APPROVED MINUTES
Village Board Meeting
Tuesday, January 10, 2023 at 7:30 p.m.
Jackson Municipal Complex
Training Rooms 1 and 2
N168W19851 Main Street
Jackson, WI 53037

1. **Call to Order and Roll Call**
   President Schwab called the meeting to order at 7:30 p.m.
   Members Present: Trustees Emmrich, Engelhardt, Heckendorf, Kruepke, Matter, and Wells
   Staff Present: Building Inspector Collin Johnson, Administrator Jen Keller, Director of Public Works/Village Engineer Brian Kober, Fire Chief Aaron Swaney, Parks and Recreation Director Kelly Valentino, Police Chief Ryan Vossekuil and Village Clerk Jilline Dobratz
   Also Present: Jonathan Schatz of Ehlers, Mike Court of Shore Elliott Hendrickson Inc. (SEH), Jackie Mich of Vandewalle & Associates, Deb Sielski of Washington County

2. **Pledge of Allegiance**
   Pres. Schwab led the assembly in the Pledge of Allegiance.

3. **Village Citizen Comment on an Agenda Item**
   None

4. **Public Hearing – Establishing R-1 Zoning for Tax Parcel #V3_074900H – Albert and Breanna Sunn (Ordinance #23-01)**
   Pres. Schwab opened the Public Hearing. No one spoke. Pres. Schwab closed the Public Hearing.
   Motion by Pres. Schwab, second by Tr. Emmrich, to introduce Ordinance #23-01 Establishing R-1 Zoning for Tax Parcel #V3_074900H – Albert and Breanna Sunn.
   Vote: 7 ayes, 0 nays. Motion carried.

5. **Public Hearing – Planned Unit Development – Establishing Zoning District PUD-04 for Tax Parcel #V3_053600B – The Oaks of Jackson – Village of Jackson (Ordinance #23-02)**
   Pres. Schwab opened the Public Hearing.

   Alex Weisheim, W197N16588 Aspen Drive, posed questions regarding PUD-04 and lot sizes.

   Amy Curler, 3306 Regent Place, West Bend, stated she is a relator in Washington County and provided information on the difficulty of finding housing in Jackson.

   Marne Stuck, 8988 North Rexleigh Drive, Bayside, stated she works for the Greater Milwaukee Association of Realtors and stated there is a desperate need for housing.

   Robert Richter, N166W19523 Pheasant Lane, stated trees were not preserved and voiced concerns about screening and stormwater management.

   Sherrie Reuter, 4195 Hidden Creek Court, stated she is a realtor with clients that wish to live in Jackson but are not able to due to inventory shortages and increased market prices.

Dave Farina, N166W19580 Ravens Way, stated he is against changes to site plans and against removal of trees.

Pres. Schwab closed the Public Hearing.

Motion by Pres. Schwab, second by Tr. Heckendorf, to introduce Ordinance #23-02 Establishing Zoning District PUD-04 for Tax Parcel #V3_053600B The Oaks of Jackson.

Discussion ensued regarding types of housing, lots sizes, private drives, public safety issues, invasive species and saving mature trees. Mike Court of SEH spoke on tree management, stormwater needs, and berm options to provide a buffer. Pres. Schwab provided an explanation of what Planned Unit Development is. It was also explained that a TID, or Tax Increment District, by state law is restricted to 35% of the district permitted for residential use.

Vote: 6 ayes, 1 nay (Tr. Emmrich). Motion carried.

6. **Ordinance #22-17 – Annexation Request and Recommendation for Temporary R-1 – Parcel #T3_052200A – Just Neighbors 2, LLC (2nd Reading)**
Motion by Pres. Schwab, second by Tr. Heckendorf, to approve Ordinance #22-17 For Annexation of Parcel #T3_052200A and Temporary R-1 zoning.
Vote: 7 ayes, 0 nays. Motion carried.

7. **Ordinance #22-18 – Amending Chapter 48 of the Zoning Code Regarding R-6 Zoning (2nd Reading)**
Motion by Pres. Schwab, second by Tr. Wells, to approve Ordinance #22-18 Amending Chapter 48 of the Zoning Code Regarding R-6 Zoning.
Vote: 7 ayes, 0 nays. Motion carried.

8. **Resolution #23-03 Recognizing Jilline Dobratz – IIMC Master Municipal Clerk Certification**
Motion by Pres. Schwab, second by Tr. Heckendorf, to approve Resolution #23-03 Recognizing Jilline Dobratz recipient of the IIMC Master Municipal Clerk Certification.
Vote: 7 ayes, 0 nays. Motion carried.

9. **Authorization for Village Staff to work with Washington County to develop and publish an RFP for Single Family and Townhome Unit Builders in the Oaks of Jackson Subdivision – Next Generation Housing Project**
Administrator Keller provided background information stating two different RFPs are significant to the progress of the subdivision for interested builders to bid on the project. Motion by Tr. Engelhardt, second by Tr. Kruepke, to authorize Village Staff to work with Washington County to develop and publish an RFP for Single Family and Townhome Unit Builders in the Oaks of Jackson Subdivision.
Vote: 6 ayes, 1 nay (Tr. Emmrich). Motion carried.

10. **Approval of Minutes for the Village Board Meeting of December 13, 2022**
Motion by Tr. Heckendorf, second by Tr. Matter, to approve the minutes for the Village Board Meeting of December 13, 2022.

Vote: 7 ayes, 0 nays. Motion carried.

11. **Approval of Licenses**
- Entertainment License:
  - Coffeeville Company
- Operator's Licenses:
  - East Side Mart, Main Street Mart & The Village Mart: Erica Kriston, Aleshia Perez
- Massage Establishment License
  - Good Karma Massage Therapy LLC
- Massage Technician License
  - Patricia Salvack

Motion by Tr. Wells, second by Tr. Emmrich, to approve the licenses as listed.
Vote: 6 ayes, 0 nays, 1 abstain (Tr. Kruepke). Motion carried.

12. **Budget & Finance Committee**
- **Resolution #23-01 – Awarding the Sale of $1,465,000 Taxable General Obligation Community Development Bonds, Series 2023A**
  Jonathan Schatz of Ehlers provided a handout and gave an overview of the sale. There were seven bids in which cost of issuance and interest rates were lower than presale estimates. Growth in TID 6 is expected with a positive cash flow with the potential of closing early.
  Motion by Tr. Heckendorf, second by Tr. Kruepke, to approve Resolution #23-01 Awarding the sale of $1,465,000 Taxable General Obligation Community Development Bonds, Series 2023A.
  Vote: 7 ayes, 0 nays. Motion carried.

- **TID 7 Funding Update – Oaks of Jackson**
  Motion by Pres. Schwab, second by Tr. Heckendorf, to approve TID 7 funding for Oaks of Jackson development to be financed, lots to be sold at market rate with staff given the flexibility to adjust timing of payments to work with developers and available TID 4 revenues.

