



## AGENDA FOR JOINT REVIEW BOARD MEETING

A Joint Review Board Meeting meeting will be held on **Wednesday, September 25, 2024 at 9:00 AM**  
in the **Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI.**

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### Join Zoom Meeting

<https://us06web.zoom.us/j/7689466740?pwd=dEdLR2hXK0ZYMk1qNU5vNFJwMzdSZz09&omn=88580770665>

Meeting ID: 768 946 6740

Passcode: Tomah2020

• +1 312 626 6799 US (Chicago)

Meeting ID: 768 946 6740

Passcode: 546782713

### AGENDA

**Call to Order - Roll Call**

**Approval of Minutes from August 28, 2023**

**Annual Joint Review Board Presentation by Vandewalle and Associates**

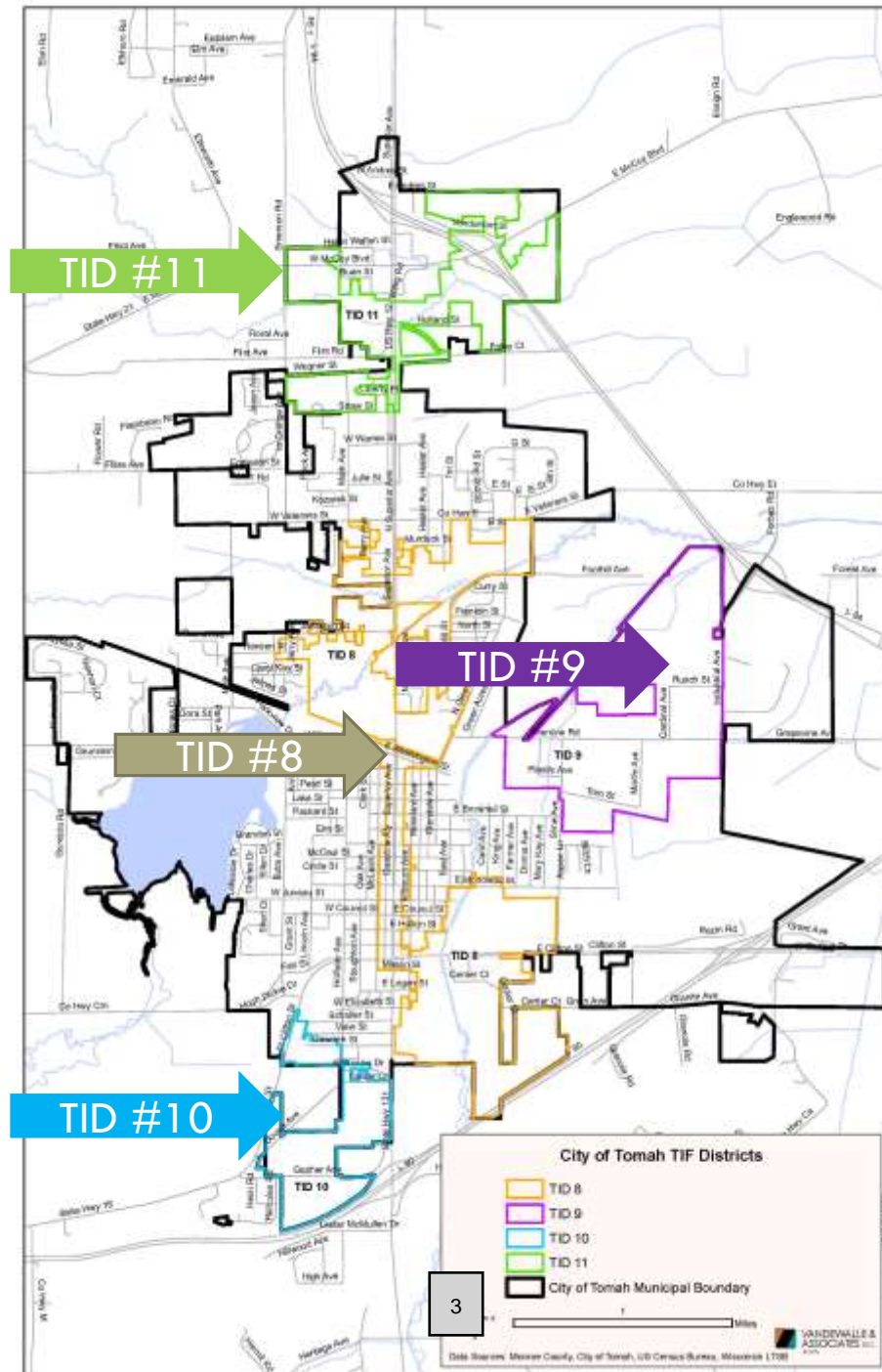
**ADJOURN**

**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 Becki Weyer, City Clerk, at 819 Superior Avenue, Tomah, WI 54660.

