

Village of Colfax
Regular Board Meeting Agenda
Monday, November 27th, 2023
7:00 p.m.
Village Hall, 613 Main Street, Colfax, WI 54730

1. Call the Regular Board Meeting 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 – November 13th, 2023
 - b. Review Statement of Bills Pooled Checking–November 13th, 2023 to November 26th, 2023
 - c. Review Statement of Bills Solid Waste & Recycling Checking- November 13th, 2023 to November 26th, 2023
 - d. Training Request – none
 - e. Facility Rental - none
 - f. Licenses – Temporary Picnic License – Colfantastic Events – Christmas in the Village on December 2, 2023 – Blind Tiger
7. Consideration Items
 - a. Ehlers Presentation/Discussion – Tax Increment Districts and General Fund Debt Ratio
 - b. Budget Discussion 2024
 - c. Public Hearing Date for Budget – December 7th, 2023 at 6 p.m.
 - d. Select all other meeting dates
8. Committee/Department Reports – (no action)
 - a. Public Properties Minutes – November 13th, 2023
 - b. ACT Report
9. 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 –November 13th, 2023

On November 13th, 2023, the Village Board met at the Village Hall, 613 Main Street, Colfax, WI at 7:00 p.m. Members present: Trustees Burcham, Davis, Jenson, Stene, Best and Prince. Excused: Trustee Rud. Others present included Library Director Bragg-Hurlburt, representing the Elevator Committee, Mark Johnson with Elevator Committee, Sheila Riemer, Director of Public Works Bates, Administrator-Clerk-Treasurer Niggemann and LeAnn Ralph with the Messenger requested audio.

Public Comments - none

Communications by the Village President – none

Consent Agenda

Regular Board Meeting Minutes –October 23rd, 2023

Review Statement of Bills Pooled Checking–October 23rd, 2023 to November 12th, 2023

Review Statement of Bills Solid Waste & Recycling Checking – October 9th, 2023 to October 22nd, 2023

Training Request –none

Facility Rental and Licenses – none

Licenses – Operator’s Licenses -November 13th, 2023 to June 30th, 2024

- **Samuel Lindgren-Viking Bowl & Lounge**
- **Donna Weix – Viking Bowl & Lounge**
- **Ashley Youngberg-Mom’s Restaurant & Pub**

A motion was made by Trustee Burcham and seconded by Trustee Stene to approve the Consent Agenda items which include the Regular Board meeting minutes of October 23rd, 2023, Statement of Bills for Pooled Checking and Solid Waste & Recycling for October 23rd, to November 12th, 2023 and Operator’s Licenses for November 13th, 2023 to June 30, 2024 for Samuel Lindgren-Viking Bowl & Lounge, Donna Weix-Viking Bowl & Lounge and Ashley Youngberg-Mom’s Restaurant & Pub. A voice vote was taken with all members voting in favor. Motion carried.

Consideration Items

Library Report – Lisa Bragg-Hurlburt – Bragg-Hurlburt has created a Library Newsletter called “The Notebook”. Volume 3 is included in the packet and informs about the \$1,500 grant from the Women’s Giving Circle of Menomonie. The grant funds were used to create community check-out kits which include Metal Detector, Health Heart Kit, Meditation Kit, Sleep Kit, Music Therapy Kit, Children’s Music Therapy Kit, Soil Test Kit, Water Test Kit and Reading Pen for Vision-Impaired. The Firefighters donated two fire safety learning backpacks. The other reported items include the library circulation numbers for the month of October.

Public Properties Committee Report – Bragg-Hurlburt provided a progress report for the basement of Village Hall. Niggemann and Knutson provided some documents to Bragg-Hurlburt to summarize the history of the Village Hall basement as well as update the Village Board of an additional \$7,000 that has been raised since August bringing the total donations and pledges to \$137,388. The estimated project total of \$1,000,000 could be supplemented with a possible Community Development Block Grant which would fund 2/3 of the cost bringing the Village responsibility to just under \$200,000.

Pomasl Fire Equipment Inc. Invoice for the Ambulance Chassis - \$56,821 – The 2023 RAM 5500 Hemi Chassis has been built and shipped to Demers Ambulances location to await the construction of the ambulance. Since the construction of Chassis is complete, Pomasal Fire Equipment is requesting the payment of \$56,821 for the chassis to be paid now. A motion was made by Trustee Stene and seconded by Trustee Jenson to pay Pomasal Fire Equipment \$56,821 for the Ambulance Chassis. Voting For: Trustees Burcham, Davis, Jenson, Stene, Best and Prince. Voting Against: none. Motion Carried.

