



11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/242-3100

www.cityofmequonwi.gov

Office of the City Administrator

FINANCE-PERSONNEL COMMITTEE
Regular Meeting
Tuesday, April 14, 2026 - 5:45 PM
North Conference Room

Agenda

- 1) Call to Order and Roll Call**
- 2) Approval of Meeting Minutes**
 - a) Meeting minutes of March 10, 2026
- 3) License Applications**
 - a) April 2026 Licenses
- 4) Vouchers Paid**
 - a) March 2026 Vouchers Paid List
- 5) Informational Items**
 - a) Baker Tilly TID 3, 4, & 5 Audit Statements as of December 31, 2024
- 6) Resolutions**
 - a) **RESOLUTION 4280** - A Resolution Adopting a Revised Forfeiture Schedule for the Mid-Moraine Municipal Court, Reflecting a \$10 Increase in Applicable Court Fees as Authorized Under Wisconsin Act 113
- 7) Discussion Items**
 - a) Finance-Personnel Work Plan
- 8) Adjourn**

DATED: 4/9/2026

/s/ Andrew Nerbun, Mayor

Notice is hereby given that a quorum of other governmental bodies may be present at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take formal action thereto at this meeting. Persons with disabilities requiring accommodation for attendance at this meeting should contact the City Clerk's Office at 262-236-2914, twenty-four (24) hours in advance of the meeting. Any questions regarding this agenda may be directed to the City Clerk's Office at 262-236-2914, Monday through Friday, 8:00 AM – 4:30 PM.



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FINANCE-PERSONNEL COMMITTEE
Regular
Tuesday, March 10, 2026 - 5:45 PM
North Conference Room

Minutes

1) Call to Order and Roll Call

The meeting was called to order by Mayor Andrew Nerbun at 5:45 p.m.

Present: Mayor Andrew Nerbun, Alderman Robert Strzelczyk, Alderman William Gebhardt.
Alderman Brian Parrish arrived at 5:48 p.m.

Also present: William Jones, City Administrator, Brenda Arnett, Finance Director, Marie Keyser, Assistant Finance Director, Caroline Fochs, City Clerk, Jessica Wolff, Assistant City Administrator, Kristen Lundeen, DPW Director/City Engineer, Brian Sajdak, City Attorney, Matthew Fortini, IT Manager and Michael Gardner, Ray's Wine & Spirits.

2) Approval of Meeting Minutes

- a) Meeting minutes of February 10, 2026

MOTION:	A Motion to Approve the Meeting Minutes
MOVER:	Alderman Robert Strzelczyk
SECONDER:	Alderman William Gebhardt
AYES:	Alderman Robert Strzelczyk, Alderman William Gebhardt
NAYS:	Brian Parrish - Absent
RESULT:	Approved by Voice Acclamation

3) License Applications

- a) March 2026 Licenses

MOTION:	A Motion to Approve the License Applications
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MOVER:	Alderman William Gebhardt
SECONDER:	Alderman Robert Strzelczyk
AYES:	Alderman Robert Strzelczyk, Alderman William Gebhardt
NAYS:	Brian Parrish - Absent
RESULT:	Approved by Voice Acclamation

4) Vouchers Paid

a) February 2026 Vouchers Paid List

MOTION:	A Motion to Approve the February 2026 Vouchers Paid List
MOVER:	Alderman Robert Strzelczyk
SECONDER:	Alderman William Gebhardt
AYES:	Alderman Robert Strzelczyk, Alderman Brian Parrish, Alderman William Gebhardt
NAYS:	
RESULT:	Approved by Voice Acclamation

5) Resolutions

a) **RESOLUTION 4269** - A Resolution Approving the Second Amendment to a License Agreement with T-Mobile Central LLC, Extending the Term for the Cellular Tower Located at 11800 North Port Washington Road Through 2056

MOTION:	A Motion to Approve Resolution 4269
MOVER:	Alderman Robert Strzelczyk
SECONDER:	Alderman William Gebhardt
AYES:	Alderman Robert Strzelczyk, Alderman Brian Parrish, Alderman William Gebhardt
NAYS:	
RESULT:	Approved by Voice Acclamation

b) **RESOLUTION 4270** - A Resolution Ratifying Execution of a Professional Services Agreement for the Acquisition and Installation of a Replacement City-Wide Server with Office Technology Group of Milwaukee, Wisconsin in the Amount of \$110,000

Assistant Administrator Wolff introduced the resolution and explained the need for the City server and why the agreement needed to be ratified at this time.

MOTION:	A Motion to Approve Resolution 4270
MOVER:	Alderman William Gebhardt
SECONDER:	Alderman Robert Strzelczyk
AYES:	Alderman Robert Strzelczyk, Alderman Brian Parrish, Alderman William Gebhardt
NAYS:	
RESULT:	Approved by Voice Acclamation

- c) **RESOLUTION 4271** - A Resolution Approving Amendments to the City of Mequon Fee Schedule for Fiscal Year 2026, Related to Athletic Field Fees Charged to Season Users and All Other Users, and Super Pass Fees for the Mequon Community Pool

DPW Director Lundeen explained the proposed fee schedule amendments related to field rentals and the swimming pool super pass.

MOTION:	A Motion to Approve Resolution 4271
MOVER:	Alderman Brian Parrish
SECONDER:	Alderman William Gebhardt
AYES:	Alderman Robert Strzelczyk, Alderman Brian Parrish, Alderman William Gebhardt
NAYS:	
RESULT:	Approved by Voice Acclamation

- d) **RESOLUTION 4272** - A Resolution Amending the City's FY2026 Compensation Plan in Connection with Establishing the Position of Staff Engineer

Assistant Administrator Wolff introduced the resolution. Establishing a new position within the Engineering Division creates a pathway towards vertical advancement within the organization. The creation of this position does not increase the Full-Time Equivalent (FTE) count.

MOTION:	A Motion to Approve Resolution 4272
MOVER:	Alderman Brian Parrish
SECONDER:	Alderman William Gebhardt
AYES:	Alderman Robert Strzelczyk, Alderman Brian Parrish, Alderman William Gebhardt

NAYS:	
RESULT:	Approved by Voice Acclamation

6) Discussion Items

- a) Finance-Personnel Work Plan

7) Adjourn

A motion to adjourn was made at 6:25 p.m. by Alderman Gebhardt, seconded by Alderman Parrish. All voted in favor "aye."

Respectfully Submitted,

Marie Keyser
Assistant Finance Director



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Fax: 262/242-9655

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Office of the City Clerk

TO: Finance-Personnel Committee
FROM: Caroline Fochs, City Clerk
DATE: April 9, 2026
SUBJECT: April, 2026 License Applications

Following are recommended approvals:

Peddler Class A Licenses - Renewal for the period of April 17, 2026 - July 17, 2026

Richmond Investment Services

7702 W. Mequon Road
Mequon, WI 53097

Request to provide door-to-door selling of financial services.

Applicant Name:

Marcus Mrugala

Peddler Class A Licenses - New for the period of April 17, 2026 - July 17, 2026

EZ Home Solutions

10623 Coneflower CT
Mequon, WI 53097

Request to provide door-to-door selling of home solutions services.

Applicant Names:

Micheal Wifonso Cocco
Ronald Joseph Robinson
Anthony Ray Martin
Michael Lucas Kamarainen
Robert Lawrence Urbalejo-Perdomo

Following are recommended denials: None.

**CITY OF MEQUON
11333 N CEDARBURG ROAD
MEQUON, WI 53092**

THE FOLLOWING VOUCHERS PAID:	MARCH 2026
GENERAL FUND (0110)	\$ 272,898.94
SPECIAL REVENUE FUND (0210)	0.00
PARKS & OPEN SPACE (0220)	0.00
REVOLVING LOAN FUND (0230)	0.00
SPECIAL FEDERAL GRANT FUND (0250)	11,900.00
ENVIRONMENTAL REMEDIATION FUND (0270)	0.00
DEBT SERVICE FUND (0310)	0.00
DEBT SERVICE TIF 3 FUND (0330)	0.00
CAPITAL PROJECT FUND (0410)	60,516.00
SEWER UT FUND (0610)	7,649.80
WATER UT FUND (0620)	137,537.24
TAX FIDUCIARY FUND (0810)	8,512.08
TOTAL	\$ 499,014.06

