AGENDA FOR ANNUAL TIF JOINT REVIEW BOARD

A Annual TIF Joint Review Board meeting will be held on **Monday, November 30, 2026 at 3:00 PM**
in the **Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI.**

Join Zoom Meeting:

https://zoom.us/j/7689466740?pwd=dEdLR2hXK0ZYMk1qNU5vNFlwMzdSZz09

Meeting ID: 768 946 6740 Password: Tomah2020

Dial by your location +1 312 626 6799 US (Chicago)

CALL TO ORDER:

1. Pledge of Allegiance
2. Roll Call

GENERAL:

3. 4. Approve Minutes of 2025 Annual Meeting
4. 3. Election of JRB Chair
5. 5. Update of TIFs 8,9,10 & 11 for 2026
6. Discuss available Dates

ADJOURN:

NOTICE: It is possible that a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Nicole Jacobs, City Clerk, at 819 Superior Avenue, Tomah, WI 54660.

MINUTES FOR TIF JOINT REVIEW BOARD ANNUAL MEETING

A TIF Joint Review Board Annual Meeting meeting was held on **Tuesday, November 18, 2025 at 9:30 AM**
in the **Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI.**

Meeting was called to order by former chair Mayor Dwyer at 9:32 am

1. Pledge of allegiance

2. Roll Call, present were members Dwyer, Clark, Rose, Heit and Osterberg

3. Election of JRB Chair: John Rose made a motion to elect Mayor Dwyer as 2027 Joint Review Board chair, seconded by Michelle Clark. All members present voted in favor.

4. Approve Minutes of 2024 Annual Meeting Heit made a motion to approve the minutes, seconded by rose, all present voted in favor of the motion

5. Update of TIFs 8,9,10 & 11 for 2025: Benjamin Rohr from Vandewall and Associates presented the updates on the 2025 annual financial activities in all four tifs. There was discussion about the problems and concerns due to a significant error by the city's property assessor. All errors have been corrected and a course of action was taken by the DOR to correct. Discussion about the authority of the tifs to be extended for housing, as this is the number one priority for the City.

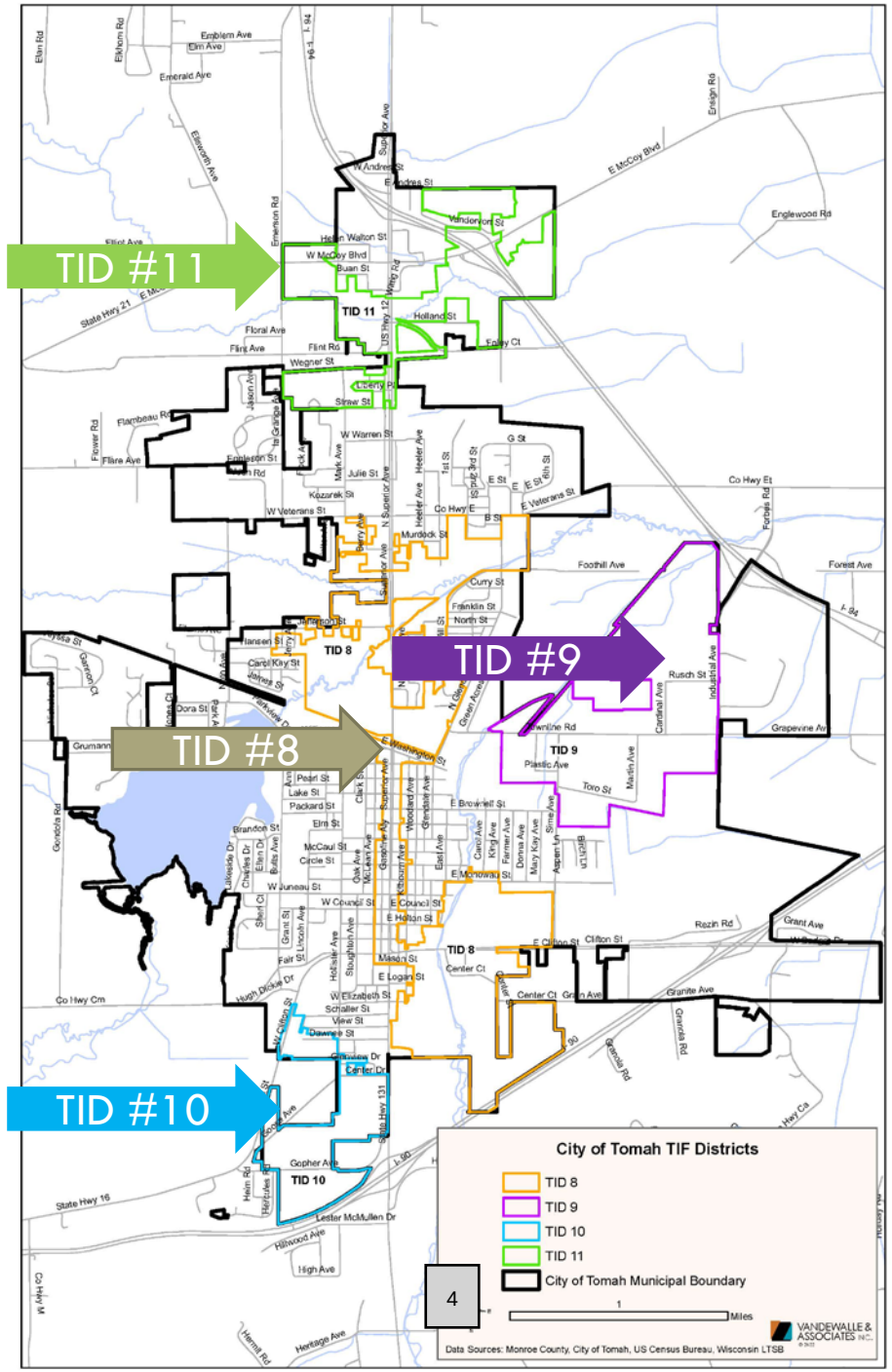
A motion was made by Rose, seconded by Heit to accept the report., all present voted in favor.

