

**AGENDA**  
**JOINT REVIEW BOARD ANNUAL MEETING**  
**VILLAGE OF COLFAX**

*November 9, 2020 at 6:00 p.m.*

The meeting will be held at the Colfax Rescue Squad  
614C Railroad Avenue, Colfax, WI

The meeting will also be available via Zoom meeting:  
<https://zoom.us/j/98778267270?pwd=NWtVRkIRc2d2UEZ6dW9xdG1RL05BUT09>  
Meeting ID: 987 7826 7270 Passcode: Q5B9S6

1. Call to order.
2. Appointments.
  - a. Public member.
  - b. Chairperson.
3. Review Annual PE-300 Reports of:
  - a. Tax Incremental District No. 3.
  - b. Tax Incremental District No. 4.
4. Approve "Resolution Acknowledging Filing of Annual Reports and Compliance with Annual Meeting Requirement."
5. Adjourn.



October 27, 2020

Scott Gunnufson	Village Representative
David Bartlett	Dunn County
Dan Lytle	Chippewa Valley Technical College District
William Yingst	Colfax School District
Mike Buchner	Public Member

**Sent Via Electronic Mail Only**

[sghomedesign@yahoo.com](mailto:sghomedesign@yahoo.com); [dbartlett@co.dunn.wi.us](mailto:dbartlett@co.dunn.wi.us); [dlytle@cvtc.edu](mailto:dlytle@cvtc.edu); [wyingst@colfax.k12.wi.us](mailto:wyingst@colfax.k12.wi.us);  
[mdbuchner@yahoo.com](mailto:mdbuchner@yahoo.com); [lsullivan9@cvtc.edu](mailto:lsullivan9@cvtc.edu); [ClerkTreasurer@villageofcolfaxwi.org](mailto:ClerkTreasurer@villageofcolfaxwi.org)

RE: Village of Colfax, Wisconsin Annual Tax Incremental Finance District Reports and Meeting

This letter is to confirm that a Joint Review Board (“JRB”) meeting will be held at 6:00 p.m. November 9, 2020.

The meeting will be held at the Colfax Rescue Squad, 614C Railroad Avenue, Colfax, WI.

The meeting will also be available via Zoom meeting:

<https://zoom.us/j/98778267270?pwd=NWtVRkIRc2d2UEZ6dW9xdG1RL05BUT09>

Meeting ID: 987 7826 7270 Passcode: Q5B9S6

This meeting has been scheduled as required by Wis. Stat. § 66.1105(4m)(f) for the purpose of reviewing the Village’s annual tax incremental financing reports. The meeting is informational and no action will be taken by the Board other than to appoint a chair and public member as necessary, and to acknowledge filing of the annual report and compliance with the annual meeting requirement.

A quorum must be achieved for the Village to meet its annual meeting requirement, we would ask that you ensure the availability of your appointee to participate. The Board will also include a member appointed by the Village as well as a public member. The Village will nominate the public member for consideration by the Board.

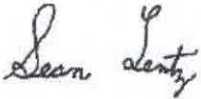
We've attached the following materials that will be referenced during the meeting:

- The meeting agenda.
- A copy of the legal notice published for this meeting.
- A "Resolution Acknowledging Filing of Annual Report and Compliance with Annual Meeting Requirement."
- A copy of the reports, and maps, as filed by the Village with the DOR are also attached.

If you have any questions regarding the meeting or attached materials, please contact me or Paula Czaplewski at 800-552-1171.

Sincerely,

EHLERS

A handwritten signature in cursive script that reads "Sean Lentz".

Sean Lentz, CIPMA  
*Senior Municipal Advisor - Director*

cc: Lauren Sullivan, Executive Assistant to the President, Chippewa Valley Technical College  
Lynn Niggemann, Village Administrator - Clerk - Treasurer  
Paula Czaplewski, TIF Coordinator, Ehlers

NOTICE OF ANNUAL JOINT REVIEW BOARD MEETING  
VILLAGE OF COLFAX, WISCONSIN

Notice is Hereby Given that the Village of Colfax will hold a Joint Review Board meeting on November 9, 2020 at 6:00 p.m.

The meeting will be held at the Colfax Rescue Squad, 614C Railroad Avenue, Colfax, WI.