Processed by Department	Vendor Name	Invoice Description	Grand Total	\$499,014.06 Line item amount
ARPA Grant	TYLER TECHNOLOGIES INC	ARPA: TYLER TECH PACE TRAINING 3/1/26-2/28/27		5,700.00
ARPA Grant	PRO-WEST & ASSOCIATES, INC.	ARPA: GIS ASSISTANCE FOR TYLER EPL PROJECT		3,400.00
ARPA Grant	TYLER TECHNOLOGIES INC	ARPA: EPL PROJECT MGMT & REMOTE IMPLEMENTATION		1,400.00
ARPA Grant	TYLER TECHNOLOGIES INC	ARPA: EPL REMOTE IMPLEMENTATION		700.00
ARPA Grant	TYLER TECHNOLOGIES INC	ARPA: EPL IMPLEMENTATION		700.00
ARPA Grant Total				11,900.00
Assessor	CATALIS TAX & CAMA INC	2026 ASSESSOR CONTRACT		12,000.00
Assessor	WISCONSIN DEPARTMENT OF REVENUE 8971	ANNUAL FEE ASSESSING FOR MANUFACTURING PROPERTIES		8,606.31
Assessor	AMERICAN BUSINESS TECHNOLOGIES, INC.	2026 ASSESSOR MAILINGS-EXTERIOR REVIEW LETTERS		158.00
Assessor Total				20,764.31
Building Maintenance	SAINT CROIX MANAGEMENT INC	BLDGS CLEANING CONTRACT (RESOLUTION 4256)-MARCH		2,891.00
Building Maintenance	J. F. AHERN CO	OIL BURNER REPAIR DPW		2,763.70
Building Maintenance	J. F. AHERN CO	MARCH PREVENTATIVE MAINTENANCE HVAC CONTRACT		2,640.75
Building Maintenance	SAINT CROIX MANAGEMENT INC	BLDGS CLEANING CONTRACT (RESOLUTION 4256)-MARCH		2,635.00
Building Maintenance	SAINT CROIX MANAGEMENT INC	BLDGS CLEANING CONTRACT (RESOLUTION 4256)-MARCH		1,250.00
Building Maintenance	J. F. AHERN CO	BOILER REPAIR CITY HALL		1,196.00
Building Maintenance	STAPLES BUSINESS ADVANTAGE	JANITORIAL SUPPLIES		770.69
Building Maintenance	UNITED DISPOSAL SERVICES LLC	DUMPSTER FEES-MARCH		567.00
Building Maintenance	J. F. AHERN CO	CITY HALL BOILER		538.50
Building Maintenance	STAPLES BUSINESS ADVANTAGE	JANITORIAL SUPPLIES - CITY BLDGS		497.13
Building Maintenance	PACKERLAND RENT-A-MAT, INC.	MAT CONTRACT CITY HALL-FEB		380.23
Building Maintenance	UNITED DISPOSAL SERVICES LLC	DUMPSTER FEES		267.75
Building Maintenance	STAPLES BUSINESS ADVANTAGE	JANITORIAL SUPPLIES		136.56
Building Maintenance	THE SHERWIN-WILLIAMS CO., INC.	PAINT CITY HALL JESSICA OFFICE		135.02
Building Maintenance	PEST ARREST EXTERMINATING	MARCH PEST CONTROL CONTRACT		135.00
Building Maintenance	AMAZON CAPITAL SERVICES, INC	DRY ERASE BOARD BRETT		129.95
Building Maintenance	AMAZON CAPITAL SERVICES, INC	BRETT DRY ERASE BOARD		129.10
Building Maintenance	W.W. GRAINGER, INC.	HOSE ADAPTER HOSE REELS DPW		63.30
Building Maintenance	USCC SERVICES LLC	CELL PHONE MONTHLY BILLING 02/2026		52.99
Building Maintenance	AMAZON CAPITAL SERVICES, INC	RETURN-DRY ERASE BOARD		-129.10
Building Maintenance Total				17,050.57
Capital Fund Fire & EMS Vehicles	SOUTHERN OZAUKEE FIRE AND EMERGENCY SERVICES	2025 EQUIPMENT CAPITAL CONTRIB.-COLUMBIA ST. MARYS		41,321.00
Capital Fund Fire & EMS Vehicles Total				41,321.00
Capital Fund IT Data Processing Equipment	VC3 INC	MONTHLY PUBLIC SAFETY SECURITY SOFTWARE FEE		946.40
Capital Fund IT Data Processing Equipment Total				946.40
Capital Fund Police K-9	SUSAN M RICHISON	THERAPY DOG TRAINING		3,120.00
Capital Fund Police K-9	AMAZON CAPITAL SERVICES, INC	POLICE K9 EQUIPMENT - THERAPY DOG SUPPLIES		191.73
Capital Fund Police K-9	AMAZON CAPITAL SERVICES, INC	POLICE K9 EQUIPMENT - BOWL MAT, SCISSORS		53.98
Capital Fund Police K-9	AMAZON CAPITAL SERVICES, INC	POLICE K9 EQUIPMENT - PET CONDITIONER		19.90
Capital Fund Police K-9 Total				3,385.61
Capital Fund Police Vehicles	NICHOLAS H F GLEISNER	SQUAD REMOTE START		429.99
Capital Fund Police Vehicles Total				429.99
Capital Fund Right-of-Way Assets	R.A. SMITH, INC	LAKE SHORE MEQUON ROAD DESIGN RES. 4223		2,145.50
Capital Fund Right-of-Way Assets	TYLER TECHNOLOGIES INC	DPW ADMIN CASH DRAWER & PRINTER		1,935.00
Capital Fund Right-of-Way Assets Total				4,080.50
Capital Fund TIF #4	HARWOOD ENGINEERING CONSULTANTS	PORT WASHINGTON STREETSCAPING TID #4 & TID #5		2,426.25
Capital Fund TIF #4 Total				2,426.25
Capital Fund TIF #5	HARWOOD ENGINEERING CONSULTANTS	PORT WASHINGTON STREETSCAPING TID #4 & TID #5		2,426.25
Capital Fund TIF #5 Total				2,426.25
Capital Fund Urban Forestry	CHOICE CUTS TREE SERVICE LLC	RIVERWALK TREE REMOVAL		5,500.00
Capital Fund Urban Forestry Total				5,500.00
City Administrator	BONUS INC	CITY ADMINISTRATOR SPONSORED EMPLOYEE LUNCH		49.17
City Administrator	USCC SERVICES LLC	CELL PHONE MONTHLY BILLING 02/2026		46.56
City Administrator Total				95.73
City Clerk	PITNEY BOWES GLOBAL FINANCIAL SERVICES LLC	QUARTERLY INSERTER LEASE 12/28/25-3/27/26		385.89
City Clerk	USCC SERVICES LLC	CELL PHONE MONTHLY BILLING 02/2026		52.44
City Clerk	CONLEY PUBLISHING GROUP LTD	LEGAL NOTICES AND ADS TO PUBLISH		37.72
City Clerk	AMAZON CAPITAL SERVICES, INC	9X12 ENVELOPES, CALENDAR, DESK ORGANIZER AND PENS		35.17
City Clerk Total				511.22
Common Council	OZAUKEE COUNTY ECONOMIC DEVELOPMENT CORPORATION	2026 MEMBERSHIP DUES		1,500.00
Common Council Total				1,500.00
Communications	AMAZON CAPITAL SERVICES, INC	COMMUNICATIONS OFFICE SUPPLIES- INK, MARKERS		80.55
Communications	AMAZON CAPITAL SERVICES, INC	COMMUNICATIONS OFFICE SUPPLIES - BINDERS		24.18
Communications	AMAZON CAPITAL SERVICES, INC	COMMUNICATIONS OFFICE SUPPLIES - BINDERS		24.18
Communications	AMAZON CAPITAL SERVICES, INC	RETURN-BINDERS		-24.18
Communications Total				104.73
Community Development	CONLEY PUBLISHING GROUP LTD	PUBLIC NOTIFICATIONS		227.96
Community Development	USCC SERVICES LLC	CELL PHONE MONTHLY BILLING 02/2026		24.85
Community Development Total				252.81
Engineering	CITY WATER LLC	MANAGEMENT & OPERATIONS SERVICES 2/2026		511.00
Engineering	GREATAMERICA FINANCIAL SERVICES CORPORATION	PLOTTER LEASE HP DESIGNJET Z9		195.43
Engineering	USCC SERVICES LLC	CELL PHONE MONTHLY BILLING 02/2026		59.82
Engineering	USCC SERVICES LLC	LEMKE PARK DATA-FEB		25.82
Engineering Total				792.07
Finance	AMAZON CAPITAL SERVICES, INC	FINANCE COUNTER RECEIPT PRINTER INK		40.59
Finance Total				40.59
Fleet Services	EDWARD H WOLF & SONS INC	GASOLINE-NO LEAD		26,685.21
Fleet Services	EDWARD H WOLF & SONS INC	ATF AND 5W-30		2,833.20
Fleet Services	SAFETY-KLEEN SYSTEMS INC	OIL RECYCLE		1,260.69
Fleet Services	POMPS TIRE SERVICE INC	318 STEER TIRE		705.40
Fleet Services	CARY A. SCHOESSOW	DECALS 404, 200, 101		463.00
Fleet Services	GORDIE BOUCHER FORD OF MEMOMONEE FALLS INC	TURBO TUBES 206		454.08
Fleet Services	HUMPHREY SERVICE PARTS INC	FILTERS		409.06
Fleet Services	TRUCK COUNTRY OF WISCONSIN	312 COOLANT TANK		335.81
Fleet Services	LAKESIDE INTERNATIONAL TRUCKS, LLC	302 FUEL GAUGE		316.28
Fleet Services	EDWARD H WOLF & SONS INC	DEF		311.75
Fleet Services	BRAKE & EQUIPMENT CO INC	302 SPINNER MOTOR		299.01
Fleet Services	BRAKE & EQUIPMENT CO INC	319 HYD FITTINGS		276.74
Fleet Services	LAKESIDE INTERNATIONAL TRUCKS, LLC	320 SENSOR		268.10
Fleet Services	POMPS TIRE SERVICE INC	TRAILER TIRES		249.62
Fleet Services	SAFETY-KLEEN SYSTEMS INC	PARTS SOLVENT RECYCLE		234.60
Fleet Services	EGELHOFF'S LAWN MOWER SERVICE INC.	270 CLUTCH		232.89
Fleet Services	BRAKE & EQUIPMENT CO INC	300 SLACK ADJ		150.12
Fleet Services	BRAKE & EQUIPMENT CO INC	206 BRAKE CONTROLLER		140.97
Fleet Services	MATHESON TRI-GAS INC	WELDING GAS TANK RENTAL		140.51
Fleet Services	LAKE-VIEW ELECTRONICS CORPORATION	WIRE AND SPLIT LOOM		137.00
Fleet Services	GORDIE BOUCHER FORD OF MEMOMONEE FALLS INC	SQUAD BRAKES		127.10
Fleet Services	BRAKE & EQUIPMENT CO INC	361 AIR VALVE		95.84
Fleet Services	FALLS AUTO PARTS AND SUPPLIES INC	OIL FILTERS		77.60
Fleet Services	GORDIE BOUCHER FORD OF MEMOMONEE FALLS INC	SQ 19 SWITCH		46.59
Fleet Services	HUMPHREY SERVICE PARTS INC	FILTERS		38.56
Fleet Services	BRAKE & EQUIPMENT CO INC	303 DRAIN VALVE		33.92
Fleet Services	USCC SERVICES LLC	CELL PHONE MONTHLY BILLING 02/2026		28.55
Fleet Services	BRAKE & EQUIPMENT CO INC	206 TRAILER BATTERY		27.67
Fleet Services	LAKE-VIEW ELECTRONICS CORPORATION	CONNECTORS 404		16.20
Fleet Services	BRAKE & EQUIPMENT CO INC	338 DOOR PINS		10.38
Fleet Services	BRAKE & EQUIPMENT CO INC	319 BAG NUT		6.00
Fleet Services	BRAKE & EQUIPMENT CO INC	RETURN-BENDIX CHECK VALVE		-37.64

Processed by Department	Vendor Name	Invoice Description	Grand Total	\$499,014.06 Line item amount
Fleet Services	FALLS AUTO PARTS AND SUPPLIES INC	RETURN-HYD HOSE FITTINGS		-49.46
Fleet Services Total				36,325.35
Forestry	EGELHOFF'S LAWN MOWER SERVICE INC.	FORESTRY HARD HATS		257.98
Forestry	EGELHOFF'S LAWN MOWER SERVICE INC.	BATTERIES CHAIN SAW FORESTRY		239.96
Forestry	JOHNSON'S NURSERY LLC	ARBOR DAY TREES		165.00
Forestry	CHARTER COMMUNICATIONS HOLDINGS LLC	INTERNET BRUSH SITE FEB		153.83
Forestry	EGELHOFF'S LAWN MOWER SERVICE INC.	CHAIN SAW CHAINS		99.96
Forestry	PORT-A-JOHN, INC.	BRUSH SITE RESTROOM MARCH 2026		91.00
Forestry	AMAZON CAPITAL SERVICES, INC	BRUSH SITE BROCHURE HOLDERS		13.99
Forestry	USCC SERVICES LLC	CELL PHONE MONTHLY BILLING 02/2026		12.93
Forestry	AMAZON CAPITAL SERVICES, INC	BRUSH ONLINE FORM PC MONITOR SWIVEL		9.85
Forestry Total				1,044.50
General Fund - General Activities	R&R INSURANCE SERVICES INC	2026 LIABILITY INSURANCE		31,676.25
General Fund - General Activities	R&R INSURANCE SERVICES INC	2026 WORKERS COMP INSURANCE		27,414.00
General Fund - General Activities	SECURIAN LIFE INSURANCE COMPANY	POLICY 002832L UNIT 33302 4/1/2026-4/30/2026		3,368.26
General Fund - General Activities	MEQUON POLICE ASSOCIATION	UNION DUES 3/13/2026		2,220.00
General Fund - General Activities	NORTH SHORE BANK FSB	DEFERRED COMP 3/13/2026		935.00
General Fund - General Activities	NORTH SHORE BANK FSB	DEFERRED COMP 3/27/2026		885.00
General Fund - General Activities	WIS SUPPORT COLLECTIONS TRUST	SUPPORT # 8648779 7844747 7657807 3/13/2026		818.94
General Fund - General Activities	WIS SUPPORT COLLECTIONS TRUST	SUPPORT # 8648779 7844747 7657807 3/27/2026		818.94
General Fund - General Activities	PARK REFUNDS	REFUND 2025 FIELD USE DEPOSIT		500.00
General Fund - General Activities	DVM INSURANCE AGENCY	ORG ID 24454-EMPLOYEE PET INSURANCE PREMIUMS		435.45
General Fund - General Activities	PERMIT REFUNDS	REFUND OVERPAYMENT FOR BUILDING PERMIT #38064		398.00
General Fund - General Activities	METROPOLITAN LIFE INSURANCE COMPANY	CUST 268973,SUBCODE 004I,STATE OF WISCONSIN VISION		353.12
General Fund - General Activities	THE OFFICE TECHNOLOGY GROUP	CITY/SOFD OFFICE 365/OUTLOOK LICENSING-MARCH		206.85
General Fund - General Activities	PARK REFUNDS	REFUND 2025 TOURNAMENT DEPOSIT		200.00
General Fund - General Activities	PARK REFUNDS	REFUND RIVER BARN PARK SECURITY DEPOSIT 3/7/2026		200.00
General Fund - General Activities	PARK REFUNDS	REFUND RIVER BARN PARK SECURITY DEPOSIT 3/14/2026		200.00
General Fund - General Activities	PARK REFUNDS	REFUND RIVER BARN PARK SECURITY DEPOSIT 3/21/2026		200.00
General Fund - General Activities	CHARTER COMMUNICATIONS HOLDINGS LLC	SAFETY BUILDING DESK TELEPHONES		103.91
General Fund - General Activities	SECURIAN LIFE INSURANCE COMPANY	POLICY 002832L UNIT 33302 4/1/2026-4/30/2026		94.40
General Fund - General Activities	SECURIAN LIFE INSURANCE COMPANY	POLICY 76038 ACCIDENT APRIL 2026		86.92
General Fund - General Activities	PERMIT REFUNDS	REFUND INSPECTION SECURITY DEP 1408 COUNTY LINE		65.00
General Fund - General Activities	PERMIT REFUNDS	REFUNDS INSPECTION SECURITY DEPOSIT 10501 MAGNOLIA		65.00
General Fund - General Activities	PARK REFUNDS	CANCELLATION LEMKE PARK SECURITY DEPOSIT 6/20/26		50.00
General Fund - General Activities Total				71,295.04
Highway	COMPASS MINERALS AMERICA INC.	SALT-604 TONS		50,396.73
Highway	COMPASS MINERALS AMERICA INC.	SALT-209.91 TONS		17,512.79
Highway	LANNON STONE PRODUCTS, INC.	GRAVEL		2,390.11
Highway	R&R INSURANCE SERVICES INC	WORKERS COMP PREMIUM AUDIT 1/1/2025-1/1/2026		1,554.25
Highway	LANNON STONE PRODUCTS, INC.	GRAVEL		1,509.74
Highway	LANNON STONE PRODUCTS, INC.	GRAVEL		1,043.86
Highway	IFS TOPCO LLC	TRUCK CLEANING SOLUTION		667.00
Highway	LANNON STONE PRODUCTS, INC.	GRAVEL		429.06
Highway	SHERWIN INDUSTRIES INC	COLD PATCH		314.94
Highway	USIC LOCATING SERVICES INC	FIBER LOCATES-FEB		303.96
Highway	WINTER EQUIPMENT COMPANY INCORPORATED	PLOW MARKERS		275.88
Highway	USIC LOCATING SERVICES INC	LOCATES-OCT 2025		274.56
Highway	WRANGLER HOLDCO CORP	RECYCLING FEES-MARCH		215.00
Highway	ETNA DISTRIBUTORS LLC	PIPE FOR PROJECT		176.67
Highway	MENARDS	MAILBOX REPAIR SUPPLIES		123.06
Highway	ANDERSON LANDSCAPE & MAINTENANCE LLC	CKD-JAN		100.00
Highway	USCC SERVICES LLC	CELL PHONE MONTHLY BILLING 02/2026		79.89
Highway	EGELHOFF'S LAWN MOWER SERVICE INC.	CHAIN SHARPEN		55.65
Highway	CONTREE SPRAYER & EQUIPMENT COMPANY LLC	BRINE FITTING		31.53
Highway	PB HAHN & CO INC	SUPPLIES NEEDED		19.77
Highway	DIGGERS HOTLINE INC	FEBRUARY LOCATES		11.40
Highway	CLIFFORD J DETEMPLE	GPS ROVER LEASE TO OWN PURCHASE		1.00
Highway Total				77,486.85
Human Resources	AMAZON CAPITAL SERVICES, INC	STAY WELL KITS FOR EMPLOYEES - ETF WELLNESS GRANT		919.18
Human Resources	CONLEY PUBLISHING GROUP LTD	JOB POSTING ADS WITH NEWS GRAPHIC		734.40
Human Resources	PORT PUBLICATIONS INC	JOB POSTING ADS WITH OZAUKEE PRESS		310.00
Human Resources	PORT PUBLICATIONS INC	JOB POSTING ADS WITH OZAUKEE PRESS		310.00
Human Resources	EMPLOYEE BENEFITS CORPORATION	FSA ADMIN FEE - MARCH		209.25
Human Resources	AURORA MEDICAL GROUP, INC.	AURORA: PRE-EMPLOYMENT TESTING		170.00
Human Resources	USCC SERVICES LLC	CELL PHONE MONTHLY BILLING 02/2026		12.43
Human Resources Total				2,665.26
Information Services	THE OFFICE TECHNOLOGY GROUP	SECURITY, MONITORING, BACK-UP, & SERVICES-MARCH		9,885.00
Information Services	THE OFFICE TECHNOLOGY GROUP	CITY/SOFD OFFICE 365/OUTLOOK LICENSING-MARCH		2,052.75
Information Services	THE OFFICE TECHNOLOGY GROUP	CITY-WIDE PRINT SERVICES CONTRACT & LEASE		1,157.00
Information Services	MIDWEST FIBER NETWORKS LLC	FIBER NETWORK FEE		895.00
Information Services	CHARTER COMMUNICATIONS HOLDINGS LLC	CITY HALL DESK TELEPHONES		316.73
Information Services	KASEYA US LLC	DATO - IT - JANUARY		268.10
Information Services	KASEYA US LLC	DATO - IT - FEBRUARY		268.10
Information Services	KASEYA US LLC	DATO - IT - MARCH		268.10
Information Services	MIDWEST FIBER NETWORKS LLC	INTERNET SERVICE FEE		200.00
Information Services	CHARTER COMMUNICATIONS HOLDINGS LLC	MONTHLY INTERNET CHARGES		179.99
Information Services	AMAZON CAPITAL SERVICES, INC	BACKUP AUDIO RECORDING DEVICE		149.99
Information Services	CHARTER COMMUNICATIONS HOLDINGS LLC	TV SERVICE IN COUNCIL CHAMBERS & CONFERENCE ROOMS		135.78
Information Services	USCC SERVICES LLC	CELL PHONE MONTHLY BILLING 02/2026		12.43
Information Services Total				15,788.97
Inspections	R&R INSURANCE SERVICES INC	WORKERS COMP PREMIUM AUDIT 1/1/2025-1/1/2026		1,554.25
Inspections	WIS DEPT OF ADMINISTRATION	STATE SEALS		841.05
Inspections	USCC SERVICES LLC	CELL PHONE MONTHLY BILLING 02/2026		75.30
Inspections Total				2,470.60
Legal Counsel	STAFFORD ROSENBAUM LLP	2026 LEGAL FEES 2/1/2026-2/28/2026		5,928.00
Legal Counsel	STAFFORD ROSENBAUM LLP	2026 LEGAL FEES - MATTER #019435-000011		3,234.00
Legal Counsel	STAFFORD ROSENBAUM LLP	2026 LEGAL FEES - MATTER #019435-000010		1,434.00
Legal Counsel	STAFFORD ROSENBAUM LLP	2026 LEGAL FEES - MATTER #019435-000008		1,144.00
Legal Counsel	STAFFORD ROSENBAUM LLP	2026 LEGAL FEES - MATTER #019435-000007		638.00
Legal Counsel	STAFFORD ROSENBAUM LLP	2026 LEGAL FEES - MATTER #019435-000009		352.00
Legal Counsel	STAFFORD ROSENBAUM LLP	2026 LEGAL FEES - MATTER #019435-000005		264.00
Legal Counsel	VON BRIESEN & ROPER, S.C.	2026 VON BRIESEN & ROPER LEGAL SERVICES- FEBRUARY		241.00
Legal Counsel	STAFFORD ROSENBAUM LLP	2026 LEGAL FEES - MATTER #019435-000003		100.00
Legal Counsel	STAFFORD ROSENBAUM LLP	2026 LEGAL FEES - MATTER #019435-000006		66.00
Legal Counsel	STAFFORD ROSENBAUM LLP	2026 LEGAL FEES - MATTER #019435-000004		25.00
Legal Counsel Total				13,426.00
Parks	R&R INSURANCE SERVICES INC	WORKERS COMP PREMIUM AUDIT 1/1/2025-1/1/2026		1,554.25
Parks	STAPLES BUSINESS ADVANTAGE	JANITORIAL SUPPLIES - CITY BLDGS		270.32
Parks	AMAZON CAPITAL SERVICES, INC	LUMINARY BAGS CANDLELIGHT WALK		175.92
Parks	USCC SERVICES LLC	CELL PHONE MONTHLY BILLING 02/2026		124.61
Parks	MENARDS	MEMORIAL PLAQUE CEDAR FOR POSTS		103.36
Parks	PB HAHN & CO INC	PARKS SUPPLIES FOR OVENS/COUNTERTOPS		92.72
Parks	USCC SERVICES LLC	LEMKE PARK DATA-FEB		42.54
Parks	BOEHLKE HARDWARE & PLUMBING	LP FOR CANDLELIGHT WALK		41.66
Parks	PB HAHN & CO INC	SPRAY PAINT FOR BASEBALL BASES		24.96
Parks Total				2,430.34
Police	WAUKESHA COUNTY AREA TECHNICAL COLLEGE DISTRICT	POLICE TRAINING		3,008.00

