

**Village of Colfax
Regular Board Meeting
Monday, September 13th, 2021
7:00 p.m.**

Colfax Rescue Squad, 614C Railroad Avenue, Colfax, WI

Join Zoom Meeting

<https://us06web.zoom.us/j/82081400432?pwd=SHFZZ3J4Qm0xYjRtK0k0Rnd4OVU0dz09>

Meeting ID: 820 8140 0432 Passcode: fX3PMS

Call Lynn Niggemann, 715-308-9986 with issues logging in.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Comments
5. Communications from the Village President
6. Consent Agenda
 - a. Regular Board Meeting Minutes – August 23rd, 2021
 - b. Training Request- none
 - c. Facility Rental – none
 - d. Licenses
 - i. Operator's License September 13th, 2021 to June 30th, 2022
 - Stacy Norris – Viking Bowl
 - Robert Morrill – Express Mart
7. Consideration Items
 - a. Consideration and possible action on Resolution 2021-15 "Resolution Creating Tax Incremental District No. 5, Approving its Project Plan and Establishing its Boundaries."
 - b. 2020 Audit Financial Statement Review – Joe Harrison (Posted separate on the website)
 - c. Zor Tin Lizzies - Request for Donation
 - d. Per Capita Fee for the Ambulance Service approval - \$22.10
 - e. Dunn County Housing Study
 - f. Consider Village appointment for the Dunn County Economic Development Corp
 - g. Planning Commission Vacancy consideration
8. Review Statement of Bills – August 23rd, 2021 to September 12th, 2021
9. Committee/Department Reports (no action)
 - a. Public Safety Committee minutes – August 23, 2021
 - b. Joint Review Board minutes – August 30, 2021
 - c. Planning Commission minutes – August 30, 2021
 - d. Colfax Rescue Squad – August
 - e. Letter from Joshua Melstrom
 - f. Building Permits
10. Adjourn

Any person who has a qualifying disability as defined by the American With Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format must contact: Lynn M. Niggemann - Clerk-Treasurer, 613 Main Street, Colfax, WI (715) 962-3311 by 2:00 p.m. the day prior to the meeting so that any necessary arrangements can be made to accommodate each request.

It is possible that members of and possibly a quorum of members of the governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

Village Board Meeting – August 23rd, 2021

On August 23rd, 2021 the Village Board meeting was held at 7:00 p.m. at the Colfax Rescue Squad, 614C Railroad Avenue, Colfax, WI. Members present: Village President Albricht, Trustees M. Burcham, Davis, Halpin, Stene, Prince and Rud. Others present included Susan Badtke with WCWRPC, Director of Public Works Bates, Administrator-Clerk-Treasurer Niggemann and LeAnn Ralph with the Messenger.

Public Comments – None.

Communications from the Village President – None.

Consent Agenda

Regular Board Meeting Minutes – August 9th, 2021 - A motion was made by Trustee Stene and seconded by Trustee Prince to approve the Regular Board Meeting minutes for August 9th, 2021. A voice vote was taken with all members voting in favor. Motion carried.

Training Request – Rand Bates and Don Logslett-Annual Certification Classes for Water and Wastewater licenses – WRWA Annual Tech Conference, LaCrosse, WI –August 31, 2021 to September 3rd, 2021

Bates explained that the conference will allow them to get all their required annual certifications at one conference. A motion was made by Trustee Stene and seconded by Trustee M. Burcham to approve the training request for Bates and Logslett for August 31st, 2021 to September 3rd, 2021. A voice vote was taken with all members voting in favor. Motion carried.

Facility Rental – Colfax Fireman’s Ball – September 10th to September 12th, 2021 – Colfax Fireman – Request for Fees to be waived- Fairgrounds – Beer Garden and Dance Floor/Fairgrounds Other Building and Grounds - A motion was by Trustee M. Burcham and seconded by Trustee Halpin to approve the use of the Beer Garden, Dance Floor, other buildings and the grounds with the fees being waived for all. A voice vote was taken with all members voting in favor. Motion carried.

Fairgrounds Beer Garden and Dance Floor – Cody Richardson and Megan Loew – September 16th, 2022 to September 18th, 2022 – A motion was made by Trustee M. Burcham and seconded by Trustee Halpin to approve the rental of the Beer Garden and Dance Floor for Richardson/Loew wedding September 17th, 2022. A voice vote was taken with all members voting in favor. Motion carried.

Licenses – none.

Consideration Items

Dunn County Housing Study – Susan Badtke – Badtke explained that Dunn County is applying for a grant to do a housing survey. The County is giving municipalities the opportunity to be part of an individual municipal study. By participating directly with the grant the municipality will get an individual study of their census. The estimated cost would be \$3,000 or less. Niggemann asked how the information that would be gathered with the survey would be beneficial for the Comprehensive Plan, for example if we hired WCWRPC to do the Comprehensive Plan would the information be helpful or would most of the information for the housing still be gathered from the census study? Badtke responded that the information would be a benefit to the plan; however the Comprehensive Plan would not require detailed housing information. The biggest benefit to having the study done would be assisting the municipality in planning for the future. It would give data that would help developers that would like to building in the Village of Colfax and allow the Village to search for developers that would build homes that match the study needs. Stene explained that the Village Board should consider the grant opportunity for the next meeting, September 13th, 2021 so that the County will know if the Village is interested in participating in the grant request.

2021 Board of Review- Open Book –Week of October 18th/Open Book Review with the Assessor – Monday, October 18th and Tuesday, October 19th, 2021 from 5 p.m. to 7:00 p.m./Board of Review Meeting – Tuesday, October 26th, 2021 at 5 p.m. – A motion was made by Trustee M. Burcham and seconded by Trustee Halpin to approve all the suggested

dates for open book and Board of Review meeting. A voice vote was taken with all members voting in favor. Motion carried.

Public Safety Meeting

Recommendation to increase the per capita by \$0.50 from \$17.67 to \$18.17/ Annual Meeting –Review the 2022 Budget – August 31, 2021 at the Rescue Squad – Albricht started by indicating that the \$18.17 will not be sufficient to cover the ambulance budget. The \$18.17 still does not allow for any saving for the capital improvements. The Public Safety Committee discussed the Public Safety meeting discussions regarding wages, consider on-call pay versus hourly overnights, capital improvements and the cost to replace the aging ambulances and medical equipment, total number of annual runs in relationship to the number of those runs that are Medicare or Medicaid patients, the low reimbursement received from Medicare and Medicaid patients, consider operating as a district versus a village owned ambulance service to spread risk. The bottom line is that the Districts that pay into the ambulance need to know the actual budget needed to operate with consideration of budgeting annually for equipment fund. Based on the information provided by the Public Safety Committee members; a motion was made by Trustee Prince and seconded by Trustee Stene to hold the per capita decision until the next meeting to allow more time for the budget to be worked to come up with a solid budget number needed to operate. A voice vote was taken with all members voting in favor. Motion carried.

Colfax Solid Waste & Recycling Meeting

Holiday Hours – Closed on Christmas and New Year's Day/Open Extended Hours on Wednesday, December 29th, 2021 and Wednesday, January 5th, 2022 8 a.m. to 4 p.m. - No action needed.

Review/Approval – Bills –August 9th, 2021 to August 22nd, 2021 – A motion was made by Trustee Prince and seconded by Trustee M. Burcham to approve the bills as presented for August 9th, 2021 to August 22nd, 2021. A voice vote was taken with all Trustees voting in favor. Motion carried.

Adjourn – A motion was made by Trustee Halpin and seconded by Trustee M. Burcham to adjourn the meeting at 8:12 p.m. A voice vote was taken with all members voting in favor. Meeting Adjourned.

Jody Albricht, Village President

Attest:

Lynn M. Niggemann
Administrator- Clerk-Treasurer

Village of Colfax

PO Box 417 - Colfax, Wisconsin 54730 - Phone 715-962-3311
Fax 715-962-2221

Application for License to Serve Fermented Malt Beverages and Intoxicating Liquors

☒ Provisional License ☒ New License ☐ Renewal License Fee: \$10.00 each application
Receipt: 20.00

TO THE BOARD OF THE VILLAGE OF COLFAX, WISCONSIN:

I, hereby apply for a license to serve, from date hereof to JUNE 30, 20____, inclusive (unless sooner revoked), Fermented Malt Beverages and Intoxicating Liquors, subject to the limitations imposed by Section 125.32(2) and 125.68(2) of the Wisconsin Statutes and all acts amendatory thereof and supplementary thereto, and hereby agree to comply with all laws resolutions, ordinances and regulations, Federal, State or Local, affecting the sale of such beverages and liquors if a license be granted to me.

Answer the following questions fully and completely: (PLEASE PRINT)

NAME Stacy Lynn Norris
FIRST NAME MIDDLE NAME LAST NAME

Telephone Number 715-619-1558 Email Address StacyNyggaard@gmail.com

Current Address ES902 800th Ave #3 Menomonie 54751
(Street) (City) (Zip Code) (yrs. at address)

Previous Address _____
(Street) (City) (Zip Code)

Date of Birth [REDACTED] Age 39

Place of Employment Viking Bowl

POLICE DEPT APPLICABLE OFFENSE CRITERIA

A records check will be conducted for violations of any law or ordinances during the past 10 years that substantially relate to the license applied for. Those convictions are considered by the Village of Colfax in determining whether a license will be granted. You will be notified by the Village of Colfax Police Department if your application is recommended for denial to the Village Board.

Recommendation ☒ Approve ☐ Deny [Signature] 08/23/2021
(Chief of Police or designated staff Signature) (Date)

STATE OF WISCONSIN/ DUNN COUNTY

The above named applicant, being first duly sworn on oath says that he/she is the person who made and signed the foregoing application for an operator's license that all the statements made by applicant are true.

[Signature]
Signature of Applicant

Subscribed and sworn before me this 20 day of August, 20 21

[Signature]
(Signature of Notary Public)

7-17-22
(Commission Expires)



Date Received: 8-20-21 Date to the Board: 09-13-21 Approved or Denied

Serving Alcohol

is proud to present this certificate to

Stacy Norris

for successful completion of the online course



Wisconsin Alcohol Seller/Server Course

PERSONS COMPLETING THIS COURSE HAVE AGREED TO EXECUTE THE FOLLOWING POLICIES TO THE BEST OF THEIR ABILITIES.

- * CARD ANY PERSON 35 YEARS OF AGE OR YOUNGER
- * OBSERVE AND REPORT ANY CUSTOMER SHOWING SIGNS OF POSSIBLE IMPAIRED BEHAVIOR TO MANAGEMENT
- * RESPOND IMMEDIATELY TO ANY POSSIBLE PROBLEM SITUATION
- * DETERMINE THE PEOPLE ENTERING THE PREMISES TO CONSUME ALCOHOL ARE OF LEGAL ALCOHOL DRINKING AGE AND RECORD THEM IF THERE IS ANY QUESTION ABOUT THEIR AGE
- * ENSURE A PERSON MATCHES THEIR VALID LEGAL IDENTIFICATION

This is a Wisconsin Department of Revenue approved Responsible Beverage Server Training Course in compliance with Sec. 125.17 (6), 134.66 (2m), and 125.04 (5) (a) 5. Wis. Stats.

Verify online at
servingalcohol.com

Verification Code

213UPhDv7V

Date Issued

Jun 4th, 2021

VALID FOR 2 YEARS

This is not a Wisconsin operators/bartenders license.

This certificate will be requested to obtain a Wisconsin operators/bartenders license from the Wisconsin city clerk's office in the municipality where you are working.

Find your city clerk's office here: <https://elections.wi.gov/clerks/directory>

Wisconsin Alcohol Seller/Server Course

Name: Stacy Norris

Certification Date: Jun 4th, 2021

Certificate Code: 213UPhDv7V

Verify Online: servingalcohol.com

125.17(6), 134.66 (2m), 125.04(5)(a)5 Wis. Stats.

SERVING ALCOHOL INC

VALID FOR 2 YEARS

Learn more about this wallet card at <http://servingalcohol.com/wallet-card>

Village of Colfax

PO Box 417 - Colfax, Wisconsin 54730 - Phone 715-962-3311
Fax 715-962-2221

Application for License to Serve Fermented Malt Beverages and Intoxicating Liquors

☒ Provisional License ☒ New License ☐ Renewal License Fee: \$10.00 each application
Receipt: \$20.00

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Answer the following questions fully and completely: (PLEASE PRINT)

NAME Robert Jay Morrill
FIRST NAME MIDDLE NAME LAST NAME
Telephone Number 715 704 1400 Email Address Secondchans@GMail.com
Current Address 525 Main St #2 PO Box 454 Colfax WI 54730 1 year
(Street) (City) (Zip Code) (yrs. at address)
Previous Address E 7111 Cnty Road N1 Colfax 54730
(City) (Zip Code)
Date of Birth [REDACTED] Age 61
Place of Employment Express Mart Colfax WI

POLICE DEPT APPLICABLE OFFENSE CRITERIA

A records check will be conducted for violations of any law or ordinances during the past 10 years that substantially relate to the license applied for. Those convictions are considered by the Village of Colfax in determining whether a license will be granted. You will be notified by the Village of Colfax Police Department if your application is recommended for denial to the Village Board.

