date

July 03, 2017

TID #

001

Report type

FINAL

TID type

2 - Blight post-95

TID name

TID 1

Creation date

10-20-2003

Mandatory termination date

10-20-2030

Beginning Balance

Fund balance at beginning of fiscal year ⓘ

* 1,246,869



Section 2a. Expenditures


Developer grants

<input type="radio"/> 1 *	Navy Knot	*	28,000
<input type="radio"/> 2 *	Gerhards	*	50,000
<input type="radio"/> 3 *	Ramal LLC	*	30,000
Subtotal			108,000

Does this TID allocate funds to another TID?

- Yes
- No

TID number and amount allocated  

<input type="radio"/> 1 *	Select ... 	*	0
Subtotal			0

Other expenditures

<input type="radio"/> 1	Debt Service		0
Subtotal			0

Section 2b. Expenditures

Capital expenditures ⓘ	0
Administration ⓘ	62,820
Professional services ⓘ	143,986
Interest and fiscal charges ⓘ	101,934
Discount on long-term debt	0
Debt issuance costs	0
Principal on long-term debt	215,820
Environmental costs	0
Real property assembly costs ⓘ	0
Developer grants subtotal	108,000
Allocation to other TIDs subtotal	0
Other expenditures subtotal	0
Total Expenditures ⓘ	632,560

Section 3a. Revenues

Does this TID receive allocated funds from another TID?

Yes
 No

TID number and amount received from each TID

1 *	Select ...	* <input type="text" value="0"/>
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Subtotal	<input type="text" value="0"/>
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Development guarantees

1	City Market	<input type="text" value="28,477"/>
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Subtotal	<input type="text" value="28,477"/>
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Transfer from other funds

1	<i>Name or description</i>	<i>Amount</i>
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Subtotal	<input type="text" value="0"/>
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Other grant sources

1	<i>Name or description</i>	<i>Amount</i>
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Subtotal	<input type="text" value="0"/>
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Other revenue sources

1	Contributions	<input type="text" value="39,110"/>
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Subtotal	<input type="text" value="39,110"/>
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Section 3b. Revenues

Tax increment ⓘ	* 583,805
Investment income ⓘ	0
Special assessments	0
Exempt computer aid ⓘ	16,969
Miscellaneous revenue	<i>Amount</i>
Sale of property	<i>Amount</i>
Allocation amount from other TIDs subtotal	0
Developer guarantees subtotal	28,477
Transfer from other funds subtotal	0
Other grant sources subtotal	0
Other revenue sources subtotal	39,110
Total Revenues ⓘ	668,361

Section 4. Ending Balance

Balance at end of fiscal year ⓘ	1,282,670
Future project costs ⓘ	* 0
Surplus or deficit (amount not included in future project costs) ⓘ	1,282,670

Section 5. Preparer/Contact Information

Preparer Information

Name

* Jen Amerell

Title

* Finance Director

Email

* j.amerell@wfbvillage.org

Phone

* (414) 962-6690

Check here if the preparer is the same as the contact person

Contact Person

Name ⓘ

* Jen Amerell

Title

* Finance Director

Email

* j.amerell@wfbvillage.org

Phone

* (414) 962-6690

Confirmation

You successfully submitted your report. Print a copy for your records.

Co-muni code	40192
TID number	001
Recording time	06-05-2017 03:32 PM
Confirmation	TIDAR201640192E1496694586001
Submission type	FINAL

August 14, 2018

Annual Tax Increment District Report – TID No. 2

Village of Whitefish Bay, Wisconsin



Prepared by:

Michael C. Harrigan, CIPMA
Senior Municipal Advisor/Board Chair

Dawn Gunderson, CIPMA, CPFO
Senior Municipal Advisor/
Vice-President

Annual Tax Increment District Report

Village of Whitefish Bay, Wisconsin
Tax Increment District No. 2

Purpose: State law requires municipalities with an active Tax Incremental District (TID) to electronically file an Annual Report for each TID by July 1 of each calendar year. This is a summary of that filing to be used at the annually required meeting of the standing Joint Review Board.

District Summary: Tax Increment District No. 2 (“District”) was created on December 3, 2012 as Rehabilitation or Conservation District.

The TID has an expenditure period that ends on December 3, 2034, and has a mandatory termination date of December 3, 2039.