A motion was made by Osterberg, seconded by Clark to adjourn, the meeting was adjourned at 9:57 am.

CITY OF TOMAH
ANNUAL JOINT REVIEW BOARD MEETING
2024 TID RECAP

November 18, 2025

ACTIVE CITY OF TOMAH TIDS



ACTIVE CITY OF TOMAH TIDS

4 Total TIDs With Years To Continue Growing

TID Number	Type	Created	Last Amended	Termination
TID #8	Rehab & Conservation	2015	September 2021	2042
TID #9	Industrial	2018	September 2021	2039
TID #10	Mixed Use	2018	September 2021	2039
TID #11	Mixed Use	2021	N/A	2041

2024 12% STANDING

Anticipate This To change In 2025 Following Reevaluation Situation Correction

TID	2024 TID Total Value	2024 TID Value Increment	Percentage of Equalized Value
TID #8	$113,692,400	$69,831,800	6.6%
TID #9	$65,307,300	$26,470,800	2.5%
TID #10	$28,922,200	$27,264,700	2.6%
TID #11	$16,827,000	$13,781,800	1.3%
Totals*	$224,748,900	$137,349,100	**13.1%**

*By state law, the City must stay under 12% of its total assessed value located within its TIDs if it wishes to amend TID boundaries or create new TIDs.