Recommendation ☒ Approve ☐ Deny [Signature] 08/19/2021
(Chief of Police or designated staff Signature) (Date)

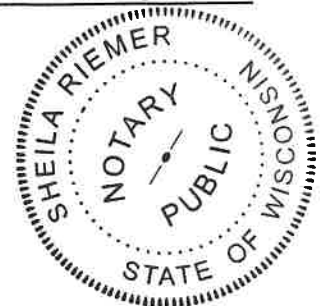
STATE OF WISCONSIN/ DUNN COUNTY

The above named applicant, being first duly sworn on oath says that he/she is the person who made and signed the foregoing application for an operator's license: that all the statements made by applicant are true.

x Robert J. Morrill 8-18-2021
Signature of Applicant

Subscribed and sworn before me this 18 day of August, 20 21.

[Signature] 7-17-22
(Signature of Notary Public) (Commission Expires)



Date Received: 8-18-21 Date to the Board: 09-13-21 Approved or Denied

Serving Alcohol

is proud to present this certificate to

Robert Morrill

for successful completion of the online course



Wisconsin Alcohol Seller/Server Course

PERSONS COMPLETING THIS COURSE HAVE AGREED TO EXECUTE THE FOLLOWING POLICIES TO THE BEST OF THEIR ABILITIES.

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- * OBSERVE AND REPORT ANY CUSTOMER SHOWING SIGNS OF POSSIBLE IMPAIRED BEHAVIOR TO MANAGEMENT
- * RESPOND IMMEDIATELY TO ANY POSSIBLE PROBLEM SITUATION
- * DETERMINE THE PEOPLE ENTERING THE PREMISES TO CONSUME ALCOHOL ARE OF LEGAL ALCOHOL DRINKING AGE AND RECORD THEM IF THERE IS ANY QUESTION ABOUT THEIR AGE
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Verify online at
servingalcohol.com

Verification Code

MdYbnkEfrv

Date Issued

Aug 18th, 2021

VALID FOR 2 YEARS

This is not a Wisconsin operators/bartenders license.

This certificate will be requested to obtain a Wisconsin operators/bartenders license from the Wisconsin city clerk's office in the municipality where you are working.

Find your city clerk's office here: <https://elections.wi.gov/clerks/directory>

Wisconsin Alcohol Seller/Server Course

Name: Robert Morrill

Certification Date: Aug 18th, 2021

Certificate Code: MdYbnkEfrv

Verify Online: servingalcohol.com

125.17(6), 134.66 (2m), 125.04(5)(a)5 Wis. Stats.

SERVING ALCOHOL INC

VALID FOR 2 YEARS

Learn more about this wallet card at <http://servingalcohol.com/wallet-card>

RESOLUTION NO. 2021-15

**RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 5,
APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES
VILLAGE OF COLFAX, WISCONSIN**

WHEREAS, the Village of Colfax (the "Village") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the Village; and

WHEREAS, Tax Incremental District No. 5 (the "District") is proposed to be created by the Village as a mixed-use district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and Village ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the Village;
- k. An opinion of the Village Attorney or of an attorney retained by the Village advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Dunn County, the Colfax School District, and the Chippewa Valley Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on August 30, 2021 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Village Board that it create such District and approve the Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Colfax that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 5, Village of Colfax", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2021.
3. The Village Board finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is suitable for mixed-use development as defined by Wisconsin Statutes Section 66.1105(2)(cm).
 - (b) Based upon the finding stated in 3.a. above, the District is declared to be a mixed-use district based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the Village, does not exceed 12% of the total equalized value of taxable property within the Village.
 - (e) That there are no parcels to be included within the District that were annexed by the Village within the preceding three-year period.
 - (f) The Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (g) The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
4. The Project Plan for "Tax Incremental District No. 5, Village of Colfax" (see Exhibit B) is approved, and the Village further finds the Plan is feasible and in conformity with the master plan of the Village.

BE IT FURTHER RESOLVED THAT the Village Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2021, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the Village Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the Village Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Adopted this 13th day of September, 2021.

Village President, Jody Albricht

Village Clerk, Lynn Niggemann

EXHIBIT A -

**LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 5
VILLAGE OF COLFAX**

[INCLUDED WITHIN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

August 30, 2021

Project Plan

Tax Increment District No. 5

Village of Colfax, Wisconsin

Organizational Joint Review Board Meeting Held:	August 30, 2021
Public Hearing Held:	August 30, 2021
Approval by Plan Commission	August 30, 2021
Adoption by Village Board:	September 13, 2021
Approval by the Joint Review Board:	September 28, 2021

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SECTION 1:

Executive Summary

Description of District

Tax Incremental District (“TID”) No. 5 (“District”) is a proposed mixed-use District comprising approximately 380 acres located in southern Colfax. The District will be created to pay the costs of infrastructure improvements and potential development incentives. In addition to the incremental property value that will be created, the Village expects the Project will result in new residential, commercial, and industrial development opportunities.

Authority

The Village is creating the District under the provisions of Wis. Stat. § 66.1105.

Estimated Total Project Cost Expenditures

The Village anticipates making total expenditures of approximately \$3,000,000 (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include Dunn St. Improvements, Public Infrastructure for Residential, Commercial, and Industrial Development, and Development Incentives.

Incremental Valuation

The Village projects that new land and improvements value of approximately \$12,100,000 will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the Village anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable 20 years.

Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Village. In reaching this determination, the Village has considered:

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax

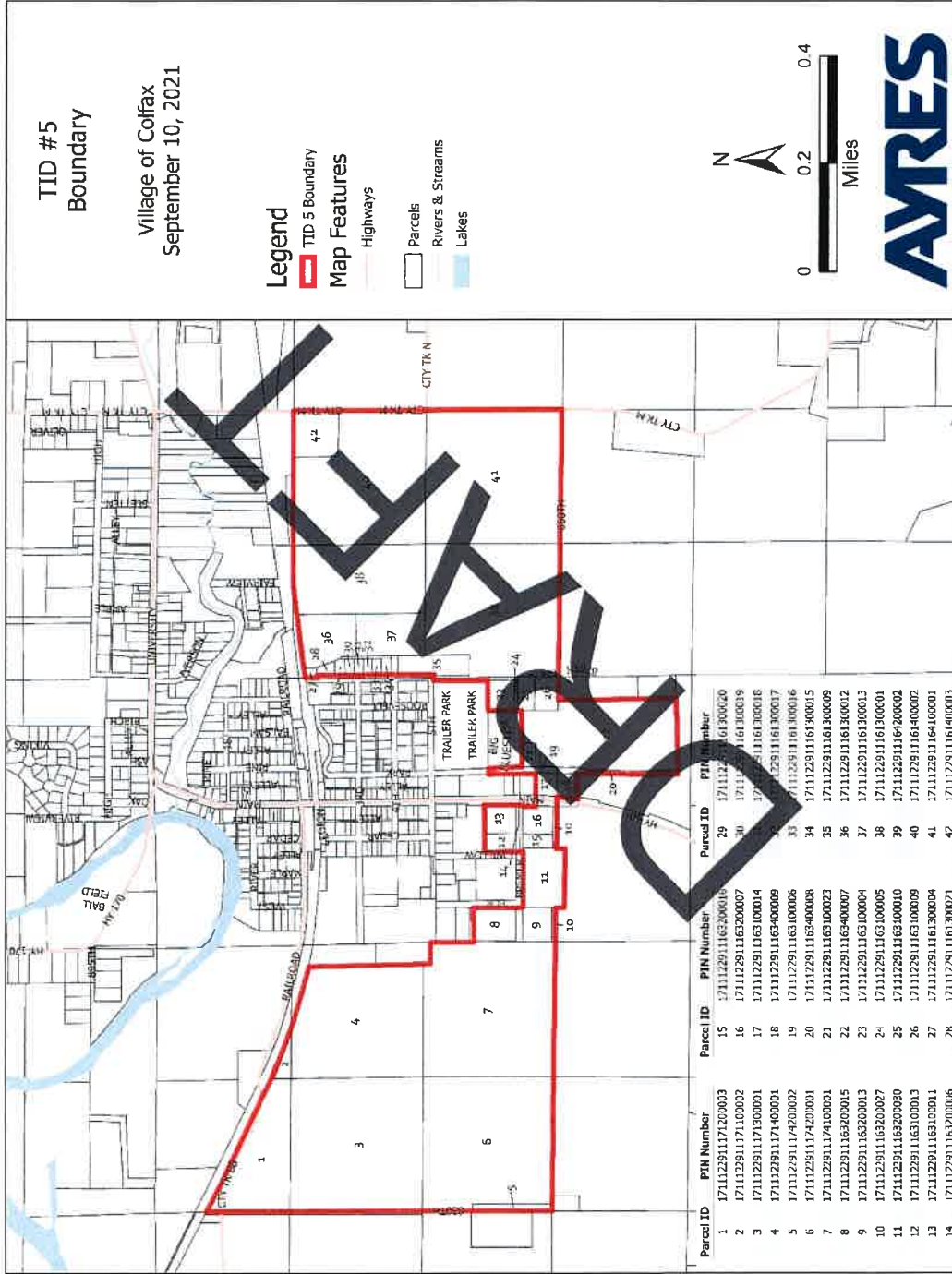
incremental financing, the Village is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the Village finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm).
5. Based on the foregoing finding, the District is designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the Village does not exceed 12% of the total equalized value of taxable property within the Village.
9. The Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. The Plan for the District is feasible and is in conformity with the Master Plan of the Village.

SECTION 2:
Preliminary Map of Proposed District Boundary

Map Found on Following Page.

DRAFT



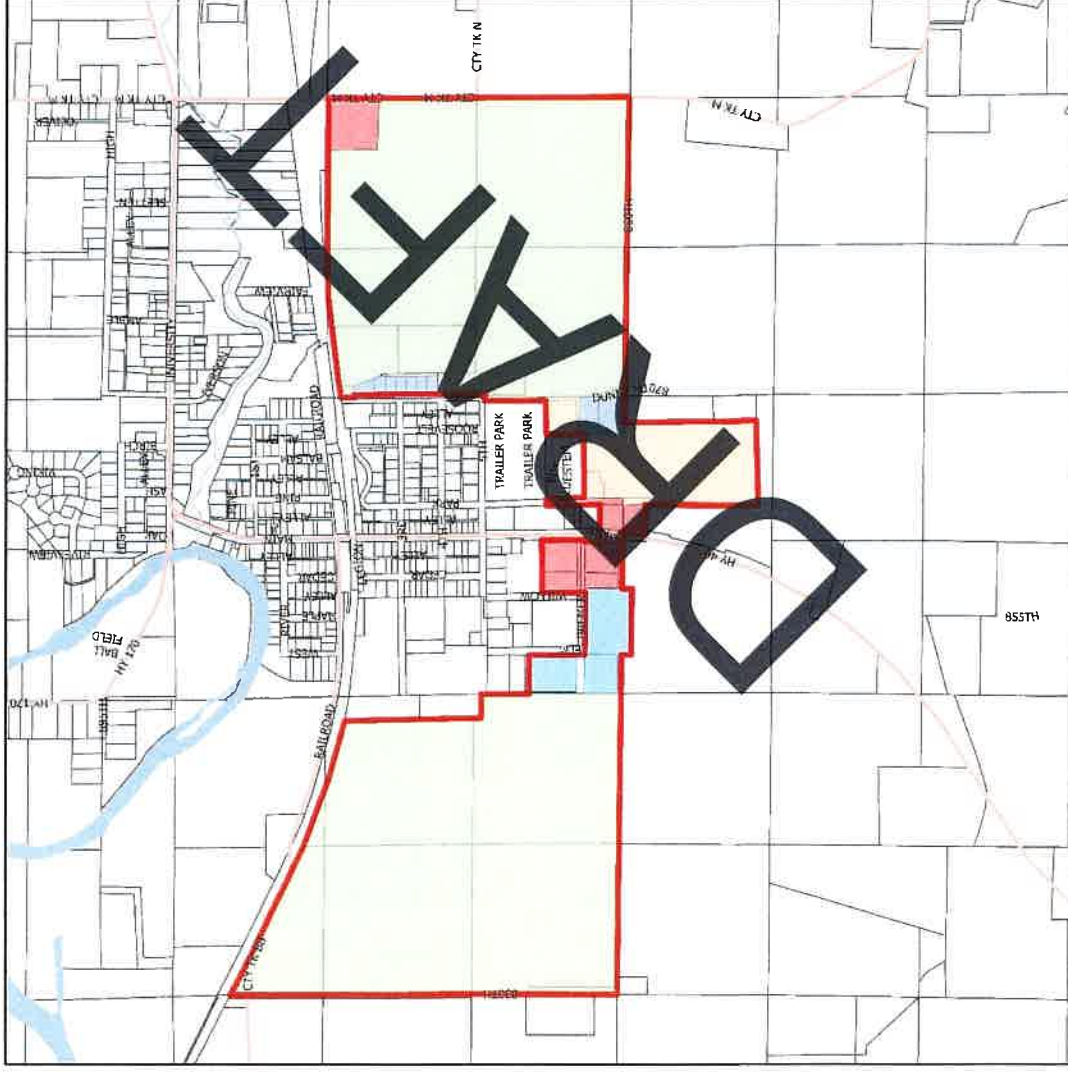
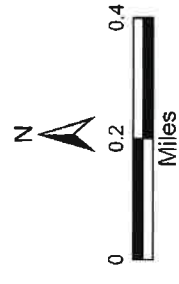
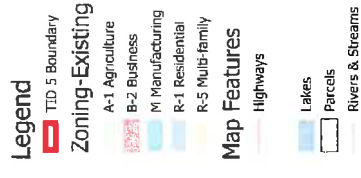
SECTION 3:

Map Showing Existing Uses and Conditions

Map Found on Following Page.