# CITY OF TOMAH ANNUAL JOINT REVIEW BOARD MEETING

September 25, 2024

# 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

# 2023 COSTS AND REVENUES

TID	2023 Costs	2023 Revenues
TID #8	\$511,543	\$577,755
TID #9	\$214,803	\$272,799
TID #10	\$73,800	\$425,730
TID #11	\$926	\$10,003

# 12% STANDING

TID	2023 TID Total Value	2023 TID Value Increment	Percentage of Equalized Value
TID #8	\$84,546,600	\$38,536,000	3.9%
TID #9	\$69,197,200	\$23,948,100	2.4%
TID #10	\$24,191,100	\$22,533,600	2.3%
TID #11	\$8,197,400	\$8,197,400	0.8%
<b>Totals*</b>	<b>\$186,132,300</b>	<b>\$93,215,100</b>	<b>9.3%</b>

\*By state law, the City must stay under 12% of its total assessed value located within its TIDs.  
 2023 total City equalized value = \$999,859,200

# PERCENT INCREASE IN VALUE

All TIDs Continue Growing In Value

TID	Lifetime Percent Increase	Increase 2022-2023
TID #8	1,722%	38%
TID #9	434%	78%
TID #10	287%	12%
TID #11	1,535%	1,535%

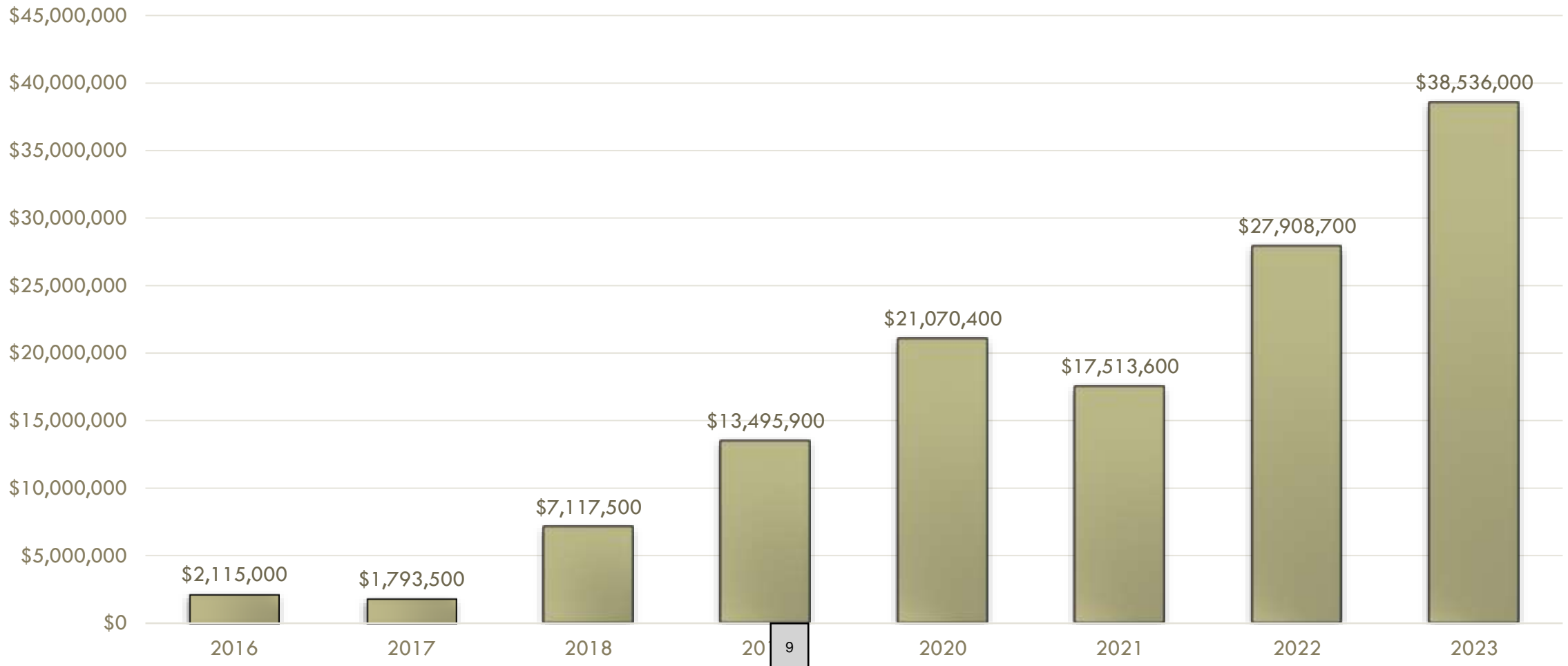
# ASSESSED PROPERTY VALUES — ALL TIDS

Assessment Year	Land	Improvements	Total
2023	\$9,945,000	\$52,149,900	\$62,094,900
2024*	\$17,510,200	\$108,302,400	\$125,812,600
Percent Change	76.07%	107.68%	102.61%