2024 total City equalized value = $1,052,146,300

2024 PERCENT INCREASE IN VALUE

Anticipate This To change In 2025 Following Reevaluation Situation Correction

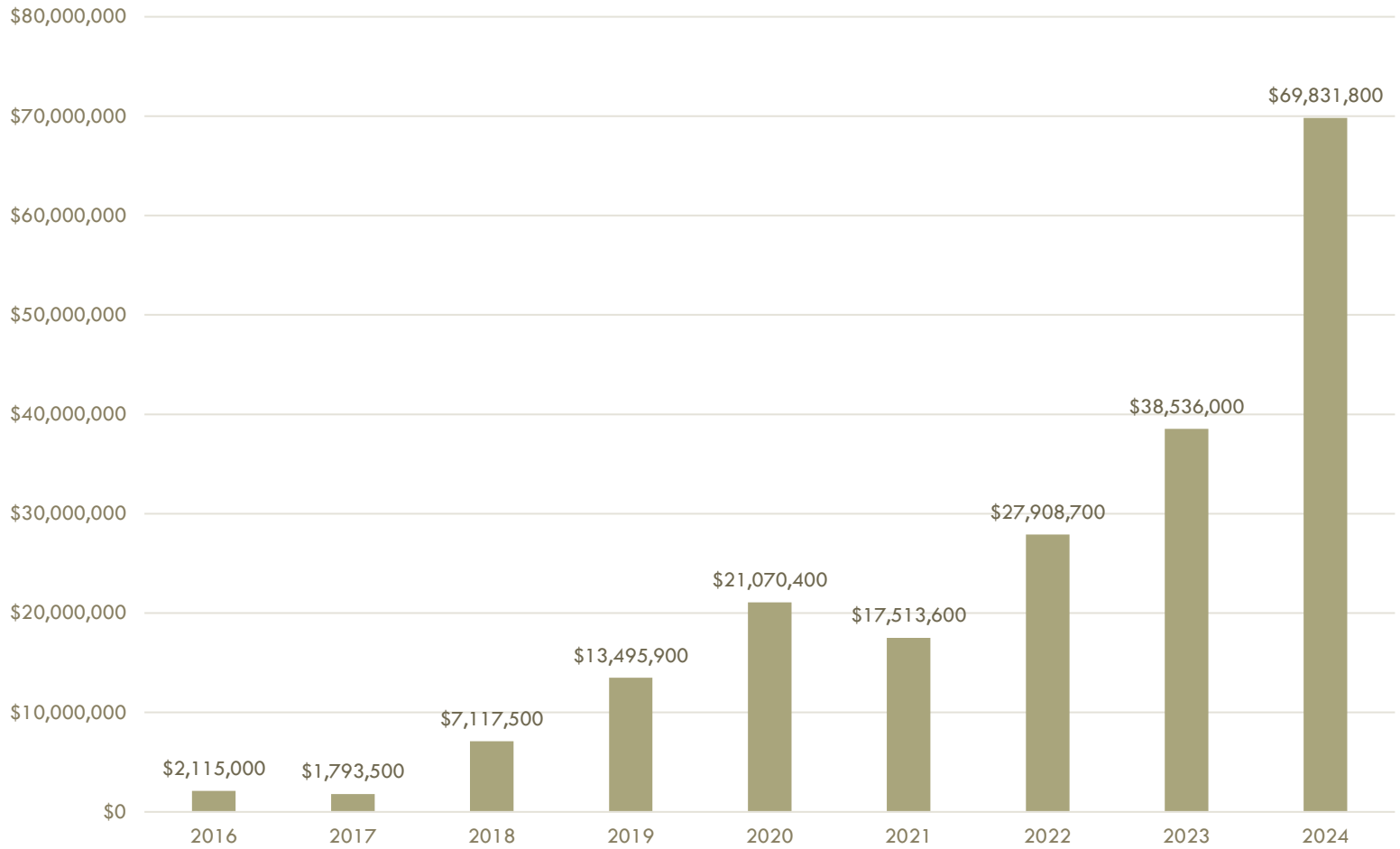
TID	Lifetime Percent Increase	Increase 2023-2024
TID #8	3,202%	81%
TID #9	490%	11%
TID #10	368%	21%
TID #11	2,649%	68%

