Village of Somers
7511 12th Street
Somers, WI 53171

Village Special Board Meeting
Agenda
Tuesday, July 14, 2026
4:00 p.m.

Village Board Meeting:	
Item #	
1	Call to order
2	Pledge of Allegiance
3	Citizens Comments
4	Review and discuss the financial management plan. *No action will be taken.*
5	Possible action on the submission of the Public Services Commission (PSC) Rate Case application: a) Payment in Lieu of Taxes (PILOT) fee b) Conversion to a direct public fire protection fee
6	Review and consider possible action on funding options for the Pike Creek Lift Station upgrades and vault pit on Highway E and 39th Avenue through TID funds
7	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the July 14th, 2026 Special Village Board Meeting Agenda in 1 public place & on the Village website.

Dated this Tenth day of July, 2026 Wendy Burnette, Clerk-Treasurer

Requests from person with disabilities who need assistance to participate in this meeting should be made to the Clerk's Office at 262-859-2822 with as much notice as possible. **Notice is hereby given that members of the Village Board may participate telephonically. Notice is hereby given that members of the Town Board may be in attendance for the sole purpose of gathering information. A quorum may be present. However, no Town Board action will be taken**.

Post Date: July 10, 2026

EHLERS
PUBLIC FINANCE ADVISORS

Village of Somers
Financial Management Plan & Water Rate Update

July 14, 2026

Operating Budget Deficit

	Actual/Estimated Operating Deficit
2026	540,805
2028	618,832
2030	833,755

*Currently using fund balance or abated debt capacity to address the deficit.

EHLERS
PUBLIC FINANCE ADVISORS

Proposed TID Closure Analysis and Levy Limit Benefit

	Proposed Year of Closure									
TID Closure	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TID 1	-	-	-	-	-	-	-	123,834,000	-	-
TID 2	-	143,496,100	-	-	-	-	-	-	-	-
TID 3	-	-	-	-	159,916,000	-	-	-	-	-
TID 4	-	-	-	-	-	-	-	-	-	-
TID 5	-	-	-	-	-	-	-	-	-	-
TID 6	-	-	-	-	-	-	-	-	-	-

Represents the amount of existing incremental value shown in the year that each TID may close

EHLERS
PUBLIC FINANCE ADVISORS

Levy Limit Analysis – TID 2 Closure

Levy Year	2024	2025	2026	2027	2028	2029
Calendar/Budget Year	2025	2026	2027	2028	2029	2030
Line	**Actual**	**Projected**	**Projected**	**Projected**	**Projected**	**Projected**
Line 5 - 6 Adjustments						
I Will Close a TID Before April 15 in This Calendar Year	No	Yes	No	Yes	No	No
Enter Projected TID Increment Value in Shaded Cell				143,496,100		
Enter Projected Total TID OUT EV in Closure Year in Shaded Cell				1,233,691,152		
Terminated TID % (50% of increment value as a percentage of TID OUT EV)		0.07%		5.82%		
Applied to Prior Year Adjusted Actual Levy		2,459		204,866		
Net New Construction						
Enter Assumed Net New Construction Percentage	13.363%	2.473%	2.000%	2.000%	2.000%	2.000%
Applied to Prior Year Adjusted Actual Levy	396,991	83,286	69,071	70,453	75,959	77,478
Less: Next Year's Personal Property Aid	(35,851)	(35,851)	(35,851)	(35,851)	(35,851)	(35,851)
Levy Limit Before Adjustments	**3,331,963**	**3,417,708**	**3,486,779**	**3,762,098**	**3,838,057**	**3,915,535**

- $204,866 (in current dollars) is estimated one time levy limit increase for closing TID 2

EHLERS
PUBLIC FINANCE ADVISORS

Other Alternative Revenues

$ Reviewed the conversion of garbage collection to a direct charge and concluded it would not increase levy capacity

Converting recycling to a direct charge would help free approximately $218,000 in levy capacity

EHLERS
PUBLIC FINANCE ADVISORS

PILOT (Option 1): Maximum Amount

- $535,296 is the full PILOT Payment
- 26.70% = Rate increase with PILOT
- Rate Inc. 100% caused by PILOT

Revenue Requirement Component	Description	2021	2022	2023	2024	Est 2025	Application 2026
Cash Basis							
1	O&M & Other Taxes	$744,667	$677,872	$749,904	$843,608	$718,881	$910,002
2	PILOT	$0	$0	$0	$0	$0	$535,296
3	Debt	$557,170	$290,107	$693,979	$663,767	$826,017	$808,683
4	Cash Funded Capital	$840,396	$72,527	$436,806	$679,892	$206,504	$202,171
	Less:						
	Other Revenue	$4,074	$2,846	$3,654	$47,890	$9,652	$10,200
	Interest Income	$4,121	$20,435	$26,803	$18,367	$9,020	$9,020
	Revenue Requirement (Costs less Other Income)	$2,134,038	$1,017,225	$1,850,232	$2,121,010	$1,732,730	$2,436,932
	User Rates Revenue	$1,381,272	$1,547,682	$1,836,692	$1,882,767	$1,783,521	$2,067,575
	Rate Adequacy	($752,766)	$530,457	($13,540)	($238,243)	$50,791	($369,357)
	Rate Adjustment Needed	54.50%	0.00%	0.74%	12.65%	0.00%	17.86%
Utility Basis (PSC)							
1	O&M & Other Taxes	$744,667	$677,872	$749,904	$843,608	$718,881	$910,002
2	PILOT	$0	$0	$0	$0	$0	$535,296
3	Depreciation	$216,509	$199,284	$262,089	$275,425	$385,432	$319,740
	NIRB	$7,131,584	$9,122,441	$11,107,598	$10,922,254	$10,422,021	$13,225,796
	Benchmark ROI %	4.90%	4.90%	6.50%	6.50%	6.50%	6.40%
4	Calculated ROI	$349,448	$447,000	$721,994	$709,947	$677,431	$846,451
	Less:						
	Other Revenue	$4,074	$2,846	$3,654	$47,890	$9,652	$10,200
	Revenue Requirement (Costs less Other Income)	$1,306,550	$1,321,310	$1,730,333	$1,781,090	$1,772,092	$2,601,288
	User Rates Revenue	$1,381,272	$1,547,682	$1,836,692	$1,882,767	$1,783,521	$2,067,575
	Rate Adequacy	$74,722	$226,372	$106,359	$101,677	$11,429	($533,713)
	Rate Adjustment Needed	0.00%	0.00%	0.00%	0.00%	0.00%	26.70%

EHLERS PUBLIC FINANCE ADVISORS

PILOT (Option 2): 50 Percent

- $267,648 is 50% allocated to PILOT
- 13.31% Rate Increase due to PILOT

Revenue Requirement Component	Description	2021	2022	2023	2024	Est 2025	Application 2026
Cash Basis							
1	O&M & Other Taxes	$744,667	$677,872	$749,904	$843,608	$718,881	$910,002
2	PILOT	$0	$0	$0	$0	$0	$267,648
3	Debt	$557,170	$290,107	$693,979	$663,767	$826,017	$808,683
4	Cash Funded Capital	$840,396	$72,527	$436,806	$679,892	$206,504	$202,171
	Less:						
	Other Revenue	$4,074	$2,846	$3,654	$47,890	$9,652	$10,200
	Interest Income	$4,121	$20,435	$26,803	$18,367	$9,020	$9,020
	Revenue Requirement (Costs less Other Income)	$2,134,038	$1,017,225	$1,850,232	$2,121,010	$1,732,730	$2,169,284
	User Rates Revenue	$1,381,272	$1,547,682	$1,836,692	$1,882,767	$1,783,521	$2,067,575
	Rate Adequacy	($752,766)	$530,457	($13,540)	($238,243)	$50,791	($101,709)
	Rate Adjustment Needed	54.50%	0.00%	0.74%	12.65%	0.00%	4.92%
Utility Basis (PSC)							
1	O&M & Other Taxes	$744,667	$677,872	$749,904	$843,608	$718,881	$910,002
2	PILOT	$0	$0	$0	$0	$0	$267,648
3	Depreciation	$216,509	$199,284	$262,089	$275,425	$385,432	$319,740
	NIRB	$7,131,584	$9,122,441	$11,107,598	$10,922,254	$10,422,021	$13,225,796
	Benchmark ROI %	4.90%	4.90%	6.50%	6.50%	6.50%	6.40%
4	Calculated ROI	$349,448	$447,000	$721,994	$709,947	$677,431	$846,451
	Less:						
	Other Revenue	$4,074	$2,846	$3,654	$47,890	$9,652	$10,200
	Revenue Requirement (Costs less Other Income)	$1,306,550	$1,321,310	$1,730,333	$1,781,090	$1,772,092	$2,333,641
	User Rates Revenue	$1,381,272	$1,547,682	$1,836,692	$1,882,767	$1,783,521	$2,067,575
	Rate Adequacy	$74,722	$226,372	$106,359	$101,677	$11,429	($266,066)
	Rate Adjustment Needed	0.00%	0.00%	0.00%	0.00%	0.00%	13.31%