Financial Data:	Base Value	\$405,600
	Incremental Value (1/1/18)	\$15,707,500
	Year End Fund Balance (12/21/17)	\$41,940
	Projected Closure (based on current cash flow*)	2035

* The Village expects to make additional projects costs through the end of the District’s expenditure period. The projected closure year identified is based on current cash flow projections only.

Notes: This district is an overlay to TID # 1. It was created specifically to provide incentive for redevelopment of Village owned lands into an apartment complex. It preserves public parking by developing above and below the Village lands.

Joint Review Board Action: Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

- Attachments:**
- TID Boundary Map
 - TID Cash Flow Projection
 - State Submittal



E. BEAUMONT AVENUE

E. SILVER SPRING DRIVE

NSAUL

ALLEY

ALLEY

ALLEY

1650333000

\$0

72,980sf=1.0139acre

1650339000

\$0

1650334000

\$423,700

19,894sf=0.4558acre

Village of Whitefish Bay

Tax Increment District No. 2 Overlay for Beaumont Project (Mandel) Tax Increment Projection Worksheet

Type of District
Anticipated Creation Date
Valuation Date
Maximum Life (In Years)
Expenditure Period (In Years)
Revenue Periods/Final Rev Year
End of Expenditure Period
Latest Termination Date
Eligible for Extension/No. of Years
Eligible Recipient District

Rehabilitation
12/3/2012
Jan. 1, 2013
27
22
26 2040
12/3/2034
12/3/2039
Yes 3
Yes

Projected Base Value
Pre-Amendment Base Value (Actual)
Property Appreciation Factor *
Current Tax Rate (Per \$1,000 EV)
Tax Rate Adjustment Factor (Next 2 Years)
Tax Rate Adjustment Factor (Following 2 Years)
Tax Rate Adjustment Factor (Thereafter)

446,000
NA
1.00%
\$24.17
0.00%
0.00%
0.00%

Discount Rate 1 for NPV Calculation
Discount Rate 2 for NPV Calculation

5.00%
7.00%

Apply Inflation Factor to Base?



Net Present Value Calculation

Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate	Tax Increment	Cumulative @ 5.00%	Cumulative @ 7.00%	
1	2013	944,400	2014	0	944,400	2015	24.17	22,601	19,523	18,449
2	2014	7,419,300	2015	0	8,363,700	2016	24.36	203,719	187,123	173,865
3	2015	5,636,300	2016		11,288,500	2017	23.60	266,379	395,838	363,790
4	2016	3,143,200	2017		14,431,700	2018	23.41	337,822	647,926	588,894
5	2017	1,275,800	2018		15,707,500	2019	23.41	367,686	909,233	817,871
6	2018	0	2019	161,535	15,869,035	2020	23.41	371,467	1,160,657	1,034,068
7	2019	0	2020	163,150	16,032,185	2021	23.41	375,286	1,402,570	1,238,199
8	2020	0	2021	164,782	16,196,967	2022	23.41	379,143	1,635,331	1,430,936
9	2021	0	2022	166,430	16,363,397	2023	23.41	383,039	1,859,286	1,612,915
10	2022	0	2023	168,094	16,531,491	2024	23.41	386,974	2,074,768	1,784,736
11	2023	0	2024	169,775	16,701,266	2025	23.41	390,948	2,282,096	1,946,966
12	2024	0	2025	171,473	16,872,738	2026	23.41	394,962	2,481,579	2,100,139
13	2025	0	2026	173,187	17,045,926	2027	23.41	399,016	2,673,512	2,244,761
14	2026	0	2027	174,919	17,220,845	2028	23.41	403,111	2,858,182	2,381,308
15	2027	0	2028	176,668	17,397,514	2029	23.41	407,246	3,035,862	2,510,232
16	2028	0	2029	178,435	17,575,949	2030	23.41	411,423	3,206,817	2,631,957
17	2029	0	2030	180,219	17,756,168	2031	23.41	415,642	3,371,300	2,746,886
18	2030	0	2031	182,022	17,938,190	2032	23.41	419,903	3,529,557	2,855,397
19	2031	0	2032	183,842	18,122,032	2033	23.41	424,206	3,681,823	2,957,848
20	2032	0	2033	185,680	18,307,712	2034	23.41	428,552	3,828,323	3,054,578
21	2033	0	2034	187,537	18,495,249	2035	23.41	432,942	3,969,277	3,145,906
22	2034	0	2035	189,412	18,684,662	2036	23.41	437,376	4,104,893	3,232,133
23	2035	0	2036	191,307	18,875,968	2037	23.41	441,854	4,235,374	3,313,544
24	2036	0	2037	193,220	19,069,188	2038	23.41	446,377	4,360,914	3,390,408
25	2037	0	2038	195,152	19,264,340	2039	23.41	450,945	4,481,699	3,462,979
26	2038	0	2039	197,103	19,461,443	2040	23.41	455,559	4,597,909	3,531,496
27	2039	0	2040	199,074	19,660,518	2041	23.41		4,597,909	3,531,496
		18,419,000	3,953,018							

