



Administrative Offices
Municipal Building - 138 East Main Street
Mount Horeb, Wisconsin 53572
608.437.6884 | mounthorebwi.info

Joint Review Board Meeting Agenda Wednesday, September 16, 2026 at 8:45 AM

***VIRTUAL ONLY**

1) VIRTUAL LINK

a. [Join the meeting now](#)

- Meeting ID: 244 876 430 148 834
- Passcode: MC79q2Kk

2) Call to order

a. Roll Call

3) Action Items

- a. Consideration of May 19, 2026 Joint Review Board Meeting minutes.
- b. Review Annual PE-300 Report and the performance and status of
 - 1. Tax Incremental District No. 3
 - 2. Tax Incremental District No. 5
- c. Approve Resolution 2026-15 Acknowledging Filing of Annual Reports and Compliance with Annual Meeting Requirement

4) Adjournment

***Public Comment Policy**

Members of the public are invited to speak at meetings of all Mount Horeb Public Bodies. To comment, please complete a Public Comment Form at the Meeting Room entrance and submit it to staff before the meeting begins. Comments are limited to three minutes, must be made from the podium, and the speaker must return to the audience after speaking.

- Non-agenda item comments are heard at the start of the meeting. Public Body members and staff will not engage in discussion during public comment but may consider topics for future agendas.
- Agenda item comments are heard during the relevant item, after the proposers or staff present the item and before Public Body discussion. All public comments on the item will be heard before any discussion by the Public Body.

Members of the public will only be allowed to speak outside these public comment times if they are invited by the meeting chair to share additional information requested by the Public Body. If so invited to speak, the member of the public must do so from the podium.

Written comments are also welcome. Written comments shall include the name and address of the submitter and should be submitted to the Deputy Treasurer/Governance Coordinator by email at niki.erickson@mounthorebwi.info (subject line: Public Comment Request-Name of Public Body) or delivered by to the Village at: 138 E Main Street, Mount Horeb WI, 53572, ATTN Public Comment Request-Name of Public Body.

UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS AND SERVICES. FOR INFORMATION OR TO REQUEST THIS SERVICE, CONTACT ALYSSA GAFFNEY, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-9404.



VILLAGE OF MOUNT HOREB

E. Main Street

Mount Horeb, WI 53572

Phone: (608) 437-6884 Fax: (608) 437-3190

Email: mhinfo@mounthorebwi.info Web: mounthorebwi.info

JOINT REVIEW BOARD Tuesday, May 19, 2026 at 8:00 AM

DRAFT MEETING MINUTES

- 1) Call to order
The Joint Review Board met virtually on the above date. The meeting was called to order at 8:00 a.m.

Members present were Ryan Czyzewski, Mount Horeb Village Board President; Adam Gallagher, Dane County Treasurer; Steve Salerno, Mount Horeb Area School District Superintendent; Laurie Grigg, Madison College; Nicole Erickson, Public Member. Also present were Jon Hochkammer, Mount Horeb Interim Administrator; Kristen Fish-Peterson, Redevelopment Resources; and Denise Schwenn, Finance Director/Treasurer.
- 2) Agenda Items
 - a. Consideration of November 6, 2025 Meeting Minutes
Motion by Gallagher, seconded by Grigg to approve the November 6, 2025 meeting minutes. Motion carried.
 - b. Update/Review of Project Plan for TID #6
Kristen Fish-Peterson explained that nothing has changed with this Resolution for TID 6. This step was just missed last fall and this meeting is needed now to move forward.
 - c. Action on Resolution 2026-08, "TID6 Creation Resolution"
Gallagher made a motion to approve Resolution 2026-08, seconded by Grigg. Motion carried.
- 3) Meeting adjournment.
Gallagher made a motion to adjourn at 8:02 a.m., seconded by Grigg. Motion carried.

Minutes submitted by Niki Erickson, Deputy Treasurer/Governance Coordinator

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 13157	Municipality MOUNT HOREB		County DANE	Due date 07/01/2026	Report type ORIGINAL
TID number 003	TID type 4	TID name TID #3	Creation date 03/24/2004	Mandatory termination date 03/24/2027	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-237,562

Section 3 – Revenue	Amount
Tax increment	\$981,287
Investment income	\$6,044
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$43,255
Sale of property	\$0
Allocation from another TID	
TID number	\$0
Developer guarantees	
Developer name	\$0
Transfer from other funds	
Source TRANSFER FROM GENERAL FUND	\$55,620
Grants	
Source	\$0
Other revenue	
Source	\$0
Total Revenue (deposits)	\$1,086,206

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	\$0
Administration	\$2,500
Professional services	\$1,600
Interest and fiscal charges	\$69,220
DOR fees	\$0
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$854,000
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
TID number	\$0
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Fund	\$0
Other expenditures	
Name	\$0
Total Expenditures	\$927,320