Dunn County Tax Agreement- November 1st, 2023 to October 31st, 2024 for the 2023-2024 Tax Collections – The Dunn County Tax Collection Agreement cost is \$2.35 per parcel as it has been for the previous two years. A motion was made by Trustee Jenson and seconded by Trustee Stene to approve the 2023-2024 Tax Collection agreement between Dunn County and the Village of Colfax for \$2.35 per parcel. A voice vote was taken with all members voting in favor. Motion carried.

Weber Inspections – 2024 Contract for Building Inspections – Weber Inspection 2024 contract is proposed with no changes in the fees. A motion was made by Trustee Burcham and seconded by Trustee Stene to approve the 2024 Weber Building Inspection agreement. A voice vote was taken with all members voting in favor. Motion carried.

Consideration Items

Closed Session

A motion was made by Trustee Stene and seconded by Trustee Jenson to convene into closed session pursuant to WI Statutes 19.85 (1) (e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session/Colfax Health and Rehabilitation Center at 7:15 p.m. Voting For: Trustees Burcham, Davis, Jenson, Stene, Best and Prince. Voting Against: none. Motion carried.

Open Session

A motion was made by Trustee Stene and seconded by Trustee Burcham to convene into open session to take any action resulting from the closed session at 7:34 p.m.

Unanimously the Village Board of Trustees approved a new Developer’s Agreement between the Village of Colfax and A Colfax Senior Living LLC (CSL) which included dissolving the Developer’s Agreement with the Colfax Health and Rehabilitation Center (CHRC), after the Quick Claim Deeds for the Stormwater Pond (171112291163100023) and Park Drive extension (171112291163400008) are recorded with the Dunn County Register of Deeds to the Village of Colfax. The agreement with CSL establishes a minimum assessment tax value in lieu of the previous Payment in Lieu of Tax agreement with CHRC and allows until December 31, 2023 to establish the easement paperwork for the stormwater pond and access to the fire hydrants.

Adjourn – A motion was made by Trustee Burcham and seconded by Trustee Stene to adjourn the meeting at 7:40 p.m. A voice vote was taken with all members voting in favor. Meeting Adjourned.

Jeff Prince, Village President

Attest: _____
Lynn Niggemann
Administrator-Clerk-Treasurer

POOLED CHECKING ACCOUNT

Accounting Checks

Posted From: 11/13/2023 From Account:
Thru: 11/26/2023 Thru Account:

Check Nbr	Check Date	Payee	Amount
79287	11/15/2023	ADAM'S AUTO REPAIR	262.39
79288	11/15/2023	ARAMARK UNIFORM SERVICE, INC	190.86
79289	11/15/2023	BOUND TREE MEDICAL, LLC	30.00
79290	11/15/2023	C/O PARAGON DEVELOPMENT SYSTEMS INC	977.48
79291	11/15/2023	CARLTON DEWITT	507.89
79292	11/15/2023	CEDAR CORPORATION	57.50
79293	11/15/2023	CLOUD PCR LLC	1,265.72
79294	11/15/2023	COMMAND CENTRAL	645.00
79295	11/15/2023	COMMERCIAL TESTING LAB	715.50
79296	11/15/2023	CRAMER CONSULTING, LLC	250.00
79297	11/15/2023	CUSTOM WOODWORK & BUILDING SUPPLY, INC	137.50
79298	11/15/2023	DOMINION VOTING SYSTEMS, INC	234.84
79299	11/15/2023	DON LOGSLETT	171.02
79300	11/15/2023	DONS SWEEPER SERVICE/DON LOGSLETT	2,560.00
79301	11/15/2023	DUNN COUNTY CLERK	65.00
79302	11/15/2023	DUNN ENERGY COOPERATIVE	102.00
79303	11/15/2023	FFA ALUMNI	115.00
79304	11/15/2023	GEORGE ENTZMINGER	100.00
79305	11/15/2023	HUEBSCH LAUNDRY CO	112.40
79306	11/15/2023	HYDROCORP	453.00
79307	11/15/2023	LBR ELECTRIC LLC	77.25
79308	11/15/2023	LEADER TELEGRAM	429.15
79309	11/15/2023	MYERS SEPTIC SERVICE	416.00
79310	11/15/2023	OFFICE DEPOT BUSINESS SOLUTIONS	237.42
79311	11/15/2023	POMASL FIRE EQUIPMENT INC	56,821.50
79312	11/15/2023	SAFE-FAST INC	89.00
79313	11/15/2023	SCHILLING SUPPLY	196.28
79314	11/15/2023	SHORT ELLIOT HENDRICKSON INC	2,300.00
79315	11/15/2023	STERLING WATER	215.15
79316	11/15/2023	STERNBERG LANTERNS, INC	12,023.00
79317	11/15/2023	SYNERGY COOPERATIVE	1,752.86
79318	11/15/2023	VIKING DISPOSAL, INC	1,748.00
79319	11/15/2023	WATER CARE SERVICES	31.50