  Discussion ensued on explanation of cost of lots, reduced lot rates, lots offered at market rate, and potential incentives. Administrator Keller stated the cost of the lots will be brought back to the Village Board for approval.

  Motion amended by Pres. Schwab, second by Tr. Heckendorf to include State Trust Fund or Bank Loan as the preferable funding option.
  Vote: 7 ayes, 0 nays. Motion carried.

13. **West Bend School District Report**
Tr. Wells stated six candidates are running for School Board on April 4, 2023. There are three positions open. Open enrollment for 4k Kindergarten begins on January 30th.

14. **Washington County Board Report**
Pres. Schwab stated the meeting is tomorrow night.

15. **Greater Jackson Business Alliance Report**

Tr. Matter stated the next bi-month meeting will include Mr. Kevin Scheunemann of Dairy Queen as a guest speaker.

16. Mid-Moraine Municipal Association Report

Tr. Wells stated at the meeting on January 11th will include State legislative updates. The next dinner meeting is on January 25th with speaker Judge Ohlis regarding an update from the court.

Pres. Schwab gave background information on the request from Mid-Moraine Municipal Association on the referendum question. The discussion ensured regarding the request of municipalities to include an advisory referendum on the Spring ballot, requesting the County share a portion of sales tax funds back to municipalities for the purpose of contributing to local road maintenance. According to the proposal, the Village of Jackson would receive approximately $160,000.00. It was clarified the County Board ultimately decides how sales tax dollars are utilized.

Motion by Tr. Heckendorf, second by Tr. Wells, to approve Resolution #23-02 Consideration of an Advisory Referendum Regarding Distribution of County Sales Tax.
Vote: 4 ayes, 3 nays (Pres. Schwab, Tr. Matter, Tr. Engelhardt). Motion carried.

17. Citizens to Address the Village Board

Alex Weishem, W197N16588 Aspen Drive commented on item 5 regarding total number of lots, property values, homes sales, sizes and tree removal.

Todd Fechter, 1409 Chestnut Street, West Bend, commented on item 5 regarding starter homes, size of homes/lots, maintaining home values, and is in support of the project.

Amy Curler, 3306 Regent Place, West Bend, commented on item 5 regarding home values, competitive market analysis, market conditions, comparable homes, and the project increasing home values.

18. Adjourn

Motion by Pres. Schwab, second by Tr. Emmrich, to adjourn.
Vote: 7 ayes, 0 nays. Meeting was adjourned at 8:45 p.m.

Respectfully submitted:

Jilline Dobratz, *MMC/WCPC*
Village Clerk

RESOLUTION #23-01

RESOLUTION AWARDING THE SALE OF $1,465,000 TAXABLE GENERAL OBLIGATION COMMUNITY DEVELOPMENT BONDS, SERIES 2023A

WHEREAS, on December 13, 2022, the Village Board of the Village of Jackson, Washington County, Wisconsin (the "Village") adopted an initial resolution (the "Initial Resolution") authorizing the issuance of general obligation bonds in an amount not to exceed $1,475,000 for the public purpose of providing financial assistance to community development projects under Section 66.1105, Wisconsin Statutes, by paying project costs included in the project plans for the Village's Tax Incremental Districts (the "Project");

WHEREAS, on December 13, 2022, the Village Board of the Village also adopted a resolution (the "Set Sale Resolution"), providing that the general obligation bond issue authorized by the Initial Resolution be designated as "Taxable General Obligation Community Development Bonds, Series 2023A" (the "Bonds") for the purpose of paying the cost of the Project;

WHEREAS, the Village Board hereby finds and determines that the Project is within the Village's power to undertake and therefore serves a "public purpose" as that term is defined in Section 67.04(1)(b), Wisconsin Statutes;

WHEREAS, the Village is authorized by the provisions of Section 67.04, Wisconsin Statutes, to borrow money and issue general obligation bonds for such public purposes;

WHEREAS, due to certain provisions contained in the Internal Revenue Code of 1986, as amended, it is necessary to issue the Bonds on a taxable rather than tax-exempt basis;

WHEREAS, pursuant to the Set Sale Resolution, the Village has directed Ehlers & Associates, Inc. ("Ehlers") to take the steps necessary to sell the Bonds to pay the cost of the Project;

WHEREAS, Ehlers, in consultation with the officials of the Village, prepared a Notice of Sale (a copy of which is attached hereto as Exhibit A and incorporated herein by this reference) setting forth the details of and the bid requirements for the Bonds and indicating that the Bonds would be offered for public sale on January 10, 2023;

WHEREAS, the Village Clerk (in consultation with Ehlers) caused a form of notice of the sale to be published and/or announced and caused the Notice of Sale to be distributed to potential bidders offering the Bonds for public sale on January 10, 2023;

WHEREAS, the Village has duly received bids for the Bonds as described on the Bid Tabulation attached hereto as Exhibit B and incorporated herein by this reference (the "Bid Tabulation"); and

WHEREAS, it has been determined that the bid proposal (the "Proposal") submitted by the financial institution listed first on the Bid Tabulation fully complies with the bid requirements set forth in the Notice of Sale and is deemed to be the most advantageous to the Village. Ehlers has recommended that the Village accept the Proposal. A copy of said Proposal submitted by such institution (the "Purchaser") is attached hereto as Exhibit C and incorporated herein by this reference.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village that:

Section 1. Ratification of the Notice of Sale and Offering Materials. The Village Board hereby ratifies and approves the details of the Bonds set forth in Exhibit A attached hereto as and for the details of the Bonds. The Notice of Sale and any other offering materials prepared and circulated by Ehlers are hereby ratified and approved in all respects. All actions taken by officers of the Village and Ehlers in connection with the preparation and distribution of the Notice of Sale, and any other offering materials are hereby ratified and approved in all respects.

Section 1A. Award of the Bonds. For the purpose of paying the cost of the Project, there shall be borrowed pursuant to Section 67.04, Wisconsin Statutes, the principal sum of ONE MILLION FOUR HUNDRED SIXTY-FIVE THOUSAND DOLLARS ($1,465,000) from the Purchaser in accordance with the terms and conditions of the Proposal. The Proposal of the Purchaser offering to purchase the Bonds for the sum set forth on the Proposal, plus accrued interest to the date of delivery, resulting in a true interest cost as set forth on the Proposal, is hereby accepted. The President and Village Clerk or other appropriate officers of the Village are authorized and directed to execute an acceptance of the Proposal on behalf of the Village. The good faith deposit of the Purchaser shall be applied in accordance with the Notice of Sale, and any good faith deposits submitted by unsuccessful bidders shall be promptly returned. The Bonds shall bear interest at the rates set forth on the Proposal.

