

**VILLAGE OF MINONG  
JOINT REVIEW BOARD MEETING  
WEDNESDAY, JULY 9, 2025 – 9:00 A.M  
MINONG VILLAGE HALL  
123 5<sup>TH</sup> AVE  
MINONG, WI 54859**

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**Agenda**

1. Call to Order
2. Appoint Chairperson and Citizen Member to Village of Minong Joint Review Board (Standing Joint Review Board).
3. Review Annual Report for Tax Increment Financing District #3 for the Village of Minong.
4. Review Annual Report for Tax Increment Financing District #4 for the Village of Minong.
5. Acceptance of the Annual Reports for Tax Increment Financing District #'s 3 & 4.
6. Adjournment

Publication Date: DATE - (Note: Must be a Class I Notice at least 5 days prior to the meeting.)

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2024</b> WI Dept of Revenue
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<b>Section 1 – Municipality and TID</b>					
Co-muni code	Municipality	County	Due date	Report type	
65151	MINONG	WASHBURN	07/01/2025	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
003	6	TID 3	08/16/2010	08/16/2030	N/A

<b>Section 2 – Beginning Balance</b>	<b>Amount</b>
TID fund balance at beginning of year	\$53,329

<b>Section 3 – Revenue</b>	<b>Amount</b>
Tax increment	\$15,255
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$285
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
<b>Total Revenue (deposits)</b>	<b>\$15,540</b>

Form  
PE-300

## TID Annual Report

2024  
WI Dept of Revenue

Section 4 – Expenditures	Amount
Capital expenditures	\$0
Administration	\$0
Professional services	\$915
Interest and fiscal charges	\$0
DOR fees	\$150
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	
Developer grants	
Developer name	None
Transfer to other funds	
Other expenditures	
<b>Total Expenditures</b>	<b>\$1,065</b>

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$67,804
Future costs	\$0
Future revenue	\$0
<b>Surplus or deficit</b>	<b>\$67,804</b>

**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)		
003	\$0		\$0	\$0		\$0
004			\$-1,400	\$0		\$-1,400
<b>Total</b>		<b>\$0</b>	<b>\$-1,400</b>	<b>\$0</b>		<b>\$-1,400</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	
003	\$0	\$55,567,100	0.00	\$230,105		\$0
004	\$-1,400	\$55,567,100	0.00	\$230,105		\$0
<b>Total</b>	<b>\$-1,400</b>	<b>\$55,567,100</b>	<b>0.00</b>	<b>\$230,105</b>		<b>\$0</b>

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
2023	003		\$49,923,600	0.00	\$228,669	\$0
2023	004		\$49,923,600	0.00	\$228,669	\$0
<b>2023</b>	<b>Total</b>		<b>\$49,923,600</b>	<b>0.00</b>	<b>\$228,669</b>	<b>\$0</b>

Form PE-300	<b>TID Annual Report</b>	<b>2024</b> WI Dept of Revenue
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<b>Section 7 – Preparer/Contact Information</b>		
Preparer name <b>Janel Lee</b>	Preparer title <b>Clerk/Treasurer</b>	
Preparer email <b>janel@villageofminongwi.gov</b>	Preparer phone <b>(715) 466-2322</b>	
Contact name <b>Janel Lee</b>	Contact title <b>Clerk/Treasurer</b>	
Contact email <b>janel@villageofminongwi.gov</b>	Contact phone <b>(715) 466-2322</b>	

<b>Submission Information</b>	
Co-muni code	<b>65151</b>
TID number	<b>003</b>
Submission date	<b>06-13-2025 09:26 AM</b>
Confirmation	<b>TIDAR2024178301749824766707</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	Municipality		County	Due date	Report type
65151	MINONG		WASHBURN	07/01/2025	ORIGINAL
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
004	6	TID 4	08/05/2019	08/05/2039	N/A

Section 2 – Beginning Balance		Amount
TID fund balance at beginning of year		\$5,199
Section 3 – Revenue		
Tax increment		\$21,407
Investment income		\$0
Debt proceeds		\$0
Special assessments		\$0
Shared revenue		\$0
Sale of property		\$0
Allocation from another TID		
Developer guarantees		
Transfer from other funds		
Grants		
Other revenue		
Total Revenue (deposits)		\$21,407