Future Value of Increment 9,854,180



Actual Values

* Note Property Appreciation factor used for 1st 2 years = 0% then 0.5% for 2 years then 1% thereafter.

Village of Whitefish Bay

Tax Increment District No. 2 Overlay for Beaumont Project (Mandel)

Cash Flow Pro Forma



115,013



Audited

Year	Revenues					Expenditures															Balances		Project Cost Outstanding	Year								
	Tax Increments	Investment Earnings	Capitalized Interest Transfer from DS Fund	Reoffering Premium	Bond Proceeds 2013 Bonds	Total Revenues	Tax Exempt G.O. Bond		Municipal Revenue Obligation (MRO)			PAYGO MRO to Developer		Total Due	Actual	Supplemental	Unpaid Cumulative	Village Parking	Village Cash	Recovery of Development Grants/Incentives	Bond Issuance Costs	Village Service Expense			Repay Unpaid Accrued Village Service Exp	Incurred Village Service Expense	Unpaid Accrued Village Service Expense	Total Expenditures	Annual	Cumulative		
							\$1,735,000		\$1,535,076			\$1,905,000	Developer	Developer	Pmnt on Accrual to Developer	Developer PAYGO	Payment to Developer for Const of Parking Unit	Capital Expenditures		Rating Fee, Bond Counsel , Fin Adv. Underwriter Discount												
2013		0.25%		28,067	1,735,000	1,763,067	Prin (4/1)	Est. Rate	Interest	24,934	Prin (3/1)	Est. Rate	Interest	P&I only (6/1)	Est. Rate	Interest	Total Due			1,898,000		16,102	\$14,929			1,953,965	(190,898)	(190,898)	5,175,076	2013		
2014						0			52,188								52,188						\$15,121			70,362	(70,362)	(261,260)	5,175,076	2014		
2015	22,601	0	129,309			151,910			52,188					6.500%	52,188	52,188	22,601						3,053			(195,750)	347,659	86,399	5,175,076	2015		
2016	203,719	0				203,719	60,000	2.000%	51,588					6.500%	121,875	181,875	90,586						2,542		(277,000)	\$3,920	\$2,009	85,936	5,055,076	2016		
2017	266,379	0				266,379	65,000	3.000%	50,013					6.500%	117,975	177,975	177,975	11,050								\$6,339	\$16,047	(43,997)	41,939	4,930,076	2017	
2018	337,822	105				337,926	70,000	3.000%	47,988		75,000	2.000%		6.500%	113,913	178,913	178,913									16,367	63,569	371,900	(33,974)	7,966	4,720,076	2018
2019	367,686	20				367,706	75,000	3.000%	45,813		25,000	2.000%		6.500%	109,525	179,525	179,525	15,000								16,695	80,264	340,338	27,368	35,334	4,550,076	2019
2020	371,467	88				371,555	80,000	3.000%	43,488		25,000	2.000%		6.500%	104,813	179,813	179,813	16,000								17,029	97,293	344,300	27,255	62,589	4,370,076	2020
2021	375,286	156				375,443	85,000	2.250%	41,331		25,000	2.000%		6.500%	99,775	179,775	179,775	17,000								17,369	114,662	348,106	27,336	89,926	4,180,076	2021
2022	379,143	225				379,368	90,000	2.500%	39,250		25,000	2.000%		6.500%	94,413	179,413	179,413	18,000								17,717	132,379	351,663	27,706	117,632	3,980,076	2022
2023	383,039	294				383,333	95,000	2.500%	36,938		25,000	2.000%		6.500%	88,725	178,725	178,725	19,000								18,071	150,450	354,663	28,671	146,303	3,770,076	2023
2024	386,974	366				387,340	100,000	3.000%	34,250		30,000	2.000%		6.500%	82,713	177,713	177,713	17,000								18,432	168,882	358,963	28,377	174,680	3,545,076	2024
2025	390,948	437				391,385	105,000	3.000%	31,175		30,000	2.000%		6.500%	76,375	176,375	176,375	7,827								18,801	187,683	350,377	41,008	215,688	3,310,076	2025