2024 COSTS AND REVENUES

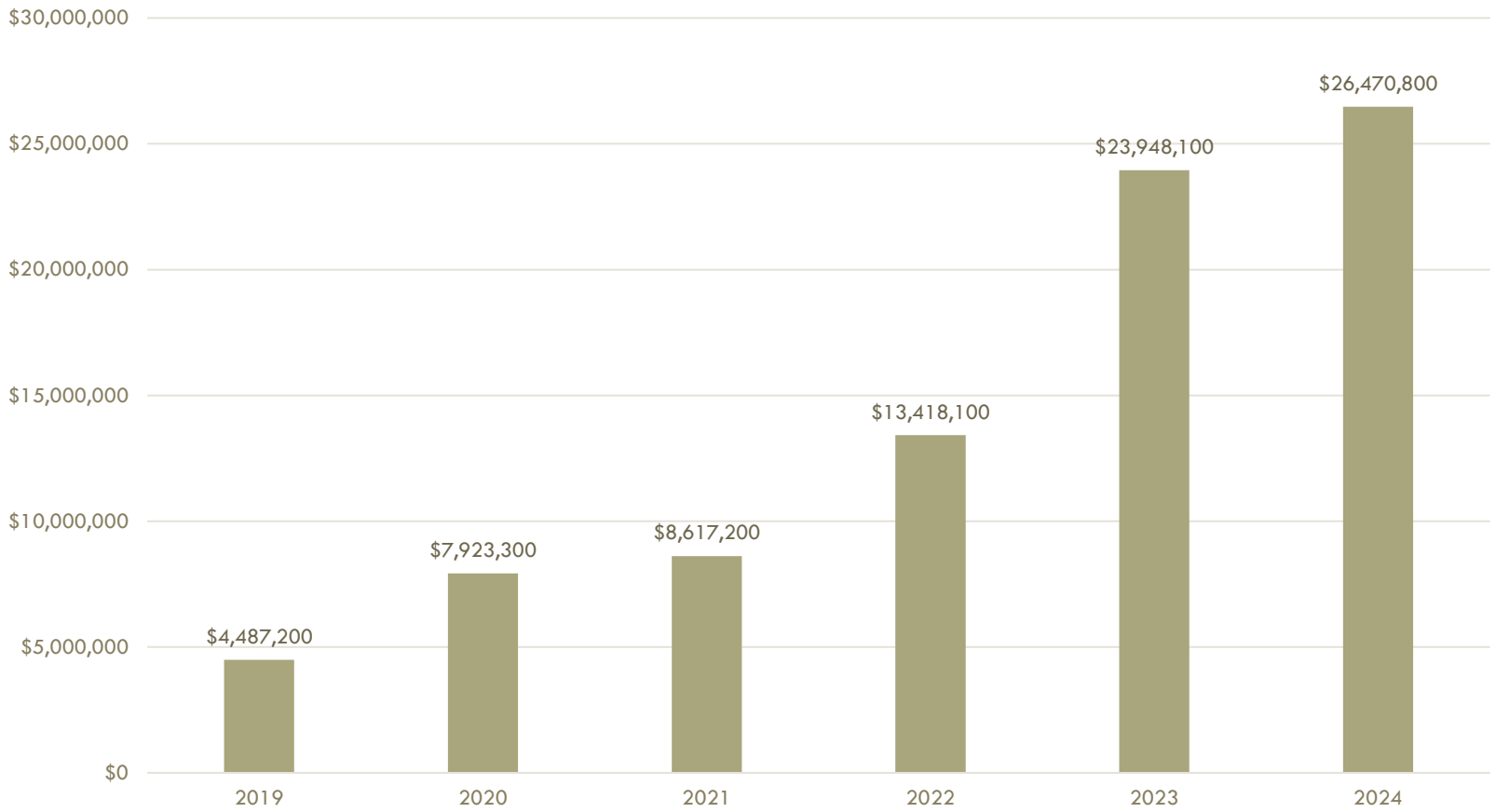
All TIDs Continue To Have A Positive Cashflow

TID	2024 Costs	2024 Revenues
TID #8	$557,895	$735,088
TID #9	$78,771	$452,918
TID #10	$81,607	$426,167
TID #11	$48,676	$155,034

