



AGENDA FOR TIF JOINT REVIEW BOARD ANNUAL MEETING

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

Join Zoom Meeting

<https://us06web.zoom.us/j/2708608080?pwd=ZTZ0cmllVEFEb1dzVDNwdi91UHFYQT09>

Meeting ID: 270 860 8080

Passcode: 206751

One tap mobile +13126266799,,2708608080#,,,,*206751# US (Chicago)

AGENDA

1. Pledge of allegiance
2. Roll Call
3. Election of JRB Chair
- [4.](#) Approve Minutes of 2024 Annual Meeting
- [5.](#) Update of TIFs 8,9,10 & 11 for 2025

ADJOURNMENT

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.

Joint Review Board Meeting Minutes September 25, 2024

AGENDA

The annual Joint Review Board meeting was called to order by Lamont Kiefer at 9:00 a.m. The meeting was available in-person and via Zoom. All motions are unanimously approved unless other noted.

Call to Order - Roll Call

Present: Paul Dwyer (City of Tomah), Tina Osterberg (Monroe County), Michelle Clark (Tomah Area School District), Christina Heit (Western Technical College), John Rose (citizen member), Lamont Kiefer (Lake District). Absent: none.

Annual Joint Review Board Presentation by Vandewalle and Associates

Ben Rohr and Scott Harrington from Vandewalle and Associates gave a presentation and summary of the individual tax incremental financing (TID) districts in the City of Tomah.

Approval of Minutes from August 28, 2023

Motion by Rose second by Heit, to approve the minutes from August 28, 2023. Motion carried.

TID 8

TID 8 is a rehab and conservation TID that was created in 2015. It was last amended in 2021 to incorporate a parcel that was annexed from the township of LaGrange. The termination date of this TID is 2042. Costs in 2023 amounted to \$511,543 and revenues were \$577,755. The total TID value of TID 8 in 2023 was \$84,546,600 and the value increment was \$38,536,000. TID 8 has increased over its lifetime by 1,722% and shows a 38% increase from 2022 to 2023. It is currently paying off outstanding debt.

TID 9

TID 9 is an industrial TID that was created in 2018 with a termination date of 2039. In 2023, costs were \$214,803 and 2023 revenues equaled \$272,799. Total TID values in 2023 were \$69,197,200 with a value increment of \$23,948,100. TID 9 shows a lifetime percentage increase of 434% with a 78% percent increase between 2022 and 2023. TID#9 shows a positive end of year balance.

TID 10

TID 10 is a mixed use TID that was created in 2018 with a termination date of 2039. Costs in 2023 amounted to \$73,800 and revenues equaled \$425,730. The 2023 total value of TID 10 was \$24,191,100 and shows a 2023 value TID increment of \$22,533,600. The lifetime percentage increase of TID 10 is 287% with a 12% increase from 2022-2023. Along with TID 9, TID 10 shows a positive end-of-year balance.

TID 11

TID 11 is a mixed use TID that was created in 2021 with a termination date of 2041. 2023 costs associated with TID 11 amount to \$926 and revenues equal \$10,003. Its 2023 total value was \$8,197,400 and has not yet shown increment. Similar to TID 8, TID 11 is paying down debt. The total lifetime percentage of percent increase of value in TID 11 is 1535%.

Overall, due to the recent full revaluation of property in Tomah, values of all properties in and out of the TIDs have gone up. Because of this, the city is now at close to 12% property value residing in TIDs. By law, TID values cannot exceed 12% of total value of properties in the city. This puts a limit on properties being annexed TID amendments in the future until either a TID is closed, or properties are removed to keep the total TID value under the 12% limit.

Overall, the city staff is continuing its efforts to generate new opportunities within the TIDs. Staff is in the process of adding to the existing downtown façade improvement program. The Comprehensive plan was updated and amended in 2024 after a lengthy process and public input. There is an ongoing process of property owner and development outreach.

ADJOURN

Motion by Rose, second by Heit, to adjourn. The meeting adjourned at 9:12 a.m.