DRAFT

Village of Colfax
September 10, 2021



Village of Colfax, Wisconsin
Tax Increment District #15
Basic Property Information

the above values are as of January 1, 2019. Actual future cash distributions of this common stock will be determined annually, 2021 actual values

SECTION 5: Equalized Value Test

The following calculations demonstrate that the Village expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the Village. The value of those parcels located within Tax Increment District No. 5 that will be overlapped are not included in the base value of the District as that value is reflected within the total of existing incremental value.

The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the proposed District, totals \$6,955,900. This value is less than the maximum of \$7,582,728 in equalized value that is permitted for the Village.

Village of Colfax, Wisconsin	
Tax Increment District #5	
Valuation Test Compliance Calculation	
District Creation Date	9/13/2021
	Valuation Data Currently Available 2021
Total EV (TID In)	63,189,400
12% Test	7,582,728
Increment of Existing TIDs	
TID #3	3,511,800
TID #4	1,937,800
Total Existing Increment	5,449,600
Projected Base of New or Amended District	4,007,200
Less Value of Any Underlying TID Parcels	2,500,900
Total Value Subject to 12% Test	6,955,900
Compliance	PASS

SECTION 6: Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating Village ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the Village expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the Village may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the Village from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the Village to acquire property and make it suitable for development exceed the revenues or other consideration received from the

sale or lease of that property, the net amount shall be considered “real property assembly costs” as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the Village may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The Village may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The Village may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the Village related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the Village may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The Village may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the Village for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Wis. Stat. § 66.1105(2)(f)1 k.

Water System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the Village will

make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the Village may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the Village to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the Village to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the Village to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the Village may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the Village may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the Village are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The Village may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the Village executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Village are eligible Project Costs.

Contribution to Community Development Authority (CDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the Village may provide funds to its CDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the CDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the Village, through its CDA may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the CDA in the program manual. Any funds returned to the CDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the CDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the Village may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the Village's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The Village may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by Village employees relating to the implementation of the Plan.

Financing Costs

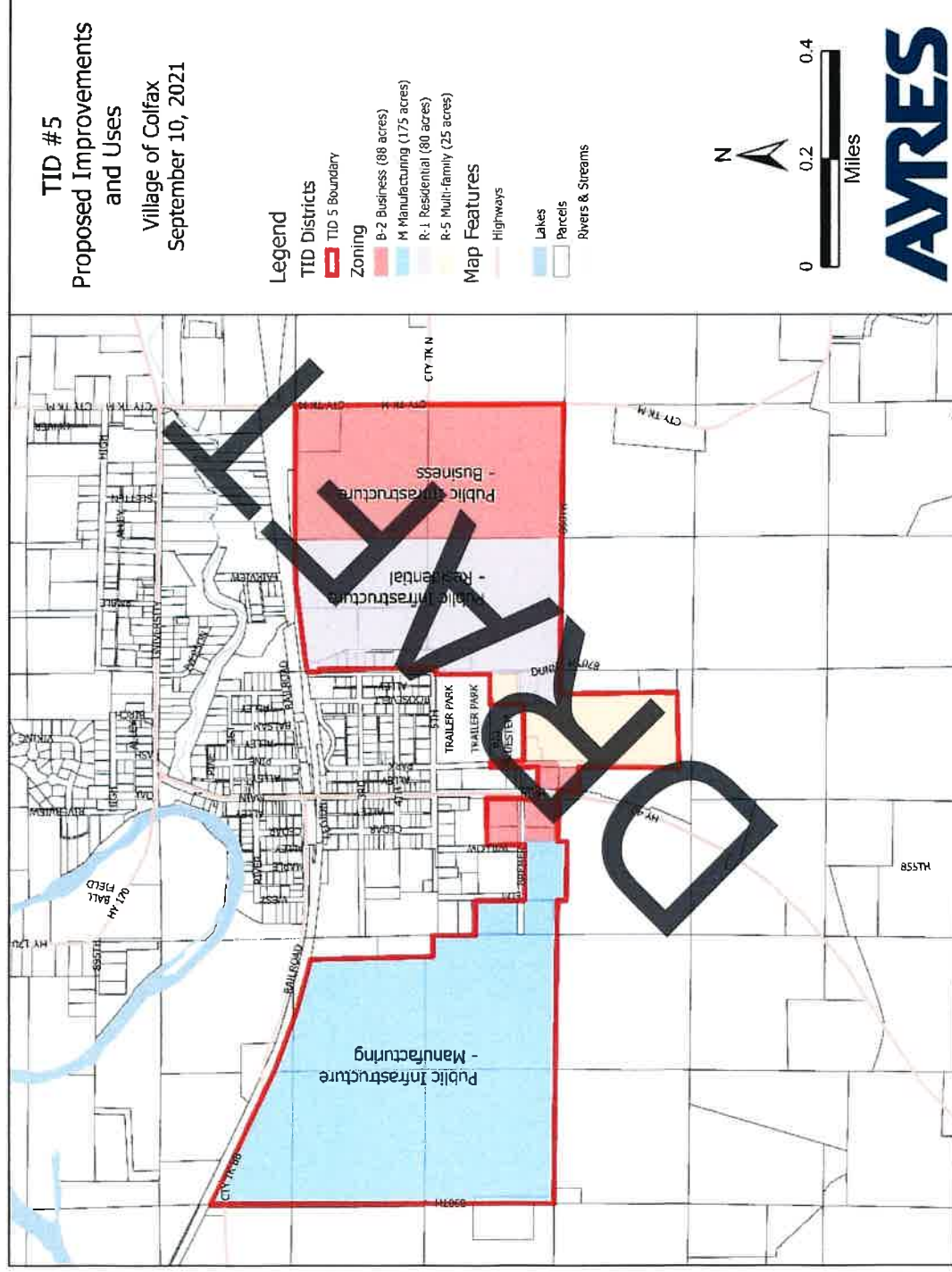
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

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SECTION 7: **Map Showing Proposed Improvements and Uses**

Map Found on Following Page.

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SECTION 8: Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the Village currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Village of Colfax, Wisconsin						
Tax Increment District #5						
Estimated Project List						
Project ID	Project Name/Type	Phase I 2022	Phase II 2025	Phase III 2027	Phase IV Throughout	Total (Note 1)
1	Dunn St. Improvements	250,000				250,000
2	Public Infrastructure - Residential		1,000,000			1,000,000
3	Public Infrastructure - Commercial		500,000			500,000
3	Public Infrastructure - Industrial			1,000,000		1,000,000
4	Development Incentives				250,000	250,000
Total Projects		250,000	1,500,000	1,000,000	250,000	3,000,000
Notes:						
Note 1	Project costs are estimates and are subject to modification					
Note 2	Public infrastructure may include, but is not limited to, water, sewer, and wastewater improvements.					

SECTION 9: Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the Village plans to make are expected to create \$12,100,000 in incremental value by 2029. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the Village's current equalized TID Interim tax rate of \$24.32 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$4,313,249 in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

Table 1 - Development Assumptions

Village of Colfax, Wisconsin Tax Increment District #5 Development Assumptions									
Construction Year		Actual	Residential	Commercial	Industrial	Annual Total	Construction Year		
1	2021		200,000			200,000	2021	1	
2	2022		850,000			850,000	2022	2	
3	2023		350,000			350,000	2023	3	
4	2024		200,000	1,500,000		1,700,000	2024	4	
5	2025		500,000			500,000	2025	5	
6	2026		1,000,000			1,000,000	2026	6	
7	2027			1,500,000	3,000,000	4,500,000	2027	7	
8	2028					0	2028	8	
9	2029				3,000,000	3,000,000	2029	9	
10	2030					0	2030	10	
11	2031					0	2031	11	
12	2032					0	2032	12	
13	2033					0	2033	13	
14	2034					0	2034	14	
15	2035					0	2035	15	
16	2036					0	2036	16	
17	2037					0	2037	17	
18	2038					0	2038	18	
19	2039					0	2039	19	
20	2040					0	2040	20	
Totals		0	3,100,000	3,000,000	6,000,000	12,100,000			

Table 2 – Tax Increment Projection Worksheet

Village of Colfax, Wisconsin Tax Increment District #5 Tax Increment Projection Worksheet										
Type of District	Mixed Use		Base Value	3,589,400		Apply to Base Value				
District Creation Date	September 13, 2021		Appreciation Factor							
Valuation Date	Jan 1, 2021		Base Tax Rate	\$24.32						
Max Life (Years)	20		Rate Adjustment Factor							
Expenditure Period/Termination	15 9/13/2036		Tax Exempt Discount Rate							
Revenue Periods/Final Year	20 2042		Taxable Discount Rate	0.00%						
Extension Eligibility/Years	Yes 3									
Eligible Recipient District	No									
Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation	
1 2021	200,000	2022	0	200,000	2023	\$24.32	4,864	4,864	4,864	
2 2022	850,000	2023	0	1,050,000	2024	\$24.32	25,537	30,401	30,401	
3 2023	350,000	2024	0	1,400,000	2025	\$24.32	34,049	64,449	64,449	
4 2024	1,700,000	2025	0	3,100,000	2026	\$24.32	75,394	139,843	139,843	
5 2025	500,000	2026	0	3,600,000	2027	\$24.32	87,554	227,397	227,397	
6 2026	1,000,000	2027	0	4,600,000	2028	\$24.32	111,875	339,272	339,272	
7 2027	4,500,000	2028	0	9,100,000	2029	\$24.32	221,317	560,589	560,589	
8 2028	0	2029	0	9,100,000	2030	\$24.32	221,317	781,906	781,906	
9 2029	3,000,000	2030	0	12,100,000	2031	\$24.32	294,279	1,076,184	1,076,184	
10 2030	0	2031	0	12,100,000	2032	\$24.32	294,279	1,370,463	1,370,463	
11 2031	0	2032	0	12,100,000	2033	\$24.32	294,279	1,664,742	1,664,742	
12 2032	0	2033	0	12,100,000	2034	\$24.32	294,279	1,959,020	1,959,020	
13 2033	0	2034	0	12,100,000	2035	\$24.32	294,279	2,253,299	2,253,299	
14 2034	0	2035	0	12,100,000	2036	\$24.32	294,279	2,547,577	2,547,577	
15 2035	0	2036	0	12,100,000	2037	\$24.32	294,279	2,841,856	2,841,856	
16 2036	0	2037	0	12,100,000	2038	\$24.32	294,279	3,136,135	3,136,135	
17 2037	0	2038	0	12,100,000	2039	\$24.32	294,279	3,430,413	3,430,413	
18 2038	0	2039	0	12,100,000	2040	\$24.32	294,279	3,724,692	3,724,692	
19 2039	0	2040	0	12,100,000	2041	\$24.32	294,279	4,018,971	4,018,971	
20 2040	0	2041	0	12,100,000	2042	\$24.32	294,279	4,313,249	4,313,249	
Totals	12,100,000		0		Future Value of Increment		4,313,249			

Notes:

Actual results will vary depending on development, inflation, and overall tax rates.

NPV calculations represent estimated present value of funds that could be borrowed (excluding project cost, capitalized interest and issuance costs).

Financing and Implementation

Improvements to the first phase of development along Dunn Street will be funded with an issuance of a State Trust Fund Loan in 2022. Future phases of development will be financed with Tax Increment Revenue bonds in 2025 and 2027. The project plan also provides a funding source for potential development incentives that will be funded on a pay-as-you-go basis beginning in 2023. Table 3. provides a summary of the District's financing plan.

