



# Joint Review Board Agenda

Wednesday, December 03, 2025 at 5:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

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## Roll Call

## Notice of Open Meeting

## Approval of Agenda

## Public Comment

## New Business

1. Approve minutes of October 1, 2024 Joint Review Board
2. Review of City of Columbus Annual PE-300 Reports and the Performance and Status of the City's Active Tax Incremental Districts (TID) as required by Wis. Stat § 66.1105(4m)(f)

## Adjourn

\*A quorum of city committees and/or commissions may be present at this meeting. No action will be taken or considered by those committees and/or commissions.



## Joint Review Board Minutes

Tuesday, October 01, 2024 at 5:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

**Roll Call:** Chair Matt Amundson called the meeting to order at 5:30 pm.

### PRESENT

Michael Thom  
Matt Amundson  
Julie Hajewski  
Shawna Marquardt  
Susan Schweitzer

### Notice of Open Meeting

The meeting was noticed and posted according to law.

### Approval of Agenda

Motion made by Hajewski, Seconded by Thom to approve the agenda.  
Voting Yea: Thom, Amundson, Hajewski, Marquardt, Schweitzer

### Approval of Minutes

#### 1. Approval of August 7, 2024 minutes

Motion made by Marquardt, Seconded by Hajewski to approve the minutes of the August 7, 2024 meeting.

Voting Yea: Thom, Amundson, Hajewski, Marquardt, Schweitzer

### Public Comment

There were no public comments.

### New Business

#### 2. Discussion of TID #7 Project Plan

Sonja Kruesel of Vandewalle & Associates received the process of creating TID #7 and reviewed the requirements for creating a new district. No action was taken for this item.

#### 3. Action on Resolution 6-24 Approving Columbus City Council Resolution Creating TID #7

Motion made by Thom, Seconded by Schweitzer to approve resolution 6-24 Approving Columbus City Council Resolution Creating TID #7.

Voting Yea: Thom, Amundson, Hajewski, Marquardt, Schweitzer

### Adjourn

Motion made by Hajewski, Seconded by Thom to adjourn at 5:39 pm.

Voting Yea: Thom, Amundson, Hajewski, Marquardt, Schweitzer

\*A quorum of city committees and/or commissions may be present at this meeting. No action will be taken or considered by those committees and/or commissions.

Please note that these minutes are subject to approval at a future meeting.

Form  
PE-300

## TID Annual Report

2024  
WI Dept of Revenue

## Section 1 – Municipality and TID

Co-muni code <b>11211</b>	Municipality <b>COLUMBUS</b>		County <b>COLUMBIA</b>	Due date <b>07/01/2025</b>	Report type <b>ORIGINAL</b>
TID number <b>004</b>	TID type <b>6</b>	TID name <b>N/A</b>	Creation date <b>09/15/2015</b>	Mandatory termination date <b>09/15/2035</b>	Anticipated termination date <b>N/A</b>

## Section 2 – Beginning Balance

Amount

TID fund balance at beginning of year

\$360,436

## Section 3 – Revenue

Amount

Tax increment

\$413,869

Investment income

\$17,509

Debt proceeds

\$0

Special assessments

\$0

Shared revenue

\$0

Sale of property

\$0

Allocation from another TID

TID number

\$0

Developer guarantees

Developer name

\$0

Transfer from other funds

Source

\$0

Grants

Source Personal Property Aid

\$1,353

Other revenue

Source Exempt Computer Aid

\$310

Total Revenue (deposits)

\$433,041

Form  
PE-300

## TID Annual Report

2024  
WI Dept of Revenue

Section 4 – Expenditures	Amount
Capital expenditures	\$283,380
Administration	\$22,565
Professional services	\$12,204
Interest and fiscal charges	\$32,023
DOR fees	\$0
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$65,000
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
TID number	\$0
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Fund	\$0
Other expenditures	
Name	\$0
<b>Total Expenditures</b>	<b>\$415,172</b>

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$378,305
Future costs	\$2,500,000
Future revenue	\$2,121,695
Surplus or deficit	\$0

Form  
PE-300

## TID Annual Report

2024  
WI Dept of Revenue

## Section 6 – TID New Construction

## Current Year TID New Construction Values

TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$11,262,300	\$0	\$0	\$11,262,300
005	\$0	\$0	\$0	\$0
006	\$370,000	\$-15,500	\$0	\$354,500
<b>Total</b>	<b>\$11,632,300</b>	<b>\$-15,500</b>	<b>\$0</b>	<b>\$11,616,800</b>

