

**TOWN OF CLAYTON
JOINT REVIEW BOARD MEETING
On the Creation of TID #1**

Clayton Town Hall
8348 County Road T, Larsen, WI
June 17, 2020 at 10:00 a.m.

MEETING MINUTES

1. Call to Order – Chair Tori Straw

Chair Straw called the meeting to order at 10:05 a.m.

2. Roll Call

JRB REPRESENTATIVES PRESENT

Jon Doemel, Winnebago County Executive, representing Winnebago County
Jon Joch, Chief Financial Officer, Neenah Joint School District
Faith Schiedermayer, representing Fox Valley Technical College
Tori Straw, Administrator, Town of Clayton
Dick Knapinski, 8605 Clayton Avenue, Neenah, Member At-Large

STAFF PRESENT

Gary Becker, GWB Professional Services, Town of Clayton Consultant
Holly Stevens, Clerk, Town of Clayton
Sabina Schiessl, Treasurer, Town of Clayton

3. Approval of the Minutes of the Thursday, July 9, 2020 Joint Review Board Meeting

MOTION:

Motion by Board Member Doemel

Second by Board Member Knapinski

Motion to approve the July 9, 2020 Joint Review Board Second Meeting Minutes as presented

Motion carried by unanimous voice

4. Review of TID #1 Annual Report - 2020

Town of Clayton Treasurer presented the following:

TID Fund Balance as of January 1, 2020: \$0
Revenues primarily from Debt Service Revenue: \$10,246,110
Expenditures: \$9,905,698
TID Fund Balance at end of year: \$340,412
Future Costs: \$63,952,320
Future Revenues: \$63,611,908

Chair Straw summarized the current activities within TID #1

- Received Sewer approvals from ECWRPC and WI DNR—construction of Phase 1 Sewer is completed
- Water Extension approved by PSC— Construction of Phase 1 water is underway
- NJSD new school campus will have a positive effect on development
- Working with a developer to construct a 96-unit Apartment complex on Clayton Ave
- Working with a developer to construct a high-density (130-150 housing units) subdivision on Larsen Road

Board Member Knapinski requested clarification that the projections within the TID Plan are on track with the current values within the district.

- Consultant Gary Becker confirmed the values are very close and appear to be on track. He noted the projected TID value at this point was \$58 million and the actual value is \$56 million. He said from a value perspective, the TID is doing very well.

Board Member Doemel noted the American Rescue Plan Act allows for funding to be used for sewer and water infrastructure construction. He noted the County has funding and is looking to partner with municipalities on development projects.

MOTION:

Motion by Board Member Knapinski

Second by Board Member Doemel

Motion to approve the Town of Clayton TID #1 2020 Annual Report as presented

Motion carried by unanimous voice

5. Other Business

Board Member Doemel noted that looking at the area within the TID there seems to be prime property for development. He asked if there was a plan for specific development of business or industry.

- Chair Straw explained the Town has just completed an Area Development Plan for the Highways 10 & 76 corridor. She said the plan addresses the future land and vision for the area.
- Board Member Knapinski added the Area Development Plan will be incorporated as part of the Town's Comprehensive Plan which will give it more authority than a stand-alone plan. It will also provide clarification for developers working with the Town regarding process and uses.

6. Set Date for 2021 Annual JRB Meeting

The next JRB Annual Meeting was scheduled for June 16, 2022 at 10:00 a.m. at the Clayton Municipal Building, 8348 County Road T, Larsen, WI 54947

7. ADJOURN

MOTION:

Motion by Board Member Doemel

Second by Board Member Knapinski

Motion to adjourn at 10:30 a.m.

Motion carried by unanimous voice vote

Town of Clayton Joint Review Board Members:

Tori Straw, Administrator, representing Town of Clayton

Jon Joch, Chief Financial Officer, Neenah Joint School District

Faith Schiedermayer, Fox Valley Technical College

Jon Doemel, County Executive, Winnebago County

Dick Knapinski, Member At-Large