Processed by Department	Vendor Name	Invoice Description	Grand Total	\$499,014.06 Line item amount
Police	FIVE CORNERS DODGE INC	SQUAD MAINTENANCE AND REPAIR		1,794.17
Police	AT&T MOBILITY LLC	CELL PHONE SERVICE		1,114.41
Police	PUBLIC SAFETY EQUIPMENT, LLC	RADAR TUNING/CERTIFICATION		732.00
Police	ODP BUSINESS SOLUTIONS LLC	OFFICE SUPPLIES - ENVELOPES, MARKERS, PAPER		356.36
Police	LANGUAGE LINE SERVICES INC	TRANSLATION SERVICES		253.89
Police	WEST PUBLISHING CORPORATION	CLEAR INVESTIGATIVE SERVICE - FEB		204.45
Police	CHARTER COMMUNICATIONS HOLDINGS LLC	SAFETY BUILDING DESK TELEPHONES		155.87
Police	TEMP STAFF REIMB	REIMBURSEMENT TRAINING 2/9/2026-2/20/2026		154.63
Police	GIERACH'S SERVICE INC	TOWING SERVICE - 2018 BUICK GS		150.00
Police	STATE OF WISCONSIN	WI DOJ RECORD CHECKS		98.00
Police	TRANS UNION LLC	CREDIT HISTORIES - 1/25/26-2/25/26		94.95
Police	GENERAL COMMUNICATIONS INC	RADIO REPAIRS		80.00
Police	VERIZON COMMUNICATION INC	CELL PHONE SERVICE		74.98
Police	TEMP STAFF REIMB	REIMBURSEMENT TRAINING 3/2/2026-3/4/2026		73.00
Police	TEMP STAFF REIMB	REIMBURSEMENT TRAINING 2/18/2026-2/20/2026		69.92
Police	VRC COMPANIES LLC	SHREDDING SERVICES		65.48
Police	TEMP STAFF REIMB	REIMBURSEMENT TRAINING 2/18/2026-2/20/2026		56.00
Police	AMAZON CAPITAL SERVICES, INC	WORK SUPPLIES - EYE WASH		42.42
Police	AMAZON CAPITAL SERVICES, INC	WORK SUPPLIES - CABLE TIES		34.48
Police	GENERAL COMMUNICATIONS INC	RADIO REPAIRS		34.00
Police	TEMP STAFF REIMB	REIMBURSEMENT TRAINING 2/16/26 & 2/26/26		34.00
Police	TEMP STAFF REIMB	REIMBURSEMENT TRAINING 3/2/2026-3/4/2026		28.00
Police	TEMP STAFF REIMB	REIMBURSEMENT TRAINING 3/19/26-3/20/26		27.92
Police	TEMP STAFF REIMB	REIMBURSEMENT TRAINING 2/24/2026		26.86
Police	GALL'S LLC	POLICE UNIFORMS/EQUIPMENT		24.95
Police	WISCONSIN HUMANE SOCIETY	STRAY ANIMAL SERVICES - FEB		20.00
Police	WISCONSIN DEPARTMENT OF NATURAL RESOURCES	BOAT PATROL TRAINING		20.00
Police Total				8,828.74
Sewer General Activities	SECURIAN LIFE INSURANCE COMPANY	POLICY 002832L UNIT 33302 4/1/2026-4/30/2026		269.17
Sewer General Activities	NORTH SHORE BANK FSB	DEFERRED COMP 3/13/2026		150.00
Sewer General Activities	NORTH SHORE BANK FSB	DEFERRED COMP 3/27/2026		150.00
Sewer General Activities	WIS SUPPORT COLLECTIONS TRUST	SUPPORT # 8648779 7844747 7657807 3/13/2026		40.39
Sewer General Activities	WIS SUPPORT COLLECTIONS TRUST	SUPPORT # 8648779 7844747 7657807 3/27/2026		40.39
Sewer General Activities	METROPOLITAN LIFE INSURANCE COMPANY	CUST 268973,SUBCODE 0041,STATE OF WISCONSIN VISION		18.49
Sewer General Activities	SECURIAN LIFE INSURANCE COMPANY	POLICY 76038 ACCIDENT APRIL 2026		13.26
Sewer General Activities	SECURIAN LIFE INSURANCE COMPANY	POLICY 002832L UNIT 33302 4/1/2026-4/30/2026		8.00
Sewer General Activities Total				689.70
Sewer UT Operations	MSA PROFESSIONAL SERVICES, INC.	LIFT STATION E SCADA DESIGN REVIEW		2,940.00
Sewer UT Operations	R&R INSURANCE SERVICES INC	WORKERS COMP PREMIUM AUDIT 1/1/2025-1/1/2026		1,554.25
Sewer UT Operations	UNITED DISPOSAL SERVICES LLC	DUMPSTER FEES-MARCH		567.00
Sewer UT Operations	BAXTER & WOODMAN, INC.	SPECIFICATIONS FOR LIFT STATION U		535.00
Sewer UT Operations	DIGGERS HOTLINE INC	FEBRUARY LOCATES		288.80
Sewer UT Operations	UNITED DISPOSAL SERVICES LLC	DUMPSTER FEES		267.75
Sewer UT Operations	AMAZON CAPITAL SERVICES, INC	HARD DRIVE AND FLASH DRIVE		234.32
Sewer UT Operations	OLSEN SAFETY EQUIPMENT CORPORATION	HI VIZ SAFETY CLOTHING		188.19
Sewer UT Operations	BELL TAPE INC	DAWN SOAP AND FLOOR SOAP		163.76
Sewer UT Operations	USCC SERVICES LLC	CELL PHONE MONTHLY BILLING 02/2026		129.02
Sewer UT Operations	MENARDS	SHOP VAC		74.99
Sewer UT Operations	EGELHOFF'S LAWN MOWER SERVICE INC.	BAR OIL		21.99
Sewer UT Operations	AMAZON CAPITAL SERVICES, INC	RETURN-EXPO DRY ERASE MARKERS		-4.97
Sewer UT Operations Total				6,960.10
Swimming Pool	W.W. GRAINGER, INC.	PIPE FITTINGS POOL		25.26
Swimming Pool Total				25.26
Tax Fiduciary Fund	SOUTHERN OZAUKEE FIRE AND EMERGENCY SERVICES	AMBULANCE CHARGES COLLECTED FROM 2025 TAXES		8,512.08
Tax Fiduciary Fund Total				8,512.08
Water General Activities	CITY WATER LLC	MANAGEMENT & OPERATIONS SERVICES 2/2026		420.00
Water General Activities	BANDER, PHYLLIS	RETURN UB 800480		353.50
Water General Activities	SECURIAN LIFE INSURANCE COMPANY	POLICY 002832L UNIT 33302 4/1/2026-4/30/2026		12.10
Water General Activities	METROPOLITAN LIFE INSURANCE COMPANY	CUST 268973,SUBCODE 0041,STATE OF WISCONSIN VISION		8.47
Water General Activities Total				794.07
Water UT Operations	CITY OF MILWAUKEE	FEBRUARY PURCHASED WATER		52,943.71
Water UT Operations	NORTH SHORE WATER COMMISSION	JANUARY PURCHASED WATER		19,495.75
Water UT Operations	NORTH SHORE WATER COMMISSION	FEBRUARY PURCHASED WATER		18,158.45
Water UT Operations	UNITED SYSTEMS & SOFTWARE, INC.	METER RADIOS		8,275.00
Water UT Operations	CITY WATER LLC	MANAGEMENT & OPERATIONS SERVICES 2/2026		7,326.64
Water UT Operations	CITY WATER LLC	MANAGEMENT & OPERATIONS SERVICES 2/2026		4,223.21
Water UT Operations	USIC LOCATING SERVICES INC	FEBRUARY LOCATING		2,889.14
Water UT Operations	D.F. TOMASINI CONTRACTORS, INC.	WATER LATERAL REPAIR DUE TO BUILDER NEGLIGENCE		2,851.15
Water UT Operations	CITY WATER LLC	MANAGEMENT & OPERATIONS SERVICES 2/2026		2,623.51
Water UT Operations	CITY WATER LLC	MANAGEMENT & OPERATIONS SERVICES 2/2026		2,303.57
Water UT Operations	CITY WATER LLC	MANAGEMENT & OPERATIONS SERVICES 2/2026		2,300.00
Water UT Operations	CITY WATER LLC	MANAGEMENT & OPERATIONS SERVICES 2/2026		2,143.60
Water UT Operations	CITY WATER LLC	MANAGEMENT & OPERATIONS SERVICES 2/2026		2,100.00
Water UT Operations	CITY WATER LLC	MANAGEMENT & OPERATIONS SERVICES 2/2026		1,151.79
Water UT Operations	CORE & MAIN LP	SERVICE MAINTENANCE AND REPAIR PARTS		1,106.39
Water UT Operations	CITY WATER LLC	MANAGEMENT & OPERATIONS SERVICES 2/2026		700.00
Water UT Operations	CITY WATER LLC	MANAGEMENT & OPERATIONS SERVICES 2/2026		600.00
Water UT Operations	CITY WATER LLC	MANAGEMENT & OPERATIONS SERVICES 2/2026		575.89
Water UT Operations	CITY WATER LLC	MANAGEMENT & OPERATIONS SERVICES 2/2026		500.00
Water UT Operations	DIGGERS HOTLINE INC	FEBRUARY LOCATES		361.00
Water UT Operations	CITY WATER LLC	MANAGEMENT & OPERATIONS SERVICES 2/2026		350.00
Water UT Operations	CITY WATER LLC	MANAGEMENT & OPERATIONS SERVICES 2/2026		319.94
Water UT Operations	NORTH SHORE WATER COMMISSION	FEBRUARY SYSTEM SAMPLES		300.00
Water UT Operations	NORTH SHORE WATER COMMISSION	JANUARY SYSTEM SAMPLES		300.00
Water UT Operations	CITY WATER LLC	MANAGEMENT & OPERATIONS SERVICES 2/2026		273.00
Water UT Operations	CITY WATER LLC	MANAGEMENT & OPERATIONS SERVICES 2/2026		273.00
Water UT Operations	CITY WATER LLC	MANAGEMENT & OPERATIONS SERVICES 2/2026		273.00
Water UT Operations	CITY WATER LLC	MANAGEMENT & OPERATIONS SERVICES 2/2026		273.00
Water UT Operations	CITY WATER LLC	MANAGEMENT & OPERATIONS SERVICES 2/2026		255.95
Water UT Operations	CITY WATER LLC	MANAGEMENT & OPERATIONS SERVICES 2/2026		255.95
Water UT Operations	CITY WATER LLC	MANAGEMENT & OPERATIONS SERVICES 2/2026		250.00
Water UT Operations	CITY WATER LLC	MANAGEMENT & OPERATIONS SERVICES 2/2026		191.96
Water UT Operations	HD SUPPLY INC	DPD FOR CHLORINE SAMPLING		159.50
Water UT Operations	PB HAHN & CO INC	MISC TOOLS, TOOL BAG, TAPE, FLASHLIGHT FOR TRUCK		154.74
Water UT Operations	CONLEY PUBLISHING GROUP LTD	PUBLIC BID NOTICE		130.36
Water UT Operations	CITY WATER LLC	MANAGEMENT & OPERATIONS SERVICES 2/2026		127.98
Water UT Operations	CITY WATER LLC	MANAGEMENT & OPERATIONS SERVICES 2/2026		110.01
Water UT Operations	PB HAHN & CO INC	SHOP VAC AND SAW BLADES		105.28
Water UT Operations	USCC SERVICES LLC	CELL PHONE MONTHLY BILLING 02/2026		10.70
Water UT Operations Total				136,743.17