Section 2. Terms of the Bonds. The Bonds shall be designated "Taxable General Obligation Community Development Bonds, Series 2023A"; shall be issued in the aggregate principal amount of $1,465,000; shall be dated February 1, 2023; shall be in the denomination of $5,000 or any integral multiple thereof; shall be numbered R-1 and upward; and shall bear interest at the rates per annum and mature on June 1 of each year, in the years and principal amounts as set forth on the Pricing Summary attached hereto as Exhibit D-1 and incorporated herein by this reference. Interest shall be payable semi-annually on June 1 and December 1 of each year commencing on June 1,

2023. Interest shall be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to the rules of the Municipal Securities Rulemaking Board. The schedule of principal and interest payments due on the Bonds is set forth on the Debt Service Schedule attached hereto as Exhibit D-2 and incorporated herein by this reference (the "Schedule").

Section 3. Redemption Provisions. The Bonds maturing on June 1, 2032 and thereafter are subject to redemption prior to maturity, at the option of the Village, on June 1, 2030 or on any date thereafter. Said Bonds are redeemable as a whole or in part, and if in part, from maturities selected by the Village, and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption.

The Proposal specifies that the Bonds are subject to mandatory redemption. The terms of such mandatory redemption are set forth on an attachment hereto as Schedule MRP and incorporated herein by this reference. Upon the optional redemption of any of the Bonds subject to mandatory redemption, the principal amount of such Bonds so redeemed shall be credited against the mandatory redemption payments established in Schedule MRP for such Bonds in such manner as the Village shall direct.

Section 4. Form of the Bonds. The Bonds shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit E and incorporated herein by this reference.

Section 5. Tax Provisions.

(A) Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Bonds as the same becomes due, the full faith, credit and resources of the Village are hereby irrevocably pledged, and there is hereby levied upon all of the taxable property of the Village a direct annual irrepealable tax in the years 2023 through 2038 for the payments due in the years 2023 through 2039 in the amounts set forth on the Schedule. The amount of tax levied in the year 2023 shall be the total amount of debt service due on the Bonds in the years 2023 and 2024; provided that the amount of such tax carried onto the tax rolls shall be abated by any amounts appropriated pursuant to subsection (D) below which are applied to payment of principal of or interest on the Bonds in the year 2023.

(B) Tax Collection. So long as any part of the principal of or interest on the Bonds remains unpaid, the Village shall be and continue without power to repeal such levy or obstruct the collection of said tax until all such payments have been made or provided for. After the issuance of the Bonds, said tax shall be, from year to year, carried onto the tax roll of the Village and collected in addition to all other taxes and in the same manner and at the same time as other taxes of the Village for said years are collected, except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus money in the Debt Service Fund Account created below.

(C) Additional Funds. If at any time there shall be on hand insufficient funds from the aforesaid tax levy to meet principal and/or interest payments on said

Bonds when due, the requisite amounts shall be paid from other funds of the Village then available, which sums shall be replaced upon the collection of the taxes herein levied.

(D) Appropriation. The Village hereby appropriates from its Tax Incremental Districts, including Tax Incremental District No. 6, tax increment or other funds on hand in a sum sufficient to be irrevocably deposited in the segregated Debt Service Fund Account created below and used to pay debt service on the Bonds coming due in 2023 as set forth on the Schedule.

Section 6. Segregated Debt Service Fund Account.

(A) Creation and Deposits. There shall be and there hereby is established in the treasury of the Village, if one has not already been created, a debt service fund, separate and distinct from every other fund, which shall be maintained in accordance with generally accepted accounting principles. Debt service or sinking funds established for obligations previously issued by the Village may be considered as separate and distinct accounts within the debt service fund.

Within the debt service fund, there hereby is established a separate and distinct account designated as the "Debt Service Fund Account for Taxable General Obligation Community Development Bonds, Series 2023A, dated February 1, 2023" (the "Debt Service Fund Account") and such account shall be maintained until the indebtedness evidenced by the Bonds is fully paid or otherwise extinguished. There shall be deposited into the Debt Service Fund Account (i) all accrued interest received by the Village at the time of delivery of and payment for the Bonds; (ii) any premium which may be received by the Village above the par value of the Bonds and accrued interest thereon; (iii) all money raised by the taxes herein levied and any amounts appropriated for the specific purpose of meeting principal of and interest on the Bonds when due; (iv) such other sums as may be necessary at any time to pay principal of and interest on the Bonds when due; (v) surplus monies in the Borrowed Money Fund as specified below; and (vi) such further deposits as may be required by Section 67.11, Wisconsin Statutes.

(B) Use and Investment. No money shall be withdrawn from the Debt Service Fund Account and appropriated for any purpose other than the payment of principal of and interest on the Bonds until all such principal and interest has been paid in full and the Bonds canceled; provided (i) the funds to provide for each payment of principal of and interest on the Bonds prior to the scheduled receipt of taxes from the next succeeding tax collection may be invested in direct obligations of the United States of America maturing in time to make such payments when they are due or in other investments permitted by law; and (ii) any funds over and above the amount of such principal and interest payments on the Bonds may be used to reduce the next succeeding tax levy, or may, at the option of the Village, be invested by purchasing the Bonds as permitted by and subject to Section 67.11(2)(a), Wisconsin Statutes, or in permitted municipal investments under the pertinent provisions of the Wisconsin

Statutes ("Permitted Investments"), which investments shall continue to be a part of the Debt Service Fund Account.

(C) Remaining Monies. When all of the Bonds have been paid in full and canceled, and all Permitted Investments disposed of, any money remaining in the Debt Service Fund Account shall be transferred and deposited in the general fund of the Village, unless the Village Board directs otherwise.

Section 7. Proceeds of the Bonds; Segregated Borrowed Money Fund. The proceeds of the Bonds (the "Bond Proceeds") (other than any premium and accrued interest which must be paid at the time of the delivery of the Bonds into the Debt Service Fund Account created above) shall be deposited into a special fund (the "Borrowed Money Fund") separate and distinct from all other funds of the Village and disbursed solely for the purpose or purposes for which borrowed. Monies in the Borrowed Money Fund may be temporarily invested in Permitted Investments. Any monies, including any income from Permitted Investments, remaining in the Borrowed Money Fund after the purpose or purposes for which the Bonds have been issued have been accomplished, and, at any time, any monies as are not needed and which obviously thereafter cannot be needed for such purpose(s) shall be deposited in the Debt Service Fund Account.

Section 8. Execution of the Bonds; Closing; Professional Services. The Bonds shall be issued in printed form, executed on behalf of the Village by the manual or facsimile signatures of the President and Village Clerk, authenticated, if required, by the Fiscal Agent (defined below), sealed with its official or corporate seal, if any, or a facsimile thereof, and delivered to the Purchaser upon payment to the Village of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Bonds may be imprinted on the Bonds in lieu of the manual signature of the officer but, unless the Village has contracted with a fiscal agent to authenticate the Bonds, at least one of the signatures appearing on each Bond shall be a manual signature. In the event that either of the officers whose signatures appear on the Bonds shall cease to be such officers before the Closing, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and directed to do all acts and execute and deliver the Bonds and all such documents, certificates and acknowledgements as may be necessary and convenient to effectuate the Closing. The Village hereby authorizes the officers and agents of the Village to enter into, on its behalf, agreements and contracts in conjunction with the Bonds, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, and rebate calculation services. Any such contract heretofore entered into in conjunction with the issuance of the Bonds is hereby ratified and approved in all respects.

