

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

May 30, 2019 – Minutes

Scott Heinig, Village Administrator, in the absence of an official Meeting Chair, called the meeting to order of the Joint Review Board at 6:00pm on May 30, 2019. Members present: Patrick Barlow (Village of Holmen), Cheryl Hancock (Holmen School District), Wade Hackbarth (Western Tech.), Brian Fukuda (La Crosse County) and Neal Forde (Village of Holmen Public Member); also in attendance was advisory member Scott Heinig (Village Administrator).

Heinig called for nominations of a new Meeting Chair. Motion by Fukuda, seconded by Hancock to nominate Village President Patrick Barlow as Meeting Chair. No other nominations were made. Motion carried 5-0. Chair Barlow begins chairing the meeting.

Motion by Hancock, seconded by Forde to approve the minutes of the May 31, 2018 meeting. Motion carried 5-0.

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 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 just recently completed construction of the new McGilvery Park subdivision, and the King's Bluff subdivision in the northern area of the TIF on Judy McHugh's property, is currently under construction. The first industrial lots were also opened for construction, on both McHugh's property and Mathy's property. These lots will be accessible from a new primary corridor called Schaller Boulevard that the Village is currently building with TIF funding, which includes new intersections at Hwy. 35. Heinig mentioned that Riverland Energy is currently building their new 20K sq. ft. North County headquarters on one of the new industrial lots; and that there are two other smaller local investors who will be building this year too. Additionally, a new 100,000 sq. ft. industrial facility is also being planned, which will bring in 150 new jobs to the area. The single family home sites in TIF 2 have been slow to move thus far, however, the twindos and multi-family developments have all been sold and are expected to be fully constructed by the end of 2019. Heinig stated that several new commercial investors are now looking at TIF 2 as a very logical location for investment, and he expects to see proposals for commercial developments this year too, and certainly into the next two years. Because of the recent success of all the improvements we've made in the TIF 2 area, Heinig believes it is reasonable that the TIF will now be able to pay for all its debts by the statutory closing date of the TIF.

TIF 3 has been very successful to date, with the reconstruction of Holmen Drive, and installation of the new 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. The newest development is "Old Towne Center" on Holmen Drive, which was opened in January of 2019. A new 7.5 acre commercial development is currently being planned at Gaarder and Main Streets, and several redevelopment upgrades to existing buildings have occurred over the past year too. Of some concern is the "Old Festival Dark Store," that still sits empty. It will ultimately require additional

investment, either through a remodel or a completely redeveloped concept of the site. New Village investment plans for TIF 3 include the creation of a roundabout at Gaarder and Main, and the Hale Drive Bridge; both projects are in the design stage and are slated for construction in 2020. Heinig believes TIF 3 has the potential to close out approximately five years earlier than the 20 year timeline. There were no other questions or concerns from the JRB members, and members were excited about the encouraging successes that both TIFs were now experiencing.

Motion Hancock, seconded by Forde, to adjourn at 6:30pm. Motion carried 5-0.

Minutes were recorded by:
Scott Heinig, Village Administrator