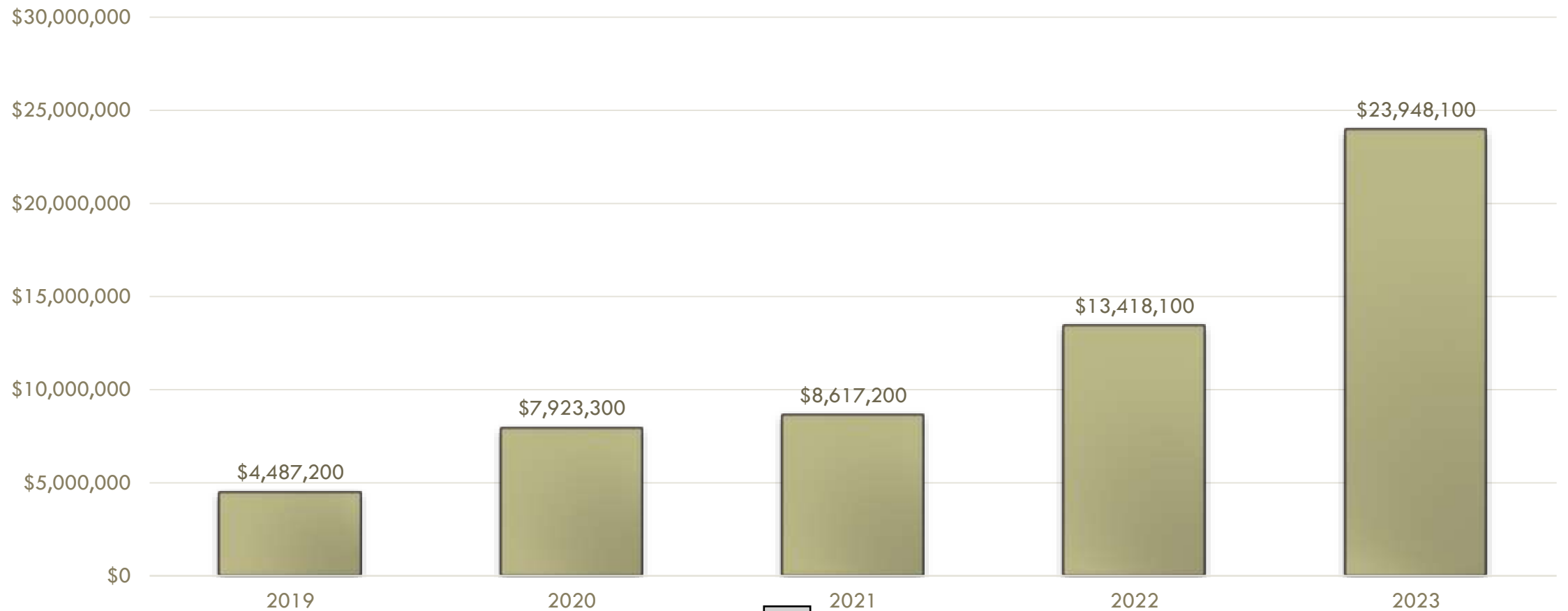
\*Property Revaluation Year



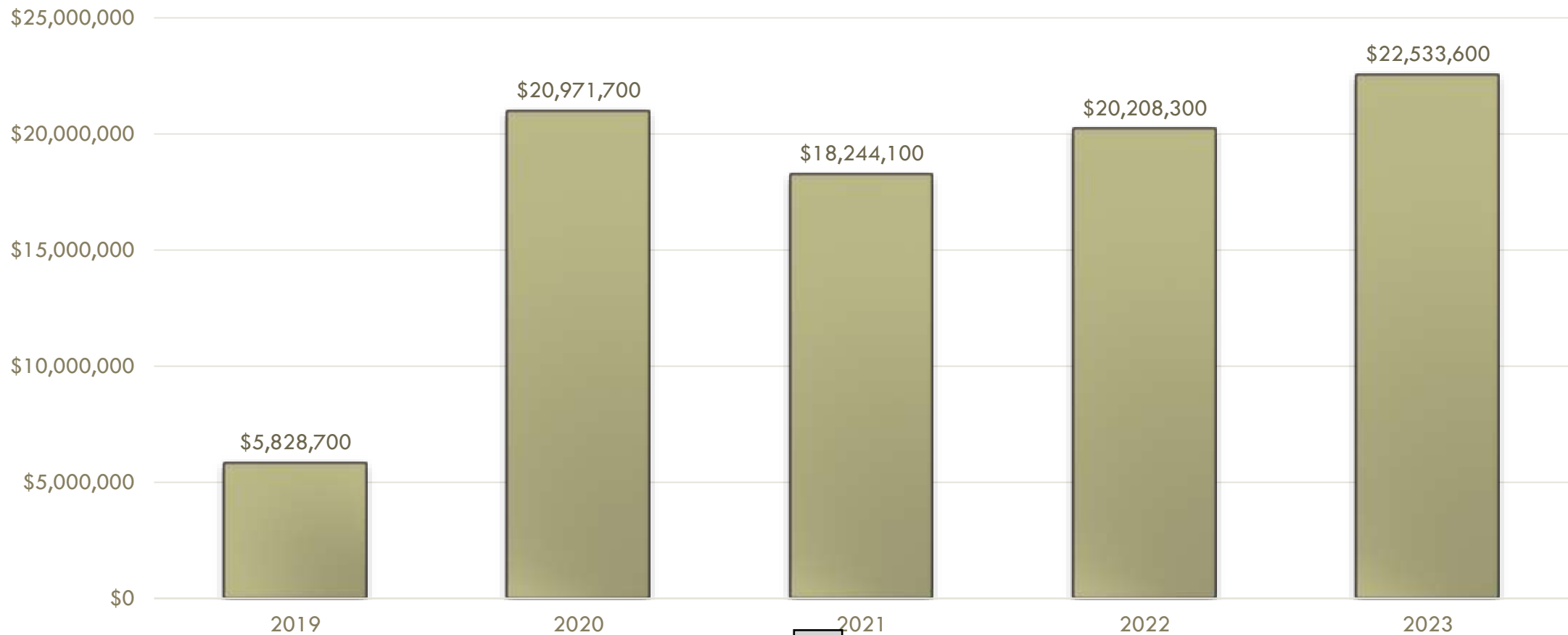
# TID #8 TAX INCREMENT



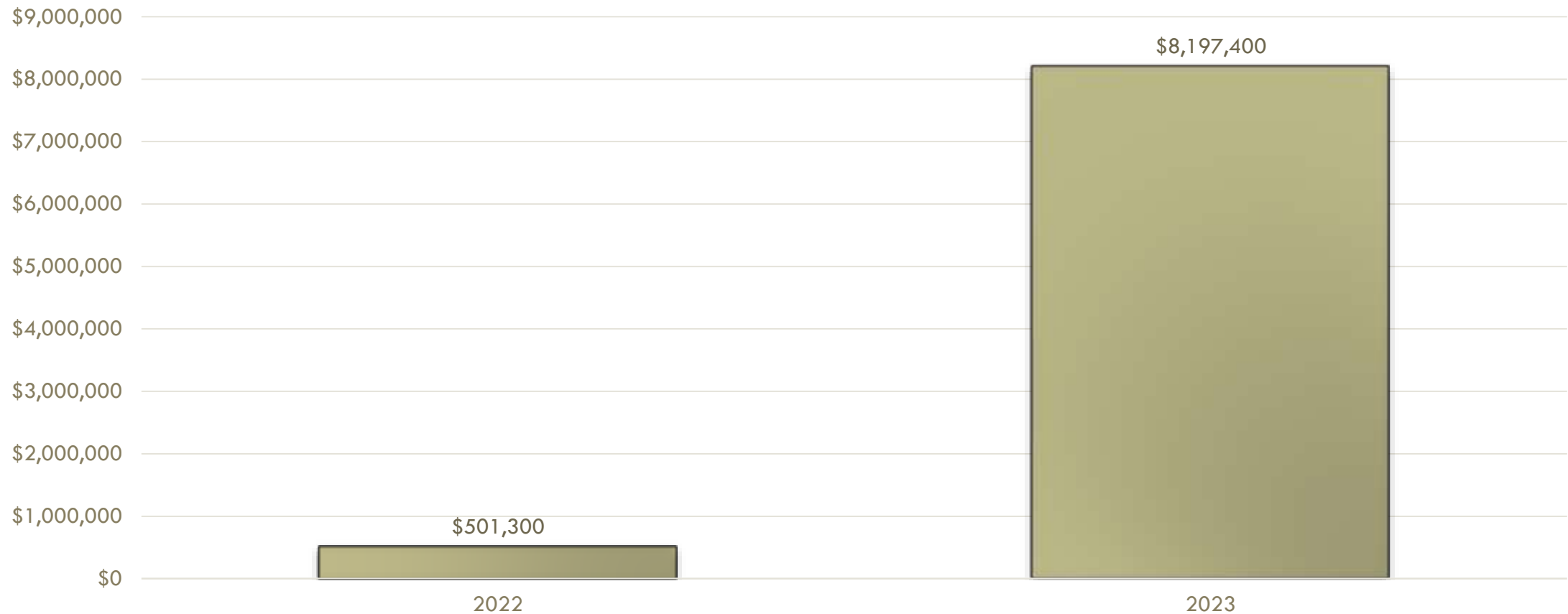
# TID #9 TAX INCREMENT



# TID #10 TAX INCREMENT



# TID #11 TAX INCREMENT



# 2024 TOMAH COMPREHENSIVE PLAN

- Adopted in July 2024
- Engaged residents throughout process
- Focus areas (related to TIDs):
  - **Downtown Revitalization** = exploring new downtown façade program and continue implementing Downtown Plan
  - **Economic Development** = improved communication (marketing, webpage, streamlining), housing strategies (Housing Study), potential economic strategy development
  - **Redevelopment/Infill Development** = more flexible land use categories to enable new projects more efficiently
  - **Quality of Life** = recreation, bike/ped connections, sustainability



# SUMMARY CONCLUSION

- All TIDs are have a strong increase in tax increment over their lifetime
- All TIDs are generating revenue higher than expenses
- TIDs #8 and #11 are paying off outstanding debt