POOLED CHECKING ACCOUNT

Accounting Checks

Posted From: 11/13/2023 From Account:
Thru: 11/26/2023 Thru Account:

Check Nbr	Check Date	Payee	Amount
79320	11/15/2023	WELD RILEY SC	1,059.00
79321	11/15/2023	ZEMPEL APPRAISAL SERVICE	900.00
79322	11/15/2023	ZOLL MEDICAL CORP	847.00
EFTPS	11/22/2023	EFTPS-FEDERAL-SS-MEDICARE	6,104.25
WIDOR	11/22/2023	WI DEPARTMENT OF REVENUE	994.58
CHARTER	11/22/2023	CHARTER COMMUNICATIONS	512.65
WIDCOMP	11/22/2023	WISCONSIN DEFERRED COMPENSATION	260.00
TRIZETTO	11/15/2023	TRIZETTO	52.50
WEENERGIES	11/15/2023	WE ENERGIES	90.77
WEENERGIES	11/15/2023	WE ENERGIES	10.24
Grand Total			96,121.20

SOLID WASTE & RECYCLING RU

Accounting Checks

Posted From: 11/13/2023 From Account:
Thru: 11/26/2023 Thru Account:

Check Nbr	Check Date	Payee	Amount
1316	11/15/2023	CARLTON DEWITT	3,224.60
1317	11/15/2023	DUNN ENERGY COOPERATIVE	132.00
1318	11/15/2023	FIRST CHOICE	356.79
1319	11/15/2023	JOHNSON ROLL-OFF SERVICE, LLC	17,848.65
1320	11/15/2023	LIBERTY TIRE SERVICES LLC	768.33
1321	11/15/2023	SCHILLING SUPPLY	12.70
1322	11/15/2023	UNEMPLOYMENT INSURANCE	105.72
Grand Total			22,448.79

pd \$10 cash
11-16-23

APPLICATION FOR TEMPORARY CLASS "B"/"CLASS B" RETAILER'S LICENSE

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 10.00

Application Date: 11-16-23

Town Village City of Colfax County of Dunn

The named organization applies for: (check appropriate box(es).)

- A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.
- A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stat.

at the premises described below during a special event beginning Noon and ending 8pm and agrees to comply with all law, resolution, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. ORGANIZATION (check appropriate box) Bona fide Club Church Lodge/Society Veteran's Organization Fair Association

(a) Name Christmas in the Village / Colfantastic Events

(b) Address 512 Main Street Colfax, WI 54729
(Street) Town Village City

(c) Date organized 11-2-23

(d) If corporation, give date of incorporation _____

(e) Names and addresses of all officers:

President Jessica Anderson - Blind Tiger

Vice President Jeanna Berge

Secretary Heather Logglett

Treasurer _____

(f) Name and address of manager or person in charge of affair: Heather Logglett phone # (715) 688-9532

2. LOCATION OF PREMISES WHERE BEER AND/OR WINE WILL BE SOLD:

(a) Street number 512 Main Street

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? All parts of building

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: Building of Blind Tiger + Enclosed Street Area From Noon - 8pm

3. NAME OF EVENT

(a) List name of the event Christmas in the Village by Colfantastic Events

(b) Dates of event December 2nd 2023

DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

Officer [Signature]
(Signature/date)

(Name of Organization)

Officer _____
(Signature/date)

Officer _____
(Signature/date)

Officer _____
(Signature/date)

Date Filed with Clerk 11-16-2023

Date Reported to Council or Board _____

Date Granted by Council 11-27-2023

License No. _____



Village of Colfax

Annual Joint Review Board Meeting

November 27, 2023



TID 3 – Current Status

District Classification: Blight
 Creation Date: 9/10/2002
 Creation Year: 2002
 End of Expenditure Period: 2024
 Maximum Life of District (Final Year): 2029
 Final Revenue Year: 2030

