

**Joint Review Board
Minutes of October 28, 2025**

1. Call to Order

Rich Stevenson called the meeting to order at 3:00 p.m. at Lodi City Hall, 130 S. Main Street, Lodi, WI.

2. Roll Call

Present: Jason Brewer- Lodi School District, Sylvia Ramirez - Madison Area Technical College (virtual), Rich Stevenson - Chair, Ann Groves Lloyd - Mayor, Mike Goethel - Alder (virtual) and Jeff Leckwee- County Supervisor.

Also present: Greg Johnson- TIF Administrator, Ehlers (virtual), Casey Griffiths, Ehlers (virtual) Jennifer Sweeney, Interim City Administrator and Lanette Mayberry, Interim City Clerk

3. Approve the Minutes of the October 8, 2024 Meeting

MOTION (Groves Lloyd/Goethel) to approve the minutes from the October 8, 2024 meeting. Voice vote: all ayes. Motion carried.

4. Review and Discussion of TID 3 Annual Report

Casey Griffiths presented information from the 2024 Annual Report for TID 3.

The TID was created in 2005 as a blighted area district. It was amended in 2015 to add territory, allow project costs within a ½ mile radius, and donate excess increment to TID 4 & 5. The expenditure period ends September 2027. The current increment value of TID 3 is \$1,117,800 with a cash balance at the end of 2024 of \$120,655. TID 3 is projected to close in 2031 based on current cash flow. There is a pending stormwater improvement project in the district. TID 3 owes the general fund \$74,209. Funds are available to repay the general fund.

5. Review and Discussion of TID 4 Annual Report

Casey Griffiths presented information from the 2024 Annual Report for TID 4.

TID 4 was created in 2015 as a rehabilitation district. The expenditure period ends June 2037. The current increment value of TID 4 is \$4,666,600 with a cash balance at the end of 2024 of \$29,700. The City expects to make additional projects costs through the end of the District's expenditure period. The projected closure year identified is based on current cash flow projections only. Projected closure is 2029 based on current cash flow predictions.

6. Review and Discussion of TID 5 Annual Report

Casey Griffiths presented information from the 2024 Annual Report for TID 5.

TID 5 is a rehabilitation district created in 2015 and the boundary was amended in 2017. The expenditure period ends June 2037 and has a mandatory termination date of June 2042. The current increment value is \$3,978,700 with a year-end fund balance at the end of 2024 of \$223,740. Projected closure is

dependent on the City determining what other costs will be incurred. The City is reviewing development proposals for the Top of Lodi property. TIF assistance has been requested for the project. The City is in negotiations with a potential developer.

7. Adjourn.

MOTION by (Groves Lloyd/Leckwee) to adjourn. Voice vote- all ayes. Motion carried. Meeting adjourned at 3:19 p.m.

Minutes by Lanette Mayberry, Interim City Clerk

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