2026	394,962	539				395,501	110,000	3.000%	27,950		30,000	2.000%		6.500%	69,550	179,550	179,550					\$19,177	\$25,000			19,177	162,683	391,677	3,824	219,512	3,060,076	2026
2027	399,016	549				399,565	110,000	3.000%	24,650		30,000	2.000%		6.500%	62,075	182,075	182,075					\$19,561	\$30,000			19,561	132,683	396,286	3,279	222,791	2,800,076	2027
2028	403,111	557				403,668	115,000	3.000%	21,275		30,000	2.000%		6.500%	54,113	179,113	179,113					\$19,952	\$35,000			19,952	97,683	400,339	3,328	226,120	2,530,076	2028
2029	407,246	565				407,812	115,000	3.250%	17,681		30,000	2.000%		6.500%	45,663	180,663	180,663					\$20,351	\$40,000			20,351	57,683	403,695	4,117	230,237	2,250,076	2029
2030	411,423	576				411,999	115,000	3.250%	13,944		30,000	2.000%		6.500%	36,563	181,563	181,563					\$20,758	\$50,000			20,758	7,683	411,264	735	230,971	1,960,076	2030
2031	415,642	577				416,219	115,000	3.500%	10,063		30,000	2.000%		6.500%	26,975	176,975	176,975					\$21,173	\$7,683			21,173	0	360,894	55,326	286,297	1,665,076	2031
2032	419,903	716				420,618	115,000	3.500%	6,038		30,000	2.000%		6.500%	16,738	181,738	181,738					\$21,597				21,597	0	354,372	66,247	352,544	1,355,076	2032
2033	424,206	881				425,087	115,000	3.500%	2,013		30,000	2.000%		6.500%	5,688	180,688	180,688					\$22,028				22,028	0	349,728	75,359	427,902	1,035,076	2033
2034	428,552	1,070				429,622					30,000	2.000%		6.500%	0							\$22,469				22,469	0	52,469	377,153	805,056	1,005,076	2034
2035	432,942	2,013				434,955					150,000	2.000%		6.500%	0							\$22,918				22,918	0	172,918	262,037	1,067,092	855,076	2035
2036	437,376	2,668				440,044					350,000	2.000%										\$22,918				22,918	0	350,000	90,044	1,157,136	505,076	2036
2037	441,854	2,893				444,747					360,000	2.000%															360,000	84,747	1,241,883	145,076	2037	
2038	446,377	3,105				449,482					145,076	2.000%															145,076	304,406	1,546,289	0	2038	
2039	450,945	3,866				454,811						2.000%															0	454,811	2,001,100	0	2039	
2040	455,559	5,003				460,562						2.000%															0	460,562	2,461,662	0	2040	
Total	9,854,180	27,267	129,309	28,067		11,773,823	1,735,000	674,753	1,535,076					1,905,000	1,379,651	3,284,651	3,163,774	120,877								252,302	187,683	397,667	1,547,380	9,312,161	2,461,662	

NOTE! Issue # 3 (MRO) is a PAYGO Payment to the Developer and is paid only to the extent funds are available from the TID 2 Increment AFTER payment of GO debt and the Village Land /MRO.

Projected TID Closure

NPV 15 Yrs @ 6%

TID Annual Report (PE-300)

Co-muni code

40192

Municipality

VILLAGE of WHITEFISH BAY

Year

2016

Due date

July 03, 2017

TID #

002

Report type

FINAL

TID type

3 - Reh/Cons post-95

TID name

TID2

Creation date

12-03-2012

Mandatory termination date

12-03-2039

Beginning Balance

Fund balance at beginning of fiscal year ⓘ

* 86,399

Section 2a. Expenditures



Developer grants

 1 *	Beaumont Place MRO	*	90,586
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Subtotal			90,586
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Does this TID allocate funds to another TID? Yes
* No

TID number and amount allocated

 1 *	Select ... 	*	0
---	--	---	---

Subtotal			0
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Other expenditures

