



JOINT TID #1 REVIEW BOARD ANNUAL MEETING

Thursday, June 18, 2026 at 10:00 AM

Town Hall Meeting Room, 8348 Hickory Ave, Larsen, WI 54947

AGENDA

CALL TO ORDER

- A. Pledge of Allegiance - Kelly Wisnefske, Clayton Town Administrator, Chair
- B. Meeting Roll - Kelly Wisnefske, Clayton Town Administrator, Chair

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Thursday, June 19, 2025, Joint Review Board Meeting

REVIEW TID #1 ANNUAL REPORT

- A. 2026 Working Budget for Town of Clayton TID #1

OTHER BUSINESS

SET DATE FOR 2027 ANNUAL JRB MEETING

- A. 3rd Thursday of June - June 17, 2027, at 10 am

ADJOURNMENT

Respectfully submitted,

Kelly Wisnefske
Town Administrator

The purpose of this meeting is to review the Annual Report for TID #1 pursuant to Wis. Stat. 66.1105(4m)(f). If you have questions before the meeting, you may contact Kelly Wisnefske, Town Administrator at 920-836-2007.

CLAYTON JOINT REVIEW BOARD MEMEBERS

Kelly Wisnefske, Town Administrator, Town of Clayton

Jon Joch, Chief Financial Officer, Neenah Joint School District

Amy Van Straten, VP Financial Services, Fox Valley Technical College

Gordon Hintz, County Executive, Winnebago County

Katrina Becker, Becker Professional Services

Dick Knapinski, At-Large

Pursuant to Wisconsin Statute 19.84 (2) and (3) notice is hereby given to the public and the media that two or more members of any or all Boards, Commissions, and Committees of the Town of Clayton, may attend the meeting of the Town Board in order to gather information. For purposes of the Open Meetings Law only; attendance at a meeting by a quorum of members of the Town Boards, Commissions, and Committees constitutes a meeting of the Board, Commission, or Committee, pursuant to Badke Vs. Village Board of Village of Greendale, 173 Wis2d 553, 494 NW2d 408 (1993), and must be noticed as such, although it is not contemplated that any formal action by those bodies will be taken. The only business to be conducted is for Town Board action.

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please call the Town Office at 920.836.2007.

This agenda has been posted at the following locations in the Town of Clayton:

1. The Town Hall Posting Board – 8348 Hickory Ave, Larsen, WI 54947
2. The Town's Web Page: --



JOINT TID #1 REVIEW BOARD ANNUAL MEETING

Thursday, June 19, 2025 at 10:00 AM

Town Hall Meeting Room, 8348 Hickory Ave, Larsen, WI 54947

MINUTES

CALL TO ORDER – Administrator Wisnefske called the meeting to order at 10 am

- A. Pledge of Allegiance
- B. Meeting Roll

PRESENT

Kelly Wisnefske, Town Administrator, Town of Clayton
 Jon Joch, Chief Financial Officer, Neenah Joint School District
 Amy Van Straten, VP Financial Services, Fox Valley Technical College
 Gary Becker, Becker Professional Services
 Katrina Becker, Becker Professional Services
 Dick Knapinski, At-Large
 Kelsey Faust-Kubale, Clerk, Town of Clayton
 LuAnn Fietzer, Treasurer, Town of Clayton
 Yvette Mueller, Financial Advisor, Town of Clayton

ABSENT

Gordon Hintz, County Executive, Winnebago County
 Paul Kaiser, Director of Finance, Winnebago County

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Thursday, June 20, 2024, Joint Review Board Meeting

MOTION

Motion made by Van Straten, **Seconded** by Joch to approve the Minutes of the Thursday, June 20, 2024, Joint Review Board Meeting as presented.

Motion carried by unanimous voice vote.

REVIEW TID #1 ANNUAL REPORT

- A. 2025 Working Budget for Town of Clayton TID #1

DISCUSSION ITEM ONLY - NO ACTION TAKEN

OTHER BUSINESS

SET DATE FOR 2026 ANNUAL JRB MEETING

- A. 3rd Thursday of June - June 18, 2026 at 10 am

MOTION

Motion made by Knapinski, **Seconded** by Joch to set the next meeting of the Joint Review Board for the third Thursday of June (June 18, 2026) at 10 am.
Motion carried by unanimous voice vote.

ADJOURNMENT

MOTION

Motion made by Joch, **Seconded** by Knapinski to adjourn at 10:26 am.
Motion carried by unanimous voice vote.

Respectfully submitted,

Kelsey Faust-Kubale
Town Clerk

**TOWN OF CLAYTON
2026 WORKING BUDGET AND PRIOR YEAR ACTUALS
TID NO. 1 FUND**

| Account Number | Fund description | Short account description | 2021 Actual 12/31/2021 | 2022 Actual 12/31/2022 | 2023 Actual 12/31/2023 | 2024 Actual 12/31/2024 | 2025 Actual 12/31/2025 | 2026 ADOPTED BUDGET | NOTES |
|---|------------------|---------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|---------------------|-------------------------------|
| 420-00-41100-000-000 | TID #1 | PROPERTY TAXES | - | 266,209 | 250,000 | 120,000 | 180,000 | - | |
| 420-00-41120-000-000 | TID #1 | TAX INCREMENTS | 116,042 | 88,386 | 140,384 | 287,690 | 298,950 | 600,788 | ESTIMATE (