EHLERS PUBLIC FINANCE ADVISORS

Option 3 (PILOT): Percentage Based

- $235,530 is 44% allocated to PILOT. Calculated % = number of total Village parcels as a % of total Water Customers.
- 11.70% rate increase due to PILOT

Revenue Requirement Component	Description	2021	2022	2023	2024	Est 2025	Application 2026
Cash Basis							
1	O&M & Other Taxes	$744,667	$677,872	$749,904	$843,608	$718,881	$910,002
2	PILOT	$0	$0	$0	$0	$0	$235,530
3	Debt	$557,170	$290,107	$693,979	$663,767	$826,017	$808,683
4	Cash Funded Capital	$840,396	$72,527	$436,806	$679,892	$206,504	$202,171
	Less:						
	Other Revenue	$4,074	$2,846	$3,654	$47,890	$9,652	$10,200
	Interest Income	$4,121	$20,435	$26,803	$18,367	$9,020	$9,020
	Revenue Requirement (Costs less Other Income)	$2,134,038	$1,017,225	$1,850,232	$2,121,010	$1,732,730	$2,137,166
	User Rates Revenue	$1,381,272	$1,547,682	$1,836,692	$1,882,767	$1,783,521	$2,067,575
	Rate Adequacy	($752,766)	$530,457	($13,540)	($238,243)	$50,791	($69,591)
	Rate Adjustment Needed	54.50%	0.00%	0.74%	12.65%	0.00%	3.37%
Utility Basis (PSC)							
1	O&M & Other Taxes	$744,667	$677,872	$749,904	$843,608	$718,881	$910,002
2	PILOT	$0	$0	$0	$0	$0	$235,530
3	Depreciation	$216,509	$199,284	$262,089	$275,425	$385,432	$319,740
	NIRB	$7,131,584	$9,122,441	$11,107,598	$10,922,254	$10,422,021	$13,225,796
	Benchmark ROI %	4.90%	4.90%	6.50%	6.50%	6.50%	6.40%
4	Calculated ROI	$349,448	$447,000	$721,994	$709,947	$677,431	$846,451
	Less:						
	Other Revenue	$4,074	$2,846	$3,654	$47,890	$9,652	$10,200
	Revenue Requirement (Costs less Other Income)	$1,306,550	$1,321,310	$1,730,333	$1,781,090	$1,772,092	$2,301,523
	User Rates Revenue	$1,381,272	$1,547,682	$1,836,692	$1,882,767	$1,783,521	$2,067,575
	Rate Adequacy	$74,722	$226,372	$106,359	$101,677	$11,429	($233,948)
	Rate Adjustment Needed	0.00%	0.00%	0.00%	0.00%	0.00%	11.70%

EHLERS PUBLIC FINANCE ADVISORS

PILOT Comparison (Option 1, 2, and 3)

Name	Class	Owner	Taxable Assets	Assessed Value	Tax Equiv.
Kenosha Water Utility	AB	Muni	142,822,397	121,342,051	1,777,631
Village of Somers Water Utility (2026 TY - Option 1)	**C**	**Muni**	**34,283,553**	**33,255,046**	**535,296**
Village of Caledonia Water Utility	AB	Muni	60,163,701	60,737,242	798,287
Village of Pleasant Prairie Water Utility	AB	Muni	84,476,634	78,476,005	766,722
Burlington Municipal Waterworks	C	Muni	29,552,859	29,330,503	377,684
Village of Somers Water Utility (2026TY - Option 2)	**C**	**Muni**	**34,283,553**	**33,255,046**	**267,648**
Village of Somers Water Utility (2026TY -Option 3)	**C**	**Muni**	**34,283,553**	**33,255,046**	**235,530**
Village of Waterford Water and Sewer Utility	C	Muni	15,264,724	14,345,727	179,514
Union Grove Municipal Water Utility	C	Muni	15,437,823	15,083,648	176,072
Paddock Lake Municipal Water Utility	D	Muni	9,796,920	9,949,752	161,269
Town of Yorkville Water Utility	D	Muni	3,365,305	3,135,552	50,273
Wind Point Municipal Water Utility	D	Muni	1,593,844	1,557,455	15,903

EHLERS
PUBLIC FINANCE ADVISORS

217k PFP Conversion Estimated Impact

Meter Size	Charge	Totals	Current Quarterly Rate	$ 217,077.00 Annual Rate	Additional Quarterly Rate	PFP Proposed Conversion Plus Current Rates
5/8"	$0.00	647	$ 12.00	74.44	18.61	$ 30.61
3/4"	$0.00	290	$ 12.00	74.44	18.61	$ 30.61
1"	$0.00	426	$ 30.00	186.11	46.53	$ 76.53
1 1/4"	$0.00	0	$ 44.00	275.44	68.86	$ 112.86
1 1/2"	$0.00	54	$ 60.00	372.22	93.05	$ 153.05
2"	$0.00	53	$ 96.00	595.55	148.89	$ 244.89
3"	$0.00	3	$ 180.00	1,116.65	279.16	$ 459.16
4"	$0.00	3	$ 300.00	1,861.09	465.27	$ 765.27
6"	$0.00	2	$ 600.00	3,722.17	930.54	$ 1,530.54

Notes:
1) This is based on the most recent count from the Village, this does not include non-customers.

EHLERS
PUBLIC FINANCE ADVISORS

PFP Impact to Sample Resident Water Bills

Quarterly Utlity Bill Comparison			
	Current with PFP on Levy	What Communication from PSC will Reflect	Total Change in Water Charges
Quarterly Water Bill (Current)	$74.83	$0.00	$0.00
Quarterly Water Bill (After Increase)	0	$94.81	$94.81
Water Bill PFP	$12.00	$30.61	$30.61
Water Bill Charges	**$86.83**	**$125.42**	**$125.42**
$ over Current Water Bill		*$38.59*	
% over Current Water Bill		*44%*	
Quarterly Levy PFP	$17.67		$0.00
Current Cost of Water	**$104.49**	**$125.42**	**$125.42**
$ over Current Cost of Water			*$20.92*
% over Current Cost of Water			*20%*

- PFP Notice only shows water bill change and not total cost of water change
- Non-customers are not included

EHLERS PUBLIC FINANCE ADVISORS

217k PFP Conversion Estimated Impact - Non-Customers Included

Meter Size	Totals	Current Quarterly Rate	$ 217,077.00 Annual Rate	Additional Quarterly Rate	PFP Proposed Conversion Plus Current Rates
5/8"	2,438	$ 12.00	46.12	11.53	$ 23.53
3/4"	290	$ 12.00	46.12	11.53	$ 23.53
1"	426	$ 30.00	115.29	28.82	$ 58.82
1 1/4"	0	$ 44.00	170.64	42.66	$ 86.66
1 1/2"	54	$ 60.00	230.59	57.65	$ 117.65
2"	53	$ 96.00	368.94	92.24	$ 188.24
3"	3	$ 180.00	691.77	172.94	$ 352.94
4"	3	$ 300.00	1,152.95	288.24	$ 588.24
6"	2	$ 600.00	2,305.90	576.47	$ 1,176.47

Notes:
1) This is based on the most recent count from the Village, this includes water customers and non-customers

EHLERS PUBLIC FINANCE ADVISORS

PFP Impact to Sample Resident Water Bills (Includes Non-Customers)

Quarterly Utlity Bill Comparison			
	Current with PFP on Levy	What Communication from PSC will Reflect	Total Change in Water Charges
Quarterly Water Bill (Current)	$74.83	$0.00	$0.00
Quarterly Water Bill (After Increase)	0	$94.81	$94.81
Water Bill PFP	$12.00	$23.53	$23.53
Water Bill Charges	**$86.83**	**$118.34**	**$118.34**
$ over Current Water Bill		*$31.51*	
% over Current Water Bill		*36%*	
Quarterly Levy PFP	$17.67		$0.00
Current Cost of Water	**$104.49**	**$118.34**	**$118.34**
$ over Current Cost of Water			*$13.84*
% over Current Cost of Water			*13%*

- PFP Notice only shows water bill change and not total cost of water change
- Includes both water utility customers and non-customers

EHLERS
PUBLIC FINANCE ADVISORS

Water Rate Case Timeline

- Village will need to provide direction by JULY 31, 2026 on:
  - ✓ PILOT payment
  - ✓ Public Fire Protection Charge Conversion

- Water Rate Application filed with the PSC
  - ✓ PSC auditor and rate analyst assigned

EHLERS PUBLIC FINANCE ADVISORS

Questions?