The meeting will also be available via Zoom meeting:  
<https://zoom.us/j/98778267270?pwd=NWtVRklRc2d2UEZ6dW9xdG1RL05BUT09>  
Meeting ID: 987 7826 7270 Passcode: Q5B9S6

The purpose of the meeting is to review the annual reports as required by Wis. Stat. § 66.1105(4m)(f).

The meeting is open to the public. Copies of the annual reports will be available for viewing in the offices of the Village Clerk at the Colfax Village Hall, located at 613 Main Street, during normal business hours and will be provided upon request.

By Order of the Village of Colfax, Wisconsin

*Published November 4, 2020*

Form PE-300	<b>TID Annual Report</b>	<b>2019</b> WI Dept of Revenue
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<b>Section 1 - Municipality and TID</b>					
Co-muni code 17111	Municipality COLFAX	County DUNN	Due date July 1, 2020	Report type ORIGINAL	
TID number 003	TID type 2	TID name N/A	Creation date 09/10/2002	Mandatory termination date 09/10/2029	Expected termination date N/A

<b>Section 2 - Beginning Balance</b>	<b>Amount</b>
TID fund balance at beginning of year	\$172,032

<b>Section 3 - Revenue</b>	<b>Amount</b>
Tax increment	\$76,690
Investment income	\$261
Debt proceeds	
Special assessments	
Exempt computer aid	\$653
Sale of property	
Allocation from another TID	
TID number      004	\$28,157
Developer guarantees name	
Developer name	
Transfer from other funds source	
Source	
Other grants sources	
Source	
Other revenue sources	
Source            Personal property tax aid	\$647
<b>Total Revenue (deposits)</b>	<b>\$106,408</b>



Form PE-300	<b>TID Annual Report</b>	<b>2019</b> WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$150
Professional services	\$1,800
Interest and fiscal charges	\$15,190
DOR fees	
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$97,892
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants name	
Developer name   N/A	\$0
Transfer to other funds source	
Fund	
Other expenditures source	
Name	
<b>Total Expenditures</b>	<b>\$115,032</b>

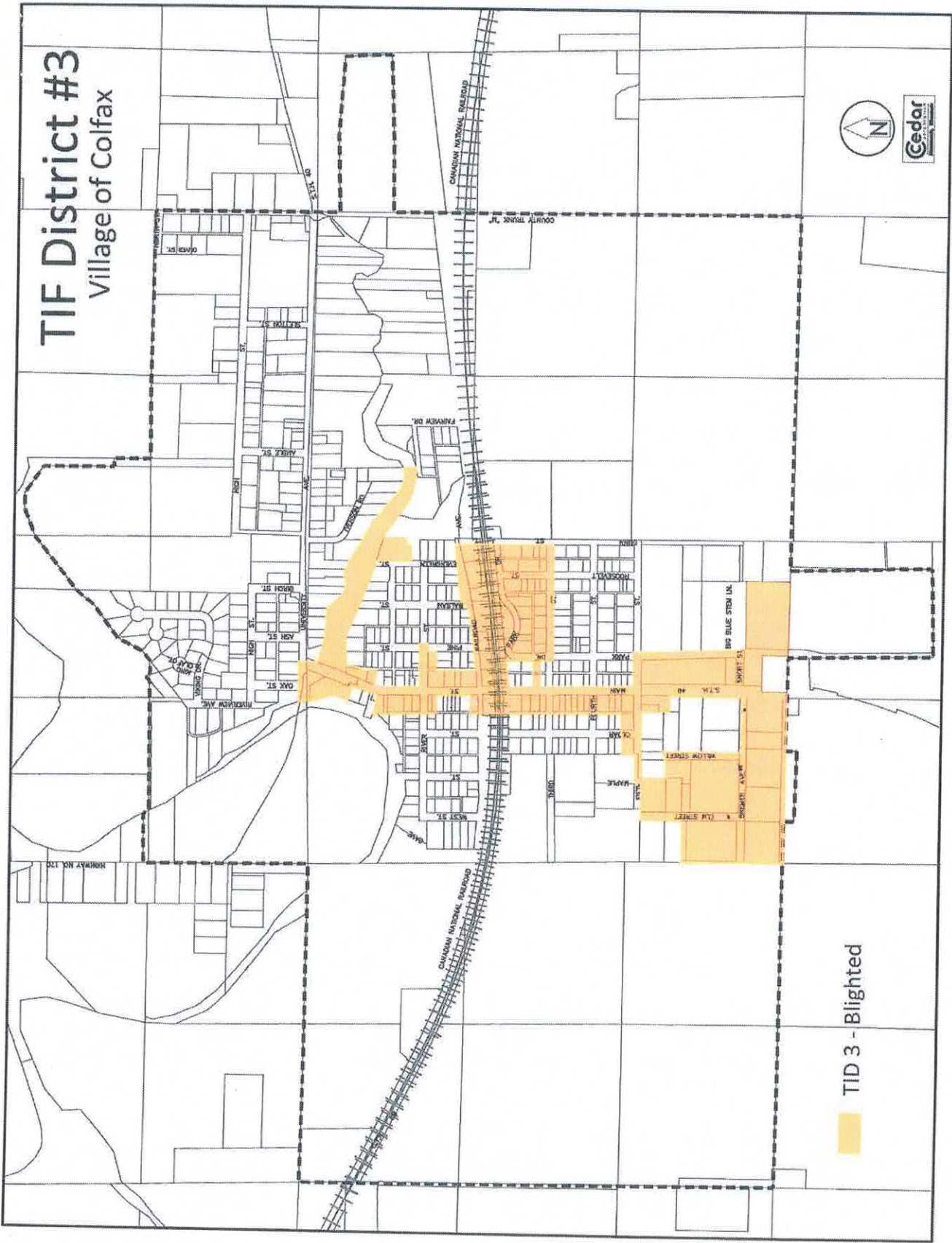
Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$163,408
Future costs	\$366,456
Future revenue	\$956,508
Surplus or deficit	\$753,460