Table 3 – Financing Plan

Village of Colfax, Wisconsin Tax Increment District #5 Estimated Financing Plan				
	State Trust Fund Loan 2022	Tax Increment Revenue Bond 2025	Tax Increment Revenue Bond 2027	Totals
Projects				
Phase I	250,000			250,000
Phase II		1,500,000		1,500,000
Phase III			1,000,000	1,000,000
Total Project Funds	250,000	1,500,000	1,000,000	2,750,000
Estimated Finance Related Expenses				
Municipal Advisor	5,000	21,000	19,000	
Bond Counsel		12,000	12,000	
Disclosure Counsel		7,500	7,500	
Rating Agency Fee				
Paying Agent				
Underwriter Discount	12,000	18,780	12,000	12,660
Debt Service Reserve				
Capitalized Interest				
Miscellaneous		1,000	1,000	
Total Financing Required	255,000	1,560,280	1,052,160	
Rounding		4,720	2,840	
Net Issue Size	512,000	1,565,000	1,055,000	3,132,000

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds to pay off all Project cost liabilities and obligations by 2040. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 4 - Cash Flow

Village of Colfax, Wisconsin Tax Increment District #5 Cash Flow Projection													
Year	Projected Revenues				Expenditures						Balances		
	Tax Increments	Total Revenues	State Trust Fund Loan Dated Date: 09/01/22 Principal Est. Rate Interest	Tax Increment Revenue Bond Dated Date: 09/01/25 Principal Est. Rate Interest	Tax Increment Revenue Bond Dated Date: 09/01/27 Principal Est. Rate Interest	Development Incentives	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	Year	Year
2021													
2022	4,864	4,864											
2023	25,537	25,537	4,142 4.00% 15,677										
2024	34,049	34,049	9,785 4.00% 10,034										
2025	75,394	75,394	10,177 4.00% 9,643										
2026	87,554	87,554	10,584 4.00% 9,236										
2027	111,875	111,875	10,983 4.00% 8,837										
2028	221,317	221,317	11,447 4.00% 8,373										
2029	221,317	221,317	11,904 4.00% 7,915										
2030	294,279	294,279	12,381 4.00% 7,439										
2031	294,279	294,279	12,857 4.00% 6,963										
2032	294,279	294,279	13,390 4.00% 6,430										
2033	294,279	294,279	13,926 4.00% 5,894										
2034	294,279	294,279	14,483 4.00% 5,337										
2035	294,279	294,279	15,049 4.00% 4,771										
2036	294,279	294,279	15,664 4.00% 4,156										
2037	294,279	294,279	16,291 4.00% 3,529										
2038	294,279	294,279	16,942 4.00% 2,878										
2039	294,279	294,279	17,614 4.00% 2,206										
2040	294,279	294,279	18,324 4.00% 1,495										
2041	294,279	294,279	19,057 4.00% 762										
2042	294,279	294,279	19,812 4.00% 0										
Total	4,313,249	4,313,249	255,000 121,574	1,565,000 514,050	1,055,000 309,900	250,000	120,000	4,190,524				Total	

Notes: Interim financing may be required until tax revenue is sufficient to issue Tax Increment Revenue Bond.

SECTION 10:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

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SECTION 11:

Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

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SECTION 12:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the Village's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the Village's Comprehensive Plan identifying the area as appropriate for residential and commercial development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the Village's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

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SECTION 14:

How Creation of the Tax Incremental District Promotes the Orderly Development of the Village

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the Village by creating opportunities for mixed use development and providing necessary public infrastructure improvements. Through use of tax increment financing, the Village can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and residential and commercial development.

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SECTION 15:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:

**Legal Opinion Advising Whether the Plan is
Complete and Complies with Wis. Stat. §
66.1105(4)(f)**

Legal Opinion Found on Following Page.

DRAFT

Insert Signed Legal Opinion

SAMPLE

Village President
Village of Colfax
613 Main Street
Colfax, Wisconsin 54730

RE: Project Plan for Tax Increment District No. 5

Dear Village President :

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the Village Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As Village Attorney for the Village of Colfax, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the Village of Colfax Tax Increment District No. 5 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

Village Attorney

SECTION 17:
**Calculation of the Share of Projected Tax
Increments Estimated to be Paid by the Owners of
Property in the Overlying Taxing Jurisdictions**

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

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Village of Colfax, Wisconsin

Tax Increment District #5

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.

Statement of Taxes Data Year:				2019	Percentage	
Dunn County				343,719	25.18%	
Village of Colfax				579,443	42.45%	
School District of Colfax				400,827	29.36%	
Chippewa Valley Technical College				41,170	3.02%	

Revenue Year	Dunn County	Village of Colfax	School District of Colfax	Valley Technical College	Total	Revenue Year
2023	1,225	2,065	1,428	147	4,864	2023
2024	6,430	10,839	7,498	770	25,537	2024
2025	8,573	14,452	9,997	1,027	34,049	2025
2026	18,983	32,001	22,136	2,274	75,394	2026
2027	22,044	37,162	25,707	2,640	87,554	2027
2028	28,168	47,485	32,848	3,374	111,875	2028
2029	55,723	93,938	64,981	6,674	221,317	2029
2030	55,723	93,938	64,981	6,674	221,317	2030
2031	74,093	124,907	86,404	8,875	294,279	2031
2032	74,093	124,907	86,404	8,875	294,279	2032
2033	74,093	124,907	86,404	8,875	294,279	2033
2034	74,093	124,907	86,404	8,875	294,279	2034
2035	74,093	124,907	86,404	8,875	294,279	2035
2036	74,093	124,907	86,404	8,875	294,279	2036
2037	74,093	124,907	86,404	8,875	294,279	2037
2038	74,093	124,907	86,404	8,875	294,279	2038
2039	74,093	124,907	86,404	8,875	294,279	2039
2040	74,093	124,907	86,404	8,875	294,279	2040
2041	74,093	124,907	86,404	8,875	294,279	2041
2042	74,093	124,907	86,404	8,875	294,279	2042
		1,085,989	1,830,761	1,266,422	130,077	4,313,249

Notes:

The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.



Village of Colfax

Creation of Tax Increment District (TID) No. 5
Village Board meeting

September 13, 2021

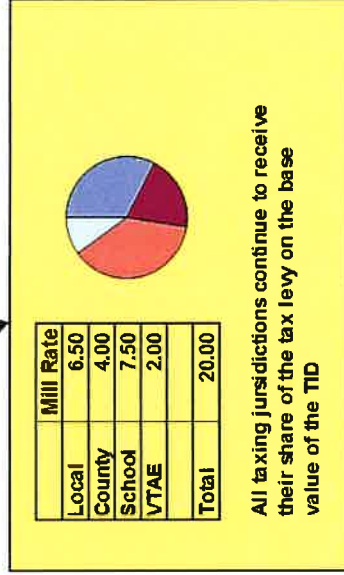
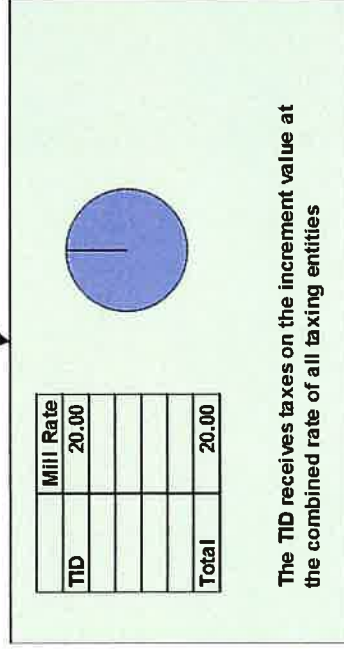
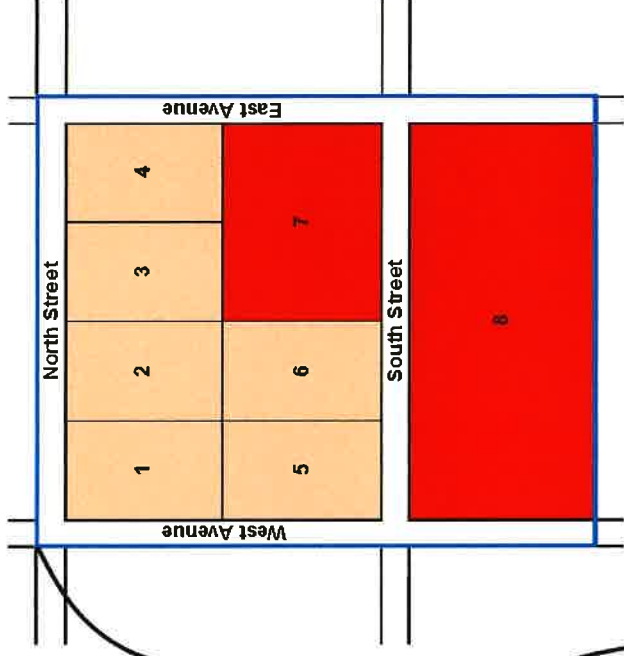
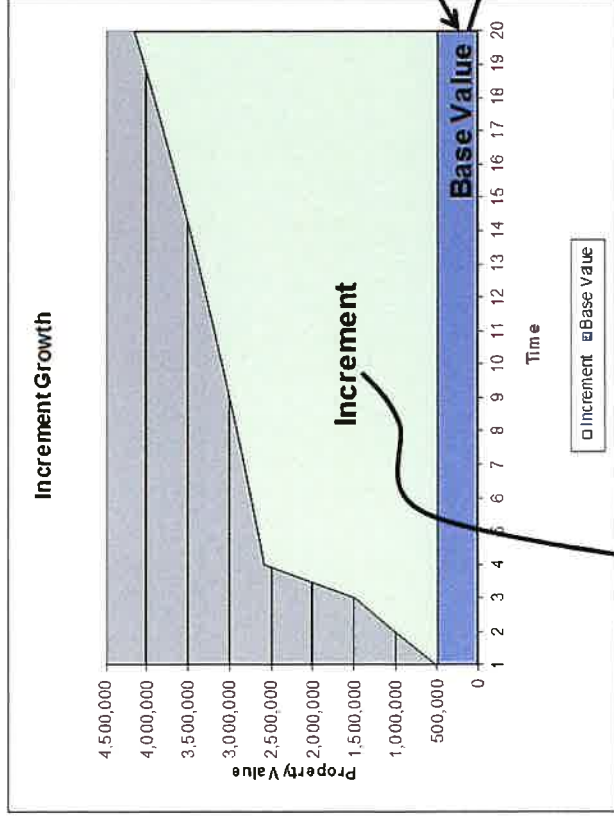


Tax Increment Financing

- How can we fund the necessary incentives and infrastructure to develop this site to meets the Village's goals and vision?
- Tax Increment Financing captures tax revenue from new construction to create a funding source for incentives and infrastructure for development.



How does TIF work?



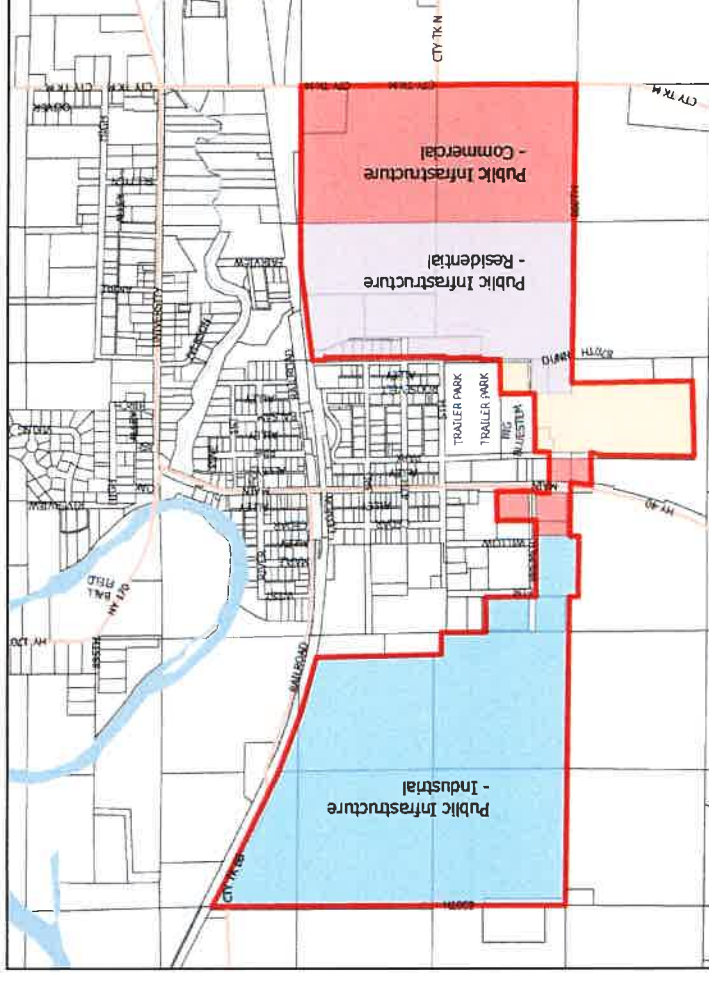


TID No. 5

- **Purpose:** Provide funding for infrastructure projects and development incentives.
- **Goal:** Expand residential, commercial, and industrial opportunities in the Village.
- **Required Finding:** Not less than 50% by area of the real property within the District is suitable for mixed-use.

- **Preliminary Projects:**

- ✓ Dunn St. Improvements and Infrastructure
- ✓ Infrastructure for future residential, commercial, and industrial development
- ✓ Development Incentives
- Infrastructure projects will be approved individually by the Village after approval of the TID.