Section 9. Payment of the Bonds; Fiscal Agent. The principal of and interest on the Bonds shall be paid by Bond Trust Services Corporation, Roseville, Minnesota, which is hereby appointed as the Village's registrar and fiscal agent pursuant to the provisions of Section 67.10(2), Wisconsin Statutes (the "Fiscal Agent"). The Village hereby authorizes the President and Village Clerk or other appropriate officers of the Village to enter into a Fiscal Agency Agreement between the Village and the Fiscal Agent. Such contract may provide, among other things, for the performance by the Fiscal Agent of the functions listed in Wis. Stats. Sec. 67.10(2)(a) to (j), where applicable, with respect to the Bonds.

Section 10. Persons Treated as Owners; Transfer of Bonds. The Village shall cause books for the registration and for the transfer of the Bonds to be kept by the Fiscal Agent. The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Bond shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

Any Bond may be transferred by the registered owner thereof by surrender of the Bond at the office of the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the President and Village Clerk shall execute and deliver in the name of the transferee or transferees a new Bond or Bonds of a like aggregate principal amount, series and maturity and the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Fiscal Agent shall cancel any Bond surrendered for transfer.

The Village shall cooperate in any such transfer, and the President and Village Clerk are authorized to execute any new Bond or Bonds necessary to effect any such transfer.

Section 11. Record Date. The 15th day of the calendar month next preceding each interest payment date shall be the record date for the Bonds (the "Record Date"). Payment of interest on the Bonds on any interest payment date shall be made to the registered owners of the Bonds as they appear on the registration book of the Village at the close of business on the Record Date.

Section 12. Utilization of The Depository Trust Company Book-Entry-Only System. In order to make the Bonds eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the Village agrees to the applicable provisions set forth in the Blanket Issuer Letter of Representations, which the Village Clerk or other authorized representative of the Village is authorized and directed to execute and deliver to DTC on behalf of the Village to the extent an effective Blanket Issuer Letter of Representations is not presently on file in the Village Clerk's office.

Section 13. Payment of Issuance Expenses. The Village authorizes the Purchaser to forward the amount of the proceeds of the Bonds allocable to the payment of issuance expenses to a financial institution selected by Ehlers at Closing for further distribution as directed by Ehlers.

Section 14. Official Statement. The Village Board hereby approves the Preliminary Official Statement with respect to the Bonds and deems the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by officers of the Village in connection with the preparation of such Preliminary Official Statement and any addenda to it or final Official Statement are hereby ratified and approved. In connection with the Closing, the appropriate Village official shall certify the Preliminary Official Statement and any addenda or final Official Statement. The Village Clerk shall cause copies of the Preliminary Official Statement and any addenda or final Official Statement to be distributed to the Purchaser.

Section 15. Undertaking to Provide Continuing Disclosure. The Village hereby covenants and agrees, for the benefit of the owners of the Bonds, to enter into a written undertaking (the "Undertaking") if required by the Rule to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The Undertaking shall be enforceable by the owners of the Bonds or by the Purchaser on behalf of such owners (provided that the rights of the owners and the Purchaser to enforce the Undertaking shall be limited to a right to obtain specific performance of the obligations thereunder and any failure by the Village to comply with the provisions of the Undertaking shall not be an event of default with respect to the Bonds).

To the extent required under the Rule, the President and Village Clerk, or other officer of the Village charged with the responsibility for issuing the Bonds, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the Village's Undertaking.

Section 16. Record Book. The Village Clerk shall provide and keep the transcript of proceedings as a separate record book (the "Record Book") and shall record a full and correct statement of every step or proceeding had or taken in the course of authorizing and issuing the Bonds in the Record Book.

Section 17. Bond Insurance. If the Purchaser determines to obtain municipal bond insurance with respect to the Bonds, the officers of the Village are authorized to take all actions necessary to obtain such municipal bond insurance. The President and Village Clerk are authorized to agree to such additional provisions as the bond insurer may reasonably request and which are acceptable to the President and Village Clerk including provisions regarding restrictions on investment of Bond proceeds, the payment procedure under the municipal bond insurance policy, the rights of the bond insurer in the event of default and payment of the Bonds by the bond insurer and notices to be given to the bond insurer. In addition, any reference required by the bond insurer to the municipal bond insurance policy shall be made in the form of Bond provided herein.

Section 18. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Village Board or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted, approved and recorded January 10, 2023.

Michael E. Schwab

Michael E. Schwab
Village President

ATTEST:

Jilline S. Dobratz

Jilline S. Dobratz
Village Clerk

(SEAL)

EXHIBIT A

Notice of Sale

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

NOTICE OF SALE

$1,475,000* TAXABLE GENERAL OBLIGATION COMMUNITY DEVELOPMENT BONDS, 2023A
VILLAGE OF JACKSON, WISCONSIN

Bids for the purchase of $1,475,000* Taxable General Obligation Community Development Bonds, 2023A (the "Bonds") of the Village of Jackson, Wisconsin (the "Village") will be received at the offices of Ehlers and Associates, Inc. ("Ehlers"), 3060 Centre Pointe Drive, Roseville, Minnesota 55113-1105, municipal advisors to the Village, until 10:00 A.M., Central Time, and **ELECTRONIC PROPOSALS** will be received via **PARITY**, in the manner described below, until 10:00 A.M. Central Time, on January 10, 2023, at which time they will be opened, read and tabulated. The bids will be presented to the Village Board for consideration for award by resolution at a meeting to be held at 7:00 P.M., Central Time, on the same date. The bid offering to purchase the Bonds upon the terms specified herein and most favorable to the Village will be accepted unless all bids are rejected.

PURPOSE

The Bonds are being issued pursuant to Section 67.04, Wisconsin Statutes, for the public purpose of providing financial assistance to community development projects under Section 66.1105, Wisconsin Statutes, by paying project costs included in the project plans for the Village's Tax Incremental Districts. The Bonds are general obligations of the Village, and all the taxable property in the Village is subject to the levy of a tax to pay the principal of and interest on the Bonds as they become due which tax may, under current law, be levied without limitation as to rate or amount.