## Current Year Allowable Levy Increase Attributable to TID NNC

TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$11,262,300	\$636,359,200	1.77	\$3,569,787	\$63,185
005	\$0	\$636,359,200	0.00	\$3,569,787	\$0
006	\$354,500	\$636,359,200	0.06	\$3,569,787	\$2,142
<b>Total</b>	<b>\$11,616,800</b>	<b>\$636,359,200</b>	<b>1.83</b>	<b>\$3,569,787</b>	<b>\$65,327</b>

## Current Year Actual TID NNC Impact to Municipal Levy

Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$65,327	\$0.65327

## Historical Allowable Levy Increase Attributable to TID NNC

Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	004	\$0	\$555,927,900	0.00	\$3,523,385	\$0
2023	005	\$135,600	\$555,927,900	0.02	\$3,523,385	\$705
2023	006	\$-28,300	\$555,927,900	-0.01	\$3,523,385	\$-352
<b>2023</b>	<b>Total</b>	<b>\$107,300</b>	<b>\$555,927,900</b>	<b>0.01</b>	<b>\$3,523,385</b>	<b>\$352</b>

Form  
PE-300

## TID Annual Report

2024  
WI Dept of Revenue

## Section 7 – Preparer/Contact Information

Preparer name <b>Krystal Larson</b>	Preparer title <b>Treasurer</b>
Preparer email <b>klarson@columbuswi.gov</b>	Preparer phone <b>(920) 623-5900</b>
Contact name <b>Krystal S Larson</b>	Contact title <b>Finance Director/Treasurer</b>
Contact email <b>klarson@columbuswi.gov</b>	Contact phone <b>(920) 623-5900</b>

## Submission Information

Co-muni code	<b>11211</b>
TID number	<b>004</b>
Submission date	<b>06-28-2025 04:54 PM</b>
Confirmation	<b>TIDAR20240308O1751146925461</b>
Submission type	<b>ORIGINAL</b>

Form  
PE-300

## TID Annual Report

2024  
WI Dept of Revenue

## Section 1 – Municipality and TID

Co-muni code <b>11211</b>	Municipality <b>COLUMBUS</b>		County <b>COLUMBIA</b>	Due date <b>07/01/2025</b>	Report type <b>ORIGINAL</b>
TID number <b>005</b>	TID type <b>6</b>	TID name <b>N/A</b>	Creation date <b>09/17/2019</b>	Mandatory termination date <b>09/17/2039</b>	Anticipated termination date <b>N/A</b>

## Section 2 – Beginning Balance

Amount

TID fund balance at beginning of year

\$-44,376

## Section 3 – Revenue

Amount

Tax increment

\$21,387

Investment income

\$6

Debt proceeds

\$0

Special assessments

\$0

Shared revenue

\$0

Sale of property

\$0

Allocation from another TID

TID number

\$0

Developer guarantees

Developer name

\$0

Transfer from other funds

Source

\$0

Grants

Source

\$0

Other revenue

Source

\$0

Total Revenue (deposits)

\$21,393

Form  
PE-300

## TID Annual Report

2024  
WI Dept of Revenue

Section 4 – Expenditures	Amount
Capital expenditures	\$0
Administration	\$22,565
Professional services	\$12,424
Interest and fiscal charges	\$0
DOR fees	\$0
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$0
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
TID number	\$0
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Fund	\$0
Other expenditures	
Name	\$0
<b>Total Expenditures</b>	<b>\$34,989</b>

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-57,972
Future costs	\$2,097,650
Future revenue	\$2,155,622
Surplus or deficit	\$0



Form  
PE-300

## TID Annual Report

2024  
WI Dept of Revenue

## Section 6 – TID New Construction

## Current Year TID New Construction Values

TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$11,262,300	\$0	\$0	\$11,262,300
005	\$0	\$0	\$0	\$0
006	\$370,000	\$-15,500	\$0	\$354,500
<b>Total</b>	<b>\$11,632,300</b>	<b>\$-15,500</b>	<b>\$0</b>	<b>\$11,616,800</b>

## Current Year Allowable Levy Increase Attributable to TID NNC

TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$11,262,300	\$636,359,200	1.77	\$3,569,787	\$63,185
005	\$0	\$636,359,200	0.00	\$3,569,787	\$0
006	\$354,500	\$636,359,200	0.06	\$3,569,787	\$2,142
<b>Total</b>	<b>\$11,616,800</b>	<b>\$636,359,200</b>	<b>1.83</b>	<b>\$3,569,787</b>	<b>\$65,327</b>