Fund Balance
 12/31/2022
 \$237,917

Construction Year	Valuation Year	Revenue Year	New Valuation	TID Value Increment	Tax Rate	Projected Tax Increment	Sharing from TID No. 4	Total Revenues	2013 G.O. Bonds	2015 G.O. Note	2016 Prom. Note	Other Expenses	Total Expenses	Annual Balance	Cumulative Balance
									\$1,310,000	\$350,000	\$410,000				
2020	2021	2022		3,423,300	20.28	69,441	53,564	123,005	26,750	40,384	46,268	3,000	119,403	3,603	237,917
2021	2022	2023		5,863,300	20.28	118,936	-	118,936	26,200	40,384	46,268	3,000	69,584	49,352	241,520
2022	2023	2024	(7,900)	5,855,400	20.28	118,776	20,700	139,476	25,600	40,966		3,000	69,566	69,911	290,872
2023	2024	2025		5,855,400	20.28	118,776	24,001	142,777				3,000	3,000	139,777	360,559
2024	2025	2026		5,855,400	20.28	118,776		118,776				3,000	3,000	115,776	616,336
2025	2026	2027		5,855,400	20.28	118,776		118,776				3,000	3,000	115,776	732,112
2026	2027	2028		5,855,400	20.28	118,776		118,776				3,000	3,000	115,776	847,888
2027	2028	2029		5,855,400	20.28	118,776		118,776				3,000	3,000	115,776	963,664
2028	2029	2030		5,855,400	20.28	118,776		118,776				3,000	3,000	115,776	963,664

- Earlier in 2023 JRB approved using TID funds to pay for additional ½ mile streets projects.
- Village financed Cedar St. project with approx. \$400,000 in cash.
- Village needs to finance Balsam St. project for approx. \$610,000.



TID 3 with New Projects

Revenue Year	New Valuation	TID Value Increment	Tax Rate	Projected Tax Increment	Sharing from TID No. 4	Total Revenues	2013 G.O. Bonds	2015 G.O. Note	2016 Prom. Note	Cedar St. Advance Repayment	2024 G.O. Note	Other Expenses	Total Expenses	Annual Balance	Cumulative Balance
							\$1,310,000	\$350,000	\$410,000		\$220,000				
2022		3,423,300	20.28	69,441	53,564	123,005	26,750	40,384	49,268			3,000	119,403	3,603	237,917
2023		5,855,400	20.28	118,776	20,700	139,476	26,200	40,384	49,268	49,352	89,500	3,000	116,936	-	241,520
2024	(7,900)	5,855,400	20.28	118,776	24,001	142,777	25,600	40,966		53,691	84,000	3,000	155,128	(15,649)	225,870
2025		5,855,400	20.28	118,776		118,776					84,000	3,000	142,777		225,870
2026		5,855,400	20.28	118,776		118,776					89,500	3,000	97,860	31,096	256,966
2027		5,855,400	20.28	118,776		118,776					89,500	3,000	86,500	30,276	287,243
2028		5,855,400	20.28	118,776		118,776					89,500	3,000	88,080	30,696	317,939
2029		5,855,400	20.28	118,776		118,776				26,616	824,900	3,000	436,715	(317,939)	-
2030		5,855,400	20.28	118,776		118,776				115,776		3,000	118,776	-	-
2031		5,855,400	20.28	118,776		118,776				115,776		3,000	118,776	-	-
2032		5,855,400	20.28	118,776		118,776				115,776		3,000	118,776	-	-
2033		5,855,400	20.28	118,776		118,776				115,776		3,000	118,776	-	-
2034		5,855,400	20.28	118,776		118,776				115,776		3,000	118,776	-	-

- Village should finance Balsam St. before expenditure period closes on 9/1/2024.
- May seek 4-year extension to recover TID costs due to blight district.
- JRB may approve extension at subsequent meeting.
- Repay General Fund for Cedar St. as cash is available. Small amount still projected to remain after extension using current tax and value assumptions.

