

**Joint Review Board  
Annual Meeting – Tax Incremental District No. 2 and No. 3  
Village of Holmen**

**May 23, 2024 – Minutes**

Chair Patrick Barlow called the meeting to order of the Joint Review Board at 10:00am on May 23, 2024. Members present: Chair Patrick Barlow (Village of Holmen), Charlie Handy (La Crosse County), Jennifer Dieck (Holmen School District) and Neal Forde (Village of Holmen Public Member); Christina Heit (Western Tech.) was unable to attend in person, thus not present. Also in attendance was advisory member Scott Heinig (Village Administrator); and Sam Bachmeier (La Crosse County).

Motion by Handy, seconded by Forde to approve the minutes of the May 25, 2023 (with the correction of a time error in the original draft). Motion carried 4-0.

Barlow opened the floor to Administrator Scott Heinig to discuss and review the Annual Report of TIF Districts No. 2 and No. 3, and highlight relevant TIF impacting projects taking place in the last year (2023). Administrator Heinig highlighted the financial situation of both active TIF Districts as outlined in the Annual Report. TIF 2 brought in \$1,475,147 in increment last year (up approximately \$493K due to new construction taking place in the previous finance cycle) and has a balance to close of \$11,656,197 (which increased by over \$5.6 million, as the amount includes this year's added expense of the new water utility project—to be finished in June 2024), and a closing date of 12/11/34. TIF 3 brought in \$1,395,636 in increment last year (up approximately \$330K due to new construction taking place in the previous finance cycle) and has a balance to close of \$5,716,740 (down by over \$1.3 million from 2022), and a closing date of 11/13/34. Both TIFs are on track to pay all debts (current and future) by their closing dates. No additional planned projects will be charged to TIF 2 beyond 2023's existing utility projects. TIF 3's approved Project Plan still has the Main Street improvements yet to be built and possible additional upgrades to Holmen Drive. TIF 3 could also consider additional economic development enhancements outside of the TIF (such as access improvements to properties along Hwy. 35/Holmen Drive or blight elimination projects, within a ½ mile of the TIF boundary that will benefit the TIF area, however, such actions would require future consideration from the JRB).

Administrator Heinig then highlighted the various projects that took place last year (2023) in both TIF areas.

**TIF #2**

- Village investments in the TIF 2 Area
  - New Water Well and Water Reservoir in North Village complete and active (May 2024)
  - New Seven Bridges Park (15 acre regional park facility)
  - McGilvray Park (2 acre neighborhood park)
- King's Bluff Business Park (Granary Street)
  - Wisconsin Terrazzo & Tile, Inc. building new light industrial office (Granary & Rotterdam)
  - New Business Condos being planned on Rotterdam and potentially even Granary
- King's Bluff Estates (Fox Glove Street, Red Clover Lane, Killdeer Street, Waxwing Street, Sandbur Lane); 83 new residential units (mix single, two and multi-family sites)
  - Nearly all residential subdivision lots built now (only a handful remain)
  - New Townhouses being built and more being planning on Red Clover

- Bluffview Business Park Phase One (Granary Street)
  - Xetex, Inc., planning development of new 110,000 sq. ft. industrial facility (July 2024)
- Bluffview Business Park Phase Two completed off Hwy. 35 and Schaller Blvd. (Temte Street and Armand Court—Kwik Trip and Citizens First Bank)
  - No additional changes to date
- Bluffview Business Park Phase Three
  - Under construction and development by Mathy Construction Company (extensions of Temte Street and Granary Street, and the creation of new Paulson Avenue). Opening 100 available acres for commercial and industrial land on Hwy. 53 and 35 (to be completed July 2024)
- Hawkeye Business Park completed off Hwy. 35 and Schaller Blvd. (Temte Street and Rotterdam Ave.)
  - No additional changes to date
- McGilvray Park (mixed use subdivision)
  - YMCA discussing and planning construction of new Holmen Facility by 2027
  - Circle K considering location on Blackwelder and Hwy. 35

### **TIF #3**

- Elmwood Partners finished new commercial extension of Gaarder to connect with Hale (creation of several new commercial lots in 2023)
  - McDonald's planning first investment in new Gaarder area
- Village installed new sewer and water main extension down Cole Court
  - New five-unit business condo on Cole Court completed in 2023
- The Flats Townhouse completed all development in 2023
- Investors currently looking at designs for Rosewood properties off Gaarder/Main
  - Residential luxury apartments being proposed consisting of high-rise multifamily in 2024

Handy offered his thanks to, and appreciation of, the Village's leadership on economic development and our various investments, and mentioned that La Crosse County was updating the Regional Economic Development Plan and would be looking for input on the plan in the near future.

Dieck outlined the various projects the School District is overseeing such as upgrading Viking Elementary, Evergreen Elementary and the Holmen Middle School. She also commented on enrollment forecasts for the District, suggesting that forecasts continue to show a downward trend.

Forde inquired about the recently abandoned Northern Engraving site. Sam Bachmeier mentioned there are grant opportunities for brownfield blight elimination should the site be qualified.

The JRB members agreed to schedule next year's annual meeting on Thursday, May 22, 2025, at 10am. There were no other questions or concerns shared from the JRB members.

Motion by Forde, seconded by Handy, to adjourn at 10:35am. Motion carried 4-0.  
Minutes were recorded by: Scott Heinig, Village Administrator