



JOINT REVIEW BOARD MEETING AGENDA

October 27, 2026 at 10:00 AM

Ridgeway Community Center - Room 101/102 208 Jarvis Street, Ridgeway, WI 53582

CALL TO ORDER AND ROLL CALL

CONFIRMATION OF OPEN MEETINGS

CONSENT AGENDA

1. Adoption of Agenda

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION

2. Review Annual PE-300 Report and TID No. 1 Performance

ADJOURNMENT

Any person(s) with a qualifying disability, as defined by the Americans with Disabilities Act, that requires the meeting or material at the meeting to be in an accessible location or format, must contact the Village Clerk at the address listed above or call 608-924-5881, prior to the meeting so that any necessary arrangements can be made to accommodate each request.

AFFIDAVIT OF POSTING: I hereby certify that this notice has been posted at the Ridgeway Community Center, on the Village Web Site and notifications sent to subscribers.

/s/ Lori Phelan, Clerk/Treasurer

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 1 – Municipality and TID

Co-muni code 25177	Municipality RIDGEWAY		County IOWA	Due date 07/01/2026	Report type ORIGINAL
TID number 001	TID type 6	TID name N/A	Creation date 08/07/2007	Mandatory termination date 08/07/2030	Anticipated termination date N/A

Section 2 – Beginning Balance**Amount**

TID fund balance at beginning of year	\$-595,913
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Section 3 – Revenue**Amount**

Tax increment	\$207,146
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$1,231
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$208,377

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PE-300

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Section 4 – Expenditures	Amount
Capital expenditures	\$0
Administration	\$0
Professional services	\$1,061
Interest and fiscal charges	\$21,168
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$90,929
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	\$113,308

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-500,844
Future costs	\$15,000
Future revenue	\$515,844
Surplus or deficit	\$0

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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)
001	\$80,900	\$0	\$-880,000	\$-799,100
Total	\$80,900	\$0	\$-880,000	\$-799,100

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
001	\$-799,100	\$71,550,200	-1.12	\$277,325	\$-3,106
Total	\$-799,100	\$71,550,200	-1.12	\$277,325	\$-3,106

Current Year Actual TID NNC Impact to Municipal Levy

Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

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
2024	001	\$881,400	\$63,889,200	1.38	\$273,545	\$3,775
2024	Total	\$881,400	\$63,889,200	1.38	\$273,545	\$3,775
2023	001	\$2,313,500	\$55,558,800	4.16	\$261,638	\$10,884
2023	Total	\$2,313,500	\$55,558,800	4.16	\$261,638	\$10,884

Form
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TID Annual Report

2025
WI Dept of Revenue

Section 7 – Preparer/Contact Information

Preparer name Lori L. Phelan	Preparer title Clerk/Treasurer
Preparer email clerk@ridgewaywi.gov	Preparer phone (608) 924-5881
Contact name Lori L. Phelan	Contact title Clerk/Treasurer
Contact email clerk@ridgewaywi.gov	Contact phone (608) 924-5881

Submission Information

Co-muni code	25177
TID number	001
Submission date	06-19-2026 11:12 AM
Confirmation	TIDAR20250715O1774378412781
Submission type	ORIGINAL