

**NOTICE OF JOINT REVIEW BOARD MEETING
IN THE CITY OF COLUMBUS, WISCONSIN**

Notice is Hereby Given that the City of Columbus will hold a Joint Review Board ("JRB") meeting on August 9, 2022 at 6:30 p.m. The meeting will be held at the Columbus City Hall, located at 105 N. Dickason Blvd. The City's agenda center can be found at <https://www.cityofcolumbuswi.com/agendacenter> The Joint Review Board meetings will be listed.

The purpose of this meeting is for the JRB to:

- review the annual reports and the performance and status of each Tax Incremental District governed by the Joint Review Board 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 Columbus City Clerk at the Columbus City Hall, located at 105 N. Dickason Blvd., during normal business hours and will be provided upon request.

By Order of the City of Columbus, Wisconsin

Published August 5, 2022

AGENDA

JOINT REVIEW BOARD CITY OF COLUMBUS

ANNUAL MEETING

August 9, 2022 at 6:30 p.m.

1. Call to order
2. Roll call
3. Review and consideration of minutes from 5/13/21, 6/21/21, 9/15/21, and 10/6/21 meetings
4. Review Annual PE-300 Reports and the performance and status of the City's active Tax Incremental Districts as required by Wis. Stat. § 66.1105(4m)(f).
5. Adjournment

MINUTES

JOINT REVIEW BOARD CITY OF COLUMBUS CITY HALL, 105 N DICKASON BLVD

TAX INCREMENTAL DISTRICT NO. 6 CREATION

May 13, 2021

1. Call to order – Meeting was called to order at 5:30 PM
2. Roll call – Kyle Ellefson (City of Columbus), Matt Rohrbeck (Columbia County), Julie Hajewski (Columbus School District) and Laurie Grigg (Madison College) were present. Matt Schreiber Staffed the meeting. Note: Rohrbeck was present but the appointment was not confirmed by Columbia County so he did not vote on agenda items.
3. Notice of Open Meeting – Meeting was noticed in accordance with state and local laws
4. Consideration and appointment of the Joint Review Board’s public member Motion – Motion by Hajewski, second by Grigg to nominate Michael Thom as the public member of Joint Review Board. Motion passed 3-0.
5. Election of Chairperson – Motion by Hajewski, second by Grigg to nominate Michael Thom as chairperson. Thom declined. Motion by Thom, second by Hajewski to nominate Kyle Ellefson as chairperson. Motion passed 4-0 and Ellefson accepted the nomination.
6. Approve Agenda - Motion by Grigg, second by Hajewski to approve the agenda as presented. Motion passed 4-0.
7. Approve Minutes from 7/22/2019, 8/29/2019, 10/03/2019 – Motion by Hajewski second by Thom to approve the minutes as presented. Motion passed 4-0.
8. Discuss responsibilities of the Joint Review Board – Greg Johnson from Ehlers provided an overview of the responsibilities of members of the Joint Review Board
9. Discuss & review project plan for TIF 6 – Greg Johnson reviewed the project plan with the Joint Review Board.
10. Set next meeting date – The next meeting date for the Joint Review Board was set for 10:00AM on June 21st.
11. Adjourn- Motion by Thom, second by Grigg to adjourn at 5:57 PM

Respectfully submitted,

Matt Schreiber
Director of Planning and Development

MINUTES

JOINT REVIEW BOARD CITY OF COLUMBUS

TAX INCREMENTAL DISTRICT NO. 6 CREATION AND ANNUAL MEETING

June 21, 2021 at 10:00 a.m.