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Finance

TO: Finance-Personnel Committee
FROM: Brenda Arnett, Finance Director
DATE: April 14, 2026
SUBJECT: Baker Tilly TID 3, 4, & 5 Audit Statements as of December 31, 2024

Background

Under state law, a municipality must complete three Certified Public Accountant audits during the life of a Tax Incremental District (TID). The first audit is required within 12 months after the municipality reaches 30% of a TID's total expenditures, as identified within the district's approved project plan. The second audit is required within 12 months after the end of the expenditure period, as also specified within a district's approved project plan. The final audit is required within 12 months after a TID is terminated.

Analysis

TID 3 previously had a 30% audit completed by Baker Tilly for the period January 1, 2008 through December 31, 2012. As the City looks toward the termination of TID 3 in 2027 or 2028 as well as completion of a long-range financial plan, it is advantageous to collect the required documentation in advance of TID 3's final audit, in order to ensure the accuracy of such planning efforts and projections over the next few years.

Additionally, TID 4 (15%) and TID 5 (46%) are approaching or exceeding the 30% of total expenditure threshold. The 30% audits were completed for these TIDs in order to comply with state law, and to fulfill necessary compliance requirements.

At the Finance-Personnel Committee meeting on Tuesday, April 14, the City's auditor, Wendi Unger from Baker Tilly US, LLP, will be in attendance to discuss and answer questions regarding the 100% Audit for TID 3 and the 30% Audits for TIDs 4 and 5 as of December 31, 2024. Copies of the Audits are found in the packet. Hard copies of the final reports are available in the Finance Department upon request.

Fiscal Impact

As of December 31, 2024, TID 3 was in an overall deficit position of approximately \$300,000, TID 4 was in a surplus position of \$1.1M and TID 5 was in a surplus position of almost \$1.2M.

Recommendation

The Audits do not require Common Council approval and will be reviewed at the Finance-
Personnel Committee on April 14, 2026.

Attachments:

Mequon City of WI TID 3 12-31-24 FS Final, Mequon City of TID 4 12-31-24 Final, Mequon
City of TID 5 12-31-24 Final

City of Mequon Tax Incremental District No. 3

Financial Statements and
Supplementary Information

December 31, 2024

City of Mequon Tax Incremental District No. 3

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December 31, 2024

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Independent Auditors' Report

To the City Council of
City of Mequon

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying Combined Balance Sheet, Historical Summary of Project Costs, Project Revenues and Net Cost to be Recovered Through Tax Increments and Historical Summary of Sources, Uses and Status of Funds of the City of Mequon's Tax Incremental District No. 3 (District) as of December 31, 2024 and from the date of creation through December 31, 2024, and the related notes to the financial statements.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of District and the net project costs to be recovered through tax increments as of December 31, 2024 and the sources, uses and status of funds from the date of creation through December 31, 2024, in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the transactions of the District and do not purport to, and do not, present fairly the financial position of the City of Mequon, Wisconsin, as of December 31, 2024, and the changes in financial position, or, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the financial statements. Such missing information, although not a part of the financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic or historical context. Our opinion on the financial statements is not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Tax Incremental District No. 3's financial statements. The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated in all material respects, in relation to the financial statements as a whole.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated March 6, 2026 on our tests of its compliance with Wisconsin State Statutes Section 66.1105. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing, and not to provide an opinion on compliance.

Baker Tilly US, LLP

Milwaukee, Wisconsin
March 6, 2026

City of Mequon Tax Incremental District No. 3

Combined Balance Sheet

December 31, 2024

	Debt Service Fund	Capital Projects Fund
	<u> </u>	<u> </u>
Assets		
Cash and investments	\$ 5,984,939	\$ (7,559,247)
Cash and investments - Escrow	-	1,171,929
Taxes receivable	2,609,684	-
	<u> </u>	<u> </u>
Total assets	<u>\$ 8,594,623</u>	<u>\$ (6,387,318)</u>
Deferred Inflows of Resources and Fund Balances (Deficit)		
Deferred Inflows of Resources		
Unearned revenue	\$ 2,609,684	\$ -
	<u> </u>	<u> </u>
Total deferred inflows of resources	<u>2,609,684</u>	<u>-</u>
Fund Balances (Deficit)		
Restricted	5,984,939	-
Unassigned (deficit)	-	(6,387,318)
	<u> </u>	<u> </u>
Total fund balances (deficit)	<u>5,984,939</u>	<u>(6,387,318)</u>
Total deferred inflows of resources and fund balances (deficit)	<u>\$ 8,594,623</u>	<u>\$ (6,387,318)</u>

See notes to financial statements

City of Mequon Tax Incremental District No. 3

Historical Summary of Project Costs, Project Revenues and

Net Cost to be Recovered Through Tax Increments

From the Date of Creation Through December 31, 2024

Project Costs

Capital expenditures	\$ 10,183,332
Administration (in-house)	117,476
Professional services - planning, engineering, other	836,022
Developer grants	5,169,558
Interest and fiscal charges on long-term debt	4,528,790
Discount on long-term debt	86,875
Debt issuance costs	102,643

Total project costs 21,024,696

Project Revenues

Tax increments	12,323,204
Exempt computer and personal property aid	101,792
Intergovernmental	505,763
Investment income	861,034
Special assessments	205,000
Interest rebates	1,287,693
Miscellaneous revenues	314,007
Premium on debt issued	271,209

Total project revenues 15,869,702

Net cost to be recovered through
tax increments, December 31, 2024 \$ 5,154,994

Reconciliation of Recoverable Costs

G.O. debt	\$ 4,855,000
Add fund balance deficit	299,994

Net cost to be recovered through
tax increments, December 31, 2024 \$ 5,154,994

City of Mequon Tax Incremental District No. 3

Historical Summary of Sources, Uses and Status of Funds
From the Date of Creation Through December 31, 2024

Sources of Funds

Tax increments	\$ 12,323,204
Exempt computer and personal property aid	101,792
Intergovernmental	505,763
Investment income	861,034
Special assessments	205,000
Interest rebates	1,287,693
Miscellaneous revenues	314,007
Premium on debt issued	271,209
Long-term debt issued	14,700,000

Total sources of funds 30,569,702

Uses of Funds

Capital expenditures	10,183,332
Administration (in-house)	117,476
Professional services - planning, engineering, other	836,022
Developer grants	5,169,558
Interest and fiscal charges on long-term debt	4,528,790
Discount on long-term debt	86,875
Debt issuance costs	102,643
Principal on long-term debt	9,845,000

Total uses of funds 30,869,696

Fund Balance (Deficit), December 31, 2024 \$ (299,994)

City of Mequon Tax Incremental District No. 3

Notes to Financial Statements
December 31, 2024

1. Summary of Significant Accounting Policies

The accounting policies of the City of Mequon's Tax Incremental District (TID) No. 3 (the District) conform to accounting principles as applicable to governmental units and as defined by Wisconsin Statutes Section 66.1105.

The City of Mequon (the City) has implemented accounting principles generally accepted in the United States of America to the extent they apply in determining the scope of the activity of the District. The accompanying financial statements reflect all the significant operations of the District. The accompanying financial statements do not include the full presentation of the City.

Description of Fund Structure and Long-Term Debt

This report contains the financial information of the District. The summary statements were prepared from data recorded in the following funds and the City's long-term debt:

- TID No. 3 - Debt Service Fund
- TID No. 3 - Capital Projects Fund

Detailed descriptions of the purpose of these funds and long-term debt can be found in the City's basic financial statements.

The data was consolidated for purposes of this report. Therefore, the amounts shown in the accompanying statements will not directly correlate with amounts shown in the basic financial statements.

The District was created under the provisions of Wisconsin Statute Section 66.1105. The purpose of that section is to allow a municipality to recover development and improvement costs in a designated area from the property taxes generated on the increased value of the property after the creation date of the District. The tax on the increased value is called a tax increment.

The statutes allow the District to collect tax increments until the net project cost has been fully recovered, or until 23 years after the creation date, whichever occurs first. Project costs uncollected at the dissolution date are absorbed by the City. Project costs may be incurred up to five years before the unextended termination date of the District.

Original Project Plan

	<u>Creation Date</u>	<u>Last Date to Incur Project Costs</u>	<u>Last Year to Collect Increment</u>
TID No. 3	January 1, 2008	April 15, 2023	2028

Plan Amendment

	<u>Adoption Date</u>	<u>Last Date to Incur Project Costs</u>
TID No. 3 - Amendment 1	February 12, 2013	April 15, 2023
TID No. 3 - Amendment 2	August 25, 2018	April 15, 2023

City of Mequon Tax Incremental District No. 3

Notes to Financial Statements
December 31, 2024

Basis of Accounting

The modified accrual basis of accounting was followed in the preparation of these statements. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual, i.e., both measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Project costs, other than interest on long-term debt, are recorded when the related fund liability is incurred.

District increments are recorded as revenues in the year due. Intergovernmental aids and grants are recognized as revenues in the period the related expenditures are incurred, if applicable, or when the District is entitled to the aids.

Special assessments are recorded as revenues when collected. Annual installments due in future years are accounted for as receivables and unavailable revenues. \$0 of outstanding special assessments are receivable as of the date of this report.

Other general revenues are recognized when received in cash or when measurable and available under the criteria described above.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Measurement Focus

The measurement focus of all governmental funds is the funds flow concept. Under the funds flow concept, sources and uses of financial resources, including capital outlays, debt proceeds and debt retirements are reflected in operations. Resources not available to finance expenditures and commitments of the current period are recognized as unavailable or unearned revenue or as nonspendable fund equity. Liabilities for claims, judgments, compensated absences and pension contributions which will not be currently liquidated using expendable available financial resources are shown in the long-term debt footnote disclosure. The related expenditures are recognized when the liabilities are liquidated.