Established 1843
Somers
VILLAGE & TOWN
www.somerswi.gov
P.O. Box 197, Somers, WI 53171 PH: 262-859-2822 FAX: 262-859-2331

VILLAGE OF SOMERS
SPECIAL VILLAGE BOARD
MEETING ITEM MEMORANDUM

MEETING DATE: July 14, 2026

TO: Village President Stoner and Village Trustees

PREPARED BY: Jim Hurley, Village Administrator

REVIEWED BY: Kevin Poirier, Assistant Administrator

AGENDA ITEM: #5 Possible action on the submission of the Public Services Commission (PSC) Rate Case application:
a. Payment in Lieu of Taxes (PILOT) fee
b. Conversion to a direct public fire protection fee

BACKGROUND:

In May, Ehlers presented an analysis of fire/EMS staffing, and the Village's levy limit. The Board discussed the Village's use of abated debt, and projected deficit going forward.

In June, Ehlers updated its analysis and discussed options to improve the financial stability of the Village. Particularly, we discussed possibly closing some of the TIDs in the near future, and a payment in lieu of taxes (PILOT), and conversion to a direct public fire protection (PFP) fee. Both fees require the approval of the public services commission (PSC), and must be submitted by the end of July.

UPDATES:

Ehlers has prepared a presentation with options for a PILOT and PFP, and estimated increases for ratepayers.

Additional information is available about a direct recycling fee, and the estimated cash flow of the TIDs if the Village approves the approximate $3.8M Pike Creek Lift Station improvement.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

In the event that the Village Board agrees, a suggested motion to approve would be as follows:

"*Motion to approve submission of the Rate Case application to the Public Service Commission of Wisconsin with a PILOT amount of XX and conversion of the public fire protection fee as discussed.*"

ATTACHMENTS:

Financial Management Plan & Water Rate Update

Established 1843
Somers
VILLAGE & TOWN
www.somerswi.gov
P.O. Box 197, Somers, WI 53171 PH: 262-859-2822 FAX: 262-859-2331

VILLAGE OF SOMERS
SPECIAL VILLAGE BOARD
MEETING ITEM MEMORANDUM

MEETING DATE: July 14, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Kevin Poirier, Assistant Administrator
Josh Fugate, Utilities Manager

REVIEWED BY: Jim Hurley, Village Administrator

AGENDA ITEM: #6 Discuss and review funding sources for the Pike Creek Lift Station Upgrades, and vault pit on Highway E and 39th Avenue

---

BACKGROUND:

The Pike Creek Lift Station is a critical sanitary sewer facility serving existing development and multiple Tax Increment Districts (TIDs) within the Village. The station is currently near its available wastewater capacity.

The lift station and associated 14-inch force main have experienced operational limitations related to pump capacity, force main velocity, and solids deposits.

The current system does not provide adequate long-term flexibility to accept additional development flows while also maintaining reliable operation of the existing sanitary sewer system.

Improvements are needed to increase operational capacity, improve force main hydraulics, and allow the Village to continue supporting planned development within the affected TID areas.

The Village engineers estimate the cost of these improvements to be $3,835,000.

UPDATE:

Because the station serves both existing non-TID wastewater flows and future development areas within multiple TIDs, staff has reviewed a funding allocation that separates the cost between the existing sewer utility share and the TID-supported development share. Based on current inflow to the station, approximately 25 percent of the project cost should be allocated to the non-TID Sewer Utility share. The remaining 75 percent could be allocated to the affected TIDs as follows:

TID 1 Share,	31%:	$1,188,850
TID 2 Share,	32%:	$1,227,200
TID 5 Share,	4%:	$153,400
TID 3 Share,	2%:	$76,700
TID 6 Share,	2%:	$76,700
TID 4 Share,	4%:	$153,400
Non-TID / Sewer Utility Share,	25%:	$958,750
Total Project Cost:		$3,835,000

An option to fund the non-TID sewer utility portion is to include in the next borrowing. The sewer utility currently has an outstanding loan to the water utility that is scheduled to be repaid over 10 years in the amount of approximately $2,100,000, plus 4.5% interest. This repayment amount represents a majority of the proposed non-TID allocation for the Pike Creek improvements and could be used as a comparison point when evaluating the sewer utility's ability to fund the non-TID share over time.

The timing of this project is critical because TID project costs must be committed within the required expenditure period prior to district closure.

The majority of the project would be funded by TIDs 1 & 2. TID 2 has been a very successful district for the Village. Even with the contribution outline above, it would be able to close with a positive balance as early as 2027. At this time, the Village does not have any additional qualifying projects for the use of funds from TID 2.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

In the event that the Village Board agrees:

> "*Direct Staff to prepare a proposal for the funding of the Pike Creek Lift Station Upgrades, and vault pit using TIF funds as outlined.*"

ATTACHMENTS:

Opinion of Cost

Financial Management Plan – June 23, 2026

Polymer concrete features

Armorock vault design

Armorock Quote

Project Description and Preliminary Opinion of Probable Cost

Future Sanitary Sewer Improvements Downstream of TID 1

Village of Somers, WI

Project 1

Pike Creek Lift Station Interim Upgrade Two feet per second velocity in entire 14-inch force main	Approximate Quantity	Unit Price	Amount
New Sewage Pumps	1 LS	$ 400,000	$400,000
New Generator	1 LS	$ 400,000	$400,000
New Motor Controls	1 LS	$ 500,000	$500,000
Mechanical Modifications and Flushing Capability	1 LS	$ 600,000	$600,000
LS Building Modifications	1 EA	$ 200,000	$200,000
Juntion Manhole Delivered and Mark-up	1 EA	$ 200,000	$200,000
Junction Manhole Installation with Removal and Bypass Pump	1 ea	$ 200,000	$200,000
Air Release Chambers - Larger Equipment	3 EA	$ 50,000	$150,000
Interceptor Sewer Inflow Reduction	1 LS	$ 300,000	$300,000
Construction Cost			**$2,950,000**
Contingencies and Engineering (30%)			$885,000
Project Cost			**$3,835,000**

Improvement Description - Project 1

Replace the two existing 1500 gpm pumps shown on Page 2 with larger pumps that produce a minimum of two feet per second for the entire length of 14-inch force main. Modifications to the existing process piping is needed in addition to replacement of the motor controls and generator for the larger pumps. Fitting modifications are needed to allow flushing of the force main and air release modifications and end junction manhole needed due to H2S degregation. This project will likely be needed before TID 1 closes.

Village of Somers
Financial Management Planning Update

June 23, 2026

Overview

- Financial Management Plan General Fund Review
- Debt Levy and Upcoming Issues
  - ✓ Managing debt levy drop in 2027
- TID Closures and Pike Creek Lift Station Project

Projected Tax Levy, Rate, & Fund Balance – 5-Year Summary

	Budget	Budget		Projected		
	2025	2026	2027	2028	2029	2030
GENERAL FUND						
TOTAL REVENUES	**8,719,802**	**8,027,226**	**9,540,744**	**9,861,468**	**9,968,770**	**10,081,553**
TOTAL EXPENDITURES	**7,008,143**	**8,536,262**	**9,540,744**	**10,112,922**	**10,521,261**	**10,972,201**
Net Revenues over Expenditures	1,711,659	(509,036)	-	(251,454)	(552,491)	(890,648)
TOTAL VILLAGE PROPERTY TAX LEVY	**4,813,605**	**4,444,545**	**5,968,893**	**6,299,625**	**6,416,150**	**6,537,408**
Change in Levy	**6.89%**	**-7.67%**	**34.30%**	**5.54%**	**1.85%**	**1.89%**
TAX RATE	**$3.75**	**$3.43**	**$4.56**	**$4.28**	**$4.32**	**$4.35**
Taxes on a $350,000 property	**$1,312.37**	**$1,199.75**	**$1,595.28**	**$1,497.85**	**$1,510.45**	**$1,523.76**
Taxes Delta ($)	**$84.63**	**($112.62)**	**$395.53**	**($97.42)**	**$12.60**	**$13.31**
Total Ending Fund Balance	**$8,364,359**	**$7,855,323**	**$7,855,323**	**$7,603,869**	**$7,051,378**	**$6,160,730**
Unassigned Fund Bal as % of Expenses	**131%**	**98%**	**92%**	**85%**	**75%**	**62%**

