

POSTED DATE: August 20, 2025

**CITY OF OCONTO FALLS
JOINT REVIEW BOARD
JOINT REVIEW BOARD ANNUAL MEETING
TAX INCREMENT DISTRICT #3
The meeting is open to the public.**

**Council Chambers - Municipal Building
500 N. Chestnut Avenue
Oconto Falls, WI 54154**

**SEPTEMBER 5, 2025 12:00 PM
AGENDA**

**Mr. Stuart Russ Superintendent School of Oconto Falls
Mr. Richard Heath, County Administrator Oconto County
Mr. Adam Pfof Vice President of Finance & Administration
Mr. Peter Wills City Administrator City of Oconto Falls
Mrs. Chique Tousey-Tabor Citizen Representative City of Oconto Falls**

DISCUSSION AND POSSIBLE RECOMMENDATION/ACTION ON THE FOLLOWING:

1. Call to order.
2. Appointments
 - A. Public Member
 - B. Appointment of Chair
3. Review Annual PE-300 Report and the performance and status of Tax Incremental District No. 3.
Re: Administrator Wills
4. Approve "Resolution 25-009 Acknowledging Filing of Annual Report and Compliance with Annual Meeting Requirement."
Re: Administrator Wills
5. Review Proposed Project Plan and Boundary for TID No. 3 in the City.
Re: Administrator Wills
6. Adjourn.

City Administrator Peter Wills/JF

*A quorum of the Common Council may be in attendance of this meeting.

* A quorum of the Oconto Falls Utility Commission may be in attendance of this meeting.

Notice was given to the public at least 24 hours prior to this open meeting - agenda was forwarded to newspapers and any news media who have requested the same – agenda was posted at City Hall, Oconto Falls Community Library, and on the City website at cityofocountofalls.com. Any person wishing to attend the meeting who requires special accommodations because of a disability should contact the Clerk's office at 920-846-4505 with adequate notice so appropriate accommodations can be made.

**NOTICE OF ANNUAL JOINT REVIEW BOARD MEETING
CITY OF OCONTO FALLS, WISCONSIN**

Notice is Hereby Given that the City of Oconto Falls will hold a Joint Review Board meeting on September 05, 2025 at 12:00 p.m. at the Oconto Falls City Hall, located at 500 N. Chestnut. The purpose of the meeting is to review the annual report and the performance and status of each Tax Incremental District governed by the Joint Review Board as required by Wis. Stat. § 66.1105(4m)(f).

The meeting is open to the public. Copies of the annual report will be available for viewing in the offices of the City Clerk at the Oconto Falls City Hall, located at 500 N. Chestnut, during normal business hours and will be provided upon request.

By Order of the City of Oconto Falls, Wisconsin

Published August 22, 2025

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 42266	Municipality OCONTO FALLS		County OCONTO	Due date 07/01/2025	Report type ORIGINAL
TID number 003	TID type 6	TID name TID#3	Creation date 09/25/2023	Mandatory termination date 09/25/2043	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-29,722

Section 3 – Revenue	Amount
Tax increment	\$305,500
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$0
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Developer name N/A	\$0
Transfer from other funds	
Source N/A	\$0
Grants	
Source N/A	\$0
Other revenue	
Source N/A	\$0
Total Revenue (deposits)	\$305,500

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	\$0
Administration	\$0
Professional services	\$28,722
Interest and fiscal charges	\$0
DOR fees	\$1,000
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$0
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Fund N/A	\$0
Other expenditures	
Total Expenditures	\$29,722

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$246,056
Future costs	\$0
Future revenue	\$0
Surplus or deficit	\$246,056

Form PE-300	TID Annual Report	2024 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	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0

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	\$0	\$263,430,900	0.00	\$1,209,733	\$0
Total	\$0	\$263,430,900	0.00	\$1,209,733	\$0

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
2023	No active TIDs					

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Peter Wills	Preparer title Administrator-Clerk/Treasurer
Preparer email admin@ci.ocontofalls.wi.us	Preparer phone (920) 846-4505
Contact name Peter Wills	Contact title Administrator-Clerk/Treasurer
Contact email admin@ci.ocontofalls.wi.us	Contact phone (920) 846-4505

Submission Information	
Co-muni code	42266
TID number	003
Submission date	06-13-2025 02:36 PM
Confirmation	TIDAR20241154O1749843196377
Submission type	ORIGINAL

**2025 JOINT REVIEW BOARD
RESOLUTION 25-009 ACKNOWLEDGING FILING OF ANNUAL REPORT AND
COMPLIANCE WITH ANNUAL MEETING REQUIREMENT
CITY OF OCONTO FALLS**

WHEREAS, Wis. Stat. § 66.1105(4m)(f) requires that the Joint Review Board (“JRB”) meet annually on September 5, 2025 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 Tax Incremental District No.3; and

WHEREAS, a copy of the annual report has been provided to each overlying taxing jurisdiction; and

WHEREAS, the JRB met on September 05, 2025 to review the annual report and the performance and status 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 5th day of September, 2025.