TID No. 5 – Preliminary Development & Increment Assumptions

Village of Colfax, Wisconsin Tax Increment District #5 Tax Increment Projection Worksheet

Type of District		Mixed Use		Base Value		Apply to Base Value			
District Creation Date		September 13, 2021		Appreciation Factor		3,533,400			
Valuation Date		Jan 1, 2021		Base Tax Rate		\$24.32			
Max Life (Years)		20		Rate Adjustment Factor					
Expenditure Period/Termination		15 9/13/2036							
Revenue Periods/Final Year		20 2042							
Extension Eligibility/Years		Yes 3							
Eligible Recipient District		No		Tax Exempt Discount Rate		0.00%			
				Taxable Discount Rate					
Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1 2021	200,000	2022	0	200,000	2023	\$24.32	4,864	4,864	4,864
2 2022	850,000	2023	0	1,050,000	2024	\$24.32	25,537	30,401	30,401
3 2023	350,000	2024	0	1,400,000	2025	\$24.32	34,049	64,449	64,449
4 2024	1,700,000	2025	0	3,100,000	2026	\$24.32	75,394	139,843	139,843
5 2025	500,000	2026	0	3,600,000	2027	\$24.32	87,554	227,397	227,397
6 2026	1,000,000	2027	0	4,600,000	2028	\$24.32	111,875	339,272	339,272
7 2027	4,500,000	2028	0	9,100,000	2029	\$24.32	221,317	560,589	560,589
8 2028	0	2029	0	9,100,000	2030	\$24.32	221,317	781,906	781,906
9 2029	3,000,000	2030	0	12,100,000	2031	\$24.32	294,279	1,076,184	1,076,184
10 2030	0	2031	0	12,100,000	2032	\$24.32	294,279	1,370,463	1,370,463
11 2031	0	2032	0	12,100,000	2033	\$24.32	294,279	1,664,742	1,664,742
12 2032	0	2033	0	12,100,000	2034	\$24.32	294,279	1,959,020	1,959,020
13 2033	0	2034	0	12,100,000	2035	\$24.32	294,279	2,253,299	2,253,299
14 2034	0	2035	0	12,100,000	2036	\$24.32	294,279	2,547,577	2,547,577
15 2035	0	2036	0	12,100,000	2037	\$24.32	294,279	2,841,856	2,841,856
16 2036	0	2037	0	12,100,000	2038	\$24.32	294,279	3,136,135	3,136,135
17 2037	0	2038	0	12,100,000	2039	\$24.32	294,279	3,430,413	3,430,413
18 2038	0	2039	0	12,100,000	2040	\$24.32	294,279	3,724,692	3,724,692
19 2039	0	2040	0	12,100,000	2041	\$24.32	294,279	4,018,971	4,018,971
20 2040	0	2041	0	12,100,000	2042	\$24.32	294,279	4,313,249	4,313,249
Totals		12,100,000	0	0	Future Value of Increment		4,313,249		

Notes:

Actual results will vary depending on development, inflation of overall tax rates.
NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

- Construction of housing development to begin in 2021-22.
- Estimated \$12.1MM estimated to be created throughout the life of the District.
- Total tax increment revenue is projected to be approximately \$4.3 million through the life of the TID.
- Inflation Rate is 0%



Tax Increment District No. 5 – Preliminary Cash Flow

Village of Colfax, Wisconsin

Tax Increment District #5

Cash Flow Projection

Year	Projected Revenues				Expenditures										Balances						
	Tax Increments	Total Revenues	State Trust Fund Loan 255,000	Dated Date: Principal	09/01/22 Est. Rate	Interest	Tax Increment Revenue Bond 1,565,000	Dated Date: Principal	09/01/25 Est. Rate	Interest	Tax Increment Revenue Bond 1,055,000	Dated Date: Principal	09/01/27 Est. Rate	Interest	Development Incentives	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	Year
2021																15,000		15,000	(15,000)	2,875,000	2021
2022																5,000		5,000	(5,000)	2,875,000	2022
2023	4,864	4,864														5,000		5,000	(20,136)	2,875,000	2023
2024	25,537	25,537		4,142	4.00%	15,677										5,000		5,000	(136)	2,870,858	2024
2025	34,049	34,049		9,785	4.00%	10,034										5,000		5,000	717	2,861,072	2025
2026	75,394	75,394		10,177	4.00%	9,643					70,425					5,000		95,245	(19,851)	2,850,895	2026
2027	87,554	87,554		10,584	4.00%	9,236					46,950					5,000		71,770	(14,257)	2,840,311	2027
2028	111,875	111,875		10,983	4.00%	8,837					46,950			47,475		5,000		119,245	(17,384)	2,829,328	2028
2029	221,317	221,317		11,447	4.00%	8,373					45,675			31,650		5,000		187,145	(21,627)	2,812,545	2029
2030	221,317	221,317		11,904	4.00%	7,915					43,050			31,200		5,000		219,070	34,172	2,798,424	2030
2031	294,279	294,279		12,381	4.00%	7,439					40,200			29,775	25,000	5,000		284,795	9,484	2,789,077	2031
2032	294,279	294,279		12,857	4.00%	6,963					37,125			27,825	25,000	5,000		284,770	33,786	2,755,291	2032
2033	294,279	294,279		13,390	4.00%	6,430					33,975			25,875	25,000	5,000		279,670	48,395	2,706,896	2033
2034	294,279	294,279		13,926	4.00%	5,894					30,750			23,625	25,000	5,000		299,195	(4,916)	2,661,980	2034
2035	294,279	294,279		14,483	4.00%	5,337					27,375			21,075	25,000	5,000		298,270	(3,991)	2,618,089	2035
2036	294,279	294,279		15,049	4.00%	4,771					23,925			18,450	25,000	5,000		297,195	(2,916)	2,575,173	2036
2037	294,279	294,279		15,664	4.00%	4,156					20,400			15,750	25,000	5,000		295,970	(1,691)	2,533,482	2037
2038	294,279	294,279		16,291	4.00%	3,529					16,800			13,050	25,000	5,000		289,670	34,880	2,498,602	2038
2039	294,279	294,279		16,942	4.00%	2,878					13,200			10,350	25,000	5,000		283,370	10,909	2,487,693	2039
2040	294,279	294,279		17,614	4.00%	2,206					9,525			7,575	25,000	5,000		286,920	7,359	2,480,334	2040
2041	294,279	294,279		18,324	4.00%	1,495					5,775			4,650	25,000	5,000		280,245	34,034	2,446,300	2041
2042	294,279	294,279		19,057	4.00%	762					1,950			1,575	25,000	5,000		263,345	30,934	2,415,366	2042
Total	4,313,249	4,313,249		255,000		121,574		1,565,000		514,050		309,900	250,000	120,000				4,190,524	122,725	(0)	Total

Notes: Interim financing may be required until tax revenue is sufficient to issue Tax Increment Revenue Bond.

- Future infrastructure improvements will be funded with debt issues.
- Development Incentives funded on a pay-as-you-go basis with available tax increment revenues.
- All future borrowing is subject to approval by the Village Board.



Preliminary Timeline

- **August 30, 2021:**
 - Initial Joint Review Board meeting
 - Plan Commission public hearing
 - Approval of resolution recommending TID 5 creation to Village Board
- **September 13, 2021:**
 - Village Board meeting with TID 5 creation resolution on agenda
- **September 28, 2021:**
 - JRB convenes to vote on creation of TID 5



Questions?

Josh Low
Financial Specialist
(651) 697-8596
jlow@ehlers-inc.com

Sean Lentz
Senior Municipal Advisor
(651) 697-8509
slentz@ehlers-inc.com

ZOR TIN Lizzies
P.O Box 662
Eau Claire, Wisconsin 54703

8/31/2021

Lynn Niggemann
Village of Colfax
613 Main Street

Dear Lynn Niggemann & Colfax Village Board

The Tin Lizzies parades to help crippled children walk through the help of Shriners Hospitals Nation Wide. So with your help again this year and Community Businesses. We can continue to help children and participate in the 2021 Firemen's Ball Parade Saturday September 11th 2021 to keep us coming back year after year and to Help the Children.

Cost of Donation would be \$ 50.00 to the Tin Lizzies in which was Donated in 2019.

Thank You For Your Support !

2018 - Mehara Shrine Club President

2019 , 2020 , 2021 , - Chief of Staff ZOR Shriners Madison ,Wisc

Thank You Again ,Bruce Fransway !

\$50

Village of Colfax

Date: September 10, 2021

To: Village Board

From: Lynn Niggemann, Administrator-Clerk-Treasurer

Re: Dunn County Housing Study

On August 23rd, Susan Badtke attended the Village Board meeting. She explained that the County is applying for a grant which will assess the Dunn County housing needs. The County is offering municipalities the opportunity to opt in for an individual study. In conversation, it was determined that the maximum out of pocket would be approximately \$3,000 with the total cost expected to be approximately \$7,000 or so.

After having my questions answered regarding the Comprehensive Plan and how this particular housing study would help in the housing portion of the plan; I am not convinced that this is the right time for the Village of Colfax to invest in the housing study. I understand with the grant, the cost is decrease significantly, however we have a lot of housing construction projects happening right now and I think we should see the end result of these projects.

DUNN COUNTY HOUSING SNAPSHOT



Dunn County Housing Characteristics, 2000 to 2019

	2000	2019	2000-2019 Change in #	2000-2019 % Change
Population	39,858	45,368	5,510	13.8%
Average Age	30.7	34.7	4.0	13.0%
# of Households	14,337	16,859	2,522	17.6%
Average Household Size	2.57	2.44	-0.1	-5.1
% of One Person	24.3%	28.4%	1,286	36.7%
% of Households with Own Children	22.2%	25.7%	-314	-6.8%
Owner Vacancy Rate	1.4%	0.9%	-0.5	-
Renter Vacancy Rate	5.6%	5.6%	0.0	-
Seasonal Units	285	465	180	63.2%
Vacant Housing Units	940	1,604	664	70.6%
Median # of Rooms	5.6	5.9	0.3	5.4%
Units 50 Years or Older	9,255	6,422	-2,833	-30.6%
% of Units 50 Years or Older	60.6%	34.8%	-25.8%	-
Single Family Units	10,438	13,103	2,665	25.5%
Multi-Family Units	2,915	3,563	648	22.2%
Mobile Homes	1,915	1,795	-120	-6.3%

Sources: 2000 U.S. Census & 2019 ACS Five Year Estimates



July 2021

Housing Affordability at a Glance

Housing Affordability Gauge:



Dunn County's housing affordability ratio in 2019 was **2.8**, indicating that the median house is nearly unaffordable for the median household income.

Cost-Burdened Households:

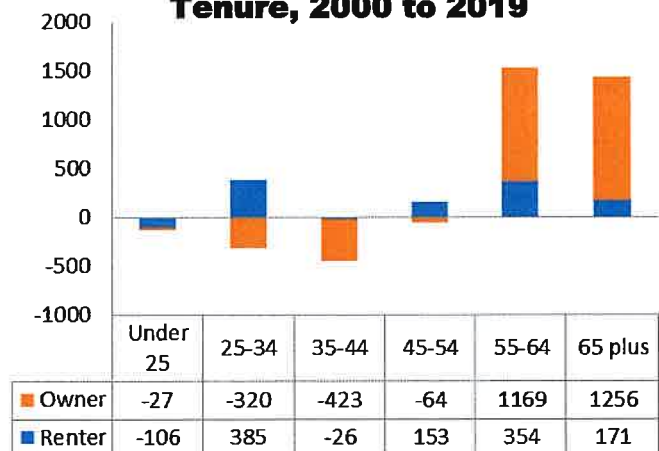
A household is considered to be "cost burdened" if it pays **30 percent or more** of its income on housing costs. In 2019, **26.5 percent** of Dunn County households were cost burdened, a decrease from **32 percent** in 2010.

Households in Poverty and ALICE Households:

In 2018, **12 percent** of Dunn County households were living in poverty. Additionally, **21 percent** were classified as ALICE households, which are households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county. Combined, the number of ALICE and poverty-level households equals the total population struggling to afford basic needs. The percentage of households in these two categories **decreased 9 percentage points** between 2016 and 2018.