EHLERS PUBLIC FINANCE ADVISORS

Projected Tax Levy, Rate, & Fund Balance

	Budget	Budget	Projected								
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
GENERAL FUND											
REVENUES											
Taxes											
Property Taxes General - Village	3,854,331	3,449,476	4,430,815	4,552,572	4,653,384	4,749,290	5,036,464	5,118,312	5,112,189	5,359,871	5,486,641
Property Taxes General - Town	302,047	237,465	225,592	214,312	203,597	193,417	183,746	174,559	165,831	157,539	-
Propety Taxes Debt Service - Village	959,274	995,069	1,538,079	1,747,053	1,762,765	1,788,118	1,987,337	2,039,351	2,041,317	2,240,440	2,275,806
Propety Taxes Debt Service - Town	69,678	72,843	69,201	65,741	62,454	59,331	56,365	53,546	50,869	48,326	-
Other Taxes	55,896	45,200	45,200	45,200	45,200	45,200	45,200	45,200	45,200	45,200	45,200
Special Assessments	163,588	-	-	-	-	-	-	-	-	-	-
Intergovernmental Revenues	1,236,915	1,249,031	1,253,716	1,258,448	1,263,228	1,268,055	1,272,931	1,277,855	1,282,828	1,287,852	1,292,925
Licenses & Permits	630,199	380,125	380,125	380,125	380,125	380,125	380,125	380,125	380,125	380,125	380,125
Fines, Forfeitures & Penalties	224,215	190,025	190,025	190,025	190,025	190,025	190,025	190,025	190,025	190,025	190,025
Public Charges for Services	598,988	922,280	922,280	922,280	922,280	922,280	922,280	922,280	922,280	922,280	922,280
Miscellaneous Revenues	544,000	485,712	485,712	485,712	485,712	485,712	485,712	485,712	485,712	485,712	485,712
Other Financing Sources	80,671	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUES	**8,719,802**	**8,027,226**	**9,540,744**	**9,861,468**	**9,968,770**	**10,081,553**	**10,560,184**	**10,686,965**	**10,676,377**	**11,117,369**	**11,078,713**
EXPENDITURES											
General Administration	1,348,526	1,662,964	1,693,636	1,758,498	1,828,025	1,902,757	1,983,311	2,070,393	2,164,806	2,267,471	2,379,439
Public Safety	3,464,293	4,297,460	4,669,610	4,904,941	5,160,214	5,437,911	5,740,869	6,072,332	6,436,014	6,836,165	7,277,656
Public Works	1,006,852	1,290,389	1,343,208	1,399,572	1,459,875	1,524,569	1,594,164	1,669,248	1,750,488	1,838,648	1,934,601
Parks & Recreation	9,741	19,016	20,052	21,184	22,425	23,789	25,293	26,955	28,797	30,843	33,122
Neighborhood Services/Planning	149,779	198,521	206,959	215,934	225,502	235,727	246,679	258,440	271,104	284,777	299,578
Transfers	-	-	-	-	-	-	-	-	-	-	-
Debt Service	1,028,952	1,067,912	1,607,279	1,812,794	1,825,219	1,847,449	2,043,702	2,092,897	2,092,186	2,288,766	2,275,806
Contingencies											
TOTAL EXPENDITURES	**7,008,143**	**8,536,262**	**9,540,744**	**10,112,922**	**10,521,261**	**10,972,201**	**11,634,018**	**12,190,265**	**12,743,395**	**13,546,668**	**14,200,201**
Net Revenues over Expenditures	1,711,659	(509,036)	-	(251,454)	(552,491)	(890,648)	(1,073,834)	(1,503,301)	(2,067,018)	(2,429,300)	(3,121,488)
Change in General Fund levy from prior year	7.95%	-10.50%	28.45%	2.75%	2.21%	2.06%	6.05%	1.63%	-0.12%	4.84%	2.37%
Change in Debt Service levy from prior year	2.84%	3.73%	54.57%	13.59%	0.90%	1.44%	11.14%	2.62%	0.10%	9.75%	1.58%
TOTAL VILLAGE PROPERTY TAX LEVY	**4,813,605**	**4,444,545**	**5,968,893**	**6,299,625**	**6,416,150**	**6,537,408**	**7,023,801**	**7,157,663**	**7,153,507**	**7,600,311**	**7,762,446**
Change in Levy	**6.89%**	**-7.67%**	**34.30%**	**5.54%**	**1.85%**	**1.89%**	**7.44%**	**1.91%**	**-0.06%**	**6.25%**	**2.13%**
ASESSED VALUE (TID OUT)	1,283,758,100	1,296,595,681	1,309,561,638	1,472,020,499	1,486,740,704	1,501,608,112	1,516,624,193	1,531,790,435	1,547,108,339	1,677,169,876	1,693,941,575
TAX RATE	**$3.75**	**$3.43**	**$4.56**	**$4.28**	**$4.32**	**$4.35**	**$4.63**	**$4.67**	**$4.62**	**$4.53**	**$4.58**
TAX RATE DELTA ($)	**$0.24**	**($0.32)**	**$1.13**	**($0.28)**	**$0.04**	**$0.04**	**$0.28**	**$0.04**	**($0.05)**	**($0.09)**	**$0.05**
Taxes on a $350,000 property	**$1,312.37**	**$1,199.75**	**$1,595.28**	**$1,497.85**	**$1,510.45**	**$1,523.76**	**$1,620.92**	**$1,635.46**	**$1,618.33**	**$1,586.07**	**$1,603.87**
Taxes Delta ($)	**$84.63**	**($112.62)**	**$395.53**	**($97.42)**	**$12.60**	**$13.31**	**$97.16**	**$14.54**	**($17.13)**	**($32.26)**	**$17.80**
Total Ending Fund Balance	**$8,364,359**	**$7,855,323**	**$7,855,323**	**$7,603,869**	**$7,051,378**	**$6,160,730**	**$5,086,896**	**$3,583,595**	**$1,516,577**	**($912,723)**	**($4,034,211)**
Unassigned Fund Bal as % of Expenses	**131%**	**98%**	**92%**	[illegible]	**75%**	**62%**	**47%**	**30%**	**14%**	**-8%**	**-34%**

FMP Future Debt Sizings

		2026		2028		2031		2032
		G.O. Notes		G.O. Notes		G.O. Notes		G.O. Notes
Net Borrowing Requirement		**13,375,000**		**1,509,000**		**1,405,000**		**10,000,000**
Estimated Issuance Expenses		**300,388**		**82,850**		**79,650**		**269,738**
TOTAL TO BE FINANCED		**13,675,388**		**1,591,850**		**1,484,650**		**10,269,738**
Estimated Interest Earnings	**3.00%**	(100,313)	**3.00%**	(11,317.50)	**3.00%**	(10,537.50)	**3.00%**	(75,000)
Assumed spend down (months)	**3.00**		**3.00**		**3.00**		**3.00**	
Rounding		99,925		4,468		888		263
NET BOND SIZE		**13,675,000**		**1,585,000**		**1,475,000**		**10,195,000**

