

VILLAGE OF MCFARLAND

Joint Review Board

July 9, 2026

MINUTES

1. **CALL TO ORDER.**

Brassington called the meeting to order at 8:30 AM.

2. **ROLL CALL.**

Members present: Stephanie Brassington (Village President), Adam Gallagher (Dane County), Sylvia Ramirez (MATC), Jeff Mahoney (McFarland School District)

Members absent: None.

Staff present: Andrew Bremer, McFarland Community & Economic Development Director.

3. **PUBLIC APPEARANCES.**

None.

4. **BUSINESS.**

- a. Approval of the minutes of the June 24, 2025 Joint Review Board Meeting.

Brassington moved to approve minutes of the June 24, 2025 Joint Review meeting. Mahoney seconded the motion. Motion carried 4-0.

5. **BUSINESS.**

- a. Discussion and action to approve Katelyn Howen as the Public Member of the McFarland Joint Review Board for Tax Increment Districts #3, #4, #5, #6, and #7.

Bremer indicated that Tammy Olson resigned her position as the Public Member of the Joint Review Board. The Village Board recommended Katelyn Howen to fill the position. Motion by Brassington to approve Katelyn Howen as the Public Member of the McFarland Joint Review Board for Tax Increment Districts #3, #4, #5, #6, and #7. Seconded by Mahoney. Motion carried 4-0.

- b. Discussion and action to approve Stephanie Brassington as the chair of the McFarland Joint Review Board for Tax Increment District #7.

Motion by Mahoney to approve Stephanie Brassington as the chair of the McFarland Joint Review Board for Tax Increment District #7. Seconded by Howen. Motion passed 5-0.

- c. Discussion and action to accept the 2025 Annual Report for Tax Increment District #3.

Bremer provided a summary of the annual report. Brassington motioned to accept the 2025 Annual Report for Tax Increment District #3. Howen seconded the motion. Motion carried 5-0.

- d. Discussion and action to accept the 2025 Annual Report for Tax Increment District #4.

Bremer provided a summary of the annual report. Mahoney motioned to accept the 2025 Annual Report for Tax Increment District #4. Brassington seconded the motion. Motion carried 5-0.

- e. Discussion and action to accept the 2025 Annual Report for Tax Increment District #5.

Bremer provided a summary of the annual report. Brassington motioned to accept the 2025 Annual Report for Tax Increment District #5. Mahoney seconded the motion. Motion carried 5-0.

- f. Discussion and action to accept the 2025 Annual Report for Tax Increment District #6.

Bremer provided a summary of the annual report. Brassington motioned to accept the 2025 Annual Report for Tax Increment District #6. Howen seconded the motion. Motion carried 5-0.

- g. Discussion regarding creation of a new Tax Increment Finance District #7.

Bremer provided a summary of the draft Project Plan and district boundary for TID #7. TID #7 is proposed as a mixed use TID in the vicinity of the northwest and northeast intersection of Elvehjem Road and CTH AB. The JRB members discussed the draft TID Project Plan including the proposed boundaries, future land uses, projected expenditures, projected revenues, projected cash flow analysis, 12% test, and proposed TID approval timeline. Mahoney inquired whether additional properties in the Sperle Corners subdivision would be included in the proposed TID. Bremer indicated at this time only Lot 18; however, the Village may consider the addition of Lot 17 as well based on additional discussions and cash flow analysis revisions to the draft Project Plan.

6. SCHEDULE NEXT MEETING

- a. To be determined.

7. ADJOURNMENT

Brassington moved to adjourn, seconded by Howen. Motion carried 5-0.
Meeting adjourned at 9:07 AM.