Project Plan Budget

The estimated revenues and expenditures of the District are adopted in the project plan. Those estimates are for the entire life of the District and may not be comparable to interim results presented in this report.

Long-Term Debt

Short-term liabilities are recorded as fund liabilities. All other long-term liabilities are shown in the long-term debt footnote disclosure.

Proceeds of long-term debt issues not recorded as fund liabilities are reflected as "Sources of Funds" in the operating statement of the recipient fund. Retirement of these issues is reported as an expenditure in the year in which the debt matures or is repaid, whichever is earlier.

City of Mequon Tax Incremental District No. 3

Notes to Financial Statements
December 31, 2024

Claims and Judgments

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. The liability and expenditure for claims and judgments is only reported in governmental funds if it has matured. Claims and judgments are disclosed in the long-term debt footnote when the related liabilities are incurred.

2. Cash and Temporary Investments

The District invests its funds in accordance with the provisions of the Wisconsin Statutes 66.0603(1m) and 67.11(2).

Investments are stated at fair value, which is the amount at which an investment could be exchanged in a current transaction between willing parties. Fair values are based on quoted market prices. No investments are reported at amortized cost. Adjustments necessary to record investments at fair value are recorded in the operating statement as increases or decreases in investment income.

The District, as a fund of the City, maintains separate and common cash and investment accounts at the same financial institutions utilized by the City. Federal depository insurance and the State of Wisconsin Guarantee fund insurance apply to the City as an individual municipality and, accordingly, the amount of insured funds is not determinable for the District.

3. Long-Term Debt

General Obligation

All general obligation notes and bonds payable are backed by the full faith and credit of the City. Notes and bonds borrowed to finance the District's expenditures will be retired by tax increments accumulated by the Debt Service fund. If those revenues are not sufficient, payments will be made by future tax levies.

Title of Issue	Date of Issue	Due Date	Interest Rate	Original Indebtedness	Repaid	Balance 12/31/2024
2009 G.O. Bonds	08/05/2009	08/01/2028	4.00-6.00 %	\$ 6,950,000	\$ 6,950,000	\$ -
2020A G.O. Refunding Bonds	02/06/2020	08/01/2028	2.00-3.00	5,030,000	2,195,000	2,835,000
2022A G.O. Promissory Notes	03/24/2022	03/01/2028	2.00-3.00	2,720,000	700,000	2,020,000
Total				\$ 14,700,000	\$ 9,845,000	\$ 4,855,000

Aggregate maturities of all long-term debt relating to the District are as follows:

Calendar Year	Principal	Interest	Total
2025	\$ 1,150,000	\$ 101,100	\$ 1,251,100
2026	1,195,000	69,100	1,264,100
2027	1,230,000	45,200	1,275,200
2028	1,280,000	20,400	1,300,400
Total	\$ 4,855,000	\$ 235,800	\$ 5,090,800

City of Mequon Tax Incremental District No. 3

Notes to Financial Statements
December 31, 2024

4. Developer Agreements and Tax Abatements

The City entered into a tax abatement agreement with Dermond Property Investments LLC in the form of a tax incremental financing incentive payment to stimulate economic development. The developer pays property taxes as they become due, and after meeting the criteria established in the development agreement, is entitled to a future incentive payment that directly correlates to the taxes paid. The incentive is calculated based on annual payments and the developer commitment includes that the project will result in a minimum value of \$8,000,000. As of December 31, 2024, the cumulative payments made to the developer were \$271,758. The remaining obligation under this agreement as of December 31, 2024 is \$375,669.

The City entered into a tax abatement agreement with Outpost Natural Foods Cooperative in the form of a tax incremental financing incentive payment to stimulate economic development. The developer pays property taxes as they become due, and after meeting the criteria established in the development agreement, is entitled to a future incentive payment that directly correlates to the taxes paid. The incentive is calculated based on a fixed annual payment of \$25,270 for 13 years and the developer commitment includes that the project will result in a minimum value of \$3,000,000. As of December 31, 2024, the cumulative payments made to the developer were \$231,643. The remaining obligation under this agreement as of December 31, 2024 is \$96,875. The City entered into a developer agreement with Wired Shaffer Mequon LLC for District redevelopment. Upon certain conditions, the City is to pay the developer a one-time grant incentive of \$1,800,000. This grant was paid in 2014 and as of December 31, 2024, the cumulative payments made to the developer were \$1,800,000.

The City entered into a tax abatement agreement with Foxtown Center LLC in the form of a tax incremental financing incentive payment to stimulate economic development. The developer pays property taxes as they become due, and after meeting the criteria established in the development agreement, is entitled to a future incentive payment that directly correlates to the taxes paid. The incentive is calculated based on annual payments and the developer commitment includes that the project will result in a minimum value of \$50,000,000. In addition, the City agreed to pay public improvement cost reimbursement in the amount of \$293,701. As of December 31, 2024, the cumulative payments made to the developer were \$2,261,157. The remaining obligation under this agreement as of December 31, 2024 is \$405,663.

The City entered into a developer agreement with P2 Development Company for District redevelopment. Upon certain conditions, the City is to pay incentive payments of up to \$250,000. As of December 31, 2024, the cumulative payments made to the developer were \$250,000.

The City entered into a developer agreement with Thiensville-Mequon Rotary Foundation for District redevelopment. Upon certain conditions, the City is to pay a cash incentive payment of \$150,000 and provide a loan of up to \$510,000 to finance the gap resulting from delayed availability of funds due to multi-year pledges. As of December 31, 2024, the cumulative payments made to the developer were \$355,000.

5. Payment to District Expenditure Account

On April 14, 2023 the City deposited \$1,108,325 into a District Expenditure account whose funds will be used to cover payments made on contracts for project work executed prior to the last date to incur project costs of April 15, 2023. As of December 31, 2024 \$38,781 of costs have been paid for and \$102,385 has been earned in investment income on this escrow account.

City of Mequon Tax Incremental District No. 3

Detailed Schedule of Sources, Uses and Status of Funds
From the Date of Creation Through December 31, 2024

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Sources of Funds										
Tax increments	\$ -	\$ -	\$ 5,005	\$ 23,934	\$ -	\$ -	\$ -	\$ 23,798	\$ 145,511	\$ 499,425
Exempt computer and personal property aid	-	-	2,383	2,509	3,575	3,993	3,613	3,124	4,305	6,906
Intergovernmental	-	-	-	-	-	-	-	-	-	-
Investment income	-	23,019	14,474	-	-	32	119	115	546	1,914
Investment income - Escrow	-	-	-	-	-	-	-	-	-	-
Special assessments	-	-	-	-	-	-	-	-	-	-
Interest rebates	-	-	130,440	65,953	197,859	126,168	122,409	126,387	120,979	117,184
Miscellaneous revenues	-	35,690	-	12,291	-	1,590	600	100	2,000	7,506
Premium on debt issued	-	-	-	-	-	-	-	-	-	-
Long-term debt issued	-	6,950,000	-	-	-	-	-	-	-	-
Total sources of funds	-	7,008,709	152,302	104,687	201,434	131,783	126,741	153,524	273,341	632,935
Uses of Funds										
Capital expenditures	48,864	1,983,555	619,852	442,981	-	16,970	25,310	1,323,419	30,114	-
Administration (in-house)	10,258	-	72,995	9,804	150	7,150	150	150	380	1,900
Professional services - planning, engineering, other	9,000	49,292	2,000	47,822	15,542	21,580	-	11,365	8,882	88,658
Developer grants	-	-	-	-	-	-	1,800,000	4,209	25,270	25,270
Interest and fiscal charges on long-term debt	-	44,425	372,688	376,875	376,875	376,875	376,875	376,876	370,875	359,625
Discount on long-term debt	-	86,875	-	-	-	-	-	-	-	-
Debt issuance costs	-	-	-	-	-	-	-	-	-	-
Principal on long-term debt	-	-	-	-	-	-	-	150,000	250,000	250,000
Total uses of funds	68,122	2,164,147	1,067,535	877,482	392,567	422,575	2,202,335	1,866,019	685,521	725,453

Fund Balance (Deficit), December 31, 2024

City of Mequon Tax Incremental District No. 3

Detailed Schedule of Sources, Uses and Status of Funds
From the Date of Creation Through December 31, 2024

	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>Total</u>	<u>Project Plan Estimate</u>
Sources of Funds									
Tax increments	\$ 660,969	\$ 795,712	\$ 1,519,088	\$ 2,173,981	\$ 1,836,267	\$ 2,146,100	\$ 2,493,414	\$ 12,323,204	\$ 24,841,809
Exempt computer and personal property aid	7,008	7,177	7,177	7,177	7,177	7,177	28,491	101,792	67,790
Intergovernmental	150,000	355,763	-	-	-	-	-	505,763	-
Investment income	1,542	5,117	13,960	679	44,169	276,004	376,959	758,649	613,321
Investment income - Escrow	-	-	-	-	-	41,190	61,195	102,385	-
Special assessments	-	-	-	20,250	184,750	-	-	205,000	-
Interest rebates	113,679	109,241	57,394	-	-	-	-	1,287,693	1,037,057
Miscellaneous revenues	71,136	7,966	174,278	-	-	850	-	314,007	9,506
Premium on debt issued	-	-	271,209	-	-	-	-	271,209	-
Long-term debt issued	-	-	5,030,000	-	2,720,000	-	-	14,700,000	13,490,000
Total sources of funds	<u>1,004,334</u>	<u>1,280,976</u>	<u>7,073,106</u>	<u>2,202,087</u>	<u>4,792,363</u>	<u>2,471,321</u>	<u>2,960,059</u>	<u>30,569,702</u>	<u>40,059,483</u>
Uses of Funds									
Capital expenditures	190,925	1,082,302	435,303	131,373	-	2,947,653	904,711	10,183,332	7,010,968
Administration (in-house)	1,650	150	4,650	2,192	1,900	2,097	1,900	117,476	236,860
Professional services - planning, engineering, other	146,692	44,776	68,689	21,763	232,790	63,095	4,076	836,022	-
Developer grants	25,270	180,416	831,238	89,019	951,237	686,397	551,232	5,169,558	7,200,000
Interest and fiscal charges on long-term debt	347,750	332,750	238,863	132,570	118,600	192,368	133,900	4,528,790	4,230,261
Discount on long-term debt	-	-	-	-	-	-	-	86,875	-
Debt issuance costs	-	-	79,979	-	22,664	-	-	102,643	176,096
Principal on long-term debt	300,000	350,000	5,650,000	440,000	540,000	885,000	1,030,000	9,845,000	13,490,000
Total uses of funds	<u>1,012,287</u>	<u>1,990,394</u>	<u>7,308,722</u>	<u>816,917</u>	<u>1,867,191</u>	<u>4,776,610</u>	<u>2,625,819</u>	<u>30,869,696</u>	<u>32,344,185</u>
Fund Balance (Deficit), December 31, 2024								<u>\$ (299,994)</u>	

City of Mequon Tax Incremental District No. 3

Detailed Schedule of Capital Expenditures

From the Date of Creation Through December 31, 2024

	<u>Actual</u>	<u>Project Plan Estimate</u>
Capital expenditures:		
Road improvements	\$ 3,454,858	\$ 638,817
Lighting	487,097	1,409,780
Landscaping and other features	1,825,630	874,011
Electrical system improvements	2,030,405	2,668,920
Sidewalks	65,137	85,000
Parking facilities and paths	994,420	321,800
Design and development	376,107	30,000
Park improvements	79,680	182,640
Water system looping	869,998	750,000
Stormwater management analysis	-	50,000
	<hr/>	<hr/>
Total capital expenditures	<u>\$ 10,183,332</u>	<u>\$ 7,010,968</u>

Independent Auditors' Report on Other Legal and Regulatory Requirements

To the City Council of
City of Mequon

We have audited the accompanying Combined Balance Sheet, Historical Summary of Project Costs, Project Revenues and Net Cost to be Recovered Through Tax Increments and the related Historical Summary of Sources, Uses and Status of Funds of the City of Mequon, Wisconsin's Tax Incremental District No. 3 (District) as of December 31, 2024 and from the date the District was created through December 31, 2024 and have issued our report thereon dated March 6, 2026. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

In connection with our audit, we noted that the District failed to comply with the following requirements of Wisconsin State Statutes Section 66.1105:

1. The required audit was not conducted within 12 months after 100% of the project expenditures were incurred.
2. The District has incurred \$2,334,709 of project expenditures after the allowable project completion date.

Our audit was not directed primarily toward obtaining knowledge as to whether the District failed to comply with Wisconsin State Statutes Section 66.1105, insofar as it relates to accounting matters. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding noncompliance with the above-referenced statute, insofar as it relates to accounting matters.

This report is intended solely for the information and use of the City Council, management and the overlapping taxing districts and is not intended to be, and should not be, used by anyone other than the specified parties.