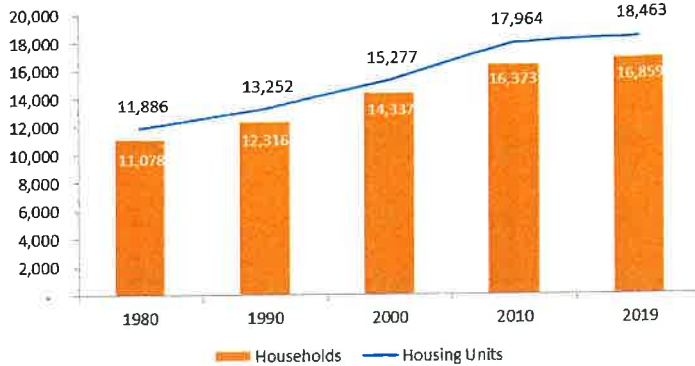
Sources: 2010 & 2019 ACS Five Year Estimates, & ALICE Point-in-Time Data

Household Growth by Age Group & Tenure, 2000 to 2019



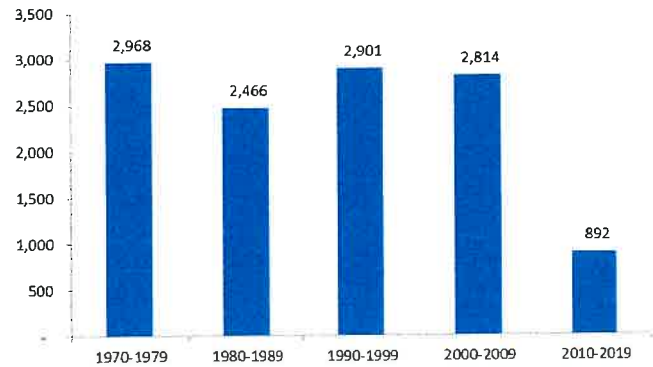
Sources: 2000 U.S. Census & 2019 ACS Five Year Estimates

Housing Units & Household Growth, 1980-2019



Sources: 2000 U.S. Census & 2019 ACS Five Year Estimates

Number of Housing Units



Sources: IPUMS 1970-90, 2000 U.S. Census & 2019 ACS Five Year Estimates



Renter Households

5,368

31.8% of all households

Median gross rent, 2000: \$461
Median gross rent, 2019: \$796

↑ Rent up 73%

Median renter income, 2000: \$23,971
Median renter income, 2019: \$36,969

↑ Income up 54%

Fair market rent for 2-bedroom apartment: **\$924**

Median-income renter can afford: **\$924**



Owner Households

11,491

68.2% of all households

Median home value, 2000: \$92,900
Median home value, 2019: \$165,200

↑ Value up 78%

Median owner income, 2000: \$46,456
Median owner income, 2019: \$72,899

↑ Income up 57%

Change in homeownership rate for householders younger than 35 years old, 2000-2019:

-21.6%

Sources: 2000 U.S. Census & 2019 ACS Five Year Estimates, HUD, & WCWRPC Calculations, 2019 data from rentdata.org

Dunn County Housing Sales

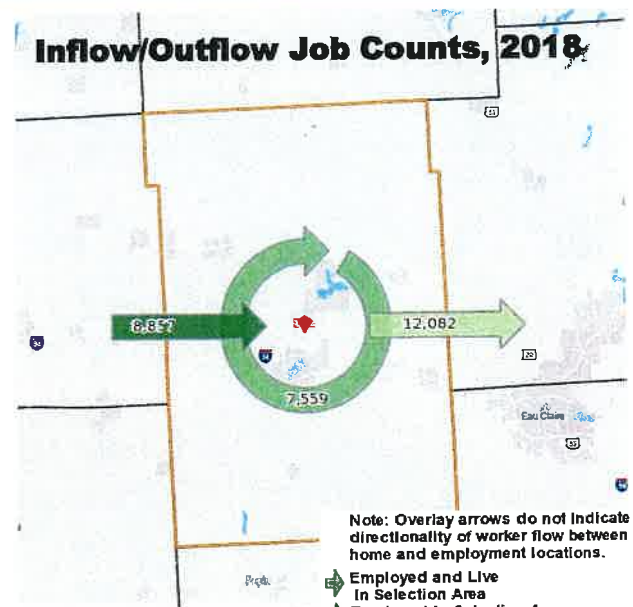
2019 # of Home Sales: 645
2007 # of Home Sales: 234

2019 Median Sale Price: \$176,500
2007 Median Sale Price \$144,820

- There were 723 homes sold in 2020, a 12.1% increase from homes sales in 2019.
- The median sales price from January to December 2019 was \$176,500, higher than the previous year at \$167,000.

Sources: Wisconsin Realtors Association

Inflow/Outflow Job Counts, 2018



Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.

- Employed and Live In Selection Area
- Employed in Selection Area, Live Outside
- Live in Selection Area, Employed Outside

Source: 2018 Longitudinal Employer-Household Dynamics

Village of Colfax

Date: September 10, 2021

To: Village Board

From: Lynn Niggemann, Administrator-Clerk-Treasurer

Re: Parks Committee – Signage within the Village limits

May 12th, 2021, the Parks Committee met. Halpin volunteered to contact some groups in reference to signs that needed updating due to the appearance or condition being in poor condition.

- FFA sign as you enter the Village limits on County Road M
 - FFA Alumni will replace or update the sign at their cost.
- Church signs
 - Jordan Herrick will be working with his groups to have the signs updated at their cost.
- Viking sign in the lot in front of the car wash.
 - Mark has gotten an estimate from Vintage Sign Shop (included in the packet)

Consideration item – Does the Village Board want to hire Vintage Sign Shop to repair the Viking sign?

Vintage Sign Shop
N4526 County Road Y
Menomonie, WI 54751

Estimate

Date 9/8/2021
Estimate # 570

Name / Address

Mark Halpin

P.O. #

Terms

Due Date 9/8/2021
Other

Description	Qty	Rate	Total
SIGN DESIGN	1	75.00	75.00T
24" X 66" BASIC MDO SIGN DESIGN WITH PAINTED BACKGROUND AND 2 COLORS VINYL	2	250.00	500.00T
SAND, PRIME, BASECOAT AND PAINT 2 COLORS	2	250.00	500.00T
WOODEN VIKING ON TOP OF SIGN	1	150.00	150.00T
SIGN INSTALL (INCLUDES TRAVEL)			
Subtotal			\$1,225.00
Sales Tax (5.5%) Exempt			\$67.38
Total			\$1,292.38

Vintage Sign Shop
wade@vintagesignshop.com
www.vintagesignshop.com

715-309-2094

9/10/2021

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Transactions Detail with Budget Report - Full Description

Page: 1

Dated From: 1/01/2021

From Account: 100-00-55200-405-000

ACCT

Thru: 9/10/2021

Thru Account: 100-00-55200-405-000

Fund # 100 - GENERAL FUND

Debit

Credit

100-00-55200-405-000

PARKS-REPAIRS/MAINT-BLDG/GROUN

Posting Date	Type	Transaction Number	Date	Description	Debit	Credit
2/12/2021	DIS	77032	2/12/2021	SYNERGY COOPERATIVE HOOK EYE/TOWER PARK LIGHT BULB 953522	42.77	
3/15/2021	RCP	19933	3/15/2021	FTC V A1 JANITORIAL LAWSUIT REFUND CHECK		51.02
3/31/2021	DIS	77139	3/31/2021	MID-AMERICAN RESEARCH CHEMICAL CITRONELLA INSECT REPELLENT 0727671-IN	160.71	
4/15/2021	DIS	77179	4/15/2021	SYNERGY COOPERATIVE STEEL STIK FOR LIGHT REPAIR-TOWER PARK 953522	7.37	
4/15/2021	DIS	77179	4/15/2021	SYNERGY COOPERATIVE TAX 953522		0.38
5/14/2021	DIS	77234	5/14/2021	KYLES MARKET BOWL CLEANER 01242019	6.38	
5/14/2021	DIS	77237	5/14/2021	STATE INDUSTRIAL PRODUCTS WEED KILLER 901972837	194.41	
5/14/2021	DIS	77238	5/14/2021	SYNERGY COOPERATIVE DRUM LINERS/CHAINSAW OIL/KEROSENE 953522	109.00	
6/15/2021	DIS	77323	6/15/2021	SYNERGY COOPERATIVE STEEL STAKE/SPRINKLER/CLAMPS/FAUCETS 953522	76.82	
6/30/2021	DIS	77355	6/30/2021	MENARDS-EAU CLAIRE COMET PADS/DUST PAN/SPONGES/TOILET BRUSH 73446	19.39	
6/30/2021	DIS	77356	6/30/2021	MID-AMERICAN RESEARCH CHEMICAL TRIPLE SELECT WEED KILLER 0734626-IN	165.96	
7/15/2021	DIS	77391	7/15/2021	SYNERGY COOPERATIVE BULB/BOLT SNAPS/LINERS/ROUND UP/SPRINKLE 953522	235.49	
7/30/2021	DIS	77420	7/30/2021	MID-AMERICAN RESEARCH CHEMICAL SATURATE CONCENTRATE 0737157-IN	148.50	
8/13/2021	DIS	77453	8/13/2021	SYNERGY COOPERATIVE OIL/BATTERIES/WASP KILLER/GARBAGE BAGS/C 953522	97.67	
8/13/2021	DIS	77463	8/13/2021	WOODS RUN FOREST PRODUCTS TREATED 2X8X8/DECK SCREWS-PICNIC TABLE 39854	21.50	
				Ending Balance:	1,234.57	
				Budget:	10,000.00	

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Reprint Check Register - Quick Report - ALL

Page: 1
ACCT

POOLED CHECKING ACCOUNT

Accounting Checks

Posted From: 8/23/2021 From Account:
Thru: 9/12/2021 Thru Account:

Check Nbr	Check Date	Payee	Amount
MWG	9/01/2021	MORGAN WHITE GROUP	1,131.86
UHS	9/01/2021	UHS PREMIUM BILLING	218.10
XCEL	8/30/2021	XCEL ENERGY	4,727.72
77467	8/23/2021	SYNERGY COOPERATIVE	1,168.00
77468	8/31/2021	24-7 TELCOM	24.95
77469	8/31/2021	AARON HODNETT	103.06
77470	8/31/2021	ARAMARK UNIFORM SERVICE, INC	168.60
77471	8/31/2021	AT&T MOBILITY	536.48
77472	8/31/2021	AYRES ASSOCIATES	5,160.00
77473	8/31/2021	BEAR VALLEY ELECTRIC	979.01
77474	8/31/2021	CAPITAL ONE	48.01
77475	8/31/2021	CENAGE LEARNING INC/GALE	121.56
77476	8/31/2021	CENTURY LINK	118.38
77477	8/31/2021	CHARTER COMMUNICATIONS	142.97
77478	8/31/2021	CITY OF MENOMONIE INTERCEPT	250.00
77479	8/31/2021	COLFAX COMMUNITY FIRE DEPT	5,650.38
77480	8/31/2021	DENNY'S APPLIANCE	17.95
77481	8/31/2021	DUNN CO HIGHWAY DEPT	52.11
77482	8/31/2021	GILBERTS OF SAND CREEK	11,861.00
77483	8/31/2021	HAWKINS, INC.	1,322.57
77484	8/31/2021	HEALTH TRADITION HEALTH PLAN	11,121.07
77485	8/31/2021	HUDSON AREA PUBLIC LIBRARY	38.95
77486	8/31/2021	HUEBSCH	112.50
77487	8/31/2021	INDUSTRIAL SAFETY	140.70
77488	8/31/2021	INTERSTATE AUTOMOTIVE	350.59
77489	8/31/2021	JOHN DEERE FINANCIAL	64.11
77490	8/31/2021	LOOKOUT BOOKS	390.12
77491	8/31/2021	MICRO MARKETING LLC	129.97
77492	8/31/2021	MYERS SEPTIC SERVICE	198.10
77493	8/31/2021	PITNEY BOWES INC	143.55
77494	8/31/2021	QUILL CORP.	232.25
77495	8/31/2021	RADISSON HOTEL LACROSSE	555.00
77496	8/31/2021	RADISSON HOTEL LACROSSE	555.00

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Reprint Check Register - Quick Report - ALL

Page: 2
ACCT

POOLED CHECKING ACCOUNT

Accounting Checks

Posted From: 8/23/2021 From Account:
Thru: 9/12/2021 Thru Account:

Check Nbr	Check Date	Payee	Amount
77497	8/31/2021	RANDY BATES	182.83
77498	8/31/2021	REGISTER OF DEEDS	71.00
77499	8/31/2021	SHRED AWAY	25.00
77500	8/31/2021	T-MOBILE	205.80
77501	8/31/2021	TIMBER TECHNOLOGIES	17,216.81
77502	8/31/2021	TOWN OF COLFAX	75.00
77503	8/31/2021	UNION TRAILER & POWER EQUIPMENT	212.53
77504	8/31/2021	VIKING ELECTRIC SUPPLY	214.26
77505	8/31/2021	WRWA	225.00
77506	8/31/2021	WRWA	225.00
77507	8/31/2021	ZOLL MEDICAL CORP	291.10
AFLAC	8/30/2021	AFLAC	410.06
EFTPS	9/02/2021	EFTPS-FEDERAL-SS-MEDICARE	6,316.36
WIETF	9/03/2021	WI DEPT OF EMPLOYEE TRUST FUNDS	5,932.42
BREMER	9/02/2021	BREMER BANK	195.00
BREMER	9/10/2021	CARDMEMBER SERVICE	442.24
CHARTER	8/31/2021	CHARTER COMMUNICATIONS	621.60
WIDCOMP	9/02/2021	WISCONSIN DEFERRED COMPENSATION	240.00
PRINCIPAL	9/01/2021	PRINCIPAL LIFE INS. CO.	715.08
Grand Total			81,651.71

Public Safety Committee Meeting
August 23rd, 2021
6:00 p.m.

The Village of Colfax Public Safety Committee met on August 23rd at 6:00 p.m. at the Rescue Squad, 614C Railroad Ave., Colfax, WI. Members Present were: Jeff Prince, Jody Albricht and Margaret Burcham, Chair. Also present were Rescue Director Knutson and Administrator-Clerk-Treasurer Niggemann and LeAnn Ralph with the Messenger.

Discussion of Unsightly Properties – Possible Recommendation to the Board or any other action
Discuss ordinance and Plan of Action

605 Pine Street – Ordinance Sec 15-1-9 and 15-1-6 – A motion was made by Albricht and seconded by Prince to have Niggemann request that the Building Inspector inspect the house to determine structural strength for both the house and the garage. A voice vote was taken with all members voting in favor. Motion carried.

503 East Third Avenue – Ordinance Sec. 8-1-8 – A motion was made by Prince and seconded by Albricht to have Chief Anderson send an unsightly letter to Midwest Classic. A voice vote was taken with all members voting in favor. Motion carried.