TID 4

District Classification: Mixed-use
 Creation Date: 2/22/2006
 Creation Year: 2006
 End of Expenditure Period: 2021
 Maximum Life of District (Final Year): 2026
 Final Revenue Year: 2026

Fund Balance
 12/31/2022
 \$4,251

Construction Year	Valuation Year	Revenue Year	New Valuation	TID Value Increment	Tax Rate	Projected Tax Increment	Transfer to TID No. 3	Timber Tech Payment	Other Expenses	Total Expenses	Annual Balance	Cumulative Balance
2020	2021	2022										
2021	2022	2023	4,424,300	4,424,300	20.28	89,747	53,564	17,217	3,000	73,761	15,966	4,251
2022	2023	2024			20.28	-		17,217	3,000	20,217	(20,217)	20,217
2023	2024	2025	2,017,100	2,017,100	20.28	40,917	20,700	17,217	3,000	40,917	-	-
2024	2025	2026	2,017,100	2,017,100	20.28	40,917	24,001	13,916	3,000	40,917	-	-

- Reduced value in 2024 is due to error in previous year. Value comes back for revenue year 2025.
- Excess funds can be transferred to TID 3.
- Affordable housing extension when District closes?

Affordable Housing Extension

- Maximum life of TID extended one year; additional year of tax increment can be used as follows:
 - ✓ At least 75% of the funds must be used for affordable housing, meaning housing that costs a household no more than 30 percent of the household's gross monthly income.
 - ✓ Remaining portion must be used to improve housing stock.
- Funds can be used anywhere in the community and funds do not have to be spent within one year.

Affordable Housing Funds: Potential Uses

- Incentives for new home construction
 - ✓ Single family
 - ✓ Senior & workforce
 - ✓ Rental & owner-occupied
- Affordable housing studies & planning work
- Infrastructure improvements
 - ✓ Façade improvements
 - ✓ First-time homebuyer forgivable loans
 - ✓ Down payment assistance
- Municipality's acquisition of property
 - Grant programs
 - ✓ Rental rehabilitation
 - ✓ Code compliance

TID 5

District Classification
 Creation Date
 Creation Year
 End of Expenditure Period
 Maximum Life of District (Final Year)
 Final Revenue Year

Mixed-Use
 9/13/2021
 2021
 2036
 2041
 2042

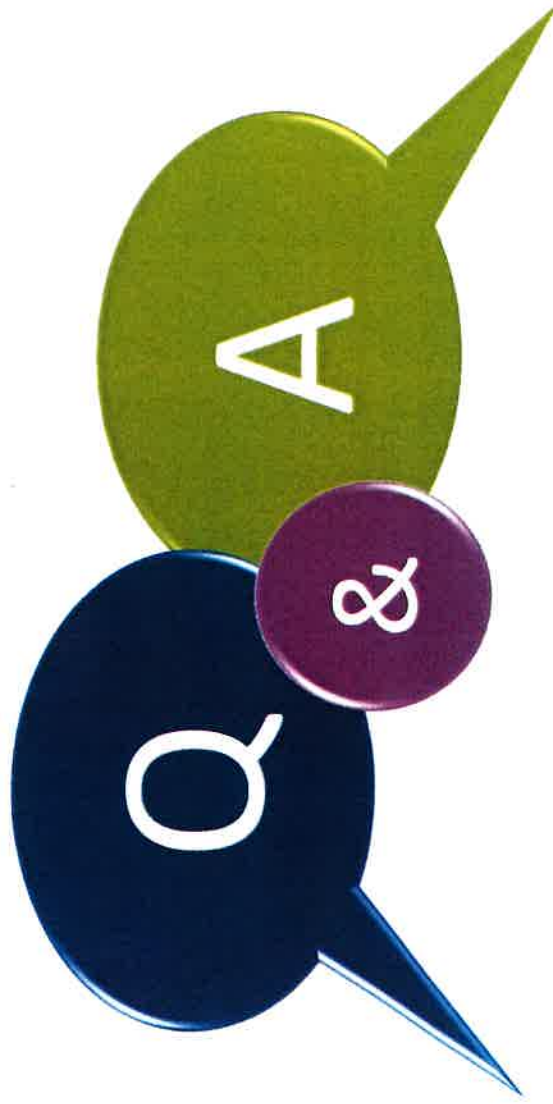
2022 Audited Financials
 Arrears from General Fund:
 Cash

(335,305)