DATES AND MATURITIES

The Bonds will be dated February 1, 2023, will be issued as fully registered Bonds in the denomination of $5,000 each, or any integral multiple thereof, and will mature on June 1 as follows:

Year	Amount*	Year	Amount*	Year	Amount*
2024	$25,000	2030	$100,000	2036	$125,000
2025	25,000	2031	110,000	2037	125,000
2026	25,000	2032	120,000	2038	150,000
2027	25,000	2033	120,000	2039	155,000
2028	25,000	2034	120,000		
2029	100,000	2035	125,000		

ADJUSTMENT OPTION

* The Village reserves the right to increase or decrease the principal amount of the Bonds on the day of sale, in increments of $5,000 each. Increases or decreases may be made in any maturity. If any principal amounts are adjusted, the purchase price proposed will be adjusted to maintain the same gross spread per $1,000.

TERM BOND OPTION

Bids for the Bonds may contain a maturity schedule providing for any combination of serial Bonds and term Bonds, subject to mandatory redemption, so long as the amount of principal maturing or subject to mandatory redemption in each year conforms to the maturity schedule set forth above. All dates are inclusive.

INTEREST PAYMENT DATES AND RATES

Interest will be payable on June 1 and December 1 of each year, commencing June 1, 2023, to the registered owners of the Bonds appearing of record in the bond register as of the close of business on the 15th day (whether or not a business day) of the immediately preceding month. Interest will be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board. All Bonds of the same maturity must bear interest from date of issue until paid at a single, uniform rate. Each rate must be expressed in an integral multiple of 5/100 or 1/8 of 1%.

BOOK-ENTRY-ONLY FORMAT

Unless otherwise specified by the purchaser, the Bonds will be designated in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"). DTC will act as securities depository for the Bonds, and will be responsible for maintaining a book-entry system for recording the interests of its participants and the transfers of interests between its participants. The participants will be responsible for maintaining records regarding the beneficial interests of the individual purchasers of the Bonds. So long as Cede & Co. is the registered owner of the Bonds, all payments of principal and interest will be made to the depository which, in turn, will be obligated to remit such payments to its participants for subsequent disbursement to the beneficial owners of the Bonds.

PAYING AGENT

The Village has selected Bond Trust Services Corporation, Roseville, Minnesota, to act as paying agent (the "Paying Agent"). Bond Trust Services Corporation and Ehlers are affiliate companies. The Village will pay the charges for Paying Agent services. The Village reserves the right to remove the Paying Agent and to appoint a successor.

OPTIONAL REDEMPTION

At the option of the Village, the Bonds maturing on or after June 1, 2031 shall be subject to optional redemption prior to maturity on June 1, 2030 or any date thereafter, at a price of par plus accrued interest to the date of optional redemption.

Redemption may be in whole or in part of the Bonds subject to prepayment. If redemption is in part, the selection of the amounts and maturities of the Bonds to be redeemed shall be at the discretion of the Village. If only part of the Bonds having a common maturity date are called for redemption, then the Village or Paying Agent, if any, will notify DTC of the particular amount of such maturity to be redeemed. DTC will determine by lot the amount of each participant's interest in such maturity to be redeemed and each participant will then select by lot the beneficial ownership interest in such maturity to be redeemed.

Notice of such call shall be given by sending a notice by registered or certified mail, facsimile or electronic transmission, overnight delivery service or in any other manner required by DTC, not less than 30 days nor more than 60 days prior to the date fixed for redemption to the registered owner of each Bond to be redeemed at the address shown on the registration books.

DELIVERY

On or about February 1, 2023, the Bonds will be delivered without cost to the winning bidder at DTC. On the day of closing, the Village will furnish to the winning bidder the opinion of bond counsel hereinafter described, an arbitrage certification, and certificates verifying that no litigation in any manner questioning the validity of the Bonds is then pending or, to the best knowledge of officers of the Village, threatened. Payment for the Bonds must be received by the Village at its designated depository on the date of closing in immediately available funds.

LEGAL OPINION

An opinion as to the validity of the Bonds will be furnished by Quarles & Brady LLP, of Milwaukee, Wisconsin, Bond Counsel to the Village. The legal opinion will be issued on the basis of existing law and will state that the Bonds are valid and binding general obligations of the Village; provided that the rights of the owners of the Bonds and the enforceability of the Bonds may be limited by bankruptcy, insolvency, reorganization, moratorium, and other similar laws affecting creditors' rights and by equitable principles (which may be applied in either a legal or equitable proceeding).

STATEMENT REGARDING COUNSEL PARTICIPATION

Bond Counsel has not assumed responsibility for this Preliminary Official Statement or participated in its preparation (except with respect to the section entitled "TAX EXEMPTION" in the Preliminary Official Statement and the "FORM OF LEGAL OPINION" found in Appendix B of the Preliminary Official Statement).

SUBMISSION OF BIDS

Bids must not be for less than $1,458,775, nor more than $1,593,000, plus accrued interest on the principal sum of $1,475,000 from date of original issue of the Bonds to date of delivery. Prior to the time established above for the opening of bids, interested parties may submit a bid as follows:

1) Electronically to bondsale@ehlers-inc.com; or

2) Electronically via **PARITY** in accordance with this Notice of Sale until 10:00 A.M. Central Time, but no bid will be received after the time for receiving bids specified above. To the extent any instructions or directions set forth in **PARITY** conflict with this Notice of Sale, the terms of this Notice of Sale shall control. For further information about **PARITY**, potential bidders may contact IHS Markit (now part of S&P Global) at https://ihsmarkit.com/products/municipal-issuance.html or via telephone (844) 301-7334.

Bids must be submitted to Ehlers via one of the methods described above and must be received prior to the time established above for the opening of bids. Each bid must be unconditional except as to legality. Neither the Village nor Ehlers shall be responsible for any failure to receive a facsimile submission.

A good faith deposit ("Deposit") in the amount of $29,500 shall be made by the winning bidder by wire transfer of funds. Such Deposit shall be received by Ehlers no later than two hours after the bid opening time. Wire transfer instructions will be provided to the winning bidder by Ehlers after the tabulation of bids. The Village reserves the right to award the Bonds to a winning bidder whose wire transfer is initiated but not received by such time provided that such winning bidder's federal wire reference number has been received by such time. In the event the Deposit is not received as provided above, the Village may award the Bonds to the bidder submitting the next best bid provided such bidder agrees to such award. The Deposit will be retained by the Village as liquidated damages if the bid is accepted and the Purchaser fails to comply therewith.

The Village and the winning bidder who chooses to so wire the Deposit hereby agree irrevocably that Ehlers shall be the escrow holder of the Deposit wired to such account subject only to these conditions and duties: 1) All income earned thereon shall be retained by the escrow holder as payment for its expenses; 2) If the bid is not accepted, Ehlers shall, at its expense, promptly return the Deposit amount to the winning bidder; 3) If the bid is accepted, the Deposit shall be returned to the winning bidder at the closing; 4) Ehlers shall bear all costs of maintaining the escrow account and returning the funds to the winning bidder; 5) Ehlers shall not be an insurer of the Deposit amount and shall have no liability hereunder except if it willfully fails to perform or recklessly disregards, its duties specified herein; and 6) FDIC insurance on deposits within the escrow account shall be limited to $250,000 per bidder.