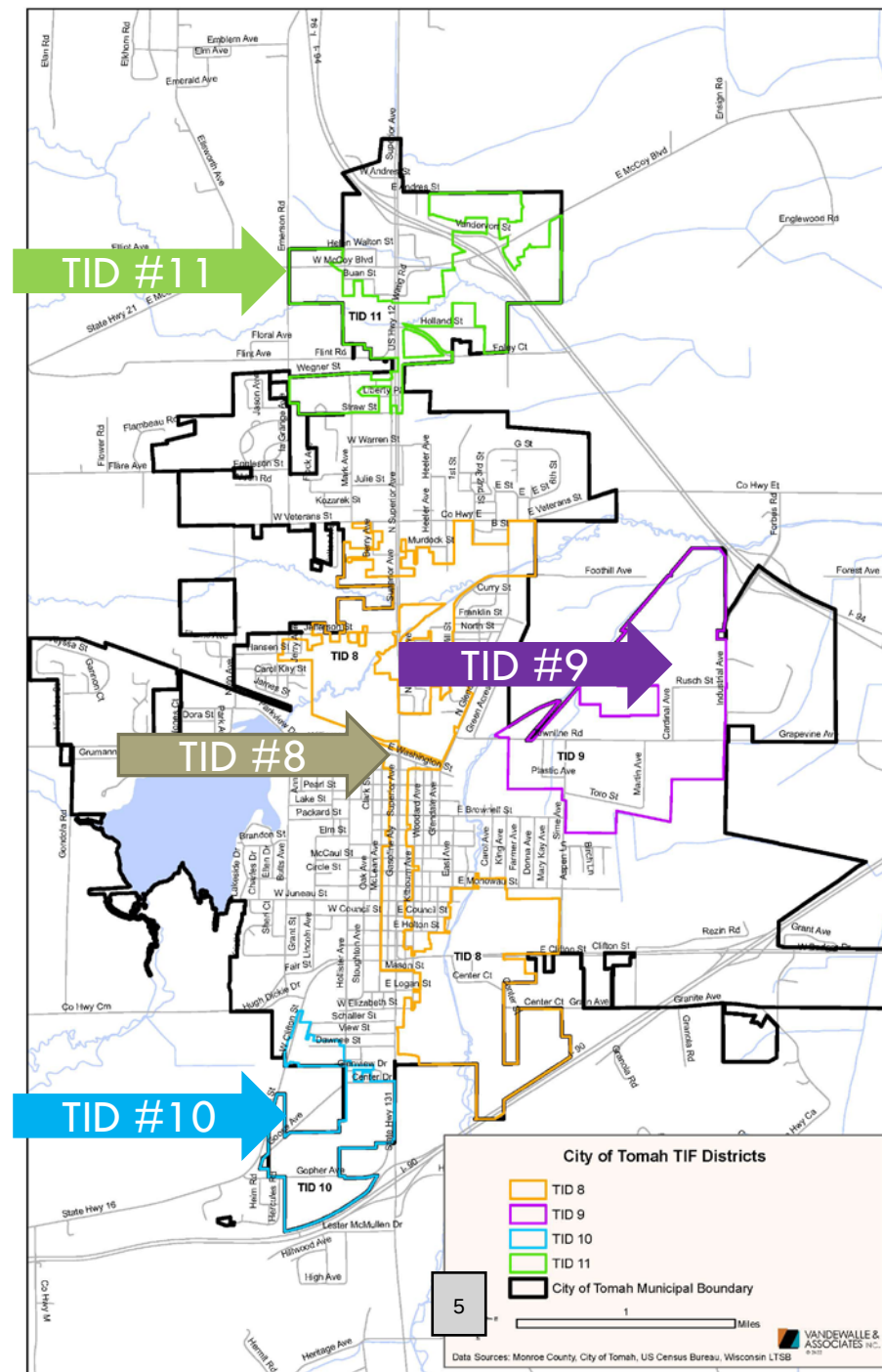
Respectfully submitted,

Rebecca Weyer, City Clerk

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