EHLERS PUBLIC FINANCE ADVISORS

Future GO Debt Levy Analysis

Year Ending	Existing Debt: Net Tax Levy	Existing Debt: Equalized Value (TID OUT)	Existing Debt: Tax Rate Per $1,000	Total CIP Estimated Principal and Interest Pymts	Levy and Tax Rate: Total Net Debt Service Levy	Levy and Tax Rate: Total Tax Rate for Debt Service	Levy and Tax Rate: Levy Change from Prior Year	Levy and Tax Rate: Tax on a $350,000 Property	Levy and Tax Rate: Change on a $350,000 Property	Year Ending
2026	1,067,912	1,197,758,400	$0.89	0	1,067,912	$0.89		$312		2026
2027	882,549	1,233,691,152	$0.72	724,730	1,607,279	$1.30	539,367	456	$144	2027
2028	713,643	1,414,197,987	$0.50	1,099,151	1,812,794	$1.28	205,514	449	(7)	2028
2029	637,193	1,456,623,926	$0.44	1,188,026	1,825,219	$1.25	12,425	439	(10)	2029
2030	635,643	1,500,322,644	$0.42	1,211,806	1,847,449	$1.23	22,230	431	(8)	2030
2031	489,843	1,705,248,323	$0.29	1,553,859	2,043,702	$1.20	196,253	419	(12)	2031
2032	472,118	1,756,405,773	$0.27	1,620,779	2,092,897	$1.19	49,195	417	(2)	2032
2033	466,018	1,809,097,946	$0.26	1,626,168	2,092,186	$1.16	(711)	405	(12)	2033
2034	87,168	1,987,204,885	$0.04	2,201,598	2,288,766	$1.15	196,579	403	(2)	2034
2035	85,768	2,046,821,031	$0.04	2,190,038	2,275,806	$1.11	(12,960)	389	(14)	2035
2036	89,318	2,108,225,662	$0.04	2,171,775	2,261,093	$1.07	(14,713)	375	(14)	2036
2037	87,818	2,171,472,432	$0.04	2,136,766	2,224,584	$1.02	(36,509)	359	(17)	2037
2038	86,318	2,236,616,605	$0.04	1,933,100	2,019,418	$0.90	(205,166)	316	(43)	2038
2039	89,768	2,303,715,103	$0.04	1,920,545	2,010,313	$0.87	(9,105)	305	(11)	2039
2040	88,168	2,372,826,556	$0.04	1,920,393	2,008,561	$0.85	(1,753)	296	(9)	2040
2041	96,468	2,444,011,353	$0.04	1,922,110	2,018,578	$0.83	10,018	289	(7)	2041
2042	0	2,517,331,693	$0.00	1,920,626	1,920,626	$0.76	(97,952)	267	(22)	2042
2043	0	2,592,851,644	$0.00	1,920,779	1,920,779	$0.74	153	259	(8)	2043
2044	0	2,670,637,193	$0.00	1,760,400	1,760,400	$0.66	(160,379)	231	(29)	2044
2045	0	2,750,756,309	$0.00	1,769,418	1,769,418	$0.64	9,018	225	(6)	2045
2046	0	2,833,278,999	$0.00	1,794,219	1,794,219	$0.63	24,801	222	(3)	2046
2047	0	2,918,277,368	$0.00	635,256	635,256	$0.22	(1,158,963)	76	(145)	2047
2048	0	3,005,825,690	$0.00	634,268	634,268	$0.21	(989)	74	(2)	2048
2049	0	3,096,000,460	$0.00	632,196	632,196	$0.20	(2,071)	71	(2)	2049
2050	0	3,188,880,474	$0.00	633,918	633,918	$0.20	1,721	70	(2)	2050
2051	0	3,284,546,888	$0.00	634,304	634,304	$0.19	386	68	(2)	2051
2052	0	3,383,083,295	$0.00	633,330	633,330	$0.19	(974)	66	(2)	2052
2053	0	3,484,575,794	$0.00	0	0	$0.00	(633,330)	0	(66)	2053
Total	6,075,714			38,389,556	44,465,269					Total

EHLERS
PUBLIC FINANCE ADVISORS

Pike Creek Lift Station Analysis

Pike Creek Lift Station Interim Upgrade		$3,835,000	

Funding Breakdown			Source of Funding
Non-TID (Sewer Utility Funded)	25%	$958,750	Sewer Reserves
TID 1	31%	$1,188,850	TID cash balance
TID 2	32%	$1,227,200	TID cash balance
TID 5	4%	$153,400	TID cash balance
TID 3	2%	$76,700	TID cash balance
TID 6	2%	$76,700	TID cash balance
TID 4	4%	$153,400	TID cash balance
Total	**100%**	**$3,835,000**	

Notes:

1. Funding percentages provided by Village of Somers staff, 5/8/26.

Additional Revenue Options?

- Additional Revenue Options
  - ✓ Wheel tax
  - ✓ Establish a Payment in Lieu of Tax from the Water Utility to the General Fund (through conventional rate case)
  - ✓ Further water convert public fire protection charge to a fixed charge on water bill. $217,077 billed annually to the general fund
- Conversion of garbage and recycling services to a direct charge on the tax bill
  - ✓ Negative adjustment for garbage service conversion
- Hotel room tax revenues
- Net new construction does not keep pace with projected cost inflation

Questions?

TID 1 Cash Flow

Village of Somers, Wisconsin

Tax Increment District #1

Cash Flow Projection

	jected Reven	Expenditures															Balances		
		G.O. Bond		Water Revenue Bonds		G.O. Bond		Taxable G.O. Refunding Bonds		G.O. Notes									
Year		2,605,000		3,165,000		2,425,000		885,000		1,100,000		Municipal Revenue							
		Dated Date:	02/01/16	Dated Date:	11/15/17	Dated Date:	03/30/21	Dated Date:	03/30/21	Dated Date:	05/04/22	Obligation							
	Total Revenues	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	(MRO) $5,250,000	Captial	Professional Services	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding
2022	**1,959,407**	**125,000**	**58,813**	**130,000**	**83,019**	**90,000**	**$78,068**	**$70,000**	**15,725**				**69,098**	**722,868**	**9,841**	**1,452,432**	506,975	**3,946,748**	8,523,530
2023	**1,289,081**	**125,000**	**55,063**	**135,000**	**79,044**	**110,000**	**51,600**	**$75,000**	**10,811**		**$29,980**			**7,410**	**11,924**	**690,831**	**598,250**	**4,265,793**	**8,078,530**
2024	**1,311,925**	**130,000**	**51,888**	**140,000**	**74,919**	**125,000**	**48,075**	**$80,000**	**10,340**		**$25,469**			**8,115**	**10,272**	**704,077**	**607,848**	**4,873,641**	**7,603,530**
2025	1,322,048	130,000	49,206	145,000	70,644	130,000	44,250	$80,000	9,660		$25,469				9,190	693,419	628,629	5,502,270	7,118,530
2026	1,808,633	140,000	46,338	145,000	66,294	140,000	40,200	$80,000	8,880		$25,469		**1,188,850**		9,190	1,890,220	(81,587)	5,420,683	6,613,530
2027	1,822,621	125,000	42,975	150,000	61,869	150,000	35,850	$80,000	7,900	$808,530	$12,734	250,000			9,190	1,734,048	88,573	5,509,256	5,300,000
2028	1,841,878	125,000	39,225	155,000	56,519	155,000	32,050	$80,000	6,740			750,000			9,190	1,408,724	433,154	5,942,410	4,785,000
2029	1,871,639	150,000	35,100	165,000	50,119	160,000	28,900	$85,000	5,419			750,000			9,190	1,438,728	432,911	6,375,322	4,225,000
2030	1,901,560	150,000	30,600	170,000	44,269	170,000	25,600	$85,000	3,974			750,000			9,190	1,438,633	462,927	6,838,249	3,650,000
2031	1,932,551	150,000	26,100	175,000	39,094	180,000	22,100	$85,000	2,444			1,000,000			9,190	1,688,928	243,623	7,081,872	3,060,000
2032	1,957,133	150,000	21,600	180,000	33,769	190,000	18,400	$85,000	829			1,000,000			9,190	1,688,788	268,346	7,350,218	2,455,000
2033	1,982,631	150,000	17,100	185,000	28,294	200,000	14,500					750,000			9,190	1,354,084	628,547	7,978,765	1,920,000
2034	2,019,108	150,000	12,600	190,000	22,550	205,000	10,450								9,190	599,790	1,419,318	9,398,083	1,375,000
2035	2,079,485	150,000	8,100	195,000	16,534	210,000	6,300								9,190	595,124	1,484,361	10,882,444	820,000
2036	2,141,991	195,000	2,925	205,000	10,156	210,000	2,100								9,190	634,371	1,507,620	12,390,064	210,000
2037	0			210,000	3,413											213,413	(213,413)	12,176,652	
Total	30,532,699	2,605,000	857,521	3,165,000	1,098,246	2,425,000	458,443	885,000	82,722	808,530	119,120	5,250,000	1,257,948	738,393	142,317	19,893,239			

Notes:

Projected TID Closure

1. Interest earnings are based on a 3.00% interest rate.
2. The MRO is paid out starting in the year in which the cumulative fund balance exceeds the total principal balance of all outstanding debt within TID 1.
3. The 2026 capital item is the TID 1 share of the Pike Creek Lift Station Project.