Baker Tilly US, LLP

Milwaukee, Wisconsin
March 6, 2026

**City of Mequon
Tax Incremental District No. 4**

Financial Statements and
Supplementary Information

December 31, 2024

City of Mequon Tax Incremental District No. 4

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December 31, 2024

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Independent Auditors' Report

To the City Council of
City of Mequon

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying Balance Sheet, Historical Summary of Project Costs, Project Revenues and Net Cost to be Recovered Through Tax Increments and Historical Summary of Sources, Uses and Status of Funds of the City of Mequon's Tax Incremental District No. 4 (District) as of December 31, 2024 and from the date of creation through December 31, 2024, and the related notes to the financial statements.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of District and the net project costs to be recovered through tax increments as of December 31, 2024 and the sources, uses and status of funds from the date of creation through December 31, 2024, in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the transactions of the District and do not purport to, and do not, present fairly the financial position of the City of Mequon, Wisconsin as of December 31, 2024, and the changes in financial position, or, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the financial statements. Such missing information, although not a part of the financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic or historical context. Our opinion on the financial statements is not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Tax Incremental District No. 4's financial statements. The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated in all material respects, in relation to the financial statements as a whole.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated February 19, 2026 on our tests of its compliance with Wisconsin State Statutes Section 66.1105. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing, and not to provide an opinion on compliance.

Baker Tilly US, LLP

Milwaukee, Wisconsin
February 19, 2026

City of Mequon Tax Incremental District No. 4

Balance Sheet
December 31, 2024

	Capital Projects Fund
Assets	
Cash and investments	\$ 1,101,030
Taxes receivable	<u>348,797</u>
Total assets	<u><u>\$ 1,449,827</u></u>
Deferred Inflows of Resources and Fund Balance	
Deferred Inflows of Resources	
Unearned revenue	<u>\$ 348,797</u>
Fund Balance	
Restricted	<u>1,101,030</u>
Total liabilities, deferred inflows of resources and fund balance	<u><u>\$ 1,449,827</u></u>

See notes to financial statements

City of Mequon Tax Incremental District No. 4

Historical Summary of Project Costs, Project Revenues and
Net Cost to be Recovered Through Tax Increments
From the Date of Creation Through December 31, 2024

Project Costs

Administration (in-house)	\$ 16,551
Professional services - planning, engineering, other	<u>80,354</u>
Total project costs	<u>96,905</u>

Project Revenues

Tax increments	1,137,775
Exempt computer and personal property aid	<u>60,160</u>
Total project revenues	<u>1,197,935</u>
Net cost to be recovered through tax increments, December 31, 2024	<u><u>\$ (1,101,030)</u></u>

City of Mequon Tax Incremental District No. 4

Historical Summary of Sources, Uses and Status of Funds
From the Date of Creation Through December 31, 2024

Sources of Funds

Tax increments	\$ 1,137,775
Exempt computer and personal property aid	<u>60,160</u>
Total sources of funds	<u>1,197,935</u>

Uses of Funds

Administration (in-house)	16,551
Professional services - planning, engineering, other	<u>80,354</u>
Total uses of funds	<u>96,905</u>

Fund Balance, December 31, 2024

\$ 1,101,030

City of Mequon Tax Incremental District No. 4

Notes to Financial Statements
Year Ended December 31, 2024

1. Summary of Significant Accounting Policies

The accounting policies of the City of Mequon's Tax Incremental District (TID) No. 4 (the District) conform to accounting principles as applicable to governmental units and as defined by Wisconsin Statutes Section 66.1105.

The City of Mequon (the City) has implemented accounting principles generally accepted in the United States of America to the extent they apply in determining the scope of the activity of the District. The accompanying financial statements reflect all the significant operations of the District. The accompanying financial statements do not include the full presentation of the City.

Description of Fund Structure and Long-Term Debt

This report contains the financial information of the District. The summary statements were prepared from data recorded in the following funds:

Tax Incremental District No. 4 - Capital Projects Fund

Detailed descriptions of the purpose of these funds can be found in the City's basic financial statements.

The data was consolidated for purposes of this report. Therefore, the amounts shown in the accompanying statements will not directly correlate with amounts shown in the basic financial statements.

The District was created under the provisions of Wisconsin Statute Section 66.1105. The purpose of that section is to allow a municipality to recover development and improvement costs in a designated area from the property taxes generated on the increased value of the property after the creation date of the District. The tax on the increased value is called a tax increment.

The statutes allow the District to collect tax increments until the net project cost has been fully recovered, or until 27 years after the creation date, whichever occurs first. Project costs uncollected at the dissolution date are absorbed by the City. Project costs may be incurred up to five years before the unextended termination date of the District.

Original Project Plan

	<u>Creation Date</u>	<u>Last Date to Incur Project Costs</u>	<u>Last Year to Collect Increment</u>
TID No. 4	January 1, 2012	February 21, 2034	2039

Basis of Accounting

The modified accrual basis of accounting was followed in the preparation of these statements. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual, i.e., both measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Project costs, other than interest on long-term debt, are recorded when the related fund liability is incurred.

District increments are recorded as revenues in the year due. Intergovernmental aids and grants are recognized as revenues in the period the related expenditures are incurred, if applicable, or when the District is entitled to the aids.

Other general revenues are recognized when received in cash or when measurable and available under the criteria described above.

City of Mequon Tax Incremental District No. 4

Notes to Financial Statements
Year Ended December 31, 2024

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Measurement Focus

The measurement focus of all governmental funds is the funds flow concept. Under the funds flow concept, sources and uses of financial resources, including capital outlays, debt proceeds and debt retirements are reflected in operations. Resources not available to finance expenditures and commitments of the current period are recognized as unavailable or unearned revenue or as nonspendable fund equity. Liabilities for claims, judgments, compensated absences and pension contributions which will not be currently liquidated using expendable available financial resources are shown in the long-term debt footnote disclosure. The related expenditures are recognized when the liabilities are liquidated.

Project Plan Budget

The estimated revenues and expenditures of the District are adopted in the project plan. Those estimates are for the entire life of the District, and may not be comparable to interim results presented in this report.

Claims and Judgments

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. The liability and expenditure for claims and judgments is only reported in governmental funds if it has matured. Claims and judgments are disclosed in the long-term debt footnote when the related liabilities are incurred.

2. Cash and Temporary Investments

The District invests its funds in accordance with the provisions of the Wisconsin Statutes 66.0603(1m) and 67.11(2).

Investments are stated at fair value, which is the amount at which an investment could be exchanged in a current transaction between willing parties. Fair values are based on quoted market prices. No investments are reported at amortized cost. Adjustments necessary to record investments at fair value are recorded in the operating statement as increases or decreases in investment income.

The District, as a fund of the City, maintains separate and common cash and investment accounts at the same financial institutions utilized by the City. Federal depository insurance and the State of Wisconsin Guarantee fund insurance apply to the City as an individual municipality and, accordingly, the amount of insured funds is not determinable for the District.

City of Mequon Tax Incremental District No. 4

Detailed Schedule of Sources, Uses and Status of Funds
From the Date of Creation Through December 31, 2024

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Sources of Funds								
Tax increments	\$ -	\$ -	\$ -	\$ 7,711	\$ 68,387	\$ 33,205	\$ 79,482	\$ 100,255
Exempt computer and personal property aid	-	-	3,181	3,072	2,783	5,861	5,947	6,091
Investment income	-	-	-	-	-	-	-	-
Total sources of funds	-	-	3,181	10,783	71,170	39,066	85,429	106,346
Uses of Funds								
Capital expenditures	-	-	-	-	-	-	-	-
Administration (in-house)	1,000	150	150	150	150	1,900	1,650	150
Professional services - planning, engineering, other	13,500	-	-	-	-	-	-	-
Developer grants	-	-	-	-	-	-	-	-
Total uses of funds	14,500	150	150	150	150	1,900	1,650	150

City of Mequon Tax Incremental District No. 4

Detailed Schedule of Sources, Uses and Status of Funds
From the Date of Creation Through December 31, 2024

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>Total</u>	<u>Project Plan Estimate</u>
Sources of Funds							
Tax increments	\$ 112,699	\$ 155,696	\$ 151,116	\$ 198,119	\$ 231,105	\$ 1,137,775	\$ 7,011,694
Exempt computer and personal property aid	6,091	6,091	6,091	7,476	7,476	60,160	-
Investment income	-	-	-	-	-	-	347,415
Total sources of funds	<u>118,790</u>	<u>161,787</u>	<u>157,207</u>	<u>205,595</u>	<u>238,581</u>	<u>1,197,935</u>	<u>7,359,109</u>
Uses of Funds							
Capital expenditures	-	-	-	-	-	-	3,037,550
Administration (in-house)	3,651	1,900	1,900	1,900	1,900	16,551	280,000
Professional services - planning, engineering, other	-	-	4,618	5,324	56,912	80,354	-
Developer grants	-	-	-	-	-	-	1,962,450
Total uses of funds	<u>3,651</u>	<u>1,900</u>	<u>6,518</u>	<u>7,224</u>	<u>58,812</u>	<u>96,905</u>	<u>5,280,000</u>
Fund Balance, December 31, 2024						<u>\$ 1,101,030</u>	

Independent Auditors' Report on Other Legal and Regulatory Requirements

To the City Council of
City of Mequon

We have audited the accompanying Balance Sheet, Historical Summary of Project Costs, Project Revenues and Net Cost Recovered Through Tax Increments and the related Historical Summary of Sources, Uses and Status of Funds of the City of Mequon, Wisconsin's Tax Incremental District No. 4 (District) as of December 31, 2024 and from the date the District was created through December 31, 2024 and have issued our report thereon dated February 19, 2026. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

In connection with our audit, nothing came to our attention that caused us to believe that the District failed to comply with Wisconsin State Statutes Section 66.1105, insofar as it relates to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the District's noncompliance with the above-referenced statute, insofar as it relates to accounting matters.

This report is intended solely for the information and use of the City Council, management and the overlapping taxing districts and is not intended to be, and should not be, used by anyone other than the specified parties.

Baker Tilly US, LLP

Milwaukee, Wisconsin
February 19, 2026

**City of Mequon
Tax Incremental District No. 5**

Financial Statements and
Supplementary Information

December 31, 2024

City of Mequon Tax Incremental District No. 5

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December 31, 2024

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Independent Auditors' Report

To the City Council of
City of Mequon

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying Balance Sheet, Historical Summary of Project Costs, Project Revenues and Net Cost to be Recovered Through Tax Increments and Historical Summary of Sources, Uses and Status of Funds of the City of Mequon's Tax Incremental District No. 5 (District) as of December 31, 2024 and from the date of creation through December 31, 2024, and the related notes to the financial statements.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of District and the net project costs to be recovered through tax increments as of December 31, 2024 and the sources, uses and status of funds from the date of creation through December 31, 2024, in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the transactions of the District and do not purport to, and do not, present fairly the financial position of the City of Mequon, Wisconsin as of December 31, 2024, and the changes in financial position, or, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the financial statements. Such missing information, although not a part of the financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic or historical context. Our opinion on the financial statements is not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Tax Incremental District No. 5's financial statements. The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated in all material respects, in relation to the financial statements as a whole.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated February 19, 2026 on our tests of its compliance with Wisconsin State Statutes Section 66.1105. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing, and not to provide an opinion on compliance.

Baker Tilly US, LLP

Milwaukee, Wisconsin
February 19, 2026

City of Mequon Tax Incremental District No. 5

Balance Sheet
December 31, 2024

	Capital Projects Fund
Assets	
Cash and investments	\$ 1,178,429
Taxes receivable	<u>331,396</u>
Total assets	<u><u>\$ 1,509,825</u></u>
Deferred Inflows of Resources and Fund Balance	
Deferred Inflows of Resources	
Unearned revenue	<u>\$ 331,396</u>
Fund Balance	
Restricted	<u>1,178,429</u>
Total liabilities, deferred inflows of resources and fund balance	<u><u>\$ 1,509,825</u></u>

See notes to financial statements

City of Mequon Tax Incremental District No. 5

Historical Summary of Project Costs, Project Revenues and
Net Cost to be Recovered Through Tax Increments
From the Date of Creation Through December 31, 2024

Project Costs

Capital expenditures	\$ 74,297
Administration (in-house)	16,555
Professional services - planning, engineering, other	85,942
Developer grants	<u>601,703</u>
Total project costs	<u>778,497</u>

Project Revenues

Tax increments	1,468,099
Exempt computer and personal property aid	<u>488,827</u>
Total project revenues	<u>1,956,926</u>
Net cost to be recovered through tax increments, December 31, 2024	<u><u>\$ (1,178,429)</u></u>

City of Mequon Tax Incremental District No. 5

Historical Summary of Sources, Uses and Status of Funds
From the Date of Creation Through December 31, 2024

Sources of Funds

Tax increments	\$ 1,468,099
Exempt computer and personal property aid	<u>488,827</u>
Total sources of funds	<u>1,956,926</u>

Uses of Funds

Capital expenditures	74,297
Administration (in-house)	16,555
Professional services - planning, engineering, other	85,942
Developer grants	<u>601,703</u>
Total uses of funds	<u>778,497</u>

Fund Balance, December 31, 2024

\$ 1,178,429

City of Mequon Tax Incremental District No. 5

Notes to Financial Statements
Year Ended December 31, 2024

1. Summary of Significant Accounting Policies

The accounting policies of the City of Mequon's Tax Incremental District (TID) No. 5 (the District) conform to accounting principles as applicable to governmental units and as defined by Wisconsin Statutes Section 66.1105.

The City of Mequon (the City) has implemented accounting principles generally accepted in the United States of America to the extent they apply in determining the scope of the activity of the District. The accompanying financial statements reflect all the significant operations of the District. The accompanying financial statements do not include the full presentation of the City.

Description of Fund Structure and Long-Term Debt

This report contains the financial information of the District. The summary statements were prepared from data recorded in the following funds:

Tax Incremental District No. 5 - Capital Projects Fund

Detailed descriptions of the purpose of these funds can be found in the City's basic financial statements.