Form  
PE-300

## TID Annual Report

2024  
WI Dept of Revenue

Section 4 – Expenditures	Amount
Capital expenditures	\$0
Administration	\$0
Professional services	\$915
Interest and fiscal charges	\$0
DOR fees	\$150
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	
Developer grants	
Developer name	N/A
Transfer to other funds	
Other expenditures	
<b>Total Expenditures</b>	<b>\$1,065</b>

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$25,541
Future costs	\$0
Future revenue	\$0
<b>Surplus or deficit</b>	<b>\$25,541</b>

Form PE-300	<b>TID Annual Report</b>	<b>2024</b> WI Dept of Revenue
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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)		
003	\$0	\$0	\$0	\$0		\$0
004	\$0	\$0	\$-1,400	\$0		\$-1,400
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$-1,400</b>	<b>\$0</b>		<b>\$-1,400</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	
003	\$0	\$55,567,100	0.00	\$230,105	\$0	\$0
004	\$-1,400	\$55,567,100	0.00	\$230,105	\$0	\$0
<b>Total</b>	<b>\$-1,400</b>	<b>\$55,567,100</b>	<b>0.00</b>	<b>\$230,105</b>	<b>\$0</b>	<b>\$0</b>

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
2023	003	\$0	\$49,923,600	0.00	\$228,669	\$0
2023	004	\$0	\$49,923,600	0.00	\$228,669	\$0
<b>2023</b>	<b>Total</b>	<b>\$0</b>	<b>\$49,923,600</b>	<b>0.00</b>	<b>\$228,669</b>	<b>\$0</b>

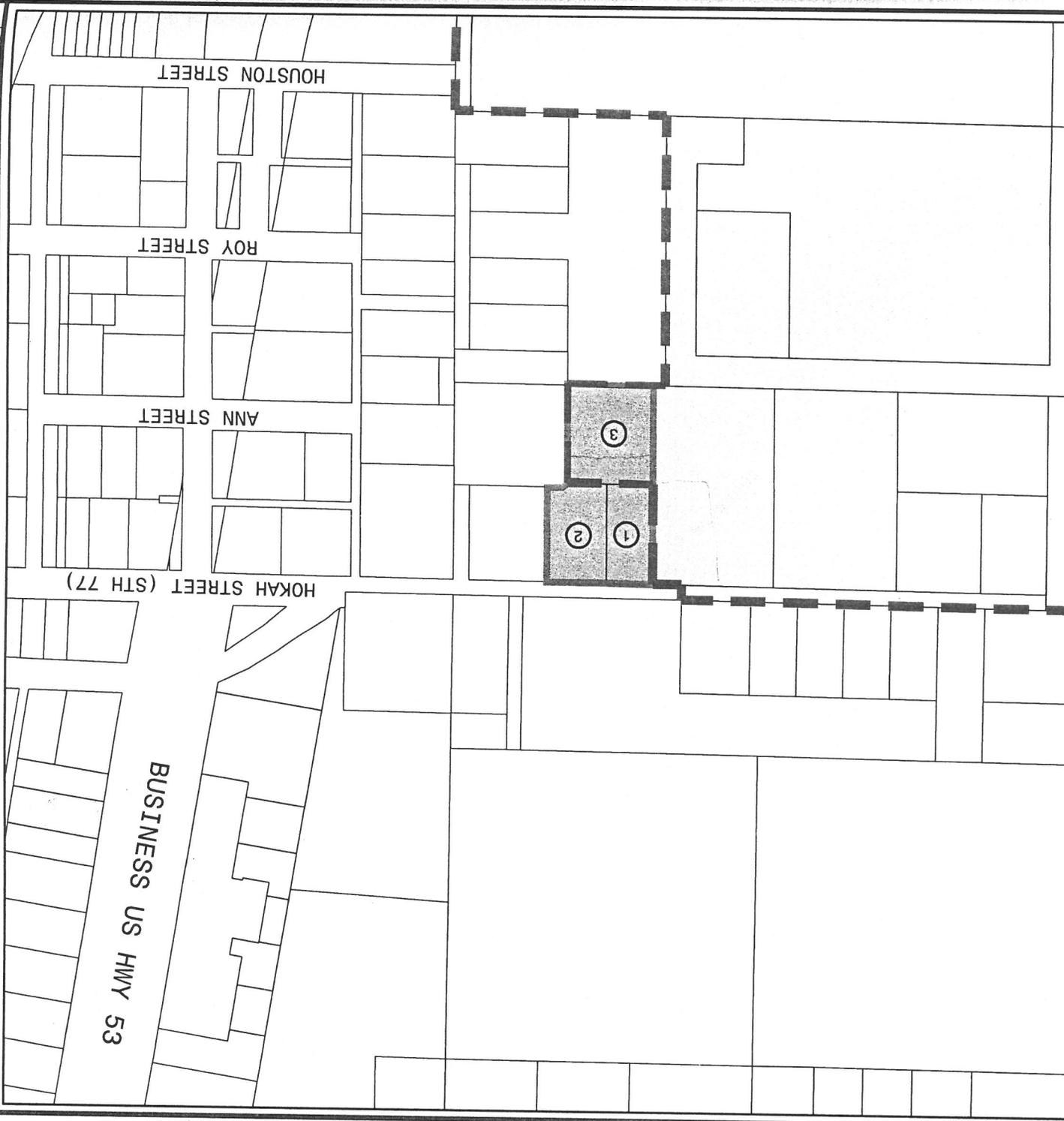
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<b>Submission Information</b>	
Co-muni code	<b>65151</b>
TID number	<b>004</b>
Submission date	<b>06-13-2025 09:29 AM</b>
Confirmation	<b>TIDAR2024178301749824980549</b>
Submission type	<b>ORIGINAL</b>

**LEGEND**

- ① PARCEL #651512421226515  
532003020
- ② PARCEL #651512421226515  
532002020
- ③ PARCEL #651512421226515  
532004500
- VILLAGE LIMITS
- ▨ TIF DISTRICT #3
- ⋯ TIF DISTRICT #2



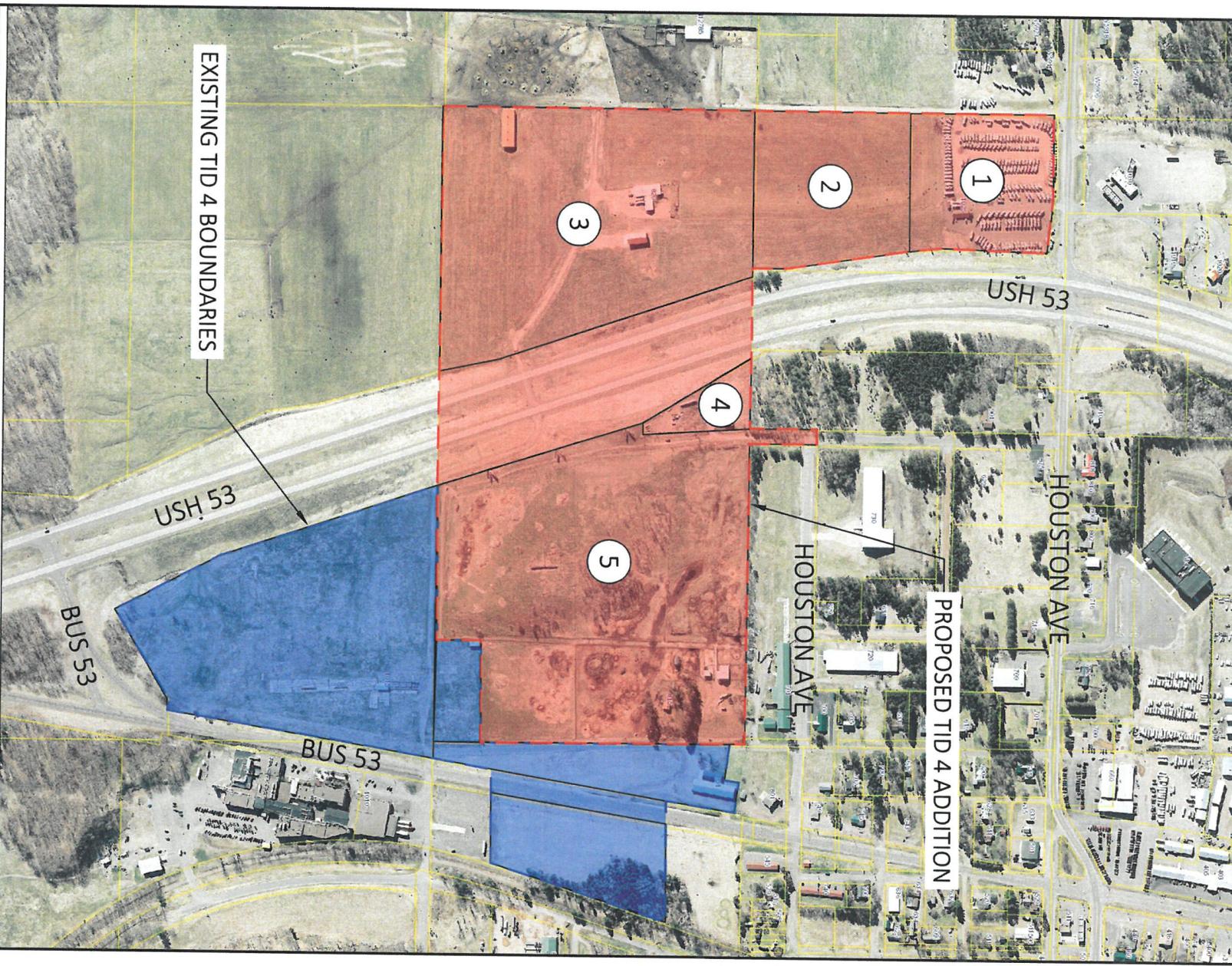
2 of 4  
00533006  
MAP #2  
TIF DISTRICT #3  
VILLAGE OF MINONG  
WASHINGTON COUNTY, WISCONSIN

PROJECT NO.	00533006	DATE	21 JUL 2010
SCALE	AS SHOWN	DATE	11:08AM
DESIGNED BY	DNR	CHECKED BY	N/A
DRAWN BY	LR	DATE	
DATE		DATE	
DATE		DATE	

**MSA**  
PROFESSIONAL ENGINEER

TRANSPORTATION • MUNICIPAL  
DEVELOPMENT • ENVIRONMENTAL  
301 2nd Avenue South, Ste. 200, WISCONSIN  
TEL: 920.866.1234 FAX: 920.866.1235  
WWW.MSAENGINEERS.COM

Owner	Parcel ID	Acre	Land	Improvements	Total
① LINK FORD AND RV-MINONG LLC	65-151-2-42-12-26-2 02-000-0004000	10	\$200,000.00	\$ 128,700.00	\$328,700.00
② LINK REALTY HOLDINGS LLC	65-151-2-42-12-26-2 02-000-0005000	10	\$ 500.00		\$ 500.00
③ LINK REALTY HOLDINGS LLC	65-151-2-42-12-26-2 03-000-001000	38.36	\$ 9,750.00	\$111,300.00	\$121,050.00
④ TGAS REAL ESTATE HOLDINGS LLC	65-151-2-42-12-26-2 03-000-002000	1.8	\$ 16,000.00	\$ 37,100.00	\$ 53,100.00
⑤ JAY LINK	65-151-2-42-12-26-5 15-532-002040	38.28	\$ 22,600.00	\$ 48,600.00	\$ 71,200.00



ENGINEERS · SURVEYORS · ARCHITECTS  
 770 Technology Way  
 Chippewa Falls, WI 54729  
 Phone: 715.861.5226  
 www.cbssurveydinc.com

DRAWN BY:		REVISIONS	
DATE:	SHT/2021	DATE:	DESCRIPTION:
DESIGNED BY:			
HORIZ. SCALE:			
VERT. SCALE:			
PROJECT NO.			

**TID 4 AMENDMENT**  
**MINONG, WISCONSIN**