EHLERS

PUBLIC FINANCE ADVISORS

TID 2 Cashflow

Village of Somers, Wisconsin

Tax Increment District #2

Cash Flow Projection

	Projected Revenues			Expenditures													Balances			
				G.O. Bond			Taxable G.O. Bond			Tax Increment Revenue Bond										
Year		Interest		2,025,000			1,675,000			3,515,000										
	Tax	Earnings/	Total	Dated Date:	03/01/16		Dated Date:	11/28/18		Dated Date:	11/28/18			Professional		Total			Principal	
	Increments	(Cost)	Revenues	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Other	Services	Admin.	Expenditures	Annual	Cumulative	Outstanding	Year
2023	**1,238,192**	**224,662**	**1,462,854**	**100,000**	**3.00%**	**42,069**	**100,000**	**3.450%**	**56,325**	**190,000**	**3.900%**	**147,553**	**1,622**	**16,348**	**12,668**	**666,584**	**796,270**	**2,891,612**	**5,810,000**	**2023**
2024	**1,244,877**	**386,250**	**1,631,127**	**105,000**	**2.00%**	**39,519**	**100,000**	**3.500%**	**52,850**	**200,000**	**3.900%**	**139,948**	**1,772**	**7,399**	**12,203**	**658,690**	**972,437**	**3,864,049**	**5,405,000**	**2024**
2025	1,188,057	115,921	1,303,979	100,000	2.13%	37,406	100,000	3.800%	49,200	200,000	4.100%	131,948			9,190	627,744	676,235	4,540,284	5,005,000	2025
2026	1,889,442	136,209	2,025,651	115,000	2.13%	35,122	100,000	3.800%	45,400	200,000	4.100%	123,748	**1,227,200**		9,190	1,855,659	169,991	4,710,275	4,590,000	2026
2027	1,908,336	141,308	2,049,645	100,000	3.00%	32,400	100,000	4.000%	41,500	225,000	5.000%	114,023			9,190	622,113	1,427,532	6,137,807	4,165,000	2027
2028	1,927,420	184,134	2,111,554	100,000	3.00%	29,400	100,000	4.000%	37,500	250,000	5.000%	102,148			9,190	628,238	1,483,317	7,621,124	3,715,000	2028
2029	1,946,694	228,634	2,175,328	100,000	3.00%	26,400	100,000	4.375%	33,313	250,000	5.000%	89,648			9,190	608,550	1,566,778	9,187,902	3,265,000	2029
2030	1,966,161	275,637	2,241,798	125,000	3.00%	23,025	100,000	4.375%	28,938	250,000	4.700%	77,523			9,190	613,675	1,628,123	10,816,025	2,790,000	2030
2031	1,985,823	324,481	2,310,303	125,000	3.00%	19,275	100,000	4.375%	24,563	250,000	4.700%	65,773			9,190	593,800	1,716,503	12,532,528	2,315,000	2031
2032	2,005,681	375,976	2,381,657	125,000	3.00%	15,525	100,000	4.375%	20,188	250,000	4.850%	53,835			9,190	573,738	1,807,919	14,340,447	1,840,000	2032
2033	2,025,738	430,213	2,455,951	125,000	3.00%	11,775	100,000	4.500%	15,750	250,000	4.850%	41,710			9,190	553,425	1,902,526	16,242,973	1,365,000	2033
2034	2,045,995	487,289	2,533,284	125,000	3.00%	8,025	100,000	4.500%	11,250	250,000	4.850%	29,585			9,190	533,050	2,000,234	18,243,208	890,000	2034
2035	2,066,455	547,296	2,613,751	125,000	3.00%	4,275	100,000	4.500%	6,750	250,000	4.850%	17,460			9,190	512,675	2,101,076	20,344,284	415,000	2035
2036	2,087,120	610,329	2,697,448	80,000	3.00%	1,200	100,000	4.500%	2,250	235,000	4.850%	5,699			9,190	433,339	2,264,109	22,608,393	0	2036
Total	29,778,166	4,520,052	34,298,218	2,025,000		648,517	1,675,000		682,140	3,515,000		1,775,151	1,232,116	38,336	144,341	12,535,601				Total

Notes:

Projected TID Closure

1. Payments due to developer pursant to the Phase I Market Square Apartments Developer Agreement.
2. Interest earnings are based on an assumed 3.00% interest earnings rate.
3. The captial cost shown in 2026 is the TID 2 share of the Pike Creek Lift Station project.

EHLERS PUBLIC FINANCE ADVISORS

TID 3 Cashflow

Village of Somers, Wisconsin

Tax Increment District #3

Cash Flow Projection

	Projected Revenues			Expenditures									Balances			
				G.O. Notes					Tawani							
Year				1,100,000												
	Tax	Developer	Total	Dated Date:	05/04/22		Capital	Somers/Paris	Infrastructure			Total			Principal	
	Increments	Reimbursements	Revenues	Principal	Est. Rate	Interest	Expenses	Payment	Escrow Deposit	Other	Admin.	Expenditures	Annual	Cumulative	Outstanding	Year
2022	**23,422**	**477,583**	**686,377**				**680,420**			**25,836**	**22,750**	**729,006**	**(42,629)**	**(558,528)**	**134,076**	**2022**
2023	**25,282**		**25,282**	**-**	**-**	**4,972**				**30,766**	**27,061**	**62,799**	**(37,517)**	**(350,999)**	**134,076**	**2023**
2024	**692,444**	**2,054**	**694,498**	**-**	**-**	**3,949**				**16,187**	**20,787**	**40,923**	**653,575**	**302,576**	**134,076**	**2024**
2025	1,475,231		1,475,231	-	-	3,949			1,000,000			1,003,949	471,282	773,858	134,076	2025
2026	2,079,901		2,079,901	-	-	3,949	**796,700**		1,500,000			2,300,649	(220,748)	553,110	134,076	2026
2027	2,079,901		2,079,901	134,076	3.150	2,112		250,000	1,500,000			1,886,188	193,713	746,823	0	2027
2028	2,079,901		2,079,901					250,000	1,750,000			2,000,000	79,901	826,724	0	2028
2029	2,079,901		2,079,901					250,000	1,750,000			2,000,000	79,901	906,626	0	2029
2030	2,079,901		2,079,901					250,000	1,110,430			1,360,430	719,471	1,626,097	0	2030
2031	2,079,901		2,079,901									0	2,079,901	3,705,998	0	2031
2032	2,079,901		2,079,901									0	2,079,901	5,785,899	0	2032
2033	2,079,901		2,079,901									0	2,079,901	7,865,801	0	2033
2034	2,079,901		2,079,901									0	2,079,901	9,945,702	0	2034
2035	2,079,901		2,079,901									0	2,079,901	12,025,603	0	2035
2036	2,079,901		2,079,901									0	2,079,901	14,105,504	0	2036
2037	2,079,901		2,079,901									0	2,079,901	16,185,406	0	2037
2038	2,079,901		2,079,901									0	2,079,901	18,265,307	0	2038
2039	2,079,901		2,079,901									0	2,079,901	20,345,208	0	2039
Total	31,334,996	479,637	32,000,005	134,076		18,931	1,477,120	1,000,000	8,610,430	72,789	70,598	11,383,944				Total

Projected TID Closure

Notes:

1. The total Village repayment to Tawani by 2031 is equal t

5,720,462	TIDs 3 & 6 assigned portion
3,839,968	Deferred Assessment portion
9,560,430	

This total cost is shared between TIDs 3 and 6, and as of 2025 deposited into an escrow account as a set aside to repay the obligation in 2031. As of 2025, TID 6 is estimated to contribute $950,000 by the end of 2030.

2. The captial expenses shown in 2026 include $720,000 for watermain extension expenses and $76,700 for a portion of the Pike Creek Lift Station project.

3. The Somers/Paris payment is equal to $1,000,000 and is per the terms of the Intermunicipal Agreement between the Village of Somers and the Town of Paris, 2017 and for the "Hwy S" Planning Area.

EHLERS
PUBLIC FINANCE ADVISORS

TID 4 Cashflow

Village of Somers, Wisconsin

Tax Increment District #4

Cash Flow Projection

	Projected Revenues				Expenditures				Balances			
Year	Tax Increments	Interest Earnings/ (Cost)	Developer Rembursement	Total Revenues	MRO - Ravine Park	Other/Capital	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	Year
2022	**688,596**		**8,133**	**696,729**		**13,197**	**266,952**	**280,149**	**416,580**	**329,055**		**2022**
2023	**626,177**			**626,177**		**4,478**	**267,355**	**271,833**	**354,344**	**683,399**		**2023**
2024	**597,248**			**597,248**	**122,862**	**11,441**	**140,984**	**275,287**	**321,961**	**1,005,360**		**2024**
2025	499,578			499,578	324,150		9,500	333,650	165,928	1,171,288		2025
2026	780,456			780,456	324,150	**153,400**	9,500	487,050	293,406	1,464,694		2026
2027	780,456			780,456	324,150		9,500	333,650	446,806	1,911,499		2027
2028	780,456			780,456	324,150		9,500	333,650	446,806	2,358,305		2028
2029	780,456			780,456	442,037		9,500	451,537	328,919	2,687,224		2029
2030	780,456			780,456	128,464		9,500	137,964	642,492	3,329,716		2030
2031	780,456			780,456			9,500	9,500	770,956	4,100,672		2031
2032	780,456			780,456			9,500	9,500	770,956	4,871,628		2032
2033	780,456			780,456			9,500	9,500	770,956	5,642,584		2033
2034	780,456			780,456			9,500	9,500	770,956	6,413,540		2034
2035	780,456			780,456			9,500	9,500	770,956	7,184,496		2035
2036	780,456			780,456			9,500	9,500	770,956	7,955,452		2036
2037	780,456			780,456			9,500	9,500	770,956	8,726,407		2037
2038	780,456			780,456			9,500	9,500	770,956	9,497,363		2038
2039	780,456			780,456			9,500	9,500	770,956	10,268,319		2039
Total	13,337,982	0	8,133	13,346,115	1,989,963	182,516	817,791	2,990,270				Total