## Current Year Actual TID NNC Impact to Municipal Levy

Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$65,327	\$0.65327

## Historical Allowable Levy Increase Attributable to TID NNC

Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	004	\$0	\$555,927,900	0.00	\$3,523,385	\$0
2023	005	\$135,600	\$555,927,900	0.02	\$3,523,385	\$705
2023	006	\$-28,300	\$555,927,900	-0.01	\$3,523,385	\$-352
<b>2023</b>	<b>Total</b>	<b>\$107,300</b>	<b>\$555,927,900</b>	<b>0.01</b>	<b>\$3,523,385</b>	<b>\$352</b>

Form  
PE-300

## TID Annual Report

2024  
WI Dept of Revenue

## Section 7 – Preparer/Contact Information

Preparer name <b>Krystal Larson</b>	Preparer title <b>Treasurer</b>
Preparer email <b>klarson@columbuswi.gov</b>	Preparer phone <b>(920) 623-5900</b>
Contact name <b>Krystal S Larson</b>	Contact title <b>Finance Director/Treasurer</b>
Contact email <b>klarson@columbuswi.gov</b>	Contact phone <b>(920) 623-5900</b>

## Submission Information

Co-muni code	<b>11211</b>
TID number	<b>005</b>
Submission date	<b>06-28-2025 04:56 PM</b>
Confirmation	<b>TIDAR20240308O1751147203998</b>
Submission type	<b>ORIGINAL</b>

Form PE-300	<b>TID Annual Report</b>	<b>2024</b> WI Dept of Revenue
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**Section 1 – Municipality and TID**

Co-muni code <b>11211</b>	Municipality <b>COLUMBUS</b>		County <b>COLUMBIA</b>	Due date <b>07/01/2025</b>	Report type <b>ORIGINAL</b>
TID number <b>006</b>	TID type <b>3</b>	TID name <b>N/A</b>	Creation date <b>06/08/2021</b>	Mandatory termination date <b>06/08/2048</b>	Anticipated termination date <b>N/A</b>

**Section 2 – Beginning Balance****Amount**

TID fund balance at beginning of year	<b>\$-78,114</b>
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**Section 3 – Revenue****Amount**

Tax increment	\$63,893
Investment income	\$116
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$0
Sale of property	\$0
Allocation from another TID	
TID number	\$0
Developer guarantees	
Developer name	\$0
Transfer from other funds	
Source	\$0
Grants	
Source	\$0
Other revenue	
Source	\$0
<b>Total Revenue (deposits)</b>	<b>\$64,009</b>

Form  
PE-300

## TID Annual Report

2024  
WI Dept of Revenue

Section 4 – Expenditures	Amount
Capital expenditures	\$0
Administration	\$22,563
Professional services	\$12,204
Interest and fiscal charges	\$0
DOR fees	\$0
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$0
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
TID number	\$0
Developer grants	
Developer name MRW Properties	\$1,212
Transfer to other funds	
Fund	\$0
Other expenditures	
Name	\$0
<b>Total Expenditures</b>	<b>\$35,979</b>

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-50,084
Future costs	\$2,410,090
Future revenue	\$2,460,174
Surplus or deficit	\$0

Form  
PE-300

## TID Annual Report

2024  
WI Dept of Revenue

## Section 6 – TID New Construction

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004	\$11,262,300	\$0	\$0	\$11,262,300
005	\$0	\$0	\$0	\$0
006	\$370,000	\$-15,500	\$0	\$354,500
<b>Total</b>	<b>\$11,632,300</b>	<b>\$-15,500</b>	<b>\$0</b>	<b>\$11,616,800</b>

## Current Year Allowable Levy Increase Attributable to TID NNC

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005	\$0	\$636,359,200	0.00	\$3,569,787	\$0
006	\$354,500	\$636,359,200	0.06	\$3,569,787	\$2,142
<b>Total</b>	<b>\$11,616,800</b>	<b>\$636,359,200</b>	<b>1.83</b>	<b>\$3,569,787</b>	<b>\$65,327</b>

## Current Year Actual TID NNC Impact to Municipal Levy

Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$65,327	\$0.65327

## Historical Allowable Levy Increase Attributable to TID NNC

Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	004	\$0	\$555,927,900	0.00	\$3,523,385	\$0
2023	005	\$135,600	\$555,927,900	0.02	\$3,523,385	\$705
2023	006	\$-28,300	\$555,927,900	-0.01	\$3,523,385	\$-352
<b>2023</b>	<b>Total</b>	<b>\$107,300</b>	<b>\$555,927,900</b>	<b>0.01</b>	<b>\$3,523,385</b>	<b>\$352</b>

Form  
PE-300

## TID Annual Report

2024  
WI Dept of Revenue

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## Submission Information

Co-muni code	<b>11211</b>
TID number	<b>006</b>
Submission date	<b>06-28-2025 04:58 PM</b>
Confirmation	<b>TIDAR20240308O1751147628870</b>
Submission type	<b>ORIGINAL</b>