

GENERAL FINANCIAL CONDITION
JEFFERSON COUNTY WISCONSIN
July 1, 2026

Available Cash on Hand		
July 1, 2026	\$	1,701,235.49
July Receipts	\$	<u>18,917,143.53</u>
Total Cash	\$	20,618,379.02
Disbursements		
General - July 2026	\$	6,277,357.15
Payroll - July 2026	\$	<u>2,278,218.99</u>
Total Disbursements	\$	<u>8,555,576.14</u>
	\$	12,062,802.88
Cash on Hand (in bank) August 1, 2026		
	\$	12,702,919.13
Less Outstanding Checks	\$	<u>640,116.25</u>
Total Available Cash	\$	12,062,802.88
Local Government Investment Pool - General	\$	49,554,461.04
Dana Investments	\$	33,890,340.58
Local Government Investment Pool -Clerk of Courts	\$	34,992.18
Local Government Investment Pool -Farmland Preservation	\$	614,766.86
Local Government Investment Pool -Local Development Fund	\$	950,000.00
Local Government Investment Pool -General 2	\$	<u>1.01</u>
	\$	85,044,561.67
2026 Interest - Super N.O.W. Account	\$	43.22
2026 Interest- Sweep Account	\$	143,129.79
2026 Interest - L.G.I.P. - General Funds	\$	433,615.95
2026 Interest - DANA Investments	\$	766,807.81
2026 Interest - L.G.I.P. - Local Development Fund	\$	20,884.78
2026 Interest - L.G.I.P. - Farmland Preservation	\$	11,090.89
2026 Interest - L.G.I.P. - Clerk of Courts	\$	631.28
2026 Interest - L.G.I.P. - General 2	\$	<u>-</u>
Total 2026 Interest	\$	1,376,203.72

Kelly M Stade
JEFFERSON COUNTY TREASURER

August 6, 2026

Project Reference No. 25403

Emailed via deborahr@thriveed.org

Ms. Deb Reinbold
President / Executive Director
Jefferson County Economic Development Consortium

RE: Proposal for Due Diligence Services
Multiple Properties Located in Jefferson County, Wisconsin

Dear Ms. Reinbold:

The Sigma Group, Inc. (Sigma) appreciates the opportunity to submit our proposal to provide Due Diligence services for the Jefferson County Economic Development Consortium at the following site locations in Jefferson County.

- Parcel 014-0614-1033-000 – 5.70 acres
- Parcel 014-0614-1522-000 – 16.48 acres
- Parcel 014-0614-1523-000 – 32.24 acres
- Parcel 014-0614-1532-000 – 37.54 acres
- Parcel 014-0614-1533-001 – 6.64 acres
- Parcel 241-0614-1531-000 – 22.80 acres
- Parcel 241-0614-1534-001 – 11.79 acres
- Parcel 241-0614-1543-000 – 7.79 acres
- Parcel 241-0614-1512-011 – 1.76 acres
- Parcel 241-0614-1512-001 – 15.34 acres
- Parcel 241-0614-1512-010 – 14.21 acres

SCOPE OF SERVICES

Work Element 1 • Phase I Environmental Site Assessment

The purpose of the All Appropriate Inquiry (AAI) Phase I Environmental Site Assessment (ESA) is to examine the property and evaluate the historical land use of the specific parcels to identify any “Recognized Environmental Conditions” (REC) in order to potentially qualify for specific landowners liability protections (e.g. innocent landowner, contiguous property owner, or a bona fide prospective purchaser defense) under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The term recognized environmental condition (as defined in E1527-21) means (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of any hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment or the presence of hazardous substances or petroleum products; in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. A de minimis condition is not a recognized environmental condition.

The assessments will be performed in general conformance with ASTM Standard E1527-21 and will include the following:

1. Development of Detailed Site History

- Review available aerial photographs
- Review available Sanborn Fire Insurance maps
- Review available Topographic maps
- Review of city street directories
- Interview appropriate, available (current and past) property owners and tenants or local officials. If the property is abandoned, the neighboring property owners will be interviewed.

2. Development of Local Environmental Integrity

- Identify, through review of regulatory agency information
 - Historical spills and releases on or about the subject property
 - Active and inactive landfills on or about the subject property
 - Leaking underground storage tanks on or about the subject property
 - Hazardous waste facilities on or about the subject property
 - Available building inspection and/or Fire Department records
- Evaluate potential for environmental impact to the subject property from items identified through review of the regulatory agency information noted above.
- Evaluate potential for environmental impact to the subject property from vapor migration through performance of a vapor migration screen.
- Evaluate potential for environmental impact to the subject property from the adjoining properties through review of regulatory agency information.