Notes:

Projected TID Closure

1. The capital expense shown in 2026 is for the TID 4 portion of the Pike Creek Lift Station project.

TID 5 Cashflow

Village of Somers, Wisconsin

Tax Increment District #5

Cash Flow Projection

	Projected Revenues			Expenditures							Balances			
				Municipal Revenue Obligation										
Year				5,000,000										
	Tax Increments	Developer Reimbursements	Total Revenues	Dated Date: Principal			Other/Capital	Prof. Services	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	Year
2022	**447**	**42,150**	**42,597**				**40,076**	**10,338**	**18,230**	**68,644**	**(26,047)**	**(83,295)**		**2022**
2023	**6,060**		**6,060**					**21,735**	**20,070**	**41,805**	**(35,745)**	**(119,040)**		**2023**
2024	**10,006**	**43,858**	**53,864**				150	63,536	23,037	86,723	(32,859)	(151,900)		2024
2025	138,635		138,635						9,500	9,500	129,135	(22,765)		2025
2026	308,533		308,533	291,132			**153,400**		9,500	454,032	(145,499)	(168,264)		2026
2027	503,627		503,627	494,127					9,500	503,627	0	(168,264)		2027
2028	672,707		672,707	663,207					9,500	672,707	0	(168,264)		2028
2029	672,707		672,707	663,207					9,500	672,707	0	(168,264)		2029
2030	672,707		672,707	663,207					9,500	672,707	0	(168,264)		2030
2031	672,707		672,707	663,207					9,500	672,707	0	(168,264)		2031
2032	672,707		672,707	663,207					9,500	672,707	0	(168,264)		2032
2033	672,707		672,707	663,207					9,500	672,707	0	(168,264)		2033
2034	672,707		672,707	235,498					9,500	244,998	427,710	259,445		2034
2035	672,707		672,707						9,500	9,500	663,207	922,653		2035
2036	672,707		672,707						9,500	9,500	663,207	1,585,860		2036
2037	672,707		672,707						9,500	9,500	663,207	2,249,067		2037
2038	672,707		672,707						9,500	9,500	663,207	2,912,274		2038
2039	672,707		672,707						9,500	9,500	663,207	3,575,482		2039
Total	9,039,794	86,008	9,125,802	5,000,000		0	193,626	95,609	203,837	5,493,072				Total

Notes:

1. The 2026 cash expense under the capital column is the TID 5 share of the Pike Creek Lift Station Project.

Projected TID Closure

EHLERS PUBLIC FINANCE ADVISORS

TID 6 Cashflow

Village of Somers, Wisconsin

Tax Increment District #6

Cash Flow Projection

	Projected Revenues				Expenditures												Balances			
					G.O. Note 1,100,000			Sewer Advance 1,188,000												
Year					Dated Date:	05/04/22		Dated Date:	02/24/26		Developer Grant -		Tawani							
	Tax Increments	Debt Proceeds	Developer Reimbursements	Total Revenues	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Tawani	Capital Expenses	Infrastructure Escrow Deposit	Prof. Services	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	Year
2023	**15,266**	**497,319**		**512,585**	**-**	**-**	**5,836**				**141,866**	**103,884**		**18,474**	**21,456**	**291,516**	**221,069**	**204,907**	**157,394**	**2023**
2024	**75,698**		**683**	**76,381**	**-**	**-**	**4,636**							**10,190**	**19,819**	**34,645**	**41,736**	**246,643**	**157,394**	**2024**
2025	123,680			123,680	-	-	4,958								9,500	14,458	109,222	355,865	**157,394**	2025
2026	263,131			263,131	-	-	4,958					**76,700**	200,000		9,500	291,158	(28,027)	327,838	**1,345,394**	2026
2027	265,762			265,762	157,394	3.150	2,479	40,000	4.50%	79,290			0		9,500	288,663	(22,901)	304,938	**1,148,000**	2027
2028	268,420			268,420				70,000	4.50%	50,085			250,000		9,500	379,585	(111,165)	193,773	**1,078,000**	2028
2029	271,104			271,104				75,000	4.50%	46,823			250,000		9,500	381,323	(110,218)	83,555	**1,003,000**	2029
2030	273,815			273,815				0	4.50%	45,135			250,000		9,500	304,635	(30,820)	52,735	**1,003,000**	2030
2031	276,553			276,553				100,000	4.50%	42,885					9,500	152,385	124,168	176,904	**903,000**	2031
2032	279,319			279,319				100,000	4.50%	38,385					9,500	147,885	131,434	308,338	**803,000**	2032
2033	282,112			282,112				100,000	4.50%	33,885					9,500	143,385	138,727	447,065	**703,000**	2033
2034	284,933			284,933				105,000	4.50%	29,273					9,500	143,773	141,161	588,226	**598,000**	2034
2035	287,783			287,783				110,000	4.50%	24,435					9,500	143,935	143,848	732,073	**488,000**	2035
2036	290,661			290,661				120,000	4.50%	19,260					9,500	148,760	141,901	873,974	**368,000**	2036
2037	293,567			293,567				120,000	4.50%	13,860					9,500	143,360	150,207	1,024,181	**248,000**	2037
2038	296,503			296,503				120,000	4.50%	8,460					9,500	137,960	158,543	1,182,724	**128,000**	2038
2039	299,468			299,468				128,000	4.50%	2,880					9,500	140,380	159,088	1,341,811	**0**	2039
Total	4,162,180	497,319	13,606	6,918,784	157,394		22,867	1,188,000		434,655	141,866	1,477,639	950,000	53,828	206,525	4,632,774				Total

Projected TID Closure

Notes:

1. The total Village repayment to Tawani by 2031 is equal to

5,720,462	TIDs 3 & 6 assigned portion
3,839,968	Deferred Assessment portion
9,560,430	

This cost is shared between TIDs 3 and 6, and as of 2025 deposited into an escrow account as a set aside to repay the obligation in 2031. As of 2025, TID 6 is estimated to contribute $8,610,430 by the end of 2030.

2. The advance from the sewer utility is for the portion of costs related to funding the 12th street water main project.

3. The capital expense in 2026 is for the TID 6 portion of costs related to the Pike Creek Lift Station project.

EHLERS PUBLIC FINANCE ADVISORS

ARMOROCK

ACI 548.17-25

Circular Precast Polymer-Concrete Manholes—Specification

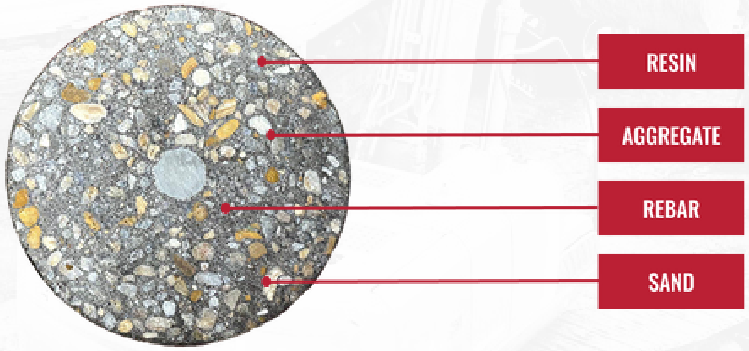
ACI HAS SPECIFIED POLYMER CONCRETE

WHAT IS ACI?

The American Concrete Institute is the global authority for the development, dissemination, and adoption of consensus-based standards and technical resources in the concrete industry.

WHAT IS ARMOROCK POLYMER CONCRETE?

Polymer concrete is a sustainable, corrosion-proof alternative to traditional precast concrete. With a mixture of resin, aggregate, sand, and rebar for enhanced structure, polymer concrete blends stand up to corrosive environments.



WHY IS THIS IMPORTANT?