Any other properties to be considered - Wenzel property have several vehicles that appear to be unregistered. Railroad Avenue vehicles by the funeral home need to be moved for mowing. Railroad Avenue by West Street needs to be mowed. The committee would also like there to be police presence at football and basketball games for public relations and directing traffic. We should find out if the back gate will be open during the games to help with the traffic flow.

Stop Sign Ordinance Sec 10-1-10 – The committee has concerns about the fire hydrant in the parking lot of Synergy Repair shop and the hydrant by Adam's Repair shop. The committee would like the police to watch the parking near these hydrants.

Discussion regarding deer population in the Village Limits – request by a Village resident - Chief Anderson mentioned that the Village ordinances 11-2-(g) and 11-2-1 contradict each other. Further discussion, the committee is not in favor of having a special deer hunt in the Village limits.

Adjournment – A motion was made by Prince and seconded by Albricht to adjourn the meeting. All members voted in favor. Meeting adjourned.

Margaret Burcham, Chairperson

Joint Review Board Minutes, August 30, 2021 Public Hearing

On August 30, 2021, the Joint Review Board Public Hearing was called to order at 5:00 p.m. at the Colfax Rescue Squad, 614C Railroad Avenue, Colfax, WI.

Roll Call: Members Present: Village President Jody Albricht, Colfax Schools Superintendent William Yingst, Chippewa Valley Technical College representative Dan Lytle, Dunn County Supervisors Gary Stene and Vaughn Hedland, Public member Tiffany Prince. Other Present: Josh Lowe from Ehlers, Administrator-Clerk-Treasurer Lynn Niggemann, LeAnn Ralph with the Messenger.

Appointments

Public Member – A motion was made by Stene and seconded by Yingst to appoint Tiffany Prince as the public member. A voice vote was taken with all members voting in favor. Motion carried.

Chairperson - A motion was made by Stene and seconded by Albricht to appoint Yingst as the chairperson. A voice vote was taken with all members voting in favor. Motion carried.

Discuss responsibilities of the Joint Review Board - Low explained how the Joint Review Board Committee is composed; a member from each of the taxing jurisdictions, the County, the Chippewa Valley Technical College, Colfax School District and the Village of Colfax.

Discuss & review project plan - Low provide a hard copy of the summary of the tax increment district 5 (TID 5) to all members. Low explained that the Village is looking to create Tax Increment District 5 which would consist of an overlay of Tax Increment District 4. Some of the reasons for the creation of TID 5 include the expenditure period expiring in TID 4. TID 4 has finally had some construction in the East View Development. In order to continue forward movement with the development, we will need to invest in infrastructure. So the primary reason is to extend the utilities south on Dunn Street to furnish the remainder of phase two of the development. As we forecast the next twenty years, we would like to develop the west side of the industrial park and the east side of the TID, near County Road M with commercial/industrial businesses as well as continue to grow the residential development. Any future financing will be used primarily for infrastructure, roads, sidewalks, etc. to assist with the forecasted businesses to build in the Colfax area.

Low also reviewed the potential financing that could be required to complete projects as well as provided charts that showed potential growth values and how the tax increment district would cash flow with the assumptions that have been made.

Set next meeting date – September 14th at 5 p.m. or later is the tentative date for the next meeting.

Adjourn: A motion was made by Albricht and seconded by Prince to adjourn the meeting. A voice vote was taken to adjourn the meeting at 6:27 p.m. Motion carried.

William Yingst, Colfax School District
Chair of the Joint Review Board

Attest: Lynn Niggemann
Administrator-Clerk-Treasurer

Planning Commission, August 30th, 2021

On August 30th, 2021, the Planning Commission meeting was called to order at 6:00 p.m. at the Colfax Rescue Squad, 614C Railroad Avenue, Colfax, WI by Jody Albricht. In attendance: Mike Buchner, Dave Hovre, Tiffany Prince and Jody Albricht. Excused: Jason Johnson, Nancy Hainstock and Logan Michels. Others Present: Josh Low from Ehlers Associates, Administrator-Clerk-Treasurer Lynn Niggemann and LeAnn Ralph with the Messenger(online).

Public Appearances –none.

TID 5 Review- Possible Recommendation to the Village Board

Low provide a hard copy of the summary of the tax increment district 5 (TID 5) to all members. Low explained that the Village is looking to create Tax Increment District 5 which would consist of an overlay of Tax Increment District 4. Some of the reasons for the creation of TID 5 include the expenditure period expiring in TID 4. TID 4 has finally had some construction in the East View Development. In order to continue forward movement with the development, we will need to invest in infrastructure. So the primary reason is to extend the utilities south on Dunn Street to furnish the remainder of phase two of the development. As we forecast the next twenty years, we would like to develop the west side of the industrial park and the east side of the TID, near County Road M with commercial/industrial businesses as well as continue to grow the residential development. Any future financing will be used primarily for infrastructure, roads, sidewalks, etc. to assist with the forecasted businesses to build in the Colfax area.

Low also reviewed the potential financing that could be required to complete projects as well as provided charts that showed potential growth values and how the tax increment district would cash flow with the assumptions that have been made.

A motion was made by Hovre and seconded by Prince to recommend approval to the Village Board for the Tax Increment District 5 creation resolution. Voting For: Buchner, Hovre, Prince and Albricht. Voting Against: none. Motion carried.

Adjourn: A motion was made by Buchner and seconded by Prince to adjourn the meeting. All members voted yes.

Jody Albricht, Chair

Attest: Lynn Niggemann
Administrator-Clerk-Treasurer



COLFAX RESCUE
 614C RAILROAD AVE
 COLFAX WI 54730
 715 303 3049

AUGUST 2021 REPORT

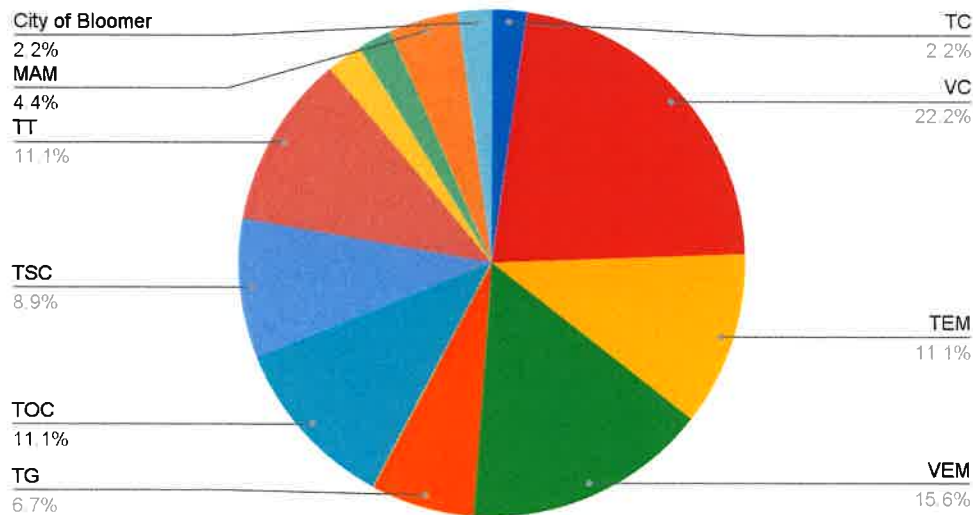
MUNICIPALITIES RESPONDED TO:

TOWN OF COLFAX	1
VILLAGE OF COLFAX	10
TOWN OF ELK MOUND	5
VILLAGE OF ELK MOUND	7
TOWN OF GRANT	3
TOWN OF OTTER CREEK	5
TOWN OF SAND CREEK	4
TOWN OF TAINTER	5
VILLAGE OF WHEELER	1
CITY OF BLOOMER	1
CITY OF EAU CLAIRE	1
VILLAGE OF BOYCEVILLE	1
MUTUAL AID MENOMONIE	2
TOTAL	45

RECEIVING FACILITIES:

MCHS EAU CLAIRE	14
MCHS MENOMONIE	7
MCHS BARRON	1
HSHS SACRED HEART	7
MARSHHS EAU CLAIRE	1
LIFELINK 111	1
RESIDENCE	1
CANCELLED	2
REFUSED	4
STANDBY	6
TRANSFER	2
TOTAL	46

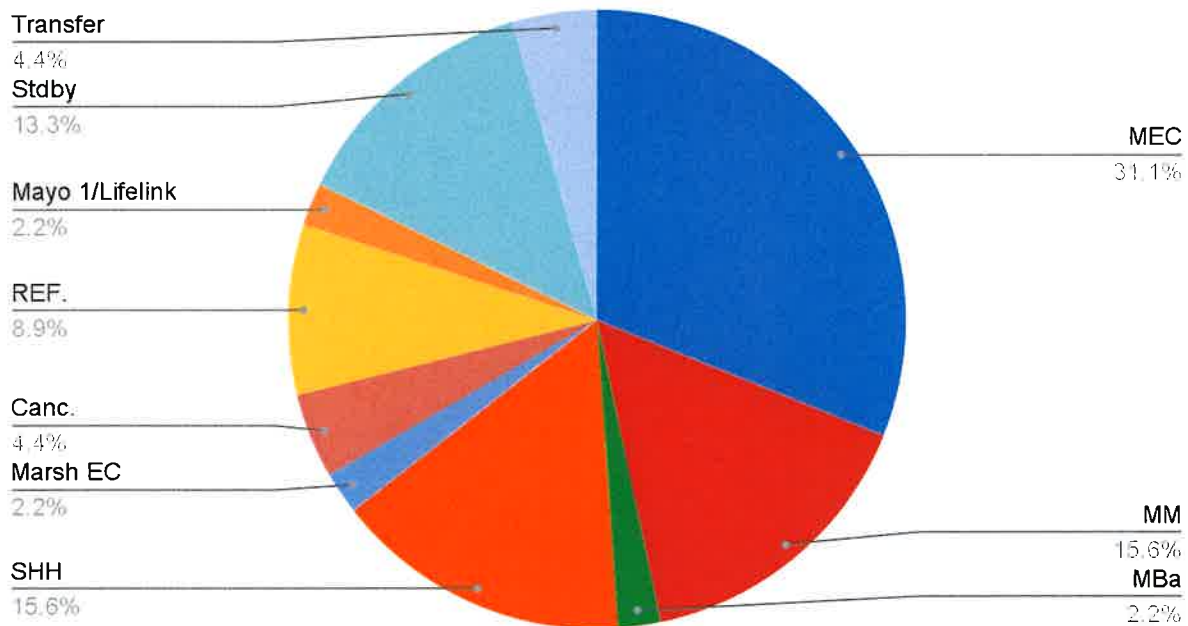
MUNIIPALITIES RESPONDED TO



INTERCEPT:

MENOMONIE FIRE	1
EAU CLAIRE FIRE	1
LIFELINK 111	1

RECEIVING FACILITIES



FLEET:

	Beginning Mileage	month end mileage	Yearly Mileage	Fuel Cost pump price	Maintenance	Hours	Monthly fleet operation cost per mile
M7 (2011 Dodge)	78909	84678	5769	\$1,700.61	\$476.58	214	\$0.38
M8 (2014 Dodge)	63587	67635	4048	\$1,401.16	\$359.98	161	\$0.44
Total			9817	\$3,101.77	\$359.98	375	\$0.41

CRS NOTES:

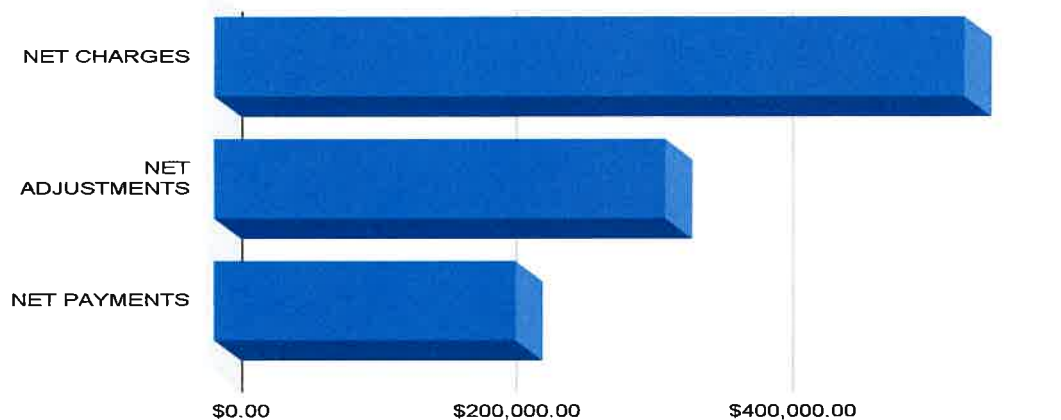
COLFAX RESCUE HAD IT'S ANNUAL MEETING ON AUGUST 31ST HERE ARE SOME OF THE HIGHLIGHTS:

STAFFING WAS DISCUSSED SHORT SUPPLY OF EMT'S (REGIONAL PROBLEM), REASONS ARE VARIED; LOW PAY, TO LONG HOURS, NOT ENOUGH HOURS IN THE DAY TO COMMIT. PROBLEMS ARE EASY TO LIST SOLUTIONS ARE HARD. NOTHING EARTH SHATTERING CAME FROM THE MEETING ON STAFFING.

