



Mineral Point, Wisconsin

CITY OF MINERAL POINT

137 HIGH STREET, SUITE 1
MINERAL POINT, WI 53565
608-987-2361

AGENDA

CITY OF MINERAL POINT TID No. 2 JOINT REVIEW BOARD MEETING

Wednesday, April 22, 2026, 12:00 PM

Virtual Meeting via Microsoft Teams

1. Call to Order, Roll Call, and Confirmation of Compliance with the Open Meetings Law.
2. Approval of July 15, 2025, Minutes.
3. Discussion and approval of TID No. 2 Annual Report.
4. Discussion of project updates.
5. Adjourn.

Join: <https://teams.microsoft.com/meet/228525359428375?p=olvCqeFBR9H3u3xu9r>

Meeting ID: 228 525 359 428 375 , Passcode: nq7GM2LP

by phone [+1 872-256-4172](tel:+18722564172), [719916337#](tel:+1719916337) United States, Chicago

Agenda Posted and Distributed: Monday, April 13, 2026.

Reasonable accommodations for participation in this meeting by persons with disabilities, as defined by the Americans with Disabilities Act, will be made upon request and if feasible. Please contact the City Clerk's office (608-987-2361) at least 24 hours prior to the scheduled meeting so that necessary accommodations can be provided.

OFFICE OF THE CITY CLERK-TREASURER

Mayor – Danny Clark

City Administrator | Matthew Honer | administrator@cityofmineralpointwi.gov

City Clerk-Treasurer | Christy Skelding | cityclerk@cityofmineralpointwi.gov

MINUTES
CITY OF MINERAL POINT TID #2 JOINT REVIEW BOARD MEETING
Tuesday, July 15, 2025, 12:00 p.m.
City Hall Community Room or Virtual

CALL TO ORDER/ROLL CALL

Meeting called to order by Administrator Honer at 12:00 PM.

Danny Clark, Mayor	Present	Mo May-Grimm	Present
Mitch Wainwright	Present		
Karen Campbell	Present		
Larry Bierke	Present		
Others Present: City Administrator Matthew Honer, City Clerk-Treasurer Christy Skelding			

APPROVAL OF MINUTES – OCTOBER 10, 2023 MEETING

Motion (Bierke/Wainwright) to approve the minutes. Motion carried, all voting aye (5-0).

DISCUSSION AND APPROVAL OF TID NO. 2 ANNUAL REPORT.

Administrator Honer stated that the new construction comes from Kwik Trip and expansion projects at Premier Cooperative. There was one duplex completed and one duplex halfway completed at the start of 2025.

Motion (Campbell/May-Grimm) to approve the TID No. 2 Annual Report. Motion carried, all voting aye (5-0).

DISCUSSION OF PROJECT UPDATES.

Administrator Honer shared the plan for the Brewery Creek Subdivision. He stated that the city purchased 34 acres to create this new subdivision. The first phase of the development will include installing the sewer main into the subdivision, up to Hillcrest Drive. The first phase will include approximately 20 parcels. The first phase of development is the most costly.

No action taken.

ADJOURNMENT

Motion (Bierke/May-Grimm) to adjourn the meeting at 12:24 PM. Motion carried, all voting aye (5-0).

Matthew Honer, City Administrator
Approved:

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 25251	Municipality MINERAL POINT		County IOWA	Due date 07/01/2026	Report type ORIGINAL
TID number 002	TID type 6	TID name TID 2	Creation date 09/12/2023	Mandatory termination date 09/12/2043	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-30,070

Section 3 – Revenue	Amount
Tax increment	\$53,114
Investment income	
Debt proceeds	\$2,575,000
Special assessments	
Shared revenue	
Sale of property	\$313,279
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source Miscellaneous	\$2,600
Total Revenue (deposits)	\$2,943,993

Section 4 – Expenditures	Amount
Capital expenditures	\$646,623
Administration	\$3,080
Professional services	\$7,480
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name None	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$657,333

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$2,256,590
Future costs	\$23,080,503
Future revenue	\$20,884,286
Surplus or deficit	\$60,373

Section 6 – TID New Construction

Current Year TID New Construction Values

TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
002	\$8,091,800	\$-62,900	\$3,800	\$8,032,700
Total	\$8,091,800	\$-62,900	\$3,800	\$8,032,700

Current Year Allowable Levy Increase Attributable to TID NNC

TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
002	\$8,032,700	\$355,576,900	2.26	\$1,260,969	\$28,498
Total	\$8,032,700	\$355,576,900	2.26	\$1,260,969	\$28,498

Current Year Actual TID NNC Impact to Municipal Levy

Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$28,498	\$0.28498

Historical Allowable Levy Increase Attributable to TID NNC

Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2024	002	\$3,576,300	\$335,457,400	1.07	\$1,244,745	\$13,319
2024	Total	\$3,576,300	\$335,457,400	1.07	\$1,244,745	\$13,319
2023	No active TIDs					

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Quinn Mitchell	Preparer title Audit Manager
Preparer email qmittell@johnsonblock.com	Preparer phone (608) 987-2206
Contact name Matt Honer	Contact title City Administrator
Contact email administrator@cityofmineralpointwi.gov	Contact phone (608) 987-0463