- TID #9 and TID #10 have a positive end of the year balance.
- The City continues its efforts to generate new opportunities within the TIDs:
  - Downtown facade improvement program and Downtown Plan implementation
  - Ongoing property owner and developer outreach
  - Ongoing improvements to economic development communications

## MINUTES FOR JOINT REVIEW BOARD MEETING 08/28/2023

A Joint Review Board meeting was called to order by Lamont Kiefer on Monday, August 28, 2023 at 9:03 a.m. in the Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI. The meeting was also held remotely via Zoom. All motions are unanimously approved unless otherwise noted.

### **Call to Order – Roll Call**

Present: Michael Murray (City of Tomah) (remote), Cedric Schnitzler (Monroe County), Lamont Kiefer (Lake District), Michelle Clark (Tomah Area School District), Christina Heit (Western Technical Colleges, remote)

Absent: John Rose (Community Member)

Also present were representatives from Vandewalle and Associates, Kirk Arity, Shane Rolf, and Becki Weyer.

### **Approval of Minutes from July 21, 2022**

Motion by Murray, second by Schnitzler, to approve the minutes from July 21, 2022. Motion carried.

### **Vandewalle and Associates Annual TID Summary Presentation**

Benjamin Rohr and Scott Harrington from Vandewalle and Associates introduced themselves to the Joint Review Board. Rohr presented a slideshow outlining the annual report submitted to the Department of Revenue with a breakdown for each TID.

Questions were asked about TID 8 in relation to the 5-year capital plan. All of the TIDs are young at this point in time. They all have lives out to 2039 and have a considerable amount of time to generate increment. Because there is a long life left on these TIDs there is a lot of variability on what can happen over the years. Harrington noted that TID 8 is actually ahead of the projected schedule from the last TID 8 Amendment a couple of years ago by about 6 million dollars.

### **Adjourn**

Motion by Schnitzler, second by Clark, to adjourn. Motion carried. The meeting was adjourned at 9:26 a.m.

Respectfully submitted,

Rebecca Weyer, City Clerk