JOINT REVIEW BOARD MEETING MINUTES

October 06, 2026 at 9:30 AM

303 Mansion Street Mauston, WI

1. **Call to Order/Roll Call:** The Joint Review Board met on Tuesday, October 6, 2026, in the Council Chambers of Mauston City Hall. City Administrator Daron Haugh called the meeting to order at 9:32 a.m. Present were Juneau County representative Denise Giebel, Member at Large Leonard Kluge, and City Administrator Daron Haugh. Appearing by phone were Western Technical College representative Christina Heit and Mauston School District representative Sue Goyette. Also present was Sean Lentz of Ehlers.

2. **Minutes:** Motion by Goyette, seconded by Kluge, to approve the October 8, 2025, minutes. Motion carried by voice vote.

3. **Appointments**

   a. Public Member: Motion by Giebel, seconded by Goyette, to reaffirm Kluge as Member at Large. Motion carried by voice vote.

   b. Chairperson: Motion by Giebel, seconded by Kluge, to reaffirm Haugh as Chairperson. Motion carried by voice vote.

4. **Annual PE-300 Reports and Performance and Status of the City's Active Tax Incremental Districts:** Sean Lentz of Ehlers presented the annual PE-300 reports and reviewed the performance and status of the City's active Tax Incremental Districts (TIDs) as required by Wis. Stat. § 66.1105(4m)(f).

   Lentz reviewed the history and results of the City's earlier TIDs before providing updates on TID Nos. 4 and 5. TID No. 4, created in 2022 as a blight elimination district, includes downtown redevelopment areas and was amended in 2023 to support redevelopment of the former school property into apartments. The district currently has approximately $18.3 million in incremental value and is generating approximately $353,000 in annual tax increment. Lentz explained that the district is generating a positive balance that may provide capacity for additional eligible projects.

   TID No. 5 was created in 2022 as a mixed-use district and amended in 2025 to add territory and projects. Lentz reported approximately $10 million in current incremental value, projected to increase to approximately $15 million, with additional value anticipated from the Sawyer Ridge project. The district currently has a positive cash balance of approximately $300,000.

Lentz and Haugh also discussed the City's use of pay-as-you-go development incentives, under which payments are based on value created by a development rather than the City borrowing funds upfront. Kluge asked about other expenses that may be charged to a TID. Lentz and Haugh explained that eligible expenses may include filing, administrative, and other project-related costs.

5. **Resolution Approving the Filing of Annual Reports and Compliance with Annual Meeting Requirement:** Motion by Kluge, seconded by Goyette, to approve Resolution 2026-11 regarding the filing of annual reports and compliance with the annual meeting requirement. Motion carried by voice vote.

6. **Adjournment:** Motion by Goyette, seconded by Heit, to adjourn. Motion carried by voice vote. The meeting adjourned at 10:00 a.m.

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Chair Date