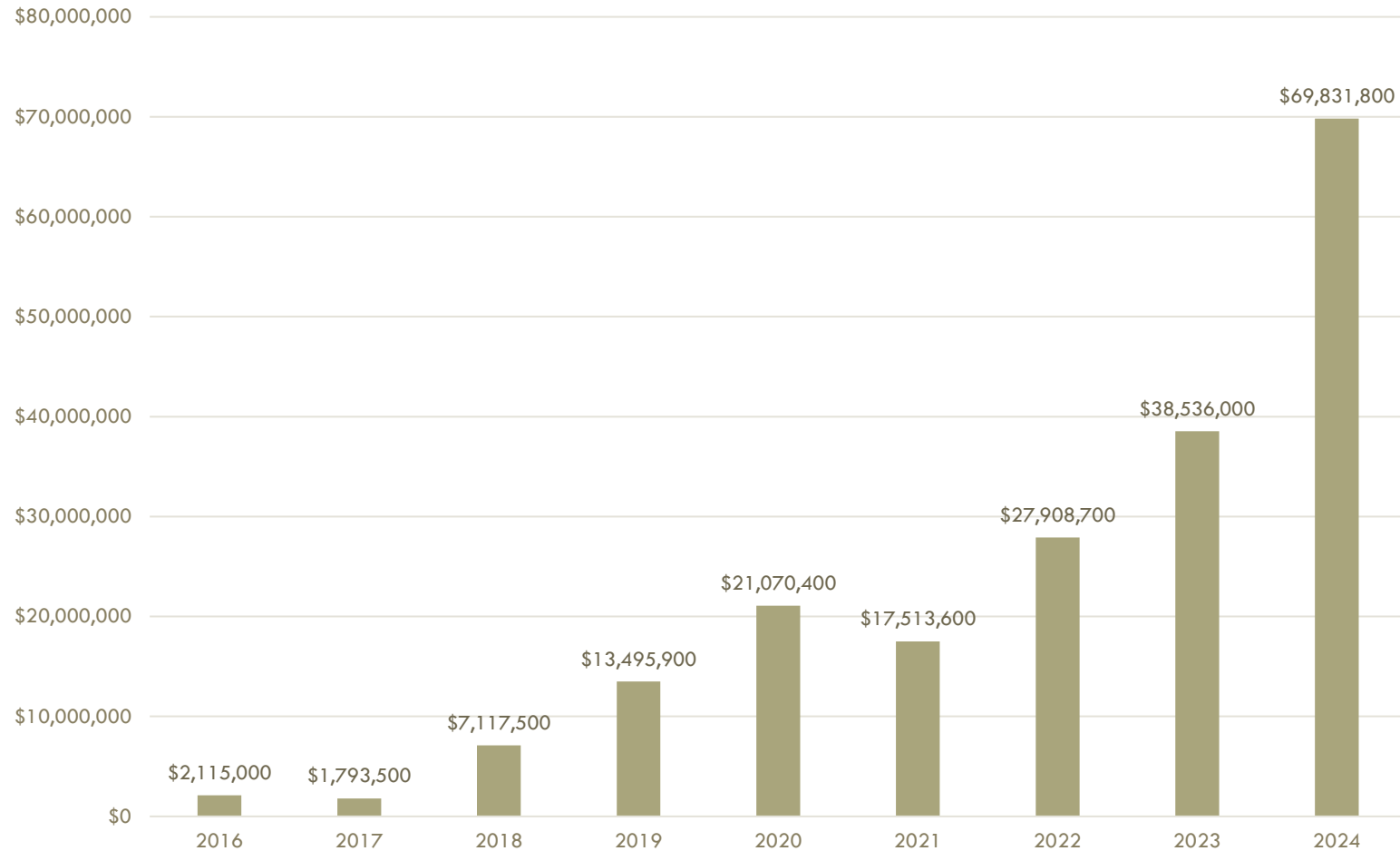
TID	Lifetime Percent Increase	Increase 2023-2024
TID #8	3,202%	81%
TID #9	490%	11%
TID #10	368%	21%
TID #11	2,649%	68%

