

**JOINT REVIEW BOARD MEETING  
CITY OF AMERY, WISCONSIN**

The Joint Review Board of the City of Amery met on February 25, 2025 at City Hall in the Council Chambers.

The meeting was called to order at 9:30 a.m.

Present: Kianna Lindh – MSA; Amber Richardson– Northwood Technical College; Sherri Poirier – Polk County, Jon McBride – Amery School District, and Paul Shafer – Citizen at Large, and Alex Mansfield – City of Amery.

Staff present: Clerk/Treasurer, Taylor Larson.

1. Select Chairperson: The board agreed to have Jon McBride serve as the chairperson.
2. Review 2023 TID Annual Reports for the following:
  - a. TID No. 6: TID #6 – is generally located in the downtown area of the City but was amended in 2019 to include territory to the south of the downtown area. Specifics on TID #6 include:
    - i. Created in May of 2004 as a “rehabilitation and conservation” TID;
    - ii. Expenditure period ends May 5, 2026;
    - iii. Amended in 2019 to include additional territory;
    - iv. Original termination date was May of 2031, but was extended by the JRB for seven more years in 2019;
    - v. Mandatory termination date is now May of 2038;
    - vi. TID #6 ended 2023 showing a deficit of \$-1,262,173
  - b. TID No. 7: TID #7 – is located in the Stower Industrial Park located south of the Amery School Campus. Over the years, tax increments were used to fund improvements in the industrial park and development incentives. Specifics on TID #7 include:
    - i. Created in September of 2010 as a “mixed-use ” TID;
    - ii. Expenditure period ends September 30, 2025;
    - iii. Amended in 2019 to include additional allocate funds to TID #6;
    - iv. Mandatory termination date is September 30, 2030;
    - v. TID #7 ended 2023 showing a surplus of \$34,643
  - c. TID No. 8: TID #8 – is located in the South Industrial Park (new Ind. Park) and commercial area on the south side of Amery along STH 46. Specifics on TID #8 include:
    - i. Created in June of 2016 as a “mixed-use ” TID;
    - ii. Expenditure period ends June 19, 2031;
    - iii. Amended in 2019 to include additional territory;
    - iv. Mandatory termination date is June 19, 2036;
    - v. TID #8 ended 2023 showing a deficit of \$-105,779
  - d. TID No. 9: TID #9 – is generally located in the downtown area of the City and overlays a significant portion of the original TID #6. Specifics on TID #9 include:
    - i. Created in September of 2019 as a “mixed-use ” TID;

- ii. Expenditure period ends September 4, 2041;
  - iii. Mandatory termination date is September 4, 2046;
  - iv. TID #9 ended 2023 showing a surplus of \$248,606
- e. TID No. 10: TID #10 – is generally located in the residential area on the SE corner of Amery. A portion of TID overlays TID #7. Specifics on TID #10 include:
  - i. Created in May of 2024 as a “mixed-use” TID;
  - ii. Expenditure period ends May 1, 2040;
  - iii. Mandatory termination date of May 1, 2045;
  - iv. TID #10 had no 2023 annual report since it was created in 2024
- 3. Other Business: Administrator Mansfield informed the board that the City would be working to ensure that all TID districts were funding projects the way they were intending to and gave an update on improvements coming in TID #10.
- 4. Motion by Mansfield and seconded by Shafer to adjourn at 9:50am.

Respectfully Submitted,

Taylor Larson  
Clerk/Treasurer  
February 25, 2025