

Village of Birchwood
101 N. Main Street
PO Box 6
Birchwood, WI 54817



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**JOINT REVIEW BOARD
VILLAGE OF BIRCHWOOD
TAX INCREMENTAL DISTRICT NO. 1**

**June 10, 2025, at 4:30 PM
The meeting was held at the Birchwood Village Hall,
located at 101 N Main St.
Teams link supplied**

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZDYwOWI4OTItYmYxYi00MzY1LThhZjMtNzljMDc4YTc2NzEw%40thread.v2/0?context=%7b%22Tid%22%3a%2271c01b83-561e-4863-a987-0b04d2e359b9%22%2c%22Oid%22%3a%2230fb6422-cf3a-4d14-9cff-9e736427b5d1%22%7d

MINUTES

1. Call to order
2. Roll call: Present--Gayle Luedke (Birchwood Public Schools), R. VanGilder (Village of Birchwood), Sara (Tech College), Bridget Milligan (Public Member) -----County did not attend.
3. Appointments (as needed):
 - a. Public member-VanGilder appointed Bridget Milligan.
 - b. Chairperson-Luedke appointed VanGilder.
4. Josh (Ehlers) reviewed the responsibilities of the Joint Review Board. The duties of these individuals are to look out for the best interest of their organization. Extending the TID will allow the Village more time to do projects without having to raise taxes. The District is considered a Rehab and Conservation District, so any projects need to fall within those guidelines. Josh (Ehlers) presented a guide, charts and map for review.
5. TID 1 was created in 2004 and is currently set to terminate in 2032. The Village receives the tax revenue for project assistance in the TID. Upon termination, the full value reverts to the general tax base. No new territory/boundaries are to be added in the proposed TID extension. The purpose of extending the TID is to provide financing for Streets Reconstruction and tennis court resurfacing. Completion of these projects will encourage and attract commercial growth in the Village. Not less than 50% of the area designated as TIF District #1 is in need of rehabilitation and conservation. Preliminary projects are street reconstruction and tennis court reconstruction. The projects will be approved individually by the Village after approval of the amendment.
6. Cash Flow Analysis is reviewed showing that Tax Incremental District No. 1 cannot repay project costs within its maximum life. In order to allow for additional time to pay incurred project costs, Wisconsin State Statutes 66.1105(7)(am)1, 2, 3 ("Standard 4 Year- Extension") allows an extension. The District has increased \$2.4 million in value since 2004. Additional development is anticipated to occur throughout the life of the District. If the amendment is approved, the total projected incremental revenue for the District is \$687,505 through 2039 (proposed new extension date.)
7. Cash Flow Analysis was reviewed showing that the Tax Incremental District No. 1 increment was negatively impacted, in order to allow for additional time to pay incurred project costs for TIDs affected by 2013 Act 145, Wisconsin State Statutes 66.1105(7)(am)4 ("Technical College 3-Year Extension"). The Village must execute new

The meeting is open to the public and is handicapped accessible.

Agendas are posted in three public places which are the Village Hall, Pioneer Market and Deli and Birchwood United States Postal Service Office notice boards, and on the village website www.birchwoodvillagewi.com to comply with Resolution 175-15.

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projects prior to expenditure period closing in September 2026. With the extension, the District is anticipated to close with a positive balance in 2039. VanGilder inquired if this could be paid off and closed early, Josh stated yes.

8. Review and discuss draft Project Plan-Tennis court and road repair which includes Main Street and Cedar Avenue and an extension to Orchard Ave.
9. Set next meeting date to consider approval of the TID. –July 8th, 2025, at 4 pm. for JRB meeting.
10. Meeting adjourned.

APPROVED

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