

VILLAGE OF ALBANY
JOINT REVIEW BOARD

TAX INCREMENTAL DISTRICT NO. 3

September 23, 2025 at 1:00 p.m.

REMOTE MEETING

Members present were:), Jim Nemeth, Chair (Blackhawk Technical College), Kim Blumer (Village President), Valerie Johnson (Albany School District) and Scott Sowl (Village Citizen Member).
Absent: Jayne Butts (Green County Treasurer. Also present: Jaclyn Essandoh of Southwestern Wisconsin Regional Planning Commission.

CALL TO ORDER: The Joint Review Board was called to order at 1:05p.m. by Jim Nemeth of Blackhawk Technical College.

APPROVE AGENDA: Motion by Blumer, seconded by Sowl, to approve the agenda as printed. All ayes. Motion Carried.

REVIEW TAX INCREMENT DISTRICT NO. 3 (TID 3) PROPOSED BOUNDARY AND PROJECT PLAN: Essandoh explained that the certified assessment values and legal description of the TID has been received.

REVIEW VILLAGE RESOLUTION 04-25, A RESOLUTION CREATING TAX INCREMENT DISTRICT NO. 3 (TID 3): The village board approved Resolution 04-25 on September 8, 2025.

DISCUSSION/CONSIDERATION OF EXPECTED TERMINATION DATE FOR TAX INCREMENT DISTRICT NO. 3 (TID 3): Essandoh explained that the project costs will be paid up in year 2046, so looking at closing the TID in year 2046.

CONSIDERATION OF JOINT REVIEW BOARD RESOLUTION 05-25, A RESOLUTION APPROVING THE VILLAGE CREATION OF TAX INCREMENT DISTRICT NO. 3 (TID 3): Nemeth shared Resolution 05-25 and reviewed the criteria needed to meet the needs for the TID, such as the development not occurring without the TID and the economic benefits. There were no objections to closing the TID in 2046 – Essandoh is awaiting a response from the DOR on the exact date in 2046 to use for the closure. Motion by Blumer, seconded by Sowl, to approve Resolution 05-25. All ayes. Motion carried.

ADJOURNMENT: Nemeth asked if anyone had anything else, with there being no other business, the meeting was adjourned at 1:15 p.m.

MICHELLE C. BREWER, Clerk
1:15 p.m.