2024 COSTS AND REVENUES

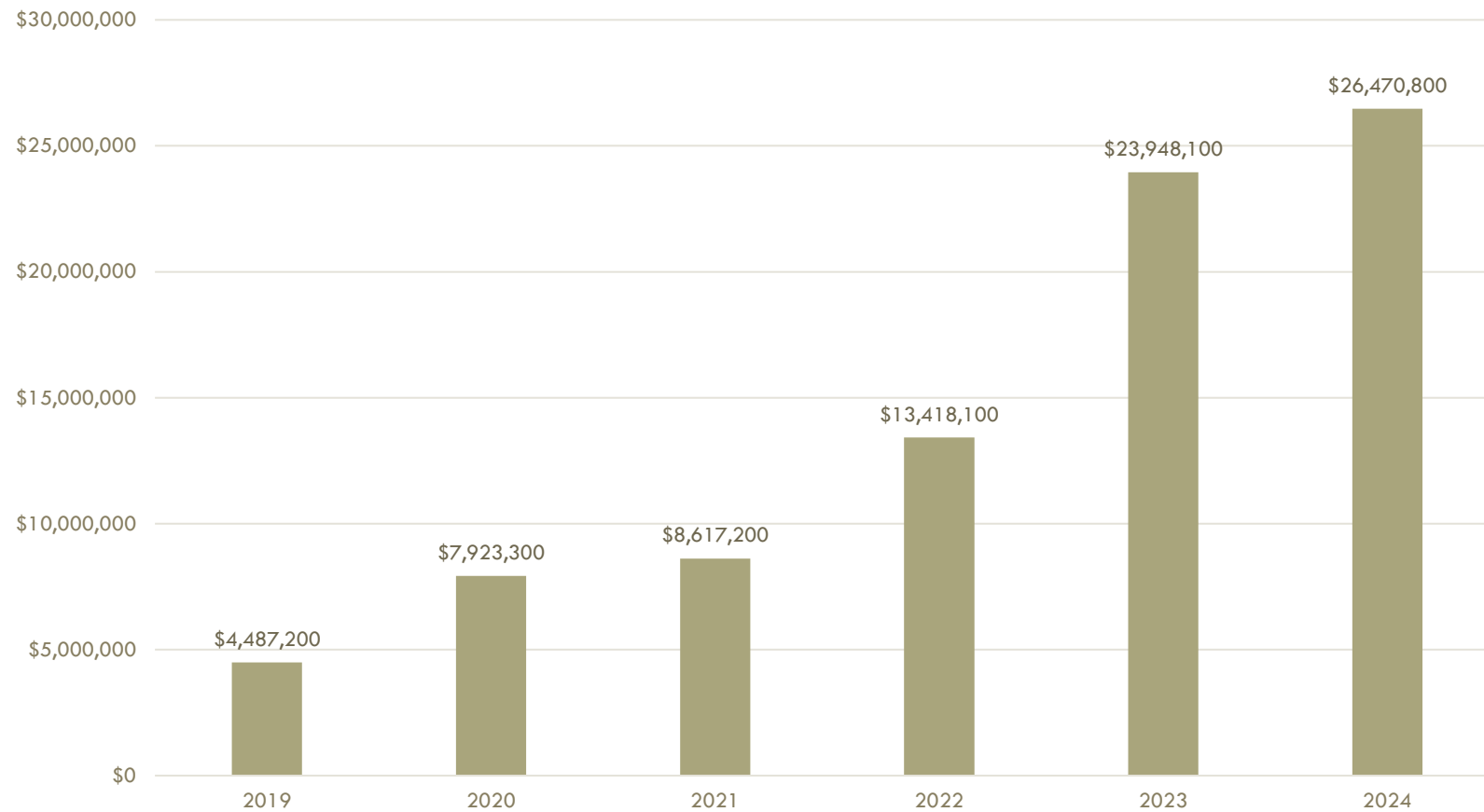
All TIDs Continue To Have A
Positive Cashflow

