

**VILLAGE OF HORTONVILLE
JOINT REVIEW BOARD
NOVEMBER 20, 2025, MEETING MINUTES**

Jeanne Bellile called the meeting to order at 5:00 p.m. in the Community Center at 531 N. Nash St., Hortonville, Wisconsin.

Members present: Chris Peterson (Hortonville Area School District) (by phone), Amy Van Straten (Fox Valley Technical College) (by phone), Jack Kuhnke (public member), Kevin Englebert (by phone) and Jeanne Bellile (Village President)

Others present: Jane Booth (Clerk-Treasurer) and Ariana Schmidt (Ehlers)(by phone)

Others Excused: Nathan Treadwell (Administrator)

Approve the minutes from the December 5, 2024, Meeting

Motion [Kuhnke/Englebert] to approve the minutes from the December 7, 2024, meeting. Unanimous voice vote, motion carried.

Appointments as needed

Motion [Bellile/Peterson] to appoint Jack Kuhnke as the public member. Unanimous voice vote, motion carried.

Motion [Englebert/Kunke] to appoint Jeanne Bellile as the chairperson.

Unanimous voice vote, motion carried.

Review responsibilities of the Joint Review Board

Ariana Schmidt (Ehlers) went over the key responsibilities of the Joint Review Board, and they are the proof of/the but/for test. Tonight, you will get the introductory information, no decision will be made tonight, if the Village Board approves the TID creation it will come back to you for a vote.

She also noted that per statute you are required to meet on an annual basis.

Review and discuss draft Project Plan

Ariana Schmidt went through a detailed plan regarding the proposed district of the creation of TID 7. TID 7 is a proposed Mixed-Use District comprising of approximately 95 acres located to the northwest and southeast points of the intersection of S Nash Street & the Canadian National Railway, extending southeast near the Wiowash Trail. The district will be created to pay the costs of various infrastructure/street projects, purchasing of lots/sites, and the development incentives. The Natures Haven subdivision (Project) will develop roughly 104 homes from 2026-2030. In addition to the incremental property value that will be created, the Village expects the project will result in additional residential units including single-family homes and increased economic activity in the Village.

A proposed boundary map was shared with all the parcels that are included. Additional maps will be forthcoming.

Giese Street and Natures Haven Boardwalk. We do have a developer that has worked with the village in the past, and the Village is working on the developer's agreement. The 104 units – resulting in approximately 31.2 million dollars.

They are going to be single family homes roughly priced at \$300,000.

Review Annual PE-300 Reports and the performance and status of the Village's active Tax Incremental Districts as required by Wis. Stat. § 66.1105(4m)(f).

Ariana Schmidt (Ehlers) went over the TID reports. TID 3

TID 6 is a mixed-use district created in 2022 ending in 2037. Year end fund balance was \$9,255. The Village has already entered into a developer agreement and will be wrapped up by 2027. In 2025 the Village issued \$215K in GO notes for the Terrace Manor Project. The Village is planning to issue debt in 2026 to fund the \$200k Alonzo Park Entrance project, to be repaid by TID 6. In 2027 the Village may also begin the \$200k Park Pavillion Project, shown in the cashflow as being financed with the 2027 GO Notes.

TID 4 is a mixed-use district created in 2017 and has been amended twice. 4.2 million is the base value with the projected closure of 2038 max life. The Village did enter into a developer agreement incentive to construct a multifamily residential development. The incentive was paid out in two installments. As of 1/1/25, the development had added \$10.8 million in new value. In 2025 the TID is funding an Industrial Park Water Survey. In 2026, the Village is looking to issue debt to fund the \$282K Bridge Replacement & aesthetics project. In 2027 and 2028, the Village is potentially planning to issue debt to fund the \$397k West Segment of the old STH 15 Project and half of the \$300k for the Givens Street Project.

TID 5 was created in 2017 as a blighted district and was amended in 2024 to adjust some of the project costs, and to incorporate increment sharing from TID 4 to TID 5. In 2025, the TID is funding a \$50k Grant Project for business owners to update their facades. The Village received a grant from the state which required the Village to match half the amount provided. The Village anticipates adding \$650k in projects to the downtown area as a result of this initiative.

In 2026, the Village will issue debt to fund the downtown improvement project, which includes expanding sidewalks, installing new lighting, upgrading stormwater infrastructure, and enhancing Memorial Square – all aimed at improving the pedestrian experience and supporting downtown revitalization efforts.

Approve “Resolution Acknowledging Filing of Annual Reports and Compliance with Annual Meeting Requirements.”

Motion [Kevin/Peterson] to approve the Resolution acknowledging the Filing of Annual Reports and Compliance with Annual Meeting Requirements.

Unanimous voice vote, motion carried.

Set next meeting date to consider approval of the TID.

The date will be set for February 5th at 5:00 pm.

Adjourn

Motion [Kuhnke/Peterson] to adjourn. Unanimous voice vote, motion carried. The Board adjourned at 5:43 p.m.

Minutes submitted by,

Jane Booth, WCMC
Clerk-Treasurer