 1	<i>Name or description</i>		<i>Amount</i>
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Subtotal			0
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Section 2b. Expenditures


Capital expenditures ⓘ	Amount
Administration ⓘ	2,009
Professional services ⓘ	Amount
Interest and fiscal charges ⓘ	51,586
Discount on long-term debt	Amount
Debt issuance costs	Amount
Principal on long-term debt	Amount
Environmental costs	Amount
Real property assembly costs ⓘ	Amount
Developer grants subtotal	90,586
Allocation to other TIDs subtotal	0
Other expenditures subtotal	0
Total Expenditures ⓘ	144,181

Section 3a. Revenues



Does this TID receive allocated funds from another TID?

Yes
 No

TID number and amount received from each TID  

1 *	Select ... 	* <input type="text" value="0"/>
-----	--	----------------------------------

Subtotal	<input type="text" value="0"/>
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Development guarantees  

 1	Name or description	Amount
	<input type="text"/>	<input type="text"/>

Subtotal	<input type="text" value="0"/>
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Transfer from other funds  


 1	Name or description	Amount
	<input type="text"/>	<input type="text"/>


Subtotal	<input type="text" value="0"/>
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Other grant sources  

 1	Name or description	Amount
	<input type="text"/>	<input type="text"/>

Subtotal	<input type="text" value="0"/>
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Other revenue sources  

 1	Name or description	Amount
	<input type="text"/>	<input type="text"/>

Subtotal	<input type="text" value="0"/>
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Section 3b. Revenues

Tax increment ⓘ	★ 203,719
Investment income ⓘ	Amount
Special assessments	Amount
Exempt computer aid ⓘ	Amount
Miscellaneous revenue	Amount
Sale of property	Amount
Allocation amount from other TIDs subtotal	0
Developer guarantees subtotal	0
Transfer from other funds subtotal	0
Other grant sources subtotal	0
Other revenue sources subtotal	0
Total Revenues ⓘ	203,719

Section 4. Ending Balance

Balance at end of fiscal year ⓘ	145,937
Future project costs ⓘ	* 0
Surplus or deficit (amount not included in future project costs) ⓘ	145,937

Section 5. Preparer/Contact Information

Preparer Information

Name

★ Jen Amerell

Title

★ Finance Director

Email

★ j.amerell@wfbvillage.org

Phone

★ (414) 962-6690

Check here if the preparer is the same as the contact person

Contact Person

Name ⓘ

★ Jen Amerell

Title

★ Finance Director

Email

★ j.amerell@wfbvillage.org

Phone

★ (414) 962-6690

Confirmation

You successfully submitted your report. Print a copy for your records.

Co-muni code	40192
TID number	002
Recording time	06-05-2017 04:04 PM
Confirmation	TIDAR201640192F1496696667825
Submission type	FINAL

Dear Members of the Community Development Authority:

On behalf of the Whitefish Bay Business Improvement District, I am writing this letter with a request that the CDA continue funding ongoing marketing efforts of the BID.

By way of background, over the past few years, the Whitefish Bay Business Improvement District has gone through a strategic planning process, hired a new Executive Director, branded the district as Merchants of Whitefish Bay (including location branding information, static stickers and a new website (www.merchantsofwhitefishbay.com) with up-to-date merchant listing and search capabilities), designed and hung new light post banners across the district, and organized marquis events for the Village. Katie Commer has taken on the role of Executive Director with enthusiasm and relentless energy. As such, we have a stronger Farmers' Market, Sidewalk Sale-A-Bration, Sounds of Summer, Halloween trick or treat, and Holiday Stroll. These events add to the desirability and attractiveness of Whitefish Bay for current and future residents.

The BID has three sources of funds to cover all of its expenses, the tax assessment of the District (approximately \$60,000 annually), sponsorships for events (approximately \$27,000 annually), and last year's support from the CDA (\$28,500 in 2017). These sources of funds allow us to operate the organization at essentially a breakeven status with revenues equaling our expenses.

As alluded to above, in 2017 the CDA funded a portion of the BID's expenses related to street beautification, branding, and marketing efforts. The funding amount was \$28,500. Those funds were used to help promote the district in the following ways:

Street Beautification \$7,302.58

- \$5,022.34 David J. Frank
- \$2,280.24 Olympus Group (plans for street light banners?)