1. Call to order – Meeting was called to order at 10:00 AM
2. Roll call – Julie Hajewski (Columbus School District), Kyle Ellefson (City of Columbus), Laurie Grigg (Madison College), and Matt Rohrbeck (Columbia County) was present. Michael Thom (public member) was excused. Grigg arrived while the meeting was in progress. Matt Schreiber staffed the meeting.
3. Review and consideration of minutes from 5-13–21 Meeting. – Motion by Rohrbeck, second by Hajewski to approved the minutes from 5-13–21 as presented. Motion passed 3-0.
4. Review the public record, planning documents, Planning Commission resolution adopting the project plan, and the resolution passed by the Common Council approving the creation. - Staff provided an overview of comments received during the planning process. Staff provided a copy of the Final Draft of the project plan along with the resolutions from plan commission and City council to create Tax Incremental District No. 6.
5. Consideration and possible action on resolution approving Tax Incremental District No. 6 creation – With consideration of the previous agenda item Hajewski made a motion, second by Rohrbeck to approve the resolution to create Tax Incremental District No. 6. Motion passed 4-0.
6. Review Annual PE-300 Reports and the performance and status of the City’s active Tax Incremental Districts as required by Wis. Stat. § 66.1105(4m)(f). Staff provided any overview of the performance for TIF 3, TIF 4 and TIF 5. The overview include copies of the financial statements from the city’s 2020 audit and PE-300 reports which are filed with the Wisconsin Department of Revenue.
7. Adjournment - Motion by Rohrbeck, second by Hajewski to adjourn at 10:24 AM. Motion passed 4-0 and the meeting was adjourned.

MINUTES
JOINT REVIEW BOARD
CITY OF COLUMBUS
TAX INCREMENTAL DISTRICT NO. 5 AMENDMENT

September 15, 2021
Columbus City Hall
105 N. Dickason Blvd.

1. Call to order – Meeting was called to order at 5:30 PM
2. Roll call – Julie Hajewski (Columbus School District), Kyle Ellefson (City of Columbus), Shawna Marquardt (Madison College), and Michael Thom (public member) were present. Matt Rohrbeck and Henry St. Maurice (Columbia County) were excused from the meeting. Matt Schreiber staffed the meeting.
3. Consideration and appointment and/or reaffirmation of the Joint Review Board's public member - The matter was briefly discussed and Michael Thom was reaffirmed as the public member of the Joint Review Board.
4. Election and/or reaffirmation of Chairperson - The matter was briefly discussed and Kyle Ellefson was reaffirmed as the chairperson of the Joint Review Board.
5. Discuss responsibilities of the Joint Review Board – This item was discussed at the 6-21-21 meeting and the Joint Review Board indicated an update was not needed.
6. Review & discuss Amended project plan for Tax Increment District No. 5 – Staff provided an overview of the proposed amendment, which would add five (5) new parcels to TID 5. Jonathon Schatz from Ehlers reviewed the proposed amendment to the TID 5 project plan. The question was asked if there was an immediate project as a result of the amendment, staff indicated that the city has not received any proposals for properties being amended into TID 5. There was some discussion regarding potential issues with including city owned land in the TID 5 Amendment, Ehlers responded saying that there is no impact for including the land and the city could only benefit by including these properties in the district. The Joint Review Board moved the project plan forward to the city council.
7. Set next meeting date – Motion by Hajewski, second by Thom to set the next meeting for October 6, 2021 at 5:30 PM
8. Adjourn – Motion by Thom, second by Hajewski to adjourn the meeting. Motion passed 4-0 and meeting adjourned at 5:55 PM.