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-78,676
Future costs	\$0
Future revenue	\$0
Surplus or deficit	\$-78,676

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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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)
003	\$4,612,400	\$0	\$3,647,900	\$8,260,300
005	\$0	\$-4,900	\$33,600	\$28,700
Total	\$4,612,400	\$-4,900	\$3,681,500	\$8,289,000

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
003	\$8,260,300	\$1,267,869,500	0.65	\$4,015,322	\$26,100
005	\$28,700	\$1,267,869,500	0.00	\$4,015,322	\$0
Total	\$8,289,000	\$1,267,869,500	0.65	\$4,015,322	\$26,100

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$26,100	\$0.26100

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	003	\$2,395,100	\$1,179,583,900	0.20	\$3,908,923	\$7,818
2024	005	\$-66,300	\$1,179,583,900	-0.01	\$3,908,923	\$-391
2024	Total	\$2,328,800	\$1,179,583,900	0.19	\$3,908,923	\$7,427
2023	003	\$2,500,000	\$1,021,582,400	0.24	\$3,871,035	\$9,290
2023	005	\$0	\$1,021,582,400	0.00	\$3,871,035	\$0
2023	Total	\$2,500,000	\$1,021,582,400	0.24	\$3,871,035	\$9,290

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Denise Schwenn	Preparer title Treasurer
Preparer email denise.schwenn@mounthorebwi.info	Preparer phone (608) 437-9408
Contact name Denise Schwenn	Contact title Treasurer
Contact email denise.schwenn@mounthorebwi.info	Contact phone (608) 437-9408

Submission Information	
Co-muni code	13157
TID number	003
Submission date	06-01-2026 10:13 AM
Confirmation	TIDAR20250384O1780325254729
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 13157	Municipality MOUNT HOREB		County DANE	Due date 07/01/2026	Report type ORIGINAL
TID number 005	TID type 3	TID name TID #5	Creation date 08/10/2016	Mandatory termination date 08/10/2043	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$522,740

Section 3 – Revenue	Amount
Tax increment	\$775,669
Investment income	\$51,147
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$40,199
Sale of property	\$0
Allocation from another TID	
TID number	\$0
Developer guarantees	
Developer name	\$0
Transfer from other funds	
Source	\$0
Grants	
Source	\$0
Other revenue	
Source	\$0
Total Revenue (deposits)	\$867,015

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	\$58,352
Administration	\$2,500
Professional services	\$2,416
Interest and fiscal charges	\$140,818
DOR fees	\$0
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$170,000
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
TID number	
Developer grants	
Developer name HOFF MALL	\$40,071
Developer name TRI HOLDINGS	\$38,937
Transfer to other funds	
Fund	\$0
Other expenditures	
Name	\$0
Total Expenditures	\$453,094

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$936,661
Future costs	\$0
Future revenue	\$0
Surplus or deficit	\$936,661

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Contact name Denise Schwenn	Contact title Treasurer
Contact email denise.schwenn@mounthorebwi.info	Contact phone (608) 437-9408

Submission Information	
Co-muni code	13157
TID number	005
Submission date	06-01-2026 10:52 AM
Confirmation	TIDAR20250384O1780329153283
Submission type	ORIGINAL

RESOLUTION 2026-15

JOINT REVIEW BOARD OF THE VILLAGE OF MOUNT HOREB

**RESOLUTION ACKNOWLEDGING FILING OF ANNUAL REPORTS AND
COMPLIANCE WITH ANNUAL MEETING REQUIREMENT**

WHEREAS, Wis. Stat. § 66.1105(f4m)(f) requires that the Joint Review Board (JRB) meet annually on July 1, or when an annual report under Wis. Stat. § 66.1105(6m)(c)(intro.) becomes available, to review the annual report and to review the performance and status of each district governed by the JRB; and

WHEREAS, the Village has filed an annual report to the Wisconsin Department of Revenue for the following districts:

Tax Increment District No. 3
Tax Increment District No. 5; and

WHEREAS, copies of the annual reports have been provided to each overlying taxing jurisdiction; and

WHEREAS, the JRB met on September 16, 2026 to review the annual reports and the performance and status of each of the districts governed by the JRB.

NOW, THEREFORE, BE IT RESOLVED, that the Village has complied with its reporting requirements under Wis. Stat § 66.1105(6m)(c)(intro.) and requirement to hold an annual JRB meeting under Wis. Stat. § 66.1105(4m)(f)

Introduced and passed this 16th day of September 2026.

Resolution adoption moved by JRB member: _____

Motion for adoption seconded by JRB member: _____

On roll call motion passed by a vote of _____ ayes to _____ nays

ATTEST:

JRB Chairperson Signature

Village Clerk Signature

Joint Review Board Members:

Representing

Dane County

Mount Horeb School District

Madison College

Village of Mount Horeb

Public Member