

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

July 27, 2017 – Minutes

Administrator Scott Heinig Called the meeting to order of the Joint Review Board at 6:00pm on July 27, 2017 (the meeting date and time was supported by and purposely scheduled for July 27, 2017, to accommodate the individual schedules of the JRB members). Members present: Nancy Proctor (Village of Holmen), Superintendent Kris Mueller in position for Cheryl Hancock (Holmen School District), Brian Fukuda (La Crosse County), Wade Hackbart in position for Dan Hanson (Western Tech.) and Neal Forde (as the selected Village of Holmen Public Member of the JRB). Others present: Scott Heinig (Village Administrator).

Administrator Scott Heinig asked for ratification of the JRB's public member, Neal Forde. Motion by Nancy Proctor, seconded by Brian Fukuda, to ratify Neal Forde as the JRB's public member from the Village of Holmen. Motion passed 4-0.

Administrator Scott Heinig asked that the representatives present, consider the permanent reestablishment of the Village of Holmen TIF Joint Review Board. Motion by Wade Hackbart, seconded by Neal Forde, to permanently reestablish the Village of Holmen TIF Joint Review Board. Motion passed 5-0.

Administrator Scott Heinig asked for nominations for Chairperson of the JRB. Motion by Neal Forde, seconded by Kris Mueller to appointed Nancy Proctor as Chair of the JRB. There were no other nominations. Motion passed 5-0.

Board Chair Nancy Proctor 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 to date. Administrator Heinig highlighted the financial situation of both active TIF Districts as outlined in the Annual Report. Administrator Heinig then highlighted the various projects that have taken place to date in both TIF areas. TIF 2 has had very little development activity since its creation, but recently a new \$8 million apartment project has begun and a preliminary plat of a new McGilvery Park subdivision has been accepted which could bring up to \$30 million in increased value to the TIF from various mixed uses and densities of development. A new industrial park is also being platted and is hoped to be ready for development in 2018. TIF 3 has been very successful to date, with the reconstruction of Holmen Drive, and the Gaarder Road and Hale Drive Intersections leading the way for new development investments that include several new commercial projects and neighboring residential developments of mixed densities. Blighted areas on Main Street have also been redeveloped in partnership with the success of TIF 3, cleaning up abandoned property and bringing several million dollars of new value to highly underutilized property. JRB members were pleased with the information and had no additional issues to discuss.

Motion Brian Fukuda, seconded by Kris Mueller, to adjourn at 6:50pm. Motion passed 5-0.

Minutes were recorded by:
Scott Heinig, Village Administrator