The data was consolidated for purposes of this report. Therefore, the amounts shown in the accompanying statements will not directly correlate with amounts shown in the basic financial statements.

The District was created under the provisions of Wisconsin Statute Section 66.1105. The purpose of that section is to allow a municipality to recover development and improvement costs in a designated area from the property taxes generated on the increased value of the property after the creation date of the District. The tax on the increased value is called a tax increment.

The statutes allow the District to collect tax increments until the net project cost has been fully recovered, or until 27 years after the creation date, whichever occurs first. Project costs uncollected at the dissolution date are absorbed by the City. Project costs may be incurred up to five years before the unextended termination date of the District.

Original Project Plan

	<u>Creation Date</u>	<u>Last Date to Incur Project Costs</u>	<u>Last Year to Collect Increment</u>
TID No. 5	January 1, 2012	February 21, 2034	2039

Basis of Accounting

The modified accrual basis of accounting was followed in the preparation of these statements. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual, i.e., both measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Project costs, other than interest on long-term debt, are recorded when the related fund liability is incurred.

District increments are recorded as revenues in the year due. Intergovernmental aids and grants are recognized as revenues in the period the related expenditures are incurred, if applicable, or when the District is entitled to the aids.

Other general revenues are recognized when received in cash or when measurable and available under the criteria described above.

City of Mequon Tax Incremental District No. 5

Notes to Financial Statements
Year Ended December 31, 2024

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Measurement Focus

The measurement focus of all governmental funds is the funds flow concept. Under the funds flow concept, sources and uses of financial resources, including capital outlays, debt proceeds and debt retirements are reflected in operations. Resources not available to finance expenditures and commitments of the current period are recognized as unavailable or unearned revenue or as nonspendable fund equity. Liabilities for claims, judgments, compensated absences and pension contributions which will not be currently liquidated using expendable available financial resources are shown in the long-term debt footnote disclosure. The related expenditures are recognized when the liabilities are liquidated.

Project Plan Budget

The estimated revenues and expenditures of the District are adopted in the project plan. Those estimates are for the entire life of the District, and may not be comparable to interim results presented in this report.

Claims and Judgments

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. The liability and expenditure for claims and judgments is only reported in governmental funds if it has matured. Claims and judgments are disclosed in the long-term debt footnote when the related liabilities are incurred.

2. Cash and Temporary Investments

The District invests its funds in accordance with the provisions of the Wisconsin Statutes 66.0603(1m) and 67.11(2).

Investments are stated at fair value, which is the amount at which an investment could be exchanged in a current transaction between willing parties. Fair values are based on quoted market prices. No investments are reported at amortized cost. Adjustments necessary to record investments at fair value are recorded in the operating statement as increases or decreases in investment income.

The District, as a fund of the City, maintains separate and common cash and investment accounts at the same financial institutions utilized by the City. Federal depository insurance and the State of Wisconsin Guarantee fund insurance apply to the City as an individual municipality and, accordingly, the amount of insured funds is not determinable for the District.

City of Mequon Tax Incremental District No. 5

Notes to Financial Statements
Year Ended December 31, 2024

3. Developer Agreements and Tax Abatements

The City entered into a tax abatement agreement with Concord LLC in the form of a tax incremental financing incentive payment to stimulate economic development. The developer pays property taxes as they become due, and after meeting the criteria established in the development agreement, is entitled to a future incentive payment that directly correlates to the taxes paid. The incentive is calculated based on annual payments and the developer commitment includes that the project will result in a minimum value of \$1,555,100. As of December 31, 2024, the cumulative payments made to the developer were \$523,734. The remaining obligation under this agreement as of December 31, 2024 is \$77,112.

The City entered into a tax abatement agreement with Blue Ribbon Self Storage III, LLC in the form of a tax incremental financing incentive payment to stimulate economic development. The developer pays property taxes as they become due, and after meeting the criteria established in the development agreement, is entitled to a future incentive payment that directly correlates to the taxes paid. The incentive is calculated based on annual payments and the developer commitment includes that the project will result in a minimum value of \$3,000,000. As of December 31, 2024, the cumulative payments made to the developer were \$77,969. The remaining obligation under this agreement as of December 31, 2024 is \$384,631.

City of Mequon Tax Incremental District No. 5

Detailed Schedule of Sources, Uses and Status of Funds
From the Date of Creation Through December 31, 2024

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Sources of Funds								
Tax increments	\$ -	\$ -	\$ -	\$ 27,239	\$ 109,352	\$ 86,167	\$ 110,547	\$ 124,832
Exempt computer and personal property aid	-	-	39,498	32,088	45,051	42,699	43,326	44,375
Investment income	-	-	-	-	-	-	-	-
Total sources of funds	-	-	39,498	59,327	154,403	128,866	153,873	169,207
Uses of Funds								
Capital expenditures	-	-	-	-	-	-	-	-
Administration (in-house)	1,000	150	150	150	150	1,900	1,655	150
Professional services - planning, engineering, other	9,500	-	-	-	-	-	-	-
Developer grants	-	-	-	29,921	53,154	58,722	58,205	57,929
Total uses of funds	10,500	150	150	30,071	53,304	60,622	59,860	58,079

City of Mequon Tax Incremental District No. 5

Detailed Schedule of Sources, Uses and Status of Funds
From the Date of Creation Through December 31, 2024

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>Total</u>	<u>Project Plan Estimate</u>
Sources of Funds							
Tax increments	\$ 167,386	\$ 222,876	\$ 223,586	\$ 185,763	\$ 210,351	\$ 1,468,099	\$ 7,829,265
Exempt computer and personal property aid	44,375	44,375	44,375	55,025	53,640	488,827	-
Investment income	-	-	-	-	-	-	417,992
Total sources of funds	<u>211,761</u>	<u>267,251</u>	<u>267,961</u>	<u>240,788</u>	<u>263,991</u>	<u>1,956,926</u>	<u>8,247,257</u>
Uses of Funds							
Capital expenditures	-	-	74,297	-	-	74,297	3,037,550
Administration (in-house)	3,650	1,900	1,900	1,900	1,900	16,555	280,000
Professional services - planning, engineering, other	-	10,324	4,617	5,325	56,176	85,942	-
Developer grants	58,722	61,085	58,916	58,339	106,710	601,703	2,002,450
Total uses of funds	<u>62,372</u>	<u>73,309</u>	<u>139,730</u>	<u>65,564</u>	<u>164,786</u>	<u>778,497</u>	<u>5,320,000</u>
Fund Balance, December 31, 2024						<u>\$ 1,178,429</u>	

Independent Auditors' Report on Other Legal and Regulatory Requirements

To the City Council of
City of Mequon

We have audited the accompanying Balance Sheet, Historical Summary of Project Costs, Project Revenues and Net Cost Recovered Through Tax Increments and the related Historical Summary of Sources, Uses and Status of Funds of the City of Mequon, Wisconsin's Tax Incremental District No. 5 (District) as of December 31, 2024 and from the date the District was created through December 31, 2024 and have issued our report thereon dated February 19, 2026. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

In connection with our audit, nothing came to our attention that caused us to believe that the District failed to comply with Wisconsin State Statutes Section 66.1105, insofar as it relates to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the District's noncompliance with the above-referenced statute, insofar as it relates to accounting matters.

This report is intended solely for the information and use of the City Council, management and the overlapping taxing districts and is not intended to be, and should not be, used by anyone other than the specified parties.

Baker Tilly US, LLP

Milwaukee, Wisconsin
February 19, 2026



11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov

City Attorney

TO: Finance-Personnel Committee
FROM: Brian Sajdak, City Attorney
DATE: April 14, 2026
SUBJECT: RESOLUTION 4280 - A Resolution Adopting a Revised Forfeiture Schedule for the Mid-Moraine Municipal Court, Reflecting a \$10 Increase in Applicable Court Fees as Authorized Under Wisconsin Act 113

Background

The Legislature has adopted 2025 Wisconsin Act 113 which authorizes an increase in court fees imposed in municipal court actions. The Court can now collect up to \$48.00 in court fees, which is divided to provide for \$43.00 to the Court and \$5.00 to the State. This is an increase of \$10.00 per citation. The court costs were last increased in 2013, which saw a similar \$10 increase from \$28.00 to \$38.00 (\$33.00 to the Court and \$5.00 to the State).

Analysis

The increase in fees necessitates an amendment to the City's deposit schedule (a/k/a/ the bond schedule). As a refresher, the deposit schedule reflects the amount for each violation that will appear on a citation issued by the City. For most people, this amount reflects what they would pay upon a finding of guilty to the citation as it is written. However, for out-of-state residents, the deposit amount reflects the amount of the bond that the individual would have to pay before being released (thus the alternate name of "bond schedule"). The deposit amount for a typical citation is broken down as follows:

Base Fine + Court Costs + State/Jail Fees + State Penalty Assessment = Deposit Amount.

Some other violations, like operating while intoxicated, have additional fees/assessments added by the State. The attached schedule provides a breakdown of these amounts utilizing the increased court fees. This resolution will have the effect of amending the deposit schedule to reflect the increase in only the court costs component. All other components will remain the same. In other words, the deposit amounts for all violations will increase by \$10.

Fiscal Impact

The increased court fees will help fund Mid-Moraine Municipal Court operations, of which the City is a member. Under the Operating Agreement for the Court, the municipal portion of court

costs (e.g., the \$43 paid to the Court) are maintained in the Municipal Court operational account. Any excess revenue over budgeted expenditures is to be disbursed to member municipalities at the end of each fiscal year.

Recommendation

A recommendation is forthcoming from the Finance-Personnel Committee on April 14, 2026.

Attachments:

Forfeiture Table Eff March 22 2026, MMMC Citations and Fines Paid Summary

COMMON COUNCIL
OF THE
CITY OF MEQUON

RESOLUTION - 4280

RESOLUTION 4280 - A Resolution Adopting a Revised Forfeiture Schedule for the Mid-Moraine Municipal Court, Reflecting a \$10 Increase in Applicable Court Fees as Authorized Under Wisconsin Act 113

RECITALS

- A. The City of Mequon is a participating member of the Mid-Moraine Municipal Court.
- B. Pursuant to Wis. Stat. § 800.037, the municipal court judge, with the approval of the Common Council, shall establish a deposit schedule for municipal citations.
- C. The Wisconsin Legislature enacted 2025 Wisconsin Act 113, which became effective March 22, 2026, increasing the amount of municipal court fees which are required to be paid by certain violators upon conviction.
- D. The Mid-Moraine Municipal Court Judge has recommended that all member jurisdictions adopt the full amount of the allowed fee increase.
- E. This increase in municipal court fees will necessitate an amendment to the City's adopted deposit schedule (a/k/a bond schedule) to reflect the increased fees.

BASED UPON THE FOREGOING RECITALS, IT IS RESOLVED that the Common Council of the City of Mequon, Wisconsin, that:

1. The City adopts the maximum allowed municipal court fee allowed by law.
2. The City's adopted deposit schedule is amended to reflect this change.

Approved by: Andrew Nerbun, Mayor

Date Approved: April 14, 2026

I certify that the foregoing Resolution was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on April 14, 2026.

