

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

**June 15, 2021 – Minutes**

Chair Patrick Barlow called the meeting to order of the Joint Review Board at 6:00pm on June 15, 2021. Members present: Chair Patrick Barlow (Village of Holmen), Vice Chair Brian Fukuda (La Crosse County), Kristin Mueller (Holmen School District) and Neal Forde (Village of Holmen Public Member); Wade Hackbarth (Western Tech.) was excused. Also in attendance was advisory member Scott Heinig (Village Administrator).

Motion by Forde, seconded by Fukuda to approve the minutes of the June 16, 2020 meeting. 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 (2020). Administrator Heinig highlighted the financial situation of both active TIF Districts as outlined in the Annual Report. TIF 2 brought in \$247,228 in increment last year and has a balance to close of \$6,538,821, and a closing date of 12/11/28. TIF 3 brought in \$889,202 in increment last year and has a balance to close of \$7,511,505, and a closing date of 11/13/34. Based on current projections from newly constructed projects and those that are being planned over time, Heinig believes TIF 2 will be lucky to break even by the closing date, while TIF 3 can easily repay all debt before the closing date.

Administrator Heinig then highlighted the various projects that took place last year (2020) in both TIF areas.

**TIF #2**

- Currently in process of locating and designing for new Water Well and Water Reservoir in North Village TIF area (anticipated total cost is \$5 million)
  - Sited a new Well Site and Water Reservoir Site—began negotiations with owners
  - Began engineering new facilities and Water Mains
- King’s Bluff Business Park (Granary Street)
  - Rotterdam Ave North completed, connecting Granary Street to Hwy. 35
  - 4 more units of a 24 unit Business Condo development
  - New Plumbing Office being proposed
- 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)
  - Schaller Boulevard North completed, connecting to Old 93
  - 5 new single family homes and 4 new duplexes
- Bluffview Business Park Phase One (Granary Street)
  - Holmen Cheese, LLC (\$20 million Investment); Project includes \$1.295 million in TIF assistance over seven years with employment conditions; 75 new high paying jobs, started production in September 2020
- Bluffview Business Park Phase Two completed off Hwy. 35 and Schaller Blvd. (Temte Street and Armand Court)
  - Kwik Trip (new development); purchased seven acre site for full truck stop options

- Citizens First Bank (new development); purchased three acre site for new financial office
- Hawkeye Business Park completed off Hwy. 35 and Schaller Blvd. (Temte Street and Rotterdam Ave.)
  - Midwest Gas (new development); purchased five acre site for new office and yard
- McGivray Park (mixed use subdivision)
  - 30 new residential units in 2020
  - Bluff View Bank (new development) completed and open in late 2020
  - Galahad Development (senior housing complex with attached memory care); purchased five acre site for new three story, 72 unit facility
- Directly benefiting from “Spillover” impacts of TIF #2 investments and development: Seven Bridges Addition; Seven Bridges West Addition; Bluffview Heights Addition

### **TIF #3**

- Completed the development of the Hale Drive Bridge and Extension (approx. \$2.5 million invested with \$300K invested privately)
- Completed the development of the Gaarder Road/Main Street Roundabout and Welcome to Holmen Signature Monument (approx. \$1.5 million invested)
- Completed the transition of old Festival Foods to the new Dave and Barb Skogan’s Boy’s and Girl’s Club and Community Center
- Cole Farm Additions One, Two and Three
  - 10 residential units added in 2020
- Elmwood Partners currently planning new commercial extension of Gaarder to connect with Hale
- Village proposed new sewer and water main extension down Cole Court in 2021
- The Flats Townhouse Development added 16 additional new residential units
- Investors currently looking at designs for Rosewood properties off Gaarder/Main
- Directly benefiting “Spillover” impacts of TIF #3 investments and development: Cole Addition Four and Five; annexation of Marilyn Lindemann Property off southeast corner of Hwy. 35/53; annexation of Richard Daffinson Property off Holmen Drive South of County NA; Dale Brott’s 48 units of 55+ housing on McHugh Road; 30 new Business Condos at Western and North Star Road; McCathy’s investments on Main Street and State Street

There were no other questions or concerns from the JRB members, and members were excited about the ongoing successes that both TIFs were continuing to experience.

Motion by Mueller, seconded by Forde, to adjourn at 6:21pm. Motion carried 4-0.

Minutes were recorded by:  
Scott Heinig, Village Administrator