Respectfully Submitted,
Matt Schreiber

MINUTES

JOINT REVIEW BOARD CITY OF COLUMBUS 105 N DICKASON BLVD

TAX INCREMENTAL DISTRICT NO. 5 AMENDMENT

October 6, 2021

1. Call to order – The meeting was called to order at 5:30 PM
2. Roll call – Julie Hajewski (Columbus School District), Kyle Ellefson (City of Columbus), Shawna Marquardt (Madison College), Matt Rohrbeck (Columbia County) and Michael Thom (public member) were present. Matt Schreiber staffed the meeting.
3. Approve the Agenda – Motion by Hajewski, Second by Thom to approve the agenda as presented. Motion passed 5-0.
4. Review and consideration of minutes from 9-15-21 meeting- Motion by Hajewski, second by Thom to approve the 9-15-21 minutes as presented. Motion passed 5-0.
5. Review the public record, planning documents, Planning Commission resolution adopting amendment to project plan, and resolution passed by the Common Council approving the amendment. - Staff provided an overview of the public record indicating that no comments have been received regarding the proposed TIF 5 Amendment. Staff noted that the Plan Commission and City Council approved the TID 5 amendment as evidenced by the signed resolutions. Chairperson Ellefson asked three times for additional comments on the proposed amendment.
6. Consideration and possible action on resolution approving Tax Incremental District No. 5 amendment. – Motion by Thom, second by Hajewski to approve the resolution to approve the Tax Incremental District No. 5 amendment. Motion passed 5-0.
7. Adjournment – Motion by Thom, second by Hajewski to adjourn the meeting. Motion passed 5-0 and the meeting adjourned at 5:51 PM

Respectfully Submitted,
Matt Schreiber Director of Planning and Development

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 11211	Municipality COLUMBUS	County COLUMBIA	Due date 07/01/2022	Report type ORIGINAL	
TID number 003	TID type 1	TID name N/A	Creation date 06/20/1995	Mandatory termination date 06/20/2022	Expected termination date 04/04/2022

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$407,729

Section 3 - Revenue	Amount
Tax increment	\$552,324
Investment income	\$139
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source intergovernmental grants	\$18,915
Other revenue	
Source	
Total Revenue (deposits)	\$571,378

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$37,242
Professional services	\$3,415
Interest and fiscal charges	\$17,333
DOR fees	
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$85,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name JJB Increment Repayment	\$0
Developer name 525 Increment Repayment	\$0
Developer name FAP Increment Repayment	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name increment refunds to developers	\$175,293
Total Expenditures	\$318,283

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$660,824
Future costs	\$5,489,949
Future revenue	\$4,829,125
Surplus or deficit	\$0

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 6 - Contact Information	
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Contact name Brandon Bledsoe	Contact title Finance Director/Treasurer
Contact email bbledsoe@columbuswi.us	Contact phone (920) 623-5925

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 11211	Municipality COLUMBUS		County COLUMBIA	Due date 07/01/2022	Report type ORIGINAL
TID number 004	TID type 6	TID name N/A	Creation date 09/15/2015	Mandatory termination date 09/15/2035	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$401,734

Section 3 - Revenue	Amount
Tax increment	\$383,719
Investment income	\$378
Debt proceeds	
Special assessments	
Shared revenue	\$310
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source miscellaneous revenue	\$6,382
Total Revenue (deposits)	\$390,789

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$238,863
Administration	\$30,729
Professional services	\$3,015
Interest and fiscal charges	\$47,793
DOR fees	
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$60,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name Ottery Truck Wash	\$0
Developer name Duffy Ventures, LLC	\$0
Developer name Drexel Building Supplies	\$0
Developer name Fromm Family Foods	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$380,400

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$412,123
Future costs	\$1,332,462
Future revenue	\$920,339
Surplus or deficit	\$0

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 11211	Municipality COLUMBUS		County COLUMBIA	Due date 07/01/2022	Report type ORIGINAL
TID number 005	TID type 6	TID name N/A	Creation date 09/17/2019	Mandatory termination date 09/17/2039	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-17,311

Section 3 - Revenue	Amount
Tax increment	\$23,951
Investment income	\$0
Debt proceeds	
Special assessments	
Shared revenue	\$0
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	\$0
Total Revenue (deposits)	\$23,951

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$0
Administration	\$4,413
Professional services	\$20,755
Interest and fiscal charges	\$0
DOR fees	
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$0
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$25,168

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-18,528
Future costs	\$2,179,193
Future revenue	\$2,197,721
Surplus or deficit	\$0

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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