Caroline Fochs, City Clerk

MID-MORAINE MUNICIPAL COURT

FORFEITURE TABLE

Effective: March 22, 2026

FINE	Crt Costs	State CC	PA (26%)	Drug Fee	Jail Asmnt	TOTAL
\$ 5.00	\$ 43.00	\$ 5.00	\$ 1.30	\$ 13.00	\$ 10.00	\$ 77.30
\$ 10.00	\$ 43.00	\$ 5.00	\$ 2.60	\$ 13.00	\$ 10.00	\$ 83.60
\$ 15.00	\$ 43.00	\$ 5.00	\$ 3.90	\$ 13.00	\$ 10.00	\$ 89.90
\$ 20.00	\$ 43.00	\$ 5.00	\$ 5.20	\$ 13.00	\$ 10.00	\$ 96.20
\$ 25.00	\$ 43.00	\$ 5.00	\$ 6.50	\$ 13.00	\$ 10.00	\$ 102.50
\$ 30.00	\$ 43.00	\$ 5.00	\$ 7.80	\$ 13.00	\$ 10.00	\$ 108.80
\$ 35.00	\$ 43.00	\$ 5.00	\$ 9.10	\$ 13.00	\$ 10.00	\$ 115.10
\$ 40.00	\$ 43.00	\$ 5.00	\$ 10.40	\$ 13.00	\$ 10.00	\$ 121.40
\$ 45.00	\$ 43.00	\$ 5.00	\$ 11.70	\$ 13.00	\$ 10.00	\$ 127.70
\$ 50.00	\$ 43.00	\$ 5.00	\$ 13.00	\$ 13.00	\$ 10.00	\$ 134.00
\$ 55.00	\$ 43.00	\$ 5.00	\$ 14.30	\$ 13.00	\$ 10.00	\$ 140.30
\$ 60.00	\$ 43.00	\$ 5.00	\$ 15.60	\$ 13.00	\$ 10.00	\$ 146.60
\$ 65.00	\$ 43.00	\$ 5.00	\$ 16.90	\$ 13.00	\$ 10.00	\$ 152.90
\$ 70.00	\$ 43.00	\$ 5.00	\$ 18.20	\$ 13.00	\$ 10.00	\$ 159.20
\$ 75.00	\$ 43.00	\$ 5.00	\$ 19.50	\$ 13.00	\$ 10.00	\$ 165.50
\$ 80.00	\$ 43.00	\$ 5.00	\$ 20.80	\$ 13.00	\$ 10.00	\$ 171.80
\$ 85.00	\$ 43.00	\$ 5.00	\$ 22.10	\$ 13.00	\$ 10.00	\$ 178.10
\$ 90.00	\$ 43.00	\$ 5.00	\$ 23.40	\$ 13.00	\$ 10.00	\$ 184.40
\$ 95.00	\$ 43.00	\$ 5.00	\$ 24.70	\$ 13.00	\$ 10.00	\$ 190.70
\$ 100.00	\$ 43.00	\$ 5.00	\$ 26.00	\$ 13.00	\$ 10.00	\$ 197.00
\$ 105.00	\$ 43.00	\$ 5.00	\$ 27.30	\$ 13.00	\$ 10.00	\$ 203.30
\$ 110.00	\$ 43.00	\$ 5.00	\$ 28.60	\$ 13.00	\$ 10.00	\$ 209.60
\$ 115.00	\$ 43.00	\$ 5.00	\$ 29.90	\$ 13.00	\$ 10.00	\$ 215.90
\$ 120.00	\$ 43.00	\$ 5.00	\$ 31.20	\$ 13.00	\$ 10.00	\$ 222.20
\$ 125.00	\$ 43.00	\$ 5.00	\$ 32.50	\$ 13.00	\$ 10.00	\$ 228.50
\$ 130.00	\$ 43.00	\$ 5.00	\$ 33.80	\$ 13.00	\$ 10.00	\$ 234.80
\$ 135.00	\$ 43.00	\$ 5.00	\$ 35.10	\$ 13.00	\$ 10.00	\$ 241.10
\$ 140.00	\$ 43.00	\$ 5.00	\$ 36.40	\$ 13.00	\$ 10.00	\$ 247.40
\$ 145.00	\$ 43.00	\$ 5.00	\$ 37.70	\$ 13.00	\$ 10.00	\$ 253.70
\$ 150.00	\$ 43.00	\$ 5.00	\$ 39.00	\$ 13.00	\$ 10.00	\$ 260.00
\$ 155.00	\$ 43.00	\$ 5.00	\$ 40.30	\$ 13.00	\$ 10.00	\$ 266.30
\$ 160.00	\$ 43.00	\$ 5.00	\$ 41.60	\$ 13.00	\$ 10.00	\$ 272.60
\$ 165.00	\$ 43.00	\$ 5.00	\$ 42.90	\$ 13.00	\$ 10.00	\$ 278.90
\$ 170.00	\$ 43.00	\$ 5.00	\$ 44.20	\$ 13.00	\$ 10.00	\$ 285.20
\$ 175.00	\$ 43.00	\$ 5.00	\$ 45.50	\$ 13.00	\$ 10.00	\$ 291.50
\$ 180.00	\$ 43.00	\$ 5.00	\$ 46.80	\$ 13.00	\$ 10.00	\$ 297.80
\$ 185.00	\$ 43.00	\$ 5.00	\$ 48.10	\$ 13.00	\$ 10.00	\$ 304.10
\$ 190.00	\$ 43.00	\$ 5.00	\$ 49.40	\$ 13.00	\$ 10.00	\$ 310.40
\$ 195.00	\$ 43.00	\$ 5.00	\$ 50.70	\$ 13.00	\$ 10.00	\$ 316.70
\$ 200.00	\$ 43.00	\$ 5.00	\$ 52.00	\$ 13.00	\$ 10.00	\$ 323.00
\$ 210.00	\$ 43.00	\$ 5.00	\$ 54.60	\$ 13.00	\$ 10.00	\$ 335.60
\$ 220.00	\$ 43.00	\$ 5.00	\$ 57.20	\$ 13.00	\$ 10.00	\$ 348.20
\$ 225.00	\$ 43.00	\$ 5.00	\$ 58.50	\$ 13.00	\$ 10.00	\$ 354.50
\$ 235.00	\$ 43.00	\$ 5.00	\$ 61.10	\$ 13.00	\$ 10.00	\$ 367.10

MID-MORAINE MUNICIPAL COURT

FORFEITURE TABLE

Effective: March 22, 2026

FINE	Crt Costs	State CC	PA (26%)	Drug Fee	Jail Asmnt	TOTAL
\$ 250.00	\$ 43.00	\$ 5.00	\$ 65.00	\$ 13.00	\$ 10.00	\$ 386.00
\$ 275.00	\$ 43.00	\$ 5.00	\$ 71.50	\$ 13.00	\$ 10.00	\$ 417.50
\$ 300.00	\$ 43.00	\$ 5.00	\$ 78.00	\$ 13.00	\$ 10.00	\$ 449.00
\$ 325.00	\$ 43.00	\$ 5.00	\$ 84.50	\$ 13.00	\$ 10.00	\$ 480.50
\$ 345.00	\$ 43.00	\$ 5.00	\$ 89.70	\$ 13.00	\$ 10.00	\$ 505.70
\$ 350.00	\$ 43.00	\$ 5.00	\$ 91.00	\$ 13.00	\$ 10.00	\$ 512.00
\$ 375.00	\$ 43.00	\$ 5.00	\$ 97.50	\$ 13.00	\$ 10.00	\$ 543.50
\$ 400.00	\$ 43.00	\$ 5.00	\$ 104.00	\$ 13.00	\$ 10.00	\$ 575.00
\$ 425.00	\$ 43.00	\$ 5.00	\$ 110.50	\$ 13.00	\$ 10.00	\$ 606.50
\$ 435.00	\$ 43.00	\$ 5.00	\$ 113.10	\$ 13.00	\$ 10.00	\$ 619.10
\$ 450.00	\$ 43.00	\$ 5.00	\$ 117.00	\$ 13.00	\$ 10.00	\$ 638.00
\$ 475.00	\$ 43.00	\$ 5.00	\$ 123.50	\$ 13.00	\$ 10.00	\$ 669.50
\$ 500.00	\$ 43.00	\$ 5.00	\$ 130.00	\$ 13.00	\$ 10.00	\$ 701.00
\$ 525.00	\$ 43.00	\$ 5.00	\$ 136.50	\$ 13.00	\$ 10.00	\$ 732.50
\$ 545.00	\$ 43.00	\$ 5.00	\$ 141.70	\$ 13.00	\$ 10.00	\$ 757.70
\$ 550.00	\$ 43.00	\$ 5.00	\$ 143.00	\$ 13.00	\$ 10.00	\$ 764.00
\$ 575.00	\$ 43.00	\$ 5.00	\$ 149.50	\$ 13.00	\$ 10.00	\$ 795.50
\$ 600.00	\$ 43.00	\$ 5.00	\$ 156.00	\$ 13.00	\$ 10.00	\$ 827.00
\$ 750.00	\$ 43.00	\$ 5.00	\$ 195.00	\$ 13.00	\$ 10.00	\$ 1,016.00
\$ 1,000.00	\$ 43.00	\$ 5.00	\$ 260.00	\$ 13.00	\$ 10.00	\$ 1,331.00
\$ 5,000.00	\$ 43.00	\$ 5.00	\$ 1,300.00	\$ 13.00	\$ 50.00	\$ 6,411.00

OWI Forfeitures

Bond Amt

Fine	\$ 150.00	\$ 200.00	\$ 225.00	\$ 250.00	\$ 275.00	\$ 300.00
Court Costs	\$ 43.00	\$ 43.00	\$ 43.00	\$ 43.00	\$ 43.00	\$ 43.00
CC State	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00
Penalty Asmt	\$ 39.00	\$ 52.00	\$ 58.50	\$ 65.00	\$ 71.50	\$ 78.00
Drug Fee	\$ 13.00	\$ 13.00	\$ 13.00	\$ 13.00	\$ 13.00	\$ 13.00
Jail Assmnt	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00
Safe Ride Sur	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00
OWI Surchg	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00
Total	\$ 870.00	\$ 933.00	\$ 964.50	\$ 996.00	\$ 1,027.50	\$ 1,059.00
IID (over .15)	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00
Total	\$ 920.00	\$ 983.00	\$ 1,014.50	\$ 1,046.00	\$ 1,077.50	\$ 1,109.00

Reckless Drvg Forfeiture

Fine	\$ 200.00
Court Costs	\$ 43.00
CC State	\$ 5.00
Penalty Asmt	\$ 52.00
Drug Fee	\$ 13.00
Jail Assmnt	\$ 10.00
Safe Surchg	\$ 75.00
OWI Surchg	\$ 535.00
Total	\$ 933.00

**Mid-Moraine Municipal Court
Citations and Fines Summary 2021-2025**

	Citations Processed				
	2021	2022	2023	2024	2025
C-West Bend	3,317	3,318	2,733	2,673	2,605
V-Germantown	1,151	1,430	1,538	1,177	1,199
C-Hartford	1,834	1,352	1,693	1,606	1,654
V-Kewaskum	628	571	502	398	390
V-Slinger	1,178	1,347	1,589	1,192	1,165
V-Jackson	1,081	912	1,277	972	738
C-Port Washington	1,015	934	1,106	1,093	920
V-Grafton	760	564	554	661	590
V-Saukville	1,006	919	758	753	667
C-Cedarburg	662	558	496	406	392
T-Thiensville	319	428	325	300	332
C-Mequon	1,704	2,247	2,386	2,535	1,980
V-Fredonia	91	98	80	63	65
V-Newburg	84	75	125	107	141
T-Trenton	129	233	135	419	615
T-Hartford	68	51	80	72	83
Total	17,048	17,059	17,400	16,451	15,561

	Fines Paid to Municipalities				
	2021	2022	2023	2024	2025
C-West Bend	\$ 248,519	\$ 231,996	\$ 240,243	\$ 192,732	\$ 163,801
V-Germantown	\$ 152,300	\$ 133,353	\$ 136,557	\$ 123,567	\$ 108,948
C-Hartford	\$ 102,755	\$ 98,677	\$ 66,785	\$ 63,038	\$ 88,749
V-Kewaskum	\$ 24,488	\$ 22,992	\$ 26,559	\$ 17,887	\$ 12,845
V-Slinger	\$ 53,973	\$ 52,132	\$ 48,525	\$ 48,739	\$ 38,624
V-Jackson	\$ 34,972	\$ 51,035	\$ 36,786	\$ 30,111	\$ 28,325
C-Port Washington	\$ 62,235	\$ 56,054	\$ 36,693	\$ 36,670	\$ 42,483
V-Grafton	\$ 44,595	\$ 41,069	\$ 29,343	\$ 22,612	\$ 32,023
V-Saukville	\$ 33,798	\$ 42,672	\$ 37,138	\$ 33,332	\$ 31,847
C-Cedarburg	\$ 37,107	\$ 36,534	\$ 25,341	\$ 22,885	\$ 19,410
T-Thiensville	\$ 19,177	\$ 12,538	\$ 10,749	\$ 9,390	\$ 10,789
C-Mequon	\$ 99,210	\$ 101,056	\$ 82,636	\$ 70,945	\$ 71,562
V-Fredonia	\$ 6,518	\$ 2,984	\$ 2,817	\$ 2,442	\$ 1,585
V-Newburg	\$ 5,690	\$ 1,952	\$ 2,908	\$ 2,892	\$ 2,419
T-Trenton	\$ 8,854	\$ 4,173	\$ 7,164	\$ 7,106	\$ 3,833
T-Hartford	\$ 942	\$ 3,629	\$ 4,788	\$ 874	\$ 4,310
Total	\$ 937,154	\$ 894,868	\$ 797,055	\$ 687,245	\$ 663,575

2026 Finance-Personnel Monthly Work Plan

Current Agenda Topics

Month	Agenda Topics
April	<ul style="list-style-type: none"> • A Resolution Adopting a Revised Forfeiture Schedule for the Mid-Moraine Municipal Court, Reflecting a \$10 Increase in Applicable Court Fees as Authorized Under Wisconsin Act 113 • Discussion of the 100% Audit for TID 3 and the 30% Audits for TIDs 4 and 5

Potential Future Agenda Topics

<ul style="list-style-type: none"> • Library Review • Fundraising • Hotel/Motel Tax • City Ordinance Reconciliation 	<ul style="list-style-type: none"> • Payment in Lieu of Tax (PILOT) Agreements • Impact Fee Closeout • Cash-Handling Procedures • Budget Preview August/September 2026
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2026 Completed Items

<ul style="list-style-type: none"> • A Resolution Approving the Second Amendment to a License Agreement with T-Mobile, Extending the Term for the Cellular Tower Located at 11800 North Port Washington Road Through 2056 • A Resolution Approving a Contract for City Hall Server Replacement • A Resolution Approving Amendments to the City of Mequon Fee Schedule for FY 2026, Related to Athletic Field Fees Charged to Season and All Other Users and Super Pass Fees for the Mequon Community Pool • A Resolution Amending the City's FY2026 Compensation Plan, in Connection with a Reorganization of the Engineering Division • A Resolution Approving an Agreement for Municipal Prosecution Services During Fiscal Years 2026-27 with Houseman & Feind, LLP, of Grafton Wisconsin • A Resolution Approving Execution of a Three-Year Service Agreement for Utility Bill Printing and Mailing with Primadata LLC of Green Bay, Wisconsin • Investment Report as of 12/31/25 • A Resolution Approving an Agreement for General Legal Services During Fiscal Years 2026 and 2027 with Stafford Rosenbaum, LLP, of Madison, Wisconsin • A Resolution Authorizing a Seventh Amendment to the Employment Agreement Between the City of Mequon and William H. Jones, Jr. • A Resolution Amending the 2026 City of Mequon Fee Schedule