Marketing expenses \$27,701.84

- \$18,279.81 Rev Pop marketing firm
- \$9,422.03 Holliday Stroll Booklet (19k homes)/Confluence Graphics

This year, the BID continues its work marketing the District. We are also working on our plans for 2019. Below are the expenses we have or will incur this year and next as it relates solely to marketing and street beautification.

	2018	2019
Light Post Banners Design	\$4,000	\$2,500
Light Post Banners Production	10,000	10,000
John McGivern Video Editing	2,000	0
Website Updates	5,000	\$3,500
Professional Services/Farmers Market Management	3,000	3,000
Advertising (Social, Billboard, Tv Sponsorship)	10,000	10,000
Sounds of Summer Sponsorship	5,000	5,000
New Event Costs and Associated Marketing Materials	4,000	2,500
Holiday Stroll Tree and Street Beautification	5,000	5,000
Holiday Stroll Christmas Lights	8,500	0
<hr/>		
Total	56,500	41,500

Over this year and next, it is our desire to design and produce new light post banners, edit the Around the Corner with John McGivern video that highlights the Business District, perform ongoing website updates and the video functionality and sponsor the Sounds of Summer, Advertising thru social media, billboard and TV among other things listed above.

To continue the BID's ongoing campaign and strengthen the momentum created through our efforts, we are looking to the CDA to help us bridge our funding gap. To do so, we respectfully request the CDA grant the BID \$28,500 in both 2018 and 2019 for marketing and street beautification related to the items above. We understand that the CDA is not an eternal source of funds, but we ask that it provide these funds as we continue our work creating a vibrant district. The BID believes these expenses are a judicious use of funds as they enhance the brand of Silver Spring Drive and support our underlying mission to champion the Whitefish Bay Business Improvement District as an exceptional place to shop, live, and conduct business – for individuals, families, and visitors.

Thank you in advance for your consideration.

Jeff Commer,

President of the Whitefish Bay Business Improvement District, The Merchants of Whitefish Bay

Fund 25 - Tax Increment District # 1
 Summary of Revenues & Expenditures

Account	Account Name	2016 Actual	2017 Actual	2018 Budget	9/30/18 YTD	2018 Projected	2019 Budget	Budget % Change
Revenues								
41100	Tax Increment	\$ 583,805	\$ 561,694	\$ 561,694	\$ 607,871	\$ 607,871	\$ 607,871	8.22%
43430	Exempt computer aid	16,969	-	13,000	-	13,191	13,191	1.47%
49100	Debt proceeds	-	2,139,570	-	-	-	-	0.00%
49601	Miscellaneous	67,587	13,000	-	-	-	-	0.00%
	Total Revenue	<u>668,361</u>	<u>2,714,264</u>	<u>574,694</u>	<u>607,871</u>	<u>621,062</u>	<u>621,062</u>	
Expenditures								
98200-731	Transfer to Debt Service	317,754	2,489,661	306,200	-	306,200	283,124	-7.54%
98200-790	Project Costs	143,986	92,758	-	52,003	65,000	175,000	-100.00%
98200-791	General Expenses	62,820	55,418	35,000	9,489	25,000	25,000	-28.57%
98200-792	Developer/Retail Incentive/Façade	108,000	53,000	250,000	38,500	38,500	38,500	-84.60%
	Total Expenditures	<u>632,560</u>	<u>2,690,837</u>	<u>808,442</u>	<u>99,992</u>	<u>434,700</u>	<u>521,624</u>	-100.00%
	Beginning Fund Balance	\$ 1,246,869	\$ 1,282,670	\$ 1,306,097		\$ 1,306,097	\$ 1,492,459	
	Annual Income / (Loss)	35,801	23,427	(233,748)		186,362	99,438	
	Fund balance adjustment	-	-	-		-	-	
	Applied surplus	-	-	-		-	-	
	Ending Fund Balance	<u>\$ 1,282,670</u>	<u>\$ 1,306,097</u>	<u>\$ 1,180,768</u>		<u>\$ 1,492,459</u>	<u>\$ 1,591,897</u>	