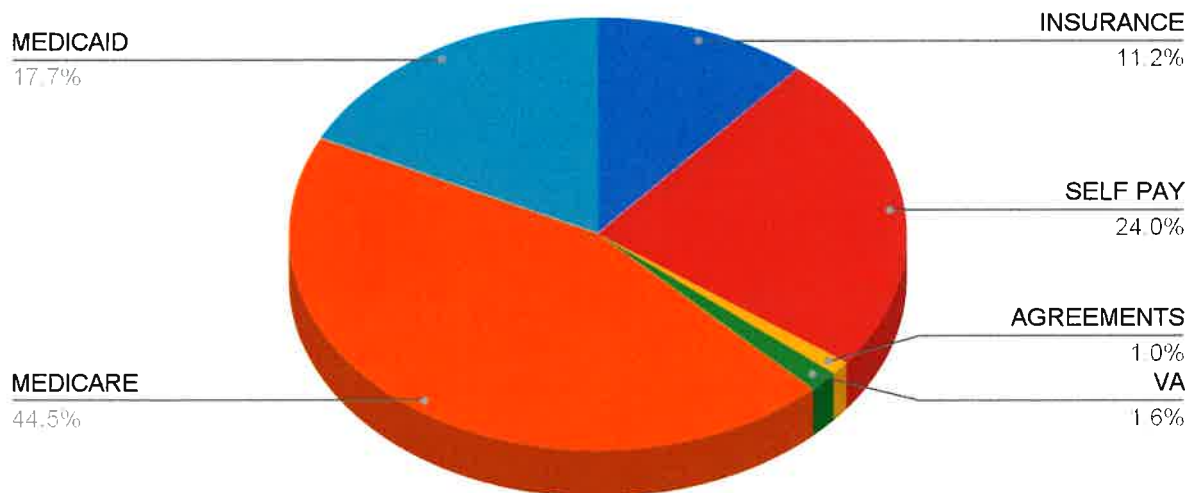
YEARS OF BUDGETING LOW TO TRY TO PREVENT TAX INCREASES (LEVY LIMITS) HAS SHOWN TO BE A PROBLEM AT COLFAX RESCUE AS MANY OTHER LOCAL MUNICIPALITIES/COUNTIES HAVE FOUND OUT! THE STRANGLEHOLD OF LEVY LIMITS OF 2% WHEN COST OF DOING BUSINESS HAS FAR EXCEEDED THE LEVY LIMITS HAS ELIMINATED RESERVES JUST AS MANY OTHER GOVERNMENT ENTITIES HAVE DISCOVERED. COLFAX RESCUE DOES NOT HAVE ANY RESERVES! THAT MEANS NO MONEY TO PURCHASE AN AMBULANCE, NO RESERVE TO BUY EQUIPMENT WE HAVE

REACHED THE POINT ALL CAPITAL FUNDS WILL HAVE TO BE LEASED OR FINANCED. ONLY BENEFITING FINANCIAL INSTITUTIONS. I KNOW SOME WILL SAY RAISE YOUR RATES HOWEVER MEDICARE/MEDICAID/VA ALSO CAP REIMBURSEMENTS THE FOLLOWING CHARTS SHOW OUR PAYER MIX AND HOW THEY REIMBURSE OUR BILLED RATES.

CHARGES/PAYMENTS/ADJUSTMENTS 2020



payment sources 2020



- ON A TYPICAL BILL MEDICAID/MEDICAL ASSISTANCE PAYS (23.22% OF BILLED AMOUNT) MEDICARE/MEDICAID SECONDARY PAYS (28.5% OF BILLED AMOUNT) MEDICARE/SUPPLEMENTAL OR PRIVATE PAY SECONDARY PAYS (32.94% OF BILLED AMOUNT) ALL OTHERS WILL PAY 100% OF THE BILLED AMOUNT. SO ALMOST 64% OF OUR BILLS WE WILL ONLY COLLECT ABOUT 28% OF OUR

BILLED AMOUNT. AS FAR AS REVENUE GOES WHEN 64% OF REVENUE IS CAPPED AND OUR OTHER FUNDING SOURCE IS CAPPED AT 2% BUT MOST OF DOING BUSINESS HAS BEEN INCREASING AT 7-10% THIS EQUATION DOES NOT BALANCE. WITH FIVE MUNICIPALITIES AT OUR ANNUAL MEETING THIS WAS ATTEMPTED TO BE EXPLAINED AGAIN EASY TO POINT FINGER BUT HARDER TO FIND A SOLUTION TO SWALLOW. IT WAS DETERMINED TO RAISE NEXT YEARS PER CAPITAL TO \$22.10 (LESS THAN A MEAL FOR 2 AT MOST RESTAURANTS) FROM OUR CURRENT \$17.67. THIS IS A BIG JUMP I UNDERSTAND THAT, HOWEVER TO STAY IN EXISTENCE IT WAS FELT THIS WAS NEEDED THAT BEING SAID, I HAVE ALREADY RECEIVED ONE EMAIL SAYING WHY SHOULD WE STAY WITH YOU WHEN WE CAN GO TO A NEIGHBORING SERVICE PAY A LITTLE MORE AND RECEIVE PARAMEDIC SERVICE? MY ANSWER IS THERE IS STABILITY IN NUMBERS AND KEEP IN MIND NEIGHBORING SERVICES ARE VERY BUSY THEY CAN NOT GUARANTEE THE CLOSEST AMBULANCE IS THE ONE RESPONDING. AND IF THEY KEEP GETTING BUSIER THEY WILL HAVE TO EXPAND AND THAT MEANS MORE AMBULANCES AND STAFF MEANING INCREASED COST.

- THIS FORMULA OF CAPS IS FORCING MANY AMBULANCE SERVICES TO CLOSE TO PRIVATE SERVICES. IN MILWAUKEE THEY ARE LEFT LEAVING THE CITY TO PICK UP THE SHORTAGE. MINNESOTA CHANGED LEGISLATION THAT MAKE AMBULANCES ESSENTIAL SERVICES AND SWITCH FROM TRANSPORTATION TO MEDICAL CLASSIFICATION ALLOWING FOR HIGHER REIMBURSEMENT, BUT THE STATE OF WISCONSIN HAS BEEN RELUCTANT TO CHANGE AMBULANCE CLASSIFICATIONS.
- THE CONTRACTS WE HAVE WITH THE MUNICIPALITIES WAS ALSO BROUGHT UP. THE CONTRACT WITH 7 MUNICIPALITIES AND THE VILLAGE OF COLFAX WAS WRITTEN IN THE 1970'S IT WAS A EXTREMELY SHORT DOCUMENT THAT DOES NOT SPELL THINGS OUT VERY CLEARLY. THE CONTRACT WITH THE VILLAGE OF WHEELER AND THE VILLAGE OF COLFAX IS A MUCH BETTER WRITTEN /LAWYER APPROVED CONTRACT. WRITTEN IN 2008. IT WAS BELIEVED THAT A BETTER CONTRACT WAS NEEDED BETWEEN ALL PARTIES.
- A COPY OF THE ANNUAL MEETING AND THE REVISED PER-CAPITA AND BUDGET WAS MAILED TO ALL MUNICIPALITIES. KEEP IN MIND THIS IS A SUGGESTED BUDGET THE VILLAGE OF COLFAX DOES NOT FORMALLY APPROVE THE BUDGET UNTIL NOVEMBER.
- AUGUST TRAINING WAS POSTPONED BECAUSE OF MEETING WITH A VILLAGE BOARD MEMBER DELAYING TRAINING. HSHS SACRED HEART DECIDED TO RESCHEDULE INSTEAD OF WAITING FOR THEIR TURN. SEPTEMBER TRAINING WILL BE A HELICOPTER/LANDING ZONE TRAINING BY MAYO ONE.
- WE HAVE A THIRTY HOUR EMPLOYEE RESIGN. WE WILL BE POSTING THAT OPENING FIRST INTERNALLY AND EXTERNALLY.
- COVID AS OF THIS WRITING IS STILL EXPANDING. BARRON COUNTY TO THE NORTH OF US IS #1 IN THE STATE FOR COVID AND CHIPPEWA COUNTY TO THE EAST IS #4 IN THE STATE.
- COLFAX RESCUE IS HOSTING A COVID VACCINATION CLINIC ON SEPTEMBER 11TH FROM NOON TO 2. PLEASE REGISTER WITH THE DUNN COUNTY HEALTH DEPARTMENT. IF YOU ARE RECEIVING YOUR FIRST INJECTION YOU WILL BE ELIGIBLE FOR THE \$100.00 PAYMENT FROM THE STATE OF WISCONSIN THROUGH THE 19TH.
- SEPTEMBER/OCTOBER IS BUSY WITH EVENTS (23 EVENTS).

Lynn Niggemann

From: Joshua Melstrom <jmelstrominspect@gmail.com>
Sent: Thursday, August 26, 2021 2:41 PM
To: clerktreasurer@villageofcolfaxwi.org
Subject: Electrical Inspection Services for Colfax
Attachments: Melstrom Inspections Introduction to Colfax.pdf

Hello Lynn,

I own and operate a building inspection agency in the Glenwood City area. There have been some recent changes to commercial electrical permitting and inspections. I feel I could help out in your community. I am asking that you would share the attached letter to the Colfax board members to get my information out. I appreciate it and have a great day.

Thank you,
Josh

Joshua Melstrom
Inspector/Owner
Melstrom Inspections, LLC
480-261-9014
jmelstrominspect@gmail.com

8/26/21

Melstrom Inspections, LLC
3074 96th Avenue
Glenwood City, WI 54013
jmelstrominspect@gmail.com

Hello Village of Colfax,

Please let me take a few minutes of your time and allow me to introduce myself.

My name is Josh Melstrom and I own and operate Melstrom Inspections, LLC. My family and I have been part of the Glenwood City area for more than 19 years. In 2015 my wife, kids, and I moved to Arizona for the warmer weather, but within two years we realized that our home was back in Wisconsin. This was proof that my wife and I definitely call this area home. It was in Arizona where I started to get involved with the inspection industry. So in 2017, when we had moved back to the area, I opened the doors to Melstrom Inspections, LLC.

My background is electrical. With over 23 years in the trade, I have been doing electrical work out in the field, handling project management, and now doing the inspections. My work is not limited to electrical. I have spent the last eight years involved with all areas of the construction industry.

Currently, I have all the certifications with the State to perform all the UDC permitting and inspections along with commercial electrical permitting and inspections. I understand that Fred Weber does all your UDC permitting and inspections so I do not want to infringe on that relationship you have with him. With that, I would like to more specifically discuss commercial electrical inspections and possibly allowing me to handle all your commercial electrical permitting and inspection needs.

You may or may not be familiar, but a new law went into effect requiring electrical permitting and inspections of commercial work. This must be completed with an inspector that is credentialed as a commercial electrical inspector. Examples of this would be, but not limited to, farms, any public buildings or structures, any places of employment, campgrounds or recreational vehicle parks. Currently, if a municipality chooses not to have an electrical inspector, by default the permitting and inspections will be taken care of by the State and no action is required.

If the Village of Colfax would like to keep this on a more local level vs. working with the State, I would like to be your commercial electrical inspector. I have a template of the ordinance you would be able to work off of to develop the language to adopt. With this language you would be able to adopt the SPS 316, State electrical code and the authority to exercise jurisdiction of the electrical permitting and inspections over your area.

I think this would benefit you in a few ways.

1. You would be able to generate some additional revenue for the Village.
2. The rates charged for the electrical permitting would be less vs the State rates for your residents.
3. I am local and more flexible to accommodate the scheduling of inspections along with the turnaround time to issue a permit.

If you would like more information such as my credentials, references, rates, contract or any other information, please let me know. If you would like my presence at a monthly board meeting to further introduce myself, I would be more than happy to stop by. Thank you for your consideration, and I hope to hear from you in the future.

Sincerely,
Josh Melstrom

A handwritten signature in black ink that reads "Josh Melstrom". The signature is fluid and cursive, with the first name "Josh" being more prominent and the last name "Melstrom" following in a similar style.

[illegible]



2921 Ingalls Road
Menomonie, WI 54751

Mobile: 715-556-0066
FAX: 715-231-2447
www.weberinspections.com
inspector@weberinspections.com

Activity Report

Village of Colfax

August

Date	Customer	Service	Pass/Fail	Project
☐ 8/16/2021	Rud	Permit Issued		Accessory Building
☐ 8/23/2021	Sonnenberg	Footing	Passed	

Weber Inspections

2921 Ingalls Road, Menomonie, WI 54751 715-556-0066

Building Permit

Village of Colfax

Date 8/16/21

Issued to: Jen Rud

Address: 508 West St. , Colfax Wis. 54730

Project: 10' x 20' detached deck & replacing front window.

Permits Issued:

Inspections Needed:

☒

Yes

☐

No

	Cost
Construction	\$90.00
HVAC	
Electrical	
Plumbing	
Erosion Control	
Total	\$ 90.00

Paid Ck # 4361

Phase	Rough	Final
Footing		
Foundation		
Basement Drain Tiles		
Construction		X
Plumbing		
Heat/Vent/AC		
Electrical		
Insulation		
Occupancy		