No bid can be withdrawn after the time set for receiving bids unless the meeting of the Village scheduled for award of the Bonds is adjourned, recessed, or continued to another date without award of the Bonds having been made.

AWARD

The Bonds will be awarded to the bidder offering the lowest interest rate to be determined on a True Interest Cost (TIC) basis. The Village's computation of the interest rate of each bid, in accordance with customary practice, will be controlling. In the event of a tie, the sale of the Bonds will be awarded by lot. The Village reserves the right to reject any and all bids and to waive any informality in any bid.

BOND INSURANCE

If the Bonds are qualified for any bond insurance policy, the purchase of such policy shall be at the sole option and expense of the winning bidder. Any cost for such insurance policy is to be paid by the winning bidder, except that, if the Village requested and received a rating on the Bonds from a rating agency, the Village will pay that rating fee. Any rating agency fees not requested by the Village are the responsibility of the winning bidder.

Failure of the municipal bond insurer to issue the policy after the Bonds are awarded to the winning bidder shall not constitute cause for failure or refusal by the winning bidder to accept delivery of the Bonds.

CUSIP NUMBERS

The Village will assume no obligation for the assignment or printing of CUSIP numbers on the Bonds or for the correctness of any numbers printed thereon, but will permit such numbers to be printed at the expense of the winning bidder, if the winning bidder waives any delay in delivery occasioned thereby.

NOT-QUALIFIED TAX-EXEMPT OBLIGATIONS

The Village will NOT designate the Bonds as "qualified tax-exempt obligations" pursuant to Section 265 of the Internal Revenue Code of 1986, as amended, which permits financial institutions to deduct interest expenses allocable to the Bonds to the extent permitted under prior law.

CONTINUING DISCLOSURE

In order to assist the Underwriters in complying with the provisions of Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934 the Village will enter into an undertaking for the benefit of the holders of the Bonds. A description of the details and terms of the undertaking is set forth in Appendix D of the Official Statement.

PRELIMINARY OFFICIAL STATEMENT

Bidders may obtain a copy of the Preliminary Official Statement relating to the Bonds prior to the bid opening by request from Ehlers at www.ehlers-inc.com by connecting to the Bond Sales link. The Syndicate Manager will be provided with an electronic copy of the Final Official Statement within seven business days of the bid acceptance. Up to 10 printed copies of the Final Official Statement will be provided upon request. Additional copies of the Final Official Statement will be available at a cost of $10.00 per copy.

Information for bidders and bid forms may be obtained from Ehlers at 3060 Centre Pointe Drive, Roseville, Minnesota 55113-1105, Telephone (651) 697-8500.

By Order of the Village Board

Jen Keller, Administrator
Village of Jackson, Wisconsin

EXHIBIT B

Bid Tabulation

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

EHLERS
PUBLIC FINANCE ADVISORS

BID TABULATION

$1,475,000* Taxable General Obligation Community Development Bonds, Series 2023A

Village of Jackson, Wisconsin

SALE: January 10, 2023

AWARD: NORTHLAND SECURITIES, INC.

Rating: Moody's Investor's Service "A1"

Taxable - Non-Bank Qualified

NAME OF BIDDER	MATURITY (June 1)	RATE	REOFFERING YIELD	PRICE	NET INTEREST COST	TRUE INTEREST RATE
NORTHLAND SECURITIES, INC.				$1,462,832.75	$787,305.58	4.8517%
Minneapolis, Minnesota	2024[1]	4.200%	4.200%			
United Bankers' Bank	2025[1]	4.200%	4.200%			
	2026[1]	4.200%	4.200%			
	2027[1]	4.200%	4.200%			
	2028[1]	4.200%	4.200%			
	2029[1]	4.200%	4.200%			
	2030[2]	4.400%	4.400%			
	2031[2]	4.400%	4.400%			
	2032[2]	4.400%	4.400%			
	2033[3]	4.700%	4.700%			
	2034[3]	4.700%	4.700%			
	2035[3]	4.700%	4.700%			
	2036[4]	5.000%	5.000%			
	2037[4]	5.000%	5.000%			
	2038[4]	5.000%	5.000%			
	2039[4]	5.000%	5.000%			

* Subsequent to bid opening the issue size was decreased to $1,465,000.
Adjusted Price - $1,452,915.24 Adjusted Net Interest Cost - $779,306.43 Adjusted TIC - 4.8497%

[1] $225,000 Term Bond due 2029 with mandatory redemption in 2024-2028.
[2] $330,000 Term Bond due 2032 with mandatory redemption in 2030-2031.
[3] $365,000 Term Bond due 2035 with mandatory redemption in 2033-2034.
[4] $545,000 Term Bond due 2039 with mandatory redemption in 2036-2038.

NAME OF BIDDER	MATURITY (June 1)	RATE	REOFFERING YIELD	PRICE	NET INTEREST COST	TRUE INTEREST RATE
BAIRD Milwaukee, Wisconsin				$1,458,775.00	$795,824.17	4.9287%
HILLTOPSECURITIES Dallas, Texas				$1,459,907.50	$806,695.00	4.9778%
PIPER SANDLER & CO. Minneapolis, Minnesota				$1,463,059.25	$814,855.75	5.0365%
BOK FINANCIAL SECURITIES, INC. Milwaukee, Wisconsin				$1,460,484.75	$841,905.25	5.2009%
BANKERS' BANK Madison, Wisconsin				$1,461,725.00	$867,000.83	5.3538%
FIDELITY CAPITAL MARKETS Boston, Massachusetts				$1,458,775.00	$868,571.67	5.3832%

EXHIBIT C

Winning Bid

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

BID FORM

January 10, 2023

Village Board
Village of Jackson, Wisconsin (the "Village")

RE: $1,475,000* Taxable General Obligation Community Development Bonds, 2023A (the "Bonds")
DATED: February 1, 2023

For all or none of the above Bonds, in accordance with the Notice of Sale and terms of the Global Book-Entry System (unless otherwise specified by the Purchaser) as stated in this Official Statement, we will pay you $ 1,462,832.75 (not less than $1,458,775, nor more than $1,593,000) plus accrued interest to date of delivery for fully registered Bonds bearing interest rates and maturing in the stated years as follows:

4.20 T1 % due	2024	4.40 T2 % due	2030	5.00 T4 % due	2036
4.20 T1 % due	2025	4.40 T2 % due	2031	5.00 T4 % due	2037
4.20 T1 % due	2026	4.40 T2 % due	2032	5.00 T4 % due	2038
4.20 T1 % due	2027	4.70 T3 % due	2033	5.00 T4 % due	2039
4.20 T1 % due	2028	4.70 T3 % due	2034		
4.20 T1 % due	2029	4.70 T3 % due	2035		

* The Village reserves the right to increase or decrease the principal amount of the Bonds on the day of sale, in increments of $5,000 each. Increases or decreases may be made in any maturity. If any principal amounts are adjusted, the purchase price proposed will be adjusted to maintain the same gross spread per $1,000.