TID #8 TAX INCREMENT



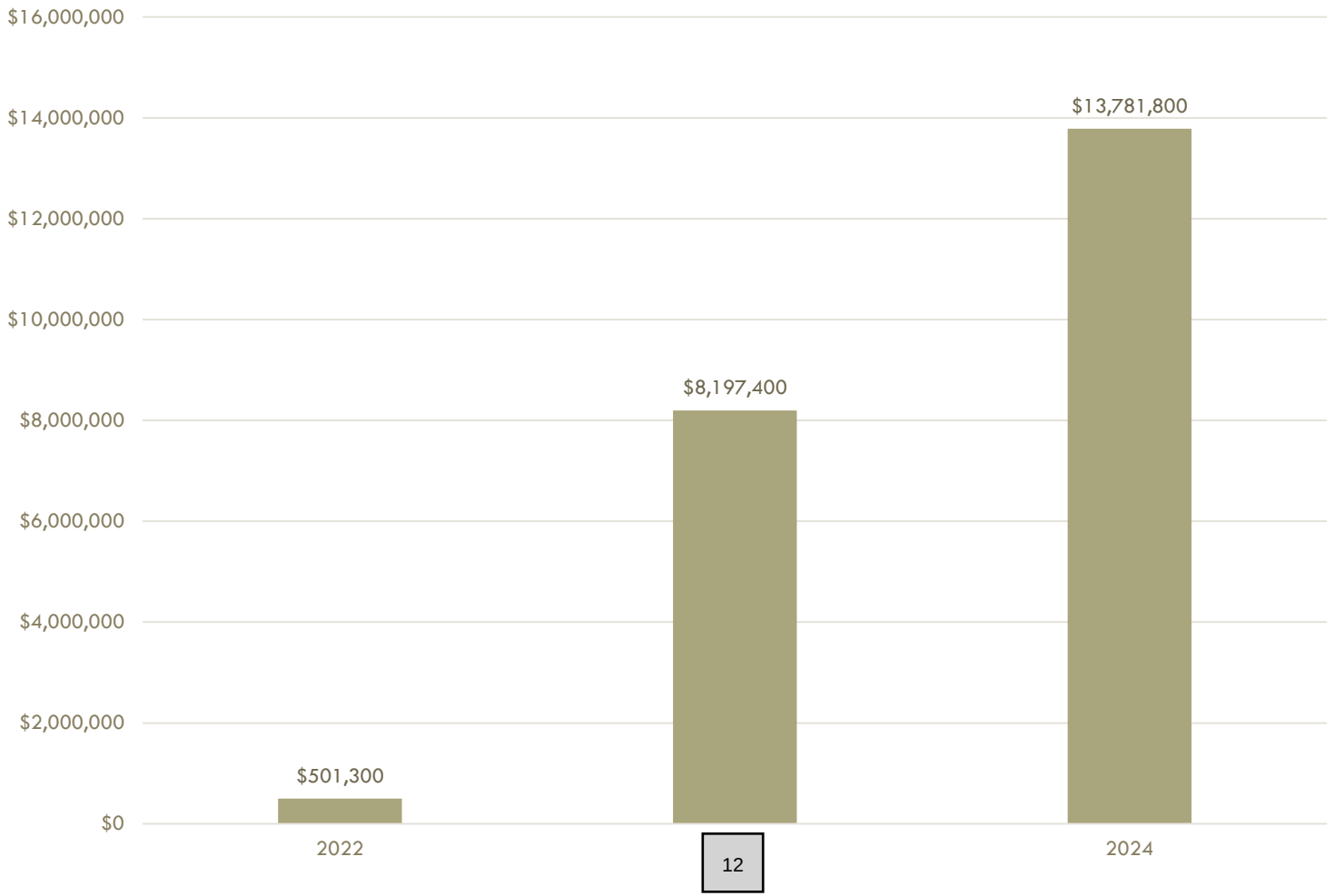
TID #9 TAX INCREMENT



TID #10 TAX INCREMENT



TID #11 TAX INCREMENT



2025 FOCUS AREAS

- **Downtown Revitalization** = launched new downtown façade grant program and update of downtown visioning (via grant funds)
  - 5 façade grants awarded thus far (another 3 applications pending)
  - More limited grant dollars in 2026, modified approach anticipated
- **Economic Development** = zoning changes for residential flexibility, streamlining communication, partnership building and engagement, housing study update
- **Development** = developer recruitment, property owner discussions, property development concepts, actively seeking new housing projects

SUMMARY CONCLUSION

- All TIDs have positive cashflows
- TID #8 continues paying off outstanding debt
- TID #9, #10, and #11 all have positive balances
- The City continues its efforts to generate new opportunities within the TIDs