Fund 27 - Tax Increment District # 2
 Summary of Revenues & Expenditures

Account	Account Name	2016 Actual	2017 Actual	2018 Budget	9/30/18 YTD	2018 Projected	2019 Budget	Budget % Change
Revenues								
41100	Tax Increment	\$ 203,719	\$ 266,379	\$ 340,550	\$ 337,824	\$ 337,824	\$ 337,824	-0.80%
49502	Miscellaneous	-	-	-	-	3,685	-	0.00%
	Total Revenue	<u>203,719</u>	<u>266,379</u>	<u>340,550</u>	<u>337,824</u>	<u>341,509</u>	<u>337,824</u>	-0.80%
Expenditures								
98200-731	Transfer to Debt Service	111,586	115,013	117,988	-	117,988	120,813	2.39%
98200-791	TID #2 General Expenses	2,009	6,339	25,000	5,383	85,000	25,000	0.00%
98200-797	Developer/Retail Incentive/Façade	90,586	189,025	223,247	178,913	178,913	179,525	-19.58%
	Total Expenditures	<u>204,181</u>	<u>310,377</u>	<u>366,235</u>	<u>184,296</u>	<u>381,901</u>	<u>325,338</u>	-11.17%
	Beginning Fund Balance	\$ 86,400	\$ 85,938	\$ 41,940		\$ 41,940	\$ 1,548	
	Annual Income / (Loss)	(462)	(43,998)	(25,685)		(40,392)	12,486	
	Fund balance adjustment	-	-	-		-	-	
	Applied surplus	-	-	-		-	-	
	Ending Fund Balance	<u>\$ 85,938</u>	<u>\$ 41,940</u>	<u>\$ 16,255</u>		<u>\$ 1,548</u>	<u>\$ 14,034</u>	

Parking Meter Research Summary Sheet

(For CDA Discussion Regarding 2019 TID #1 Budget)

Background: Metered parking is located in the Village's Silver Spring Business District and is in operation from 8 am to 6 pm Monday-Saturday (except holidays), with rates set at .50 per hour. The Village currently has 156 on-street parking spaces in the Silver Spring district. 153 of these spaces are currently metered and 3 spaces are handicap only. The meters currently only accept coins. The Village collects approximately \$70,000 per year in parking meter revenue. The metered space breakdown is as follows:

- Single Pole – Single Meter – 15
- Single Pole – Two meters – 118
- Street Light – Two meters – 18
- Single Pole – One Meter/One Handicap Space - 2
- Single Pole – One Handicap Space (No Meter) - 1

New Meter Research: Village Staff has had discussions on technical capabilities with three parking meter companies. All three companies can accommodate coins, credit card, and mobile pay. In addition, new parking meters from all three companies have the capability of handling two spaces at one time if the meter is in between two spaces. The current meter layout on Silver Spring Drive would accommodate this option if it is desired, which would cut down on the number of meters needed to be purchased by almost half (some spaces would still require a single meter).

In 2017, the City of Milwaukee released a bid to install new meters for all 7,000 metered parking spaces. Milwaukee awarded the bid and has started the implementation process. Village Staff visited the Milwaukee Public Works Department to see the meters in-person. These meters have the following capabilities:

- One meter for two spaces (where applicable)
- Coin Payment
- Credit Card Payment
- Mobile App payment that immediately shows on the meter (note: the Whitefish Bay BID believes mobile pay is an important feature to incorporate to any new meters).
- Backend software to manage meter status, collections, and enforcement.

The Village would anticipate purchasing several extra meters for maintenance purposes and in the event that the handicap spaces would be reconfigured to be metered spaces in the future. Based on the current meters the Village has in use (POM Model-E), the Village could re-use the housing and replace the internal components and dome. Estimated costs outlined below:

Estimated Capital Costs		
Re-use current housing		
	Purchase of 90 - Double Space Meters	Purchase of 160 Single Space Meters
Meter Mechanicals	\$67,500.00	\$120,000.00
Total	\$67,500.00	\$120,000.00
Purchase new housing		
	Purchase of 90 - Double Space Meters	Purchase of 160 Single Space Meters
Meter Mechanicals	\$67,500.00	\$120,000.00
Housing	\$31,500.00	\$56,000.00
Total	\$99,000.00	\$176,000.00
Estimated Annual Costs		
	Purchase of 90 - Double Space Meters	Purchase of 160 Single Space Meters
Credit Card Fees, Backend Platform, and Mobile App	\$6,000 - \$8,000	\$10,000 - \$12,000
*Costs are estimated from numbers provided by the City of Milwaukee		