All Bonds of the same maturity must bear interest from date of issue until paid at a single, uniform rate. Each rate must be expressed in an integral multiple of 5/100 or 1/8 of 1%.

A good faith deposit ("Deposit") in the amount of $29,500 shall be made by the winning bidder by wire transfer of funds. Such Deposit shall be received by Ehlers no later than two hours after the bid opening time. Wire transfer instructions will be provided to the winning bidder by Ehlers after the tabulation of bids. The Village reserves the right to award the Bonds to a winning bidder whose wire transfer is initiated but not received by such time provided that such winning bidder's federal wire reference number has been received by such time. In the event the Deposit is not received as provided above, the Village may award the Bonds to the bidder submitting the next best bid provided such bidder agrees to such award. The Deposit will be retained by the Village as liquidated damages if the bid is accepted and the Purchaser fails to comply therewith. We agree to the conditions and duties of Ehlers and Associates, Inc., as escrow holder of the Deposit, pursuant to the Notice of Sale. This bid is for prompt acceptance and is conditional upon delivery of said Bonds to The Depository Trust Company, New York, New York, in accordance with the Notice of Sale. Delivery is anticipated to be on or about February 1, 2023.

This bid is subject to the Village's agreement to enter into a written undertaking to provide continuing disclosure under Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934 as described in the Preliminary Official Statement for the Bonds.

We have received and reviewed the Official Statement, and any addenda thereto, and have submitted our requests for additional information or corrections to the Final Official Statement. As Syndicate Manager, we agree to provide the Village with the reoffering price of the Bonds within 24 hours of the bid acceptance.

This bid is a firm offer for the purchase of the Bonds identified in the Notice of Sale, on the terms set forth in this bid form and the Notice of Sale, and is not subject to any conditions, except as permitted by the Notice of Sale.

By submitting this bid, we confirm that we are an underwriter and have an established industry reputation for underwriting new issuances of municipal bonds. YES: X NO: ___.

If the competitive sale requirements are not met, we elect to use either the: ____10% test, or the ____hold-the-offering-price rule to determine the issue price of the Bonds.

Account Manager: Northland Securities, Inc. By: Tari L Rod

Account Members: United Bankers' Bank

Award will be on a true interest cost basis. According to our computations (the correct computation being controlling in the award), the total dollar interest cost (including any discount or less any premium) computed from February 1, 2023 of the above bid is $787,305.58 and the true interest cost (TIC) is 4.851787 %.

The foregoing offer is hereby accepted by and on behalf of the Village Board of the Village of Jackson, Wisconsin, on January 10, 2023.

By: ______ By: ______

Title: ______ Title: ______

*Subsequent to bid opening the issue size was decreased to $1,465,000.
Adjusted Price - $1,452,915.24 Adjusted Net Interest Cost - $779,306.43 Adjusted TIC - 4.8497%

EXHIBIT D-1

Pricing Summary

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

Village of Jackson, Wisconsin

$1,465,000 Taxable General Obligation Community Development Bonds, Series 2023A
SINGLE PURPOSE
Dated: February 1, 2023 Winning Bidder: Northland Securities, Inc.

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
06/01/2029	Term 1 Coupon	4.200%	4.200%	225,000.00	100.000%	225,000.00
06/01/2032	Term 2 Coupon	4.400%	4.400%	330,000.00	100.000%	330,000.00
06/01/2035	Term 3 Coupon	4.700%	4.700%	365,000.00	100.000%	365,000.00
06/01/2039	Term 4 Coupon	5.000%	5.000%	545,000.00	100.000%	545,000.00
Total	-	-	-	**$1,465,000.00**	-	**$1,465,000.00**

Bid Information

Par Amount of Bonds	$1,465,000.00
Gross Production	$1,465,000.00
Total Underwriter's Discount (0.825%)	$(12,084.76)
Bid (99.175%)	1,452,915.24
Total Purchase Price	$1,452,915.24
Bond Year Dollars	$16,093.33
Average Life	10.985 Years
Average Coupon	4.7673260%
Net Interest Cost (NIC)	4.8424178%
True Interest Cost (TIC)	4.8497446%

EXHIBIT D-2

Debt Service Schedule and Irrepealable Tax Levies

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

Village of Jackson, Wisconsin

$1,465,000 Taxable General Obligation Community Development Bonds, Series 2023A
SINGLE PURPOSE
Dated: February 1, 2023 Winning Bidder: Northland Securities, Inc.

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
02/01/2023	-	-	-	-	-
06/01/2023	-	-	22,791.67	22,791.67	-
12/01/2023	-	-	34,187.50	34,187.50	56,979.17
06/01/2024	25,000.00	4.200%	34,187.50	59,187.50	-
12/01/2024	-	-	33,662.50	33,662.50	92,850.00
06/01/2025	25,000.00	4.200%	33,662.50	58,662.50	-
12/01/2025	-	-	33,137.50	33,137.50	91,800.00
06/01/2026	25,000.00	4.200%	33,137.50	58,137.50	-
12/01/2026	-	-	32,612.50	32,612.50	90,750.00
06/01/2027	25,000.00	4.200%	32,612.50	57,612.50	-
12/01/2027	-	-	32,087.50	32,087.50	89,700.00
06/01/2028	25,000.00	4.200%	32,087.50	57,087.50	-
12/01/2028	-	-	31,562.50	31,562.50	88,650.00
06/01/2029	100,000.00	4.200%	31,562.50	131,562.50	-
12/01/2029	-	-	29,462.50	29,462.50	161,025.00
06/01/2030	100,000.00	4.400%	29,462.50	129,462.50	-
12/01/2030	-	-	27,262.50	27,262.50	156,725.00
06/01/2031	110,000.00	4.400%	27,262.50	137,262.50	-
12/01/2031	-	-	24,842.50	24,842.50	162,105.00
06/01/2032	120,000.00	4.400%	24,842.50	144,842.50	-
12/01/2032	-	-	22,202.50	22,202.50	167,045.00
06/01/2033	120,000.00	4.700%	22,202.50	142,202.50	-
12/01/2033	-	-	19,382.50	19,382.50	161,585.00
06/01/2034	120,000.00	4.700%	19,382.50	139,382.50	-
12/01/2034	-	-	16,562.50	16,562.50	155,945.00
06/01/2035	125,000.00	4.700%	16,562.50	141,562.50	-
12/01/2035	-	-	13,625.00	13,625.00	155,187.50
06/01/2036	125,000.00	5.000%	13,625.00	138,625.00	-
12/01/2036	-	-	10,500.00	10,500.00	149,125.00
06/01/2037	125,000.00	5.000%	10,500.00	135,500.00	-
12/01/2037	-	-	7,375.00	7,375.00	142,875.00
06/01/2038	145,000.00	5.000%	7,375.00	152,375.00	-
12/01/2038	-	-	3,750.00	3,750.00	156,125.00
06/01/2039	150,000.00	5.000%	3,750.00	153,750.00	-
12/01/2039	-	-	-	-	153,750.00
Total	**$1,465,000.00**	-	**$767,221.67**	**$2,232,221.67**	-