Construction Year	Valuation Year	Revenue Year	Inflation Increment	New Valuation	TID Value Increment	Tax Rate	Projected Tax Increment	2025 STFL	2025 ADVANCE REPAYMENT	Other Expenses	Total Expenses	Annual Balance	Cumulative Balance
2020	2021	2022	-			20.28	9,286	\$455,000		3,000	3,000	6,286	6,286
2021	2022	2023	-	457,800	457,800	20.28	40,442			3,000	3,000	37,442	43,728
2022	2023	2024	-	1,993,700	1,993,700	20.28	54,580			3,000	3,000	51,580	95,289
2023	2024	2025	-	2,689,700	2,689,700	20.28	68,760			3,000	3,000	68,760	164,049
2024	2025	2026	-	3,389,700	3,389,700	20.28	83,973	42,165	23,504	3,000	68,760	86,763	250,812
2025	2026	2027	-	4,139,700	4,139,700	20.28	90,059	42,165	38,898	3,000	83,973	96,973	347,785
2026	2027	2028	-	4,439,700	4,439,700	20.28	90,059	42,165	44,903	3,000	90,059	96,289	444,074
2027	2028	2029	-	4,439,700	4,439,700	20.28	90,059	42,165	44,903	3,000	90,059	96,289	540,363
2028	2029	2030	-	4,439,700	4,439,700	20.28	90,059	42,165	44,903	3,000	90,059	96,289	636,652
2029	2030	2031	-	4,439,700	4,439,700	20.28	90,059	42,165	44,903	3,000	90,059	96,289	732,941
2030	2031	2032	-	4,439,700	4,439,700	20.28	90,059	42,165	44,903	3,000	90,059	96,289	829,230
2031	2032	2033	-	4,439,700	4,439,700	20.28	90,059	42,165	44,903	3,000	90,059	96,289	925,519
2032	2033	2034	-	4,439,700	4,439,700	20.28	90,059	42,165	44,903	3,000	90,059	96,289	1,021,808
2033	2034	2035	-	4,439,700	4,439,700	20.28	90,059	42,165	44,903	3,000	90,059	96,289	1,118,097
2034	2035	2036	-	4,439,700	4,439,700	20.28	90,059	42,165	44,903	3,000	90,059	96,289	1,214,386
2035	2036	2037	-	4,439,700	4,439,700	20.28	90,059	42,165	44,903	3,000	90,059	96,289	1,310,675
2036	2037	2038	-	4,439,700	4,439,700	20.28	90,059	42,165	44,903	3,000	90,059	96,289	1,406,964
2037	2038	2039	-	4,439,700	4,439,700	20.28	90,059	42,165	44,903	3,000	90,059	96,289	1,503,253
2038	2039	2040	-	4,439,700	4,439,700	20.28	90,059	42,165	44,903	3,000	90,059	96,289	1,599,542
2039	2040	2041	-	4,439,700	4,439,700	20.28	90,059	42,165	44,903	3,000	90,059	96,289	1,695,831
2040	2041	2042	-	4,439,700	4,439,700	20.28	90,059	42,165	44,903	3,000	90,059	96,289	1,792,120

- Village paid for Dunn St. projects with General Fund cash in 2022.
- General Fund Advance repayment assumes 5% interest.
- Additional development and project costs are expected to occur in 2025.





Important Disclosures

Ehlers is the joint marketing name of the following affiliated businesses (collectively, the “Affiliates”): Ehlers & Associates, Inc. (“EA”), a municipal advisor registered with the Municipal Securities Rulemaking Board (“MSRB”) and the Securities and Exchange Commission (“SEC”); Ehlers Investment Partners, LLC (“EIP”), an SEC registered investment adviser; and Bond Trust Services Corporation (“BTS”), a holder of a limited banking charter issued by the State of Minnesota.

Where an activity requires registration as a municipal advisor pursuant to Section 15B of the Exchange Act of 1934 (Financial Management Planning and Debt Issuance & Management), such activity is or will be performed by EA; where an activity requires registration as an investment adviser pursuant to the Investment Advisers Act of 1940 (Investments and Treasury Management), such activity is or will be performed by EIP; and where an activity requires licensing as a bank pursuant to applicable state law (paying agent services shown under Debt Issuance & Management), such activity is or will be performed by BTS. Activities not requiring registration may be performed by any Affiliate.

This communication does not constitute an offer or solicitation for the purchase or sale of any investment (including without limitation, any municipal financial product, municipal security, or other security) or agreement with respect to any investment strategy or program. This communication is offered without charge to clients, friends, and prospective clients of the Affiliates as a source of general information about the services Ehlers provides. This communication is neither advice nor a recommendation by any Affiliate to any person with respect to any municipal financial product, municipal security, or other security, as such terms are defined pursuant to Section 15B of the Exchange Act of 1934 and rules of the MSRB. This communication does not constitute investment advice by any Affiliate that purports to meet the objectives or needs of any person pursuant to the Investment Advisers Act of 1940 or applicable state law.



November 14, 2023

Jeff Prince, Village President	Village Representative
Kelly McCullough, County Board Chair c/o Sara M. Stabenow, Assistant Finance Director	Dunn County
Sunem Beaton-Garcia, President c/o Dan Lytle, Menomonie Campus Manager	Chippewa Valley Technical College District
William Yingst, Superintendent	Colfax School District
Tiffany Prince	Public Member

Sent Via Electronic Mail Only

jeffprince89@gmail.com; kmccullough@co.dunn.wi.us; sstabenow@co.dunn.wi.us; dlytle@cvtc.edu;
wyingst@colfax.k12.wi.us; tiffanyp_01@hotmail.com; lsullivan9@cvtc.edu; kkorpela@co.dunn.wi.us;
clerktreasurer@villageofcolfaxwi.org

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

This letter is to confirm that a Joint Review Board (“JRB”) meeting will be held at 5:00 p.m. November 27, 2023.

The meeting will be held at the Village Hall located at 613 Main Street, Colfax, WI.

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

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

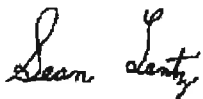
We've attached the following materials that will be referenced during the meeting:

- The meeting agenda.
- A copy of the legal notice published for this meeting.
- A "Resolution Acknowledging Filing of Annual Report and Compliance with Annual Meeting Requirement."
- The PE-300's filed by the Village with the DOR for each active TID in the Village.

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

Sincerely,

EHLERS

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

Sean Lentz, CIPMA
Senior Municipal Advisor

cc: Lynn Niggemann, Village Administrator - Clerk - Treasurer
Lauren Sullivan, Executive Assistant to the President, Chippewa Valley Technical College
Kristin Korpela, Dunn County Manager
Josh Low, Associate Municipal Advisor, Ehlers
Paula Czaplewski, Senior Public Finance Analyst - TIF, Ehlers
Annie Mallon, Senior Public Finance Analyst, Ehlers

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

Notice is Hereby Given that the Village of Colfax will hold a Joint Review Board meeting on November 27, 2023 at 5:00 p.m.

The meeting will be held at the Village Hall located at 613 Main Street, Colfax, WI.

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

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

By Order of the Village of Colfax, Wisconsin

Published November 22, 2023

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
----------------	--------------------------	-----------------------------------

Section 1 - Municipality and TID					
Co-muni code 17111	Municipality COLFAX	County DUNN	Due date 07/03/2023	Report type ORIGINAL	
TID number 003	TID type 2	TID name N/A	Creation date 09/10/2002	Mandatory termination date 09/10/2029	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$207,054

Section 3 - Revenue	Amount
Tax increment	\$97,963
Investment income	\$116
Debt proceeds	
Special assessments	
Shared revenue	\$16,258
Sale of property	
Allocation from another TID	
TID number 004	\$35,353
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$149,690

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
----------------	--------------------------	-----------------------------------

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	
Professional services	\$1,775
Interest and fiscal charges	\$8,299
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$108,603
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	
Transfer to other funds	
Other expenditures	
Total Expenditures	\$118,827

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$237,917
Future costs	\$641,655
Future revenue	\$403,738
Surplus or deficit	\$0

Section 6 - Preparer/Contact Information	
Preparer name Kendall Isaacson	Preparer title
Preparer email kendallisaacson@baumancpa.com	Preparer phone (715) 834-2001
Contact name Lynn Niggemann	Contact title Administrator Clerk Treasurer
Contact email ClerkTreasurer@villageofcolfaxwi.org	Contact phone (715) 962-3311

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
----------------	--------------------------	-----------------------------------

Section 1 - Municipality and TID					
Co-muni code 17111	Municipality COLFAX		County DUNN	Due date 07/03/2023	Report type ORIGINAL
TID number 004	TID type 6	TID name N/A	Creation date 02/22/2006	Mandatory termination date 02/22/2026	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$127,085

Section 3 - Revenue	Amount
Tax increment	\$53,145
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$1,124
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$54,269

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
----------------	--------------------------	-----------------------------------

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$150
Professional services	\$18,992
Interest and fiscal charges	\$2,608
DOR fees	
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$120,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number 003	\$35,353
Developer grants	
Developer name N/A	
Transfer to other funds	
Other expenditures	
Total Expenditures	\$177,103

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$4,251
Future costs	\$109,607
Future revenue	\$105,356
Surplus or deficit	\$0

Section 6 - Preparer/Contact Information	
Preparer name Kendall Isaacson	Preparer title
Preparer email kendallisaacson@baumancpa.com	Preparer phone (715) 834-2001
Contact name Lynn Niggemann	Contact title Administrator Clerk Treasurer
Contact email ClerkTreasurer@villageofcolfaxwi.org	Contact phone (715) 962-3311

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
----------------	--------------------------	-----------------------------------

Section 1 - Municipality and TID					
Co-muni code 17111	Municipality COLFAX	County DUNN	Due date 07/03/2023	Report type ORIGINAL	
TID number 005	TID type 6	TID name	Creation date 09/13/2021	Mandatory termination date 09/13/2041	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$0

Section 3 - Revenue	Amount
Tax increment	
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$0

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
----------------	--------------------------	-----------------------------------

Section 4 - Expenditures	Amount
Capital expenditures	\$308,781
Administration	
Professional services	\$26,524
Interest and fiscal charges	
DOR fees	
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Transfer to other funds	
Other expenditures	
Total Expenditures	\$335,305

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-335,305
Future costs	\$4,310,524
Future revenue	\$4,313,249
Surplus or deficit	\$-332,580

Section 6 - Preparer/Contact Information	
Preparer name Kendall Isaacson	Preparer title
Preparer email kendallisaacson@baumancpa.com	Preparer phone (715) 834-2001
Contact name Lynn Niggemann	Contact title Administrator Clerk Treasurer
Contact email ClerkTreasurer@villageofcolfaxwi.org	Contact phone (715) 962-3311

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

WHEREAS, Wis. Stat. § 66.1105(4m)(f) requires that the Joint Review Board (“JRB”) meet annually on July 1, or when an annual report under Wis. Stat. § 66.1105(6m)(c)(intro.) becomes available, to review the annual report and to review the performance and status of each district governed by the JRB; and

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

- Tax Incremental District No. 3
- Tax Incremental District No. 4
- Tax Incremental District No. 5; and

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

WHEREAS, the JRB met on November 27, 2023 to review the annual reports each of the districts governed by the JRB.

NOW, THEREFORE, BE IT RESOLVED that the Village has complied with its reporting requirements under Wis. Stat. § 66.1105(6m)(c)(intro.) and requirement to hold an annual JRB meeting under Wis. Stat. § 66.1105(4m)(f).

Passed and adopted this _____ day of _____, 2023.

Resolution introduced and adoption moved by JRB member: _____

Motion for adoption seconded by JRB member: _____

On roll call motion passed by a vote of _____ ayes to _____ nays

ATTEST:

JRB Chairperson Signature

Clerk Signature

Public Properties Committee Meeting
November 13th, 2023
6:30 p.m.

The Village of Colfax Public Properties Committee met on November 13th, 2023 at 6:30 p.m. at the Village Hall, 613 Main St., Colfax, WI. Members present were: Margaret Burcham, Anne Jenson and Gary Stene, Chair. Also present included: Mark Johson representing the Elevator Committee, Library Director Bragg-Hurlburt representing the Elevator Committee and the Library, Public works Director Bates and Administrator-Clerk-Treasurer Niggemann.

Village Hall Basement/Elevator Project Updates– Bragg-Hurlburt summarized the document that she prepared regarding the basement timeline of events in reference to when issues were noticed and the actions taken or not taken. After review of the document, the committee decided:

- The use for the basement needed to be established
- Once use is established, the state can be contacted to determine what remains to be repaired for the type of use identified.

Additional actions involve:

- Preparing a Capital Building Plan List which would include all the buildings and a list of things to be repaired. Establish a more organized approach.

A motion was made by Jenson and seconded by Burcham to establish a capital building plan and continue updating that plan annually. A voice vote was taken with all members voting in favor. Motion carried.

Adjournment – A motion was made by Burcham and seconded by Jenson to adjourn the meeting. A voice vote was taken with all members voting in favor. Meeting adjourned at 6:56 p.m.

Gary Stene, Chairperson

**Administrator-Clerk-Treasurer
November 22, 2023**

Meeting Date Availability

Wednesday, November 29th, 2023 - 6 pm

Friday, December 1, 2023 is possible

Monday, December 4th, 2023 - 7 pm

Wednesday, December 6th, 2023 - 6 pm

Thursday, December 7th, 2023 - 6 pm – BUDGET HEARING – need a quorum