Joint Review Board

Representing

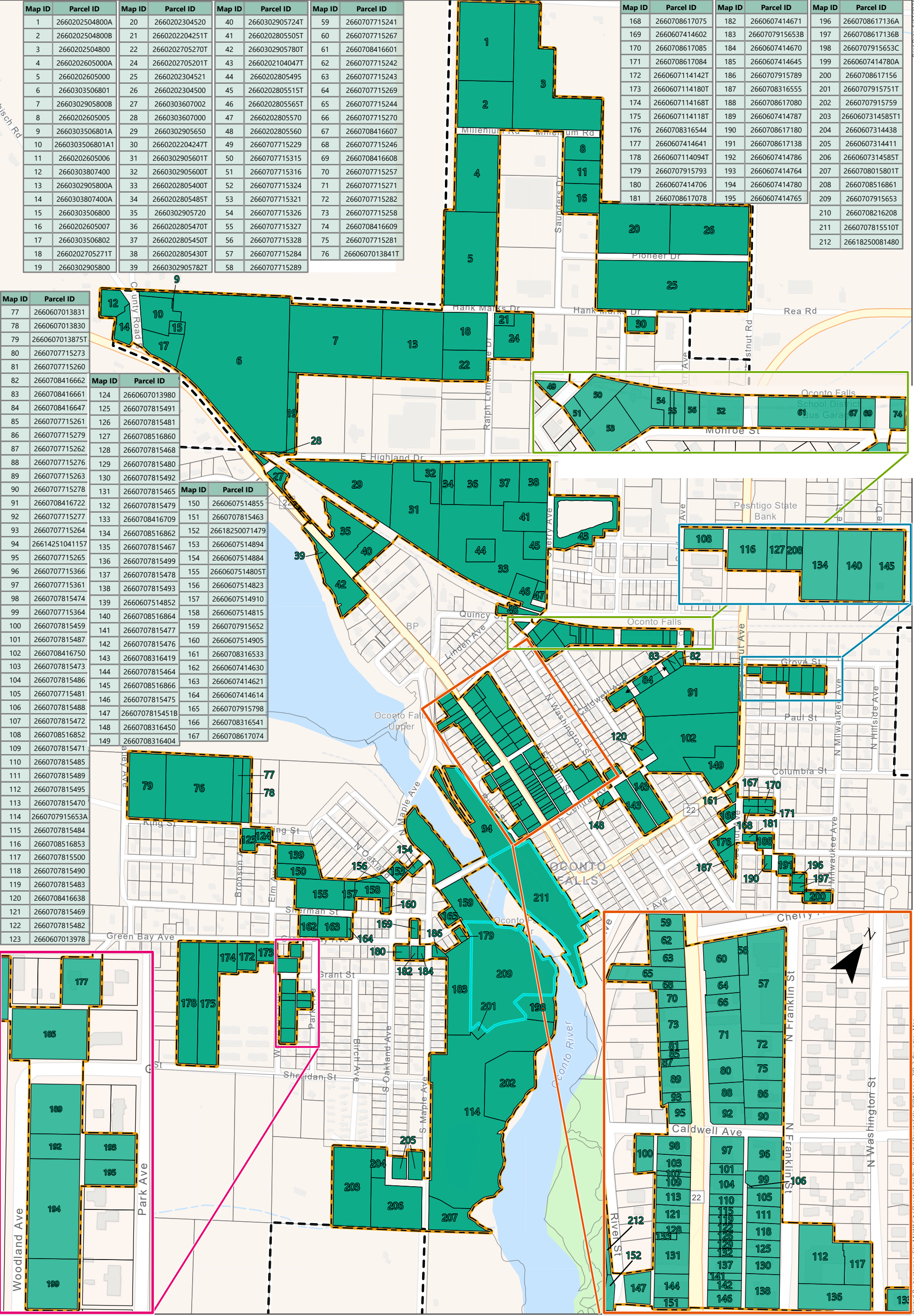
_____ Oconto County – Mr. Richard Heath

_____ Oconto Falls School District – Mr. Stuart Russ

_____ Vice President of Finance & Administration – Mr. Adam Pfost

_____ City of Oconto Falls – Mr. Peter Wills

_____ Public Member – Mrs. Chique Tousey-Tabor



I want to...

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Herb Braun Dr

Splinter Creek La

Chestnut Rd

Chil

Bob Hammond St

Saunders Dr

Pioneer Dr