Yield Statistics

Bond Year Dollars	$16,093.33
Average Life	10.985 Years
Average Coupon	4.7673260%
Net Interest Cost (NIC)	4.8424178%
True Interest Cost (TIC)	4.8497446%
Bond Yield for Arbitrage Purposes	4.7497947%
All Inclusive Cost (AIC)	5.2359506%

IRS Form 8038

Net Interest Cost	4.7673260%
Weighted Average Maturity	10.985 Years

SCHEDULE MRP

Mandatory Redemption Provision

The Bonds due on June 1, 2029, 2032, 2035 and 2039 (the "Term Bonds") are subject to mandatory redemption prior to maturity by lot (as selected by the Depository) at a redemption price equal to One Hundred Percent (100%) of the principal amount to be redeemed plus accrued interest to the date of redemption, from debt service fund deposits which are required to be made in amounts sufficient to redeem on June 1 of each year the respective amount of Term Bonds specified below:

For the Term Bonds Maturing on June 1, 2029

Redemption Date	Amount
2024	$ 25,000
2025	25,000
2026	25,000
2027	25,000
2028	25,000
2029	100,000 (maturity)

For the Term Bonds Maturing on June 1, 2032

Redemption Date	Amount
2030	$100,000
2031	110,000
2032	120,000 (maturity)

For the Term Bonds Maturing on June 1, 2035

Redemption Date	Amount
2033	$120,000
2034	120,000
2035	125,000 (maturity)

For the Term Bonds Maturing on June 1, 2039

Redemption Date	Amount
2036	$125,000
2037	125,000
2038	145,000
2039	150,000 (maturity)

EXHIBIT E

(Form of Bond)

UNITED STATES OF AMERICA

REGISTERED — STATE OF WISCONSIN — DOLLARS

WASHINGTON COUNTY

NO. R-___ — VILLAGE OF JACKSON — $_______

TAXABLE GENERAL OBLIGATION COMMUNITY DEVELOPMENT BOND, SERIES 2023A

MATURITY DATE:	ORIGINAL DATE OF ISSUE:	INTEREST RATE:	CUSIP:
June 1, _____	February 1, 2023	____%	______

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _______________________ THOUSAND DOLLARS ($__________)

FOR VALUE RECEIVED, the Village of Jackson, Washington County, Wisconsin (the "Village"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable semi-annually on June 1 and December 1 of each year commencing on June 1, 2023 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Bond are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Bond is registered on the Bond Register maintained by Bond Trust Services Corporation, Roseville, Minnesota (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding each interest payment date (the "Record Date"). This Bond is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

For the prompt payment of this Bond together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the Village are hereby irrevocably pledged.

This Bond is one of an issue of Bonds aggregating the principal amount of $1,465,000, all of which are of like tenor, except as to denomination, interest rate, maturity date and redemption provision, issued by the Village pursuant to the provisions of Section 67.04, Wisconsin Statutes, for the public purpose of providing financial assistance to community development projects under Section 66.1105, Wisconsin Statutes, by paying project costs included in the project plans for the Village's Tax

Incremental Districts, as authorized by resolutions adopted on December 13, 2022 and January 10, 2023 (collectively, the "Resolutions"). Said Resolutions are recorded in the official minutes of the Village Board for said dates.

The Bonds maturing on June 1, 2032 and thereafter are subject to redemption prior to maturity, at the option of the Village, on June 1, 2030 or on any date thereafter. Said Bonds are redeemable as a whole or in part, and if in part, from maturities selected by the Village, and within each maturity by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

The Bonds maturing in the years 2029, 2032, 2035 and 2039 are subject to mandatory redemption by lot as provided in the resolutions referred to above, at the redemption price of par plus accrued interest to the date of redemption and without premium.

In the event the Bonds are redeemed prior to maturity, as long as the Bonds are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by the Depository, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all of the Bonds of a maturity are to be called for redemption, the Bonds of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Bonds called for redemption, CUSIP numbers, and the date of redemption. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Bonds shall cease to bear interest on the specified redemption date provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Bonds shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Bond have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the Village, including this Bond and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrepealable tax has been levied sufficient to pay this Bond, together with the interest thereon, when and as payable.

This Bond is transferable only upon the books of the Village kept for that purpose at the office of the Fiscal Agent, only in the event that the Depository does not continue to act as depository for the Bonds, and the Village appoints another depository, upon surrender of the Bond to the Fiscal Agent, by the registered owner in person or his duly authorized attorney, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Fiscal Agent duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Bond in the same aggregate principal amount shall be issued to the new depository in exchange therefor and upon the payment of a charge sufficient to reimburse the Village for any tax, fee or other governmental charge required to be paid with respect to such registration. The Fiscal Agent shall not be obliged to make any transfer of the Bonds (i) after the Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Bonds, or (iii) with respect to any particular Bond, after such Bond has been called for redemption. The Fiscal Agent and Village may treat and consider the Depository in whose name this Bond is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever. The Bonds are issuable solely as negotiable, fully-registered Bonds without coupons in the denomination of $5,000 or any integral multiple thereof.

This Bond shall not be valid or obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Fiscal Agent.

No delay or omission on the part of the owner hereof to exercise any right hereunder shall impair such right or be considered as a waiver thereof or as a waiver of or acquiescence in any default hereunder.

IN WITNESS WHEREOF, the Village of Jackson, Washington County, Wisconsin, by its governing body, has caused this Bond to be executed for it and in its name by the manual or facsimile signatures of its duly qualified President and Village Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

VILLAGE OF JACKSON
WASHINGTON COUNTY, WISCONSIN

By: ______________________________
Michael E. Schwab
President

(SEAL)

By: ______________________________
Jilline S. Dobratz
Village Clerk

Date of Authentication: _______________, ______

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds of the issue authorized by the within-mentioned resolution of the Village of Jackson, Washington County, Wisconsin.

BOND TRUST SERVICES CORPORATION,
ROSEVILLE, MINNESOTA

By______________________________
Authorized Signatory

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

____

(Name and Address of Assignee)

____

(Social Security or other Identifying Number of Assignee)

the within Bond and all rights thereunder and hereby irrevocably constitutes and appoints ______________________________, Legal Representative, to transfer said Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: ____________________

Signature Guaranteed:

____

(e.g. Bank, Trust Company or Securities Firm)

____

(Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

____

(Authorized Officer)