For the first time in the history of polymer concrete, there is a document that establishes unified, national standards of compliance. This milestone isn't just a win for individual suppliers, but for the entire industry. This is a collective achievement for everyone who designs, implements, and supplies polymer concrete in the market. By setting clear expectations and raising the bar together, we're strengthening quality, trust, and innovation across the entire community, paving the way for a stronger future in the industry we all share.

- This specification provides requirements for circular precast polymer-concrete manholes for use in sanitary and storm sewer systems.
- It includes ordering information as well as minimum physical and chemical requirements for the polymer concrete mixture.
- It established criteria for designing the manhole components, manufacturing and quality control requirements, and documentation to certify the adequacy of the design.

CONNECT WITH OUR TEAM

(702) 824-9702 | INFO@ARMOROCK.COM

ARMOROCK ™

1575 W Horizon Ridge Parkway
#530427
Henderson, NV 89012

207 Heritage Court
Sulphur Springs, TX 75482

1708 Turkey Creek Road
Plant City, FL 33566

702-824-9702
www.armorock.com

APPROVED BY: ______________________

Structure: JUNCTION VAULT #100 (ROUND)

Job Number:

Job Name: CTH E Sewer & Water Extensions B - Village of Somers, WI

Job Location: Somers, WI
Kenosha County

Contractor:

Agency:

Engineer:

Based on:

Take Off By: 3/2/2026 AndrewGaines

Design Build Height		
Rim	+	682.00'
Lowest Invert	-	674.51'
Design Height	=	7.49'

Stack Build Height		
Adjustment	+	1.07'
Eccentric Slab	+	1.00'
Base Gain	+	5.42'
Design Height	=	7.49'
Floor Thickness	+	1.08'
Outside Height	=	8.57'

Ship Date:

Ring: 36" Frame and Cover by Others

Channel: FULL DEPTH TROUGHING

Reduction:

Notes: VERIFY INVERTS AND ELEVATIONS
VERIFY PIPE TYPES AND CLASS
VERIFY RING/COVER - SIZE/TYPE

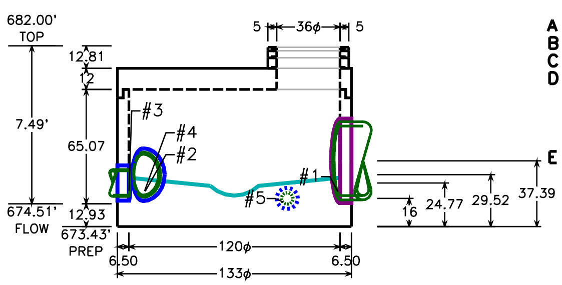
CAD DRAWING WILL BE NEEDED DURING SUBMITTALS-SUBJECT TO CHANGE

BUOYANCY COLLAR (IF REQUIRED) TO BE POURED IN FIELD BY OTHERS. ARMOROCK TO PROVIDE DRILLED HOLES IN BASE AND FRP REBAR TO BE EPOXIED IN FIELD BY CONTRACTOR

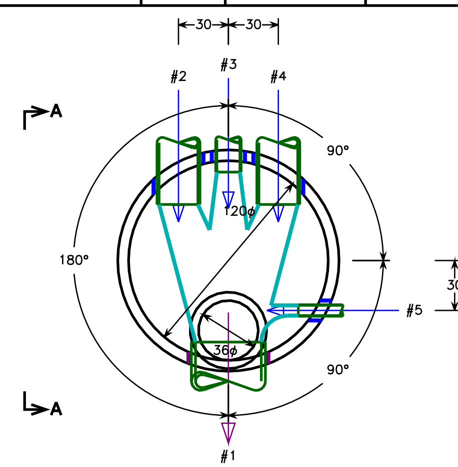
Openings

ID	Invert	Pipe Size	Connector	Hole Size	Angle	To CL	Top to Top	Hole Former
#1	674.90'	42" C900 DR-18	S206-48 Boot	48" Ø	0°	37.39"	16.61"	
#2	674.92'	24" C900 DR-21	S206-30 NPC Boot	30" Ø	180°	29.52"	33.48"	24 C900 DR21
#3	674.92'	14" Boot C900 DR-21	S106-20BWS NPC Boot	20" Ø	180°	24.77"	43.23"	
#4	674.92'	24" C900 DR-21	S206-30 NPC Boot	30" Ø	180°	29.52"	33.48"	24 C900 DR21
#5	674.51'	6" PVC C900 150	S106-12BWS Boot	12" Ø	270°	16"	56"	06 C900 150

Elevation (View A-A)



Plan View



BOM For Stack

ID	Description	Part Number	Qty.	Weight
	14' X 1 1/4" JOINT MASTIC	MASJ	10	
	POLYMER GROUT KIT	PGROUT	2	
	1.25 IN X 14 FT JOINT MASTIC ROLL	MASJ	12	
	120" JOINT GASKET	120" Joint Gask	1	
A	36 IN X 2 IN FINISH PRO-RING	PR36X2FN	1	
B	36 IN X 4 IN GRADE PRO-RING	PR36X4G	1	
C	36 IN X 6 IN GRADE PRO-RING	PR36X6G	1	
D	120 IN ECC POLYMER LID FLAT W/ 36" ACCESS	MHL12036	1	13,500
E	120 IN X 6 FT 6 IN POLYMER PRECAST BASE FULL DEPTH TROUGHING	MHB12078.1	1	42,600
	Totals (precast, lbs.)		5	56,100

1575 W Horizon Ridge Parkway
#530427
Henderson, NV 89012

207 Heritage Court
Sulphur Springs, TX 75482

1708 Turkey Creek Road
Plant City, FL 33566

702-824-9702
www.armorock.com

Quote Date:	3/2/2026
To:	
Reference:	CTH E Sewer & Water Extensions B - Village of Somers, WI Somers, WI Kenosha County
Sales Manager:	Matthew Bustin

Q U O T A T I O N

Notes:

1. Quote is subject to our standard terms, conditions, and shipping policies.
2. Payment is due at Net 30. Late Payment service charge for over 30 days will be charged at 18% APR
3. Quote is valid for 30 days from issue date to receipt of PO after 30 days quote is subject to change based off market value of materials.
4. Sales tax not included. All applicable taxes are to be paid by purchaser
5. If owner requires items to be grouted in field contractor is responsible for materials and labor costs incurred.
6. All loads will be billed at $5,500 for each oversized load at 133" out of Sulphur Springs,TX. Total of 2 oversized load(s) at 133" needed for job. Customer will only be billed for trucks used. Additional trucks will be billed at market rate.
7. Freight requested under 3 days notice may be subject to increased freight rates
8. Products will be billed at unit pricing per quotation
9. Rush orders will be priced accordingly.
10. Contractor shall be responsible for joint sealing and performance.
11. Miscellaneous items such as grout, epoxy, and hardware are not included with the structures unless a specific line item is shown on this quote. Additional charges will apply for any extra items that are not shown on this quote.
12. Final lead time is determined at date of approved submittal.
13. Project retention is not allowed.
14. Summation of structure price is for convenience of bidding only. Structures will be billed by components.Customer purchase order needs to match up to component pricing.

From: AGaines

1575 W Horizon Ridge Parkway
#530427
Henderson, NV 89012

207 Heritage Court
Sulphur Springs, TX 75482

1708 Turkey Creek Road
Plant City, FL 33566

702-824-9702
www.armorock.com

ARMOROCK™

Quote Date: 3/2/2026

For:

Ref: CTH E Sewer & Water Extensions B - Village of Somers, WI

Somers, WI

Structure	Description	Height	Weight	Price
JUNCTION VAULT #100 (ROUND)	120" Polymer Manhole	7.49'	56,100	$119,095

Qty	Part	Description	Qty	Part	Description
1	PR36X2FN	36 IN X 2 IN FINISH PRO-RING	1	PR36X4G	36 IN X 4 IN GRADE PRO-RING
1	PR36X6G	36 IN X 6 IN GRADE PRO-RING	1	MHL12036	120 IN ECC POLYMER LID FLAT W/ 36" ACCESS
1	MHB12078.1	120 IN X 6 FT 6 IN POLYMER PRECAST BASE FULL DEPTH TROUGHING	1		S106-12BWS BOOT
1		S106-20BWS NPC BOOT	2		S206-30 NPC BOOT
1		S206-48 BOOT	12	MASJ	1.25 IN X 14 FT JOINT MASTIC ROLL
1	120" Joint Gasket	120" JOINT GASKET	10	MASJ	14' X 1 1/4" JOINT MASTIC
1	PGROUT	POLYMER GROUT KIT	1	PGROUT	POLYMER GROUT KIT

Sub-Total	$119,095
Freight/Delivery	$11,000
Total Price for CTH E Sewer & Water Extensions B - Village of Somers, WI	$130,095