3. Determine Sensitivity of Local Groundwater and Determine Local Hydrogeological Characteristics

- Detailed Physical Inspection of the Subject Property
- Evidence of hazardous waste disposal
- Evidence of chemical contamination
- Evidence of polychlorinated biphenyl (PCB) transformers
- Evidence of filling or dumping activity
- Evidence of underground storage tanks

4. Examination of Adjacent Properties for:

- Evidence of hazardous waste disposal
- Evidence of gross contamination
- Evidence of filling or dumping activity

5. Environmental Lien and Activity and Use Limitation Search Through User Supplied Title Information

Work Element 1 Assumptions

- The Phase I User Questionnaire will be completed and returned to Sigma no later than five (5) business days from the date submitted to the Client.
- The Client will provide other information pertaining to the subject property that may aid in the identification of recognized environmental conditions in connection with the subject property.
- The Client will provide Sigma access to the subject property.
- Reliance letters are not included in this proposal but can be provided for an additional fee upon request.
- The Phase I ESA Report is valid for a period of 180 days from the date of completion.
- Weather conditions may limit the assessment of surface conditions and thereby modify the scope of this assessment.

- Should the Phase I ESA (Work Element 1) identify Recognized Environmental Conditions (RECs) or significant data gaps that warrant further assessment, Sigma will be prepared to complete a Phase II Environmental Site Assessment for the subject property. The primary objective of this contingent phase is to evaluate the presence or absence of hazardous substances or petroleum products in subsurface media (soil, groundwater, and/or soil vapor) associated with the identified RECs. Potential examples could be the presence of farm tanks that appear to have leaked, pesticide storage, or historic farm dumps, etc.

Work Element 1 Deliverables

Sigma will provide up to four separate reports documenting the site-specific assessment activities which will include the following:

- U.S.G.S. topographic maps showing subject property and one-mile radius
- Site plan showing building layouts, adjacent streets and facilities and other information, as appropriate
- Description of materials found and overall site conditions and characteristics
- Description of information obtained from regulatory agencies
- Outline of site histories and land uses
- Description of local soils, topography, geology and hydrogeology
- Identification of potential contaminant migration pathways and receptors
- Evaluation and interpretation of accrued data, findings, data gaps and results
- Recommendations for continued investigation or site remediation, if appropriate

Work Element 2 • Wetland Delineation

Sigma will subcontract/perform a wetland delineation for the project areas as defined by Client, which includes:

1. Review of related data and information; available reports, maps, soil data, weather records, and aerial photographs including report dated August 9, 2023
2. Delineation of the identified wetlands during the active growing season within the project limits, in accordance with the United States Army Corps of Engineers (Corps) Wetland Delineation Manual (Environmental Laboratory, 1987) and documentation in accordance with the Corps and the WDNR.
3. Opinion of governmental jurisdiction of wetlands
4. Creation of a map locating the wetlands in the field, based on land surveyor data

Work Element 2 Assumptions

- The delineation will be completed by an Assured Wetland Delineator, therefore, no wetland concurrence from the WDNR will be required.
- Should the wetland delineation identify artificial wetlands or navigable waters that are determined to be jurisdictional by the U.S. Army Corps of Engineers, additional services will be required to secure applicable approvals from the WDNR and U.S. Army Corps of Engineers. The scope and fee for preparing permit applications and supporting compliance documentation will be determined upon completion of the delineation and will be provided as a separate proposal.

Work Element 2 Deliverables

- CAD/shape file of survey and wetland delineation

SCHEDULE

Upon receipt of written authorization to proceed

Sigma will initiate work. We anticipate timeline will be approximately 4 weeks for the Phase 1 ESA. We will confirm the completion date for the wetland delineation upon final authorization to proceed. We understand the sensitivity of planted crops, and we will work with the County on site access.

COST ESTIMATE

Work Element 1 • Phase I Environmental Site Assessment \$11,800

- Parcel 014-0614-1033-000
- Parcel 014-0614-1522-000
- Parcel 014-0614-1523-000
- Parcel 014-0614-1532-000
- Parcel 014-0614-1533-001
- Parcel 241-0614-1531-000
- Parcel 241-0614-1534-001
- Parcel 241-0614-1543-000
- Parcel 241-0614-1512-011
- Parcel 241-0614-1512-001
- Parcel 241-0614-1512-010

Work Element 2 • Wetland Delineation \$14,500

- Parcel 014-0614-1033-000
- Parcel 014-0614-1522-000
- Parcel 014-0614-1523-000
- Parcel 014-0614-1532-000
- Parcel 014-0614-1533-001
- Parcel 241-0614-1531-000
- Parcel 241-0614-1534-001
- Parcel 241-0614-1543-000

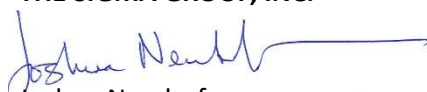
Total Budget \$26,300

IN CLOSING

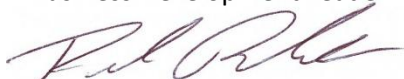
We appreciate the opportunity to offer our services for Jefferson County. We welcome any questions regarding this proposal and look forward to discussing details of the Scope of Work/Services to meet your overall project needs.

Sincerely,

THE SIGMA GROUP, INC.


Joshua Neudorfer

Business Development Leader



Paul Rohde, PG

Geoscience Group Leader

Sara Iverson Smith
Senior Consultant