

Village Tax Incremental Financing District (TID) One Joint Review Board (JRB) Meeting Agenda

Tuesday, August 26, 2025

The Village of New Auburn JRB held their annual TID 1 meeting at the New Auburn Village Hall, 130 E. Elm St., New Auburn, WI 54757.

- I. **CALL TO ORDER.** At 4:05 p.m. Village President (VP) and JRB Chair Shannon Berg called the meeting to order.
- II. **ROLL CALL.** Present were Chippewa Valley Technical College (CVTC) Ken Pearson, New Auburn School District (NASD) Austin Hiess, and VP Shannon Berg. Absent was Chippewa County Administrator (CCA) Andy Albarado. Public in attendance were Tim Schilla. Staff in attendance were Treasurer-Deputy Clerk (TDC) Teresa Dachel and Administrator-Clerk-Deputy Treasurer (ACDT) Bradley Hanson.
- III. **SELECT COMMUNITY REPRESENTATIVE.** Schilla was appointed to the JRB as the Community Representative since he was the only community member present.
- IV. **ELECTION OF CHAIRPERSON.** VP Berg retained the Chair position from the previous year.
- V. **PUBLIC COMMENTS.** There were no public comments.
- VI. **REGULAR BUSINESS.**
 1. Review JRB previous meeting from Tuesday, November 11, 2024. ACDT Hanson reviewed last year's minutes with Board members to see if they had questions or amendments to report to the Board of Trustees. There were none.
 2. Historical data of TID 1. ACDT Hanson and TDC Dachel provided a brief history of the Village's TID 1 and future potentials. TID 1 was a 20-year TID created back on May 22, 2008, Amendment #1 on March 14, 2013, and Amendment #2 on January 13, 2022 – mostly to assist with the WWTP Updates and May St, which was approved by the Wisconsin Department of Revenue (WDOR). A successful TID since the Village is past the expenditure point, no outstanding Developer's Agreements, no outstanding debt after the payment made this year for road construction, and a positive "tax generation". In 2024 and 2025 the tax increment, or increase, was and will be "zero" for collection in 2025 and 2026 respectively. This was due to previous staff over taxing the TID and the Village now has to pay back the next two years. So, we will return to a positive cash flow in 2027 from 2026 property tax values, somewhere between \$30,000 - \$40,000 (WDOR's estimate). With that, we are getting close to the closure date of 2031 (from previously adopted extensions), but we may want to close it earlier. Technically, we do not need to consult with the JRB, however TDC Dachel believes it helps to keep you in the loop. If the Board of Trustees decides to close it, that will not be discussed until sometime next year (2026). As these repayments to WDOR are considered an additional debt.
 3. 2024 Wisconsin Department of Revenue TID Annual Report. Reviewed the 2024 TID 1 Annual report.
 4. 2024 Budget Results and Balance Sheet. Reviewed the 2024 Audited Budget results with limited revenues due to the WDOR "zeroed" value.
 5. 2025 Budget status. Reviewed the current expenses and limited revenues.
 6. 2026 Anticipated Budget. Motion by Pearson and seconded by Hiess to accept the reports for all of the TID 1 provided financial information. Motion carried.
 7. Next meeting set tentatively for 4:00 p.m. on Tuesday, July 21, 2026. No action.
- VII. **ADJOURN.** At 4:31 p.m. Chair Berg adjourned the meeting having covered the entire agenda.

Signed: _____

Bradley J Hanson, Village Administrator-Clerk-Deputy Treasurer