

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

May 22, 2025 – Minutes

Chair Patrick Barlow called the meeting to order of the Joint Review Board at 10:00am on May 22, 2025. 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 Dieck to approve the minutes of the May 23, 2024. 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 (2024). Administrator Heinig highlighted the financial situation of both active TIF Districts as outlined in the Annual Report. TIF 2 brought in \$1,973,706 in increment last year (up approximately \$499K due to new construction taking place in the previous finance cycle) and has a balance to close of \$11,572,823 (down by only approx. \$200K from 2023 due to the final investments on the Water Utility project) and a closing date of 12/11/34. TIF 3 brought in \$1,533,184 in increment last year (up approximately \$138K due to new construction taking place in the previous finance cycle) and has a balance to close of \$4,119,234 (down by over \$1.5 million from 2023), 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.

Administrator Heinig then highlighted the various projects that took place last year (2024) in both TIF areas.

TIF #2

- Village investments in the TIF 2 Area
 - New Water Well and Water Reservoir in North Village now completed and active
 - Currently Investing in Traffic Analysis Studies to convince WisDOT to signalize area
- King's Bluff Business Park (Granary Street)
 - Wisconsin Terrazzo & Tile, Inc. new light industrial office (Granary & Rotterdam) completed
- 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., new 110,000 sq. ft. industrial facility will be completed August 2025
- 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
 - Mathy Construction Company completed 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
- 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)
 - No additional changes to date

TIF #3

- Elmwood Partners finished new commercial extension of Gaarder to connect with Hale
 - McDonald's completing construction July 2025
- Investors currently looking at designs for Rosewood properties off Gaarder/Main
 - Residential luxury apartments being proposed consisting of high-rise multifamily
- Main Street Reconstruction Project
 - Designs for 2027 Beautification and Infrastructure rebuild of Main Street

Handy offered his thanks to, and appreciation of, the Village's leadership on economic development and our various investments, and mentioned that the County would be willing to partner with the Village on Affordable Housing opportunities and toward using TIF 3 investments to do so if desired.

Dieck provided an update on the various construction projects the School District is overseeing such as Evergreen Elementary and the Holmen Middle School. She also commented on enrollment forecasts for the District and the recently failed operational referendum, stating that they plan to hold another referendum shortly.

Forde inquired about the Fire Department's current staffing situation and the potential for a new Fire Station. Barlow accordingly updated Forde and the other members on the Fire Department.

Sam Bachmeier provided an update on the County's Economic Development Plan Update process and thanked the Village for its support and work in Economic Development.

The JRB members agreed to schedule next year's annual meeting on Thursday, May 21, 2026, at 10am. There were no other questions or concerns shared from the JRB members.

Motion by Handy, seconded by Forde, to adjourn at 10:41am. Motion carried 4-0.
Minutes were recorded by: Scott Heinig, Village Administrator