Form PE-300	<b>TID Annual Report</b>	<b>2019</b> WI Dept of Revenue
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<b>Section 6 - Contact Information</b>	
Contact name Lynn Niggemann	Contact title Administrator Clerk Treasurer
Contact email ClerkTreasurer@villageofcolfaxwi.org	Contact phone (715) 962-3311

# TIF District #3

Village of Colfax



TID 3 - Blighted



Form PE-300	<b>TID Annual Report</b>	2019 WI Dept of Revenue
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<b>Section 1 - Municipality and TID</b>					
Co-muni code 17111	Municipality COLFAX		County DUNN	Due date July 1, 2020	Report type ORIGINAL
TID number 004	TID type 6	TID name N/A	Creation date 02/22/2006	Mandatory termination date 02/22/2026	Expected termination date N/A

<b>Section 2 - Beginning Balance</b>	<b>Amount</b>
TID fund balance at beginning of year	\$9,514

<b>Section 3 - Revenue</b>	<b>Amount</b>
Tax increment	\$28,157
Investment income	
Debt proceeds	
Special assessments	
Exempt computer aid	\$433
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees name	
Developer name	
Transfer from other funds source	
Source	
Other grants sources	
Source	
Other revenue sources	
Source      Personal property tax aid	\$6,971
Source      Rent	\$278
<b>Total Revenue (deposits)</b>	<b>\$35,839</b>

Form PE-300	<b>TID Annual Report</b>	<b>2019</b> WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$150
Professional services	\$1,800
Interest and fiscal charges	
DOR fees	
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number      003	\$28,157
Developer grants name	
Developer name   N/A	\$0
Transfer to other funds source	
Fund	
Other expenditures source	
Name	
<b>Total Expenditures</b>	<b>\$30,107</b>

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$15,246
Future costs	\$281,515
Future revenue	\$281,515
Surplus or deficit	\$15,246

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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





<b>Section 6 - Contact Information</b>	
Contact name Lynn Niggemann	Contact title Administrator Clerk Treasurer
Contact email ClerkTreasurer@villageofcolfaxwi.org	Contact phone (715) 962-3311



