



AGENDA NOTICE

NOTICE OF JOINT REVIEW BOARD MEETING REGARDING THE 2025 TID ANNUAL REPORT FOR TAX INCREMENTAL DISTRICT (TID) NUMBERS 2 and 3 IN THE CITY OF EAGLE RIVER, WISCONSIN

NOTICE IS HEREBY GIVEN, that the City of Eagle River will hold a Joint Review Board meeting on **TUESDAY, AUGUST 4, 2026 at 2:00 p.m.** at the Eagle River City Hall, located at 525 E. Maple Street, Eagle River, Wisconsin. The purpose of this meeting is for the Joint Review Board to review the Annual Financial Reports for TID Nos. 2 and 3.

NOTICE IS HEREBY GIVEN, that a majority of the City Council of the City of Eagle River may be attending the scheduled Joint Review Board meeting either in person or via zoom. This constitutes a meeting of the City Council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis. 2d 553, 494 N.W.2d 409 (1993), and must be noticed as such, although the City Council will not take any formal action at this meeting.

The meeting is open to the public, and may also be attended online at the following link:

<https://us06web.zoom.us/j/82550322029?pwd=PHtXfvWmWiMTJ7SnXFleiji67ZR2LPK.1>

Meeting ID: 825 5032 2029

Passcode: 966120

1. Call to Order
2. Roll Call
3. Approve Minutes of Previous Meeting
4. Discussion and Possible Action on the Following Agenda Items:
 - a. Resignation of Joint Review Board – Citizen Member, Becky Bolte
 - b. Appointment of Citizen Member to the Joint Review Board – Adam Grassl
 - c. Resignation of Joint Review Board – NPSD representative, Scott Foster
 - d. Appointment of representative of Northland Pines School District to the Joint Review Board – Tony Duffek
 - e. Annual 2025 Financial Review TID No. 2
 - f. Annual 2025 Financial Review TID No. 3
 - g. Joint Review Board Resolution Acknowledging Filing Of Annual Reports And Compliance With Annual Meeting Requirement City Of Eagle River
 - h. Motion to accept financial statements for TID Districts 2 & 3
5. Adjourn.

Arrangements for either inspection or receipt of a copy of the Annual Report may be made by contacting the City Clerk, 525 E. Maple Street, Eagle River, WI; Phone 715-479-8682.

Submitted by Robin Ginner, City Administrator

Please note that, upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services or provide a video link for meetings. For additional information to request this service, please contact the City Clerk's Office at 715-479-8682 ext. 222, 525 E. Maple Street, P.O. Box 1269, Eagle River WI 54521. Posted 7/16/2026 rcg

Joint Review Board
September 15, 2025
Meeting Minutes

1. Call to Order at 8:30 AM
2. Roll Call: Scott Foster - Northland Pines, Megan Gerber - Nicolet College, Robin Ginner - City of Eagle River, Becky Bolte – Citizen Member
3. Motion/Second, Foster/Bolte, to approve the minutes of the November 2024 Joint Review Board meeting. Motion Carried
4. Motion/Second, Gerber/Foster, to accept the resolution acknowledging filing of annual reports and compliance with annual meeting requirement of the City of Eagle River. Motion Carried.
5. Presentation and review of TID audit findings and annual reports for Tax Increment Districts 2 and 3 for the City of Eagle River. Motion/Second, Foster/Gerber, to accept the annual reports for Tax Increment Districts 2 and 3 as presented. Motion Carried.
6. Motion/Second, Foster/Bolte to adjourn at 8:36 AM. Motion carried.

Robin Ginner, City Administrator

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 63221	Municipality EAGLE RIVER		County VILAS	Due date 07/01/2026	Report type ORIGINAL
TID number 002	TID type 6S	TID name tid 2	Creation date 09/11/2007	Mandatory termination date 09/11/2047	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-570,664

Section 3 – Revenue	Amount
Tax increment	\$131,380
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$13,956
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$145,336

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$19
Professional services	
Interest and fiscal charges	\$3,495
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$18,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Fund General fund for interest	\$112,612
Other expenditures	
Name	
Total Expenditures	\$134,276

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-559,604
Future costs	\$250,000
Future revenue	\$809,604
Surplus or deficit	\$0

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)
002	\$551,200	\$0	\$35,100	\$586,300
003	\$672,800	\$0	\$23,600	\$696,400
Total	\$1,224,000	\$0	\$58,700	\$1,282,700

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	\$586,300	\$303,980,200	0.19	\$1,091,781	\$2,074
003	\$696,400	\$303,980,200	0.23	\$1,091,781	\$2,511
Total	\$1,282,700	\$303,980,200	0.42	\$1,091,781	\$4,585

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

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	\$63,900	\$276,030,000	0.02	\$1,078,185	\$216
2024	003	\$312,600	\$276,030,000	0.11	\$1,078,185	\$1,186
2024	Total	\$376,500	\$276,030,000	0.13	\$1,078,185	\$1,402
2023	002	\$685,200	\$234,215,600	0.29	\$1,064,810	\$3,088
2023	003	\$1,397,000	\$234,215,600	0.60	\$1,064,810	\$6,389
2023	Total	\$2,082,200	\$234,215,600	0.89	\$1,064,810	\$9,477

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Section 7 – Preparer/Contact Information	
Preparer name Scott Sternhagen	Preparer title Principal
Preparer email scott.sternhagen@claconnect.com	Preparer phone (920) 455-4132
Contact name Corinne Hoffmann	Contact title City Treasurer
Contact email choffmann@eagleriverwi.gov	Contact phone (715) 479-8682

Submission Information	
Co-muni code	63221
TID number	002
Submission date	06-23-2026 01:14 PM
Confirmation	TIDAR20251729O1782237599081
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 63221	Municipality EAGLE RIVER		County VILAS	Due date 07/01/2026	Report type ORIGINAL
TID number 003	TID type 6S	TID name tid3	Creation date 09/11/2007	Mandatory termination date 09/11/2047	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$746,062

Section 3 – Revenue	Amount
Tax increment	\$219,763
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$12,781
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$232,544

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$19
Professional services	
Interest and fiscal charges	\$33,508
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$143,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name n/a	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$176,677

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$801,929
Future costs	\$1,600,000
Future revenue	\$798,071
Surplus or deficit	\$0

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Contact name Corinne Hoffmann	Contact title City Treasurer
Contact email choffmann@eagleriverwi.gov	Contact phone (715) 479-8682

Submission Information	
Co-muni code	63221
TID number	003
Submission date	06-23-2026 01:17 PM
Confirmation	TIDAR20251729O1782238648142
Submission type	ORIGINAL



Resolution #1077

**JOINT REVIEW BOARD RESOLUTION ACKNOWLEDGING FILING OF ANNUAL REPORTS AND
COMPLIANCE WITH ANNUAL MEETING REQUIREMENT CITY OF EAGLE RIVER**

WHEREAS, Wis. Stat. § 66.1105(4m)(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 City has filed an annual report with the Wisconsin Department of Revenue for the following districts:

Tax Incremental District No. 2 Tax
Incremental District No. 3; and

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

WHEREAS, the JRB met on July 20, 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 City 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).

Passed and adopted this 20th day of July, 2026

Resolution introduced and adoption moved by JRB member: _____

Motion for adoption seconded by JRB member: _____

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

ATTEST:

JRB Chairperson Signature

Clerk's Signature