



Joint Review Board Agenda

Wednesday, December 03, 2025 at 5:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

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
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Section 1 – Municipality and TID

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

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
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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
Total Expenditures	\$415,172

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

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
Total	\$11,632,300	\$-15,500	\$0	\$11,616,800

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
Total	\$11,616,800	\$636,359,200	1.83	\$3,569,787	\$65,327

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
2023 Total		\$107,300	\$555,927,900	0.01	\$3,523,385	\$352

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 7 – Preparer/Contact Information

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

Submission Information

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

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID

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

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
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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
Total Expenditures	\$34,989

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

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
Total	\$11,632,300	\$-15,500	\$0	\$11,616,800

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
Total	\$11,616,800	\$636,359,200	1.83	\$3,569,787	\$65,327

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
2023 Total		\$107,300	\$555,927,900	0.01	\$3,523,385	\$352

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

Submission Information

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

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID

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

Section 2 – Beginning Balance

	Amount
TID fund balance at beginning of year	\$-78,114

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
Total Revenue (deposits)	\$64,009

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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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
Total Expenditures	\$35,979

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

Item #2.

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
Total	\$11,632,300	\$-15,500	\$0	\$11,616,800

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
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005	\$0	\$636,359,200	0.00	\$3,569,787	\$0
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Total	\$11,616,800	\$636,359,200	1.83	\$3,569,787	\$65,327

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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
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Submission Information

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TID number	006
Submission date	06-28-2025 04:58 PM
Confirmation	TIDAR20240308O1751147628870
Submission type	ORIGINAL