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



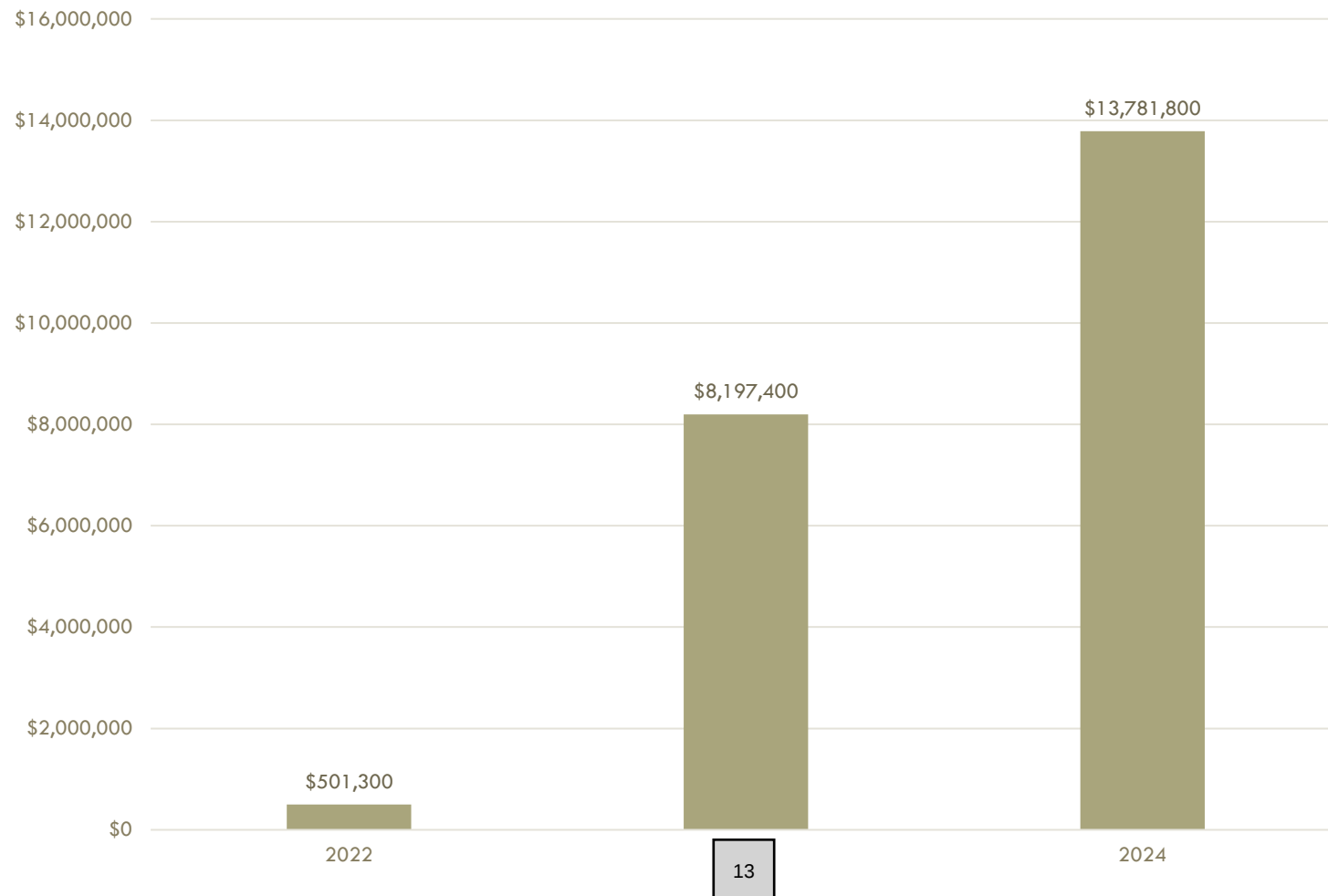
TID #9 TAX INCREMENT



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