



NOTICE OF JOINT REVIEW BOARD MEETINGS

DATE: Tuesday, June 24, 2026

TIME: 1:00pm

LOCATION: Combined Locks Civic Center,
Council Chambers, 405 Wallace Street
AND Via Zoom

AGENDA

Tax Incremental District #2

1. Call to order
2. Review 2025 Annual Report for TID #2
3. Discuss TID 2 expenses and revenues
4. Adjourn and convene Annual Joint Review Board meeting for TID #3

Tax Incremental District #3

1. Call to order
2. Review 2025 Annual Report for TID #3
3. Discuss TID 3 expenses and revenues
4. Adjourn

To join this meeting virtually:

Topic: Combined Locks - Joint Review Board

Time: June 24, 2026, 1:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us05web.zoom.us/j/7814861859?pwd=MwjJWicJWskY8mK94ucLv7ypWsw2DT.1&omn=83332430453>

Meeting ID: 781 486 1859

Passcode: hfB83W

Public Notice: Agendas are posted in the following locations: Combined Locks Civic Center main entrance and Village website: www.combinedlocks.wi.gov. 2015 Wisconsin Act 79 allows the publication of certain legal notices on an internet site maintained by a municipality. This law allows these types of legal notices to be posted in one physical location in the jurisdiction (instead of three) if also placed on an internet site maintained by the local government.

Special Accommodations: Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made with as much advance notice as possible to the Clerk's Office at 405 Wallace Street, 920-788-7740 extension 203 or email at gieser@combinedlocks.wi.gov.

Notice of Possible Quorum: A quorum of the Board of Review, Zoning Board of Appeals, Plan Commission, or other Village committee may be present at this meeting for the purpose of gathering information and possible discussion on items listed on this agenda. However, unless otherwise noted in this agenda, no official action by the Board of Review, Zoning Board of Appeals, Plan Commission, or other Village committee will be taken at this meeting.

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
44111	COMBINED LOCKS	OUTAGAMIE	07/01/2026	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
002	3	Paper Mill	09/15/2015	09/15/2042	02/01/2028

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-657,060

Section 3 – Revenue	Amount
Tax increment	\$105,338
Investment income	\$941
Debt proceeds	
Special assessments	\$0
Shared revenue	\$15,377
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)	\$121,656

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	
Professional services	
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name McKinley Paper	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$150

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-535,554
Future costs	\$0
Future revenue	\$105,000
Surplus or deficit	\$-430,554

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)
002	\$0	\$0	\$0	\$0
003	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0

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
002	\$0	\$509,608,700	0.00	\$1,616,978	\$0
003	\$0	\$509,608,700	0.00	\$1,616,978	\$0
Total	\$0	\$509,608,700	0.00	\$1,616,978	\$0

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	002	\$0	\$460,005,600	0.00	\$1,584,946	\$0
2024	003	\$0	\$460,005,600	0.00	\$1,584,946	\$0
2024	Total	\$0	\$460,005,600	0.00	\$1,584,946	\$0
2023	002	\$0	\$417,033,900	0.00	\$1,578,380	\$0
2023	003	\$0	\$417,033,900	0.00	\$1,578,380	\$0
2023	Total	\$0	\$417,033,900	0.00	\$1,578,380	\$0

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Racquel Shampo-Giese	Preparer title Administrator/Clerk/Treasurer
Preparer email gieser@combinedlocks.wi.gov	Preparer phone (920) 788-7740
Contact name Racquel Shampo-Giese	Contact title Administrator/Clerk/Treasurer
Contact email gieser@combinedlocks.wi.gov	Contact phone (920) 788-7740

Submission Information	
Co-muni code	44111
TID number	002
Submission date	06-22-2026 07:55 AM
Confirmation	TIDAR20251200O1781035734639
Submission type	ORIGINAL

Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
44111	COMBINED LOCKS	OUTAGAMIE	07/01/2026	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
003	6	Business Park	07/02/2019	07/02/2039	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-123,688

Section 3 – Revenue	Amount
Tax increment	\$96,239
Investment income	\$758
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)	\$96,997

Section 4 – Expenditures	Amount
Capital expenditures	\$0
Administration	\$0
Professional services	\$0
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	
TID number	\$0
Developer grants	
Developer name Coonen Development	\$83,391
Transfer to other funds	
Fund	\$0
Other expenditures	
Name	\$0
Total Expenditures	\$83,541

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-110,232
Future costs	\$8,731,029
Future revenue	\$10,296,450
Surplus or deficit	\$1,455,189

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)
002	\$0	\$0	\$0	\$0
003	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0

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
002	\$0	\$509,608,700	0.00	\$1,616,978	\$0
003	\$0	\$509,608,700	0.00	\$1,616,978	\$0
Total	\$0	\$509,608,700	0.00	\$1,616,978	\$0

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						
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2024	003	\$0	\$460,005,600	0.00	\$1,584,946	\$0
2024	Total	\$0	\$460,005,600	0.00	\$1,584,946	\$0
2023	002	\$0	\$417,033,900	0.00	\$1,578,380	\$0
2023	003	\$0	\$417,033,900	0.00	\$1,578,380	\$0
2023	Total	\$0	\$417,033,900	0.00	\$1,578,380	\$0

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Contact email gieser@combinedlocks.wi.gov	Contact phone (920) 788-7740

Submission Information	
Co-muni code	44111
TID number	003
Submission date	06-17-2026 12:17 PM
Confirmation	TIDAR20251200O1781716405584
Submission type	ORIGINAL