

JRB MEETING MINUTES June 14, 2023 6:00 PM VILLAGE HALL

6:00pm meeting called to order by President Tom Bush. Attendance: President Tom Bush, Trustee Bob Babcock, Trustee Amy Hajdasz, DPW Brian Beckel, Clerk/Treasurer Brad Bartels, and others in the audience.

- Minutes from last meeting reviewed and approved as presented.
- Tom Bush opened the Joint Review Board meeting for the annual Tax Increment review. Tom conducted a roll call of those JRB members in attendance for the meeting. Jaimie Wilk representing Rusk County; Andy Albarado representing Northwood Technical College; Erv Murray as a Village of Weyerhaeuser citizen, Village of Weyerhaeuser Board Members Robert Babcock, Amy Hajdasz, and President Tom Bush all present.
- Tom B. then reviewed the list of completed projects on the use of funds report. Tom noted approximately 90 percent of the projects have been to update the village's infrastructure. Some of the projects were improvements at the park and we recently purchased some new snow plow equipment.
- Tom asked if anyone had any questions from the other members of the JRB? Jaimie Wilk spoke up and expressed concerns that the TID has reached its purpose and exceeded its use. Jaimie asked the Village Board to consider closing the TID to allow the county and the two school districts the opportunity to use its share of the annual tax funds of approximately \$80,000 for each of those entities. Jaime stated the original plan called for a projected cost of \$1,625,000. And currently used TID funds are \$3,344,178.00, exceeding the original projected plan costs. Jaime stated that the original plan was a little misleading. Dave Wierzba was present and then stated you can't say that it was misleading. The original plan is an estimate and best guess on what those projects will cost. Not to mention the costs of everything have more than doubled since the plan was drawn up. Amy H. then also stated that the argument to close the TID basically has no real standing. Everything the Village has used the funds for were projects in the plan and legal. Dave W. said the county should be supporting the communities in order to better the county as a whole. Dave went on to say it makes zero sense for the county to come here and ask to close the TID when the county is sitting on over a million dollars of ARPA money. Jaimie then stated the ARPA funds are not part of their annual budget. Dave, responded that doesn't matter, you have the funds available, what are you using it for? How is the county going to use it to help the county grow. I challenge you to go back to the county and come up with a way to help the community lower the costs of infrastructure and the community then in turn can acquire some more land for more housing development. Andy Albarato, then spoke up and stated the point of this board is to see if there was a need for an

amendment and give the districts and the county a chance to express any concerns or ask any questions they might have. I agree with everyone here that the TID has been very successful and everything the village has been doing is correct and legal. I just don't think we need to have the continued back and forth. If there is a need for vote, then we would do that. Dave W. stated I agree, maybe we got a little heated, but we put a lot of work into that TID, and the village has some future plans to use the remaining funds to continue to improve the community. Jamie Wilk said, "I don't disagree either with that. You have had a very successful TID. Its just the original plan was very general in nature and its hard to read it and know what streets or projects are to be worked on. Dave W. then said, the guy that helped right the TID plan for Weyerhaeuser also helped the state with its legislature to write the TID laws. And it's impossible to plan for some of the unforeseen events that might happen like a sewer collapse; and if you write a real specific TID plan. The Village would be in a pickle and unable to use that money. Jaimie said, then that would just need an amendment to include that as a project. Dave W. which in turn takes more money out of the town from the TID to pay the consulting fees to conduct the amendment. That doesn't make any sense to do things that way. Erv then stated, and we put in the plan, almost the entire village in the TID District. So, we had the flexibility to use the money on almost any project the village needed. Erv then asked Jaimie, "Who asked you to be here? Jaimie said Randy Tatur. Erv then asked Randy, did you expect the Village really to give up the TID? Randy, "well I was reading the TID manual (plan) and I was looking at your project development. And there is no project. Your project was the sand plant. That was completed". Erv, "yeah so, that's why we set up the district. So that money came stayed here". Dave, "sand plant wasn't the only project in the plan. All the other projects in the plan aren't completed or done." Amy, "we hear you Jaimie, we understand the situation the county is in. But we are trying continue the growth in the community and improve our Main street and make it more attractive to bring in more business in which in turn is going to help us, the county and the school districts. Its just not in anyone best interest to give it up currently. We just are not done yet. Tom B. so everyone has a copy of our future projects and the annual report and list of completed projects. You can take them with you, I don't have anything else for you, we have had a good discussion and I appreciate you all coming. I will ask is there a motion to accept the reports as presented? Andy A. made motion to accept. Jaimie Wilks seconded the motion. Tom. B then adjourned the JRB meeting. And thanked everyone for coming.