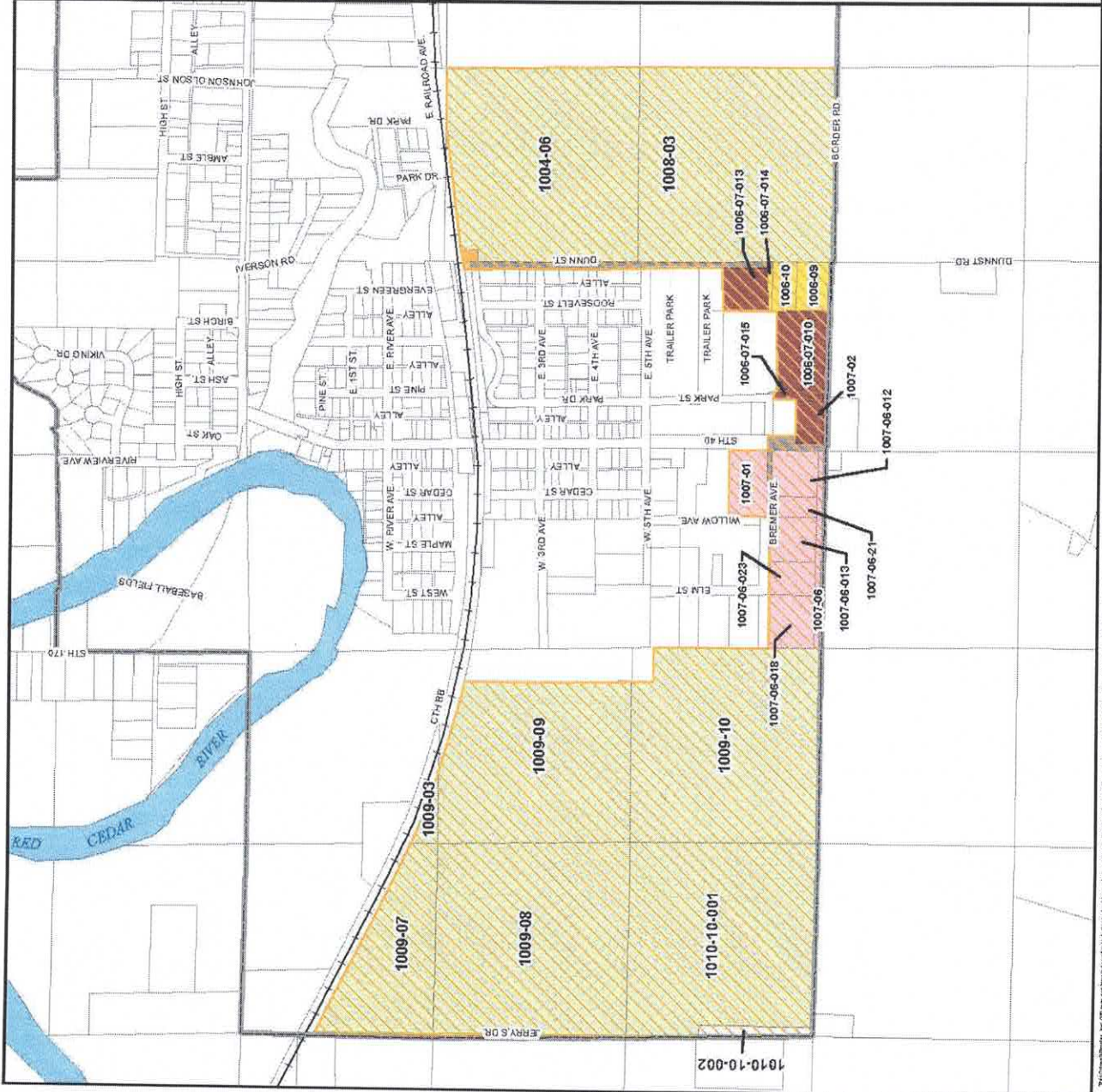
# TID #4 Existing Land Use

Village of Colfax - Map 1  
September 25, 2006

## Legend

-  TID #4
-  Village Boundary
-  Water Features
-  Parcels
-  Single-Family Residential
-  Commercial Services
-  Agricultural/Forest
-  Railroad
-  Other Transportation & Utilities
-  Road
-  Vacant
- 1007-02 Parcel Number

Land Use from 2001





**RESOLUTION 2020-03  
JOINT REVIEW BOARD  
RESOLUTION ACKNOWLEDGING FILING OF ANNUAL REPORTS AND  
COMPLIANCE WITH ANNUAL MEETING REQUIREMENT  
VILLAGE OF COLFAX**

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 Village has filed an annual report with the Wisconsin Department of Revenue for the following districts:

Tax Incremental District No. 3

Tax Incremental District No. 4; and

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

WHEREAS, the JRB met on November 9, 2020 to review the annual reports 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).

Passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Resolution introduced and 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

\_\_\_\_\_  
Clerk Signature