

JOINT REVIEW BOARD

Wednesday July 16, 2025

8:00 AM at City Hall

Members Present: **David Frohling** (Dodge County, Board Chair), **Dave Beal** (Dodgeland School Board President), **Josh Nichols** (City of Juneau, Resident), **Lisa Pollard** (Moraine Park Technical College), **Dan Wegener** (City of Juneau, Mayor), **Meagan Buchda** (City of Juneau, Clerk/Treasurer)

Members Absent: None

Also Present: None

1. Called to order at 8:00am
2. Nominates and selection of Public Member to Joint Review Board.
Josh Nichols nominated by Wegener, seconded by Pollard. Motion by Wegener seconded by Pollard to nominate Nichols as the Public Member. Motion passed unanimously.
3. Nominations and selection of Joint Review Board Chair.
Dan Wegenerl nominated by Beal, seconded by Nichols. Motion by Beal seconded by Nichols to nominate Wegener as Joint Review Board Chair. Motion passed unanimously.
4. Approve prior minutes from July 23, 2024.
Motion by Nichols, seconded by Frohling. Motion carried.
5. Review of annual report TID #4
Meagan Buchda presented everyone with the 2024 financials and reviewed the year end fund balance. Fund is in a positive position at the end of 2024, due to completing long term debt. The TIF has since cleared out its advance from the City. Clerk/Treasurer stated that 2024 realized an increase increment to \$274,145 from the \$182,121 recognized in 2023. This is a significant increase of \$92,024. No questions were asked in regard to the 2024 annual report.
6. Review prior and current year changes to TID #4
The 2025 Real Estate Valuation Summary shows there was an improvement value of \$8,185,000. For the tax year 2024, the district saw an increase of current year TID value from the 2018 base value of \$17,270,800 to \$22,908,000 resulting in tax increment of \$274,145. AutoPets is in the process of purchasing 2 parcels. Parcel 1 = 2.438 and Parcel 2 = 2.283. to expand their parking lot from the City – Community Development Authority. They also have a signed Developers Agreement dated 7/13/2021 where the tax increment value increased \$9M the City shall pay \$350,000 over 10 years in \$35,000 payments annually starting 1/2025. They have received their first payment this year.

Dodge County Housing Authority have completed their 15-unit duplexes on Western Avenue. The City receives a PILT payment annually for these units. We will not be seeing an increase in real estate valuation for these.

7. Adjourn

Motion by Beal, seconded by Nichols to adjourn the meeting at 8:13am. Motion carried.

Minutes reported by:

Meagan Buchda, Clerk/Treasurer