

Village Board Meeting –November 27th, 2023

On November 27th, 2023, the Village Board met at the Village Hall, 613 Main Street, Colfax, WI at 7:00 p.m. Members present: Trustees Burcham, Rud, Stene, Best and Prince. Excused: Trustee Davis and Jenson. Others present included Josh Lowe with Ehlers, Sheila Riemer, Director of Public Works Bates, Administrator-Clerk-Treasurer Niggemann and LeAnn Ralph with the Messenger.

Public Comments - none

Communications by the Village President – none

Consent Agenda

Regular Board Meeting Minutes –November 13th, 2023

Review Statement of Bills Pooled Checking–November 13th, 2023 to November 26th, 2023

Review Statement of Bills Solid Waste & Recycling Checking – November 13th, 2023 to November 26th, 2023

Training Request –none

Facility Rental and Licenses – none

Licenses – Temporary Picnic License-Colfantastic Events-Christmas in the Village on December 2nd, 2023 – Blind Tiger-

A motion was made by Trustee Stene and seconded by Trustee Burcham to approve the Consent Agenda items which include the Regular Board meeting minutes of November 13th, 2023, Statement of Bills for Pooled Checking and Solid Waste & Recycling for November 13th, 2023 to November 26th, 2023 and Temporary Picnic License-Colfantastic Events-Christmas in the Village on December 2nd, 2023-Blind Tiger. A voice vote was taken with all members voting in favor. Motion carried.

Consideration Items

Ehlers Presentation/Discussion -Tax increment Districts and General Fund Debt Ratio – Josh Lowe

Lowe indicated that the 2022 Annual report for TID 3, 4 and 5 were included in the meeting documentation. This information is from about one year ago. Lowe provided some handouts which represent current status and projections into the future.

TID 3 - The JRB approved in early 2023 using TID 3 funds to pay for additional ½ mile streets projects. The Village did complete Cedar Street during 2023. The project was financed with Village cash and TID 3 will be in re-payment status to the General Fund with an interest rate of approximately 5%. Future projects include Balsam Street, which is currently estimated to cost \$610,000 which will have still had plan revisions. TID 3 New Projects will need to be obligated no later than 9/1/2024. Obligation means to accept construction bids, secure financing or escrow funds for the project. The projections work sheet reflects a Cedar Street Advance repayment and a 2024 note G.O. for Balsam Street. With the ½ mile rule and the interest in maximizing the use of the TID, discussion led to consider including Oak Street in the 2024 project considerations. **4-year extension** may be requested to recover TID costs due to it being a blighted Tax Increment District. This request would need to be approved by the JRB at a subsequent meeting.

TID 4- TID 4 has a valuation error in 2023 revenue year which resulted in the value doubling. The error occurred during the creation of TID 5 which was an overlay of TID 4. During this process TID 4 should have been locked in at the 2022 valuation, however valuation doubled. To correct the error, there is a zero valuation for revenue year 2024 and then valuation will return to the base value of \$2,017,100 in revenue 2025. TID 4 and TID 3 are sharing funds, which is reflected in the column labeled Transfer to TID No. 3. When TID 4 is close to the final revenue year of 2026, the Village can consider requesting an affordable housing extension which allow the maximum life to extend one additional year. During this time the Village would have one year to use the balance of the funds anywhere in the Village, but it must be spent within one year. Potential uses include: incentives for new home construction, affordable housing studies & planning work, infrastructure improvements, Municipality's acquisition of property and grant programs.

TID 5 – TID 5 was created in 2021. As a mixed use TID, the TID was created to assist the growth of the East View Development on Dunn Street. In 2022 the Village advanced General Fund cash for the Dunn Street project to install infrastructure to the new lots in East View Development. There is additional development expected through the next few years allowing the TID Value Increment to continue to increase and allow new

projects. The worksheets show the advance repayment to the Village of Colfax and a 2025 advance for continued progress work for new infrastructure on Dunn Street.

In summary, all three Tax Increment Districts are doing well and expected to end with a positive cash flow. Continued street projects will be evaluated to keep forward movement and positive results for the districts.

Other discussion- Stene inquired about some of the housing relations being established between corporations and municipalities to create housing. Lowe advised that it is easier to create a relationship of such when there is a business interest already. There would need to be three parties, the corporation, the Village and a developer to make a housing relation work.

With the information from Lowe and TID 3 expenditure period ending 9/1/2024, Niggemann asked Bates to talk in more detail regarding the Balsam Street project. Bates explained the condition of the street is very poor. The street will need to be fully reconstructed. Niggemann explained that the Village has applied for grant funding assistance through the MSID program with WI DOT. The Village of Colfax and City of Menomonie are the two applicants in the request for funds in the MSID program which requires the project to have a total cost greater than \$250,000. Balsam Steet project meets that requirement. The award notification will occur December 7th, 2023 at a Dunn County Highway meeting. If awarded, the Village may be able to have Oak Street as part of the TID 3 funding which would need to be expended by 9/1/2024. Niggemann and Bates will request a cost agreement from Ayres for Balsam and Oak Street for the 12/11/2023 Board meeting.

No action taken.

Budget Discussion 2024 – Select meeting dates. The first budget meeting will be Wednesday, November 29, 2023 at 6 pm.

Public Hearing Date for Budget – December 7th, 2023 at 6 pm. – No action needed.

Select Other Meeting Dates - Evaluation meetings will be Monday, December 4th, 2023.

Adjourn – A motion was made by Trustee Stene and seconded by Trustee Burcham to adjourn the meeting at 7:52 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