

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

Clayton Town Hall
8348 County Road T, Larsen, WI
June 16, 2022 at 10:00 a.m.

MEETING MINUTES

1. Call to Order – Chair Tori Straw

Chair Straw called the meeting to order at 10:00 a.m.

2. Roll Call

JRB REPRESENTATIVES PRESENT

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
Kelsey Faust-Kubale, Clerk, Town of Clayton
Kelly Wisnefske, Treasurer, Town of Clayton
Ginny Hinz, Financial Advisor, Town of Clayton (arrived 10:09 a.m.)

3. Approval of the Minutes of the Thursday, June 17, 2021 Joint Review Board Meeting

MOTION:

Motion by: Board Member Knapinski

Second by: Board Member Schiedermayer

Motion to approve the June 17, 2021 Joint Review Board Meeting Minutes as presented.

Motion carried by unanimous voice vote.

4. Review of TID #1 Annual Report - 2021

Chair Straw and Consultant Hinz presented the following:

NOTE that these numbers are unaudited and will change once audit is complete

TID Fund Balance as of January 1, 2021: \$340,412

Revenues primarily from Debt Issuance: \$9,102,264

Expenditures: \$8,281,785

TID Fund Balance at end of year: \$1,272,398

Future Costs: Not known at this time – awaiting audit

Future Revenues: Not known at this time – awaiting audit

- Board Member Knapinski questioned if the TID is still on track with what was projected.
- Chair Straw noted that growth has not been as expected or predicted, but there are several developments in discussion at present.
- Chair Straw noted there are 96 apartment units going up that will be completed by end of CY 2022, and another 80-126 units coming in. Chair Straw reported there has been expressed interest in a manufacturing development on an 8-acre parcel in the Town, which would require W American Dr to be put through.
- Chair Straw noted that the properties included in the Gold Shovel Program are being more heavily marketed.
- Board Member Knapinski asked what the projections are for next year, and Chair Straw noted the audit has not been completed, so that information is not available at the time of the meeting. Chair Straw noted that while the TID will be paying back debt for quite some time, the development of the new Neenah High School, a proposed mixed housing development on a 103-acre parcel, and the possibility of development on some of the currently privately held land west of the new school site will generate significant increment.
- Consultant Becker replied that although the increase in interest rates will have a breaking effect, the demand for housing is so high that there may not be a significant decrease in development.

5. Other Business – NONE

6. Set Date for 2023 Annual JRB Meeting

The next JRB Annual Meeting is scheduled for June 15, 2023 at 10:00 a.m. at the Clayton Municipal Building, 8348 County Road T, Larsen, WI 54947

7. ADJOURN

MOTION:

Motion by: Board Member Knapinski

Second by: Board Member Schiedermayer

Motion to adjourn at 10:22 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