VILLAGE OF BONDUEL
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# JOINT REVIEW BOARD MEETING

Thursday, August 27, 2026

CALL TO ORDER. Village Clerk, Michelle Maroszek, called the meeting to order at 9:00 a.m.

NOTICE OF MEEING: Maroszek read the statement regarding the posting of the meeting.

PRESENT: Michelle Maroszek, Village Clerk, Jesse Rankin, Village of Bonduel Representative, Russ Gehm, Village President, Collin Pomplun, Shawano County Representative, Geoff Dowden, Public Member and Kristin Fish-Peterson, Redevelopment Resources.

VIA TEAMS CONFERNECE: Ariana Schmidt, Ehlers & Associates; and Adam Pfost, Northeast Wisconsin Technical College Representative.

ABSENT: Joe Dawidziak, Bonduel School District Representative.

APPOINTMENTS. Maroszek asked whether the Board had any new appointments for the public member or chairperson. Geoff Dowden is the current public member, and Jesse Rankin is the current chairperson. The Board agreed to leave the public member and chairperson positions unchanged.

REVIEW ANNUAL PE-300 REPORT AND PERFORMANCE AND STATUS OF THE VILLAGE'S ACTIVE TAX INCREMENTAL DISTRICTS AS REQUIRED BY WIS. STAT. § 66.1105(4M)(F). The Board was presented with the performance reports for Tax Increment District No. 2 and Tax Increment District No. 3 by Ariana Schmidt, Ehlers representative. This is the first year of reporting for both Districts since their creation in 2024. Currently, both Districts are showing a deficit due to the initial startup of the increments and associated expenses. Development assumptions and increment projections for the anticipated life of both Districts were also reviewed.

APPROVAL OF RESOLUTION ACKNOWLEDGING FILING OF ANNUAL REPORT AND COMPLIANCE WITH ANNUAL MEETING REQUIREMENT. With the presentation of the annual report and the annual meeting each year, a resolution is required to acknowledge that the applicable requirements have been met. Rankin read Resolution 2026-15. Motion by Pomplun, second by Dowden, to introduce Resolution 2026-15 acknowledging the filing of the annual report and compliance with the annual TID Joint Review Board meeting requirement for TID 2 and

TID 3. Roll call vote was taken. Dowden-Aye, Pfost-Aye, Pomplun-Aye, and Rankin-Aye. Motion carried unanimously.

DISCUSSION AND POSSIBLE ACTION APPROVING RESOLUTION AMENDING PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NUMBER TWO (TID NO. 2). Tax Incremental District No. 2 (TID 2) is a mixed-use district that encompasses a large area of the Village. The District has the potential to grow at a significantly faster rate than other districts within the Village. When TID 2 was created in 2024, the project plan did not include language allowing the District to donate funds to another tax incremental district as permitted under Wis. Stat. § 66.1105. Redevelopment Resources has amended the TID 2 project plan to include provisions allowing for such a donation. All required public meetings, resolutions, and legal reviews have been completed. Approval of the amended project plan at this time would constitute the final approval necessary to allow the amendment to be filed with the State of Wisconsin. Motion by Dowden, second by Pomplun, to introduce Resolution 2026-16 to approve amending the project plan for Tax Incremental District Number 2 dated June 1, 2026. Roll call vote was taken. Dowden-Aye, Pfost-Aye, Pomplun-Aye, and Rankin-Aye. Motion carried unanimously.

DISCUSSION AND POSSIBLE ACTION APPROVING RESOLUTION AMENDING PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NUMBER THREE (TID NO. 3). Tax Incremental District No. 3 (TID 3) is a rehabilitation and conservation district located in the Village's downtown. The District was established to encourage future development and promote improvements to existing buildings and infrastructure. When TID 3 was created in 2024, its project plan did not include language authorizing the District to receive donations from another tax incremental district (TID), as permitted under Wis. Stat. § 66.1105. Redevelopment Resources has amended the TID 3 project plan to include provisions authorizing TID 3 to receive such donations. All required public meetings, resolutions, and legal reviews have been completed. Approval of the amended project plan at this time would constitute the final approval necessary to allow the amendment to be filed with the State of Wisconsin. Motion by Pomplun, second by Dowden, to introduce Resolution 2026-17 to approve amending the project plan for Tax Incremental District Number 3 dated June 1, 2026. Roll call vote was taken. Dowden-Aye, Pfost-Aye, Pomplun-Aye, and Rankin-Aye. Motion carried unanimously.

Motion by Pomplun, second by Dowden to adjourn. Motion carried unanimously. Meeting adjourned at 9:17 a.m.

Respectfully submitted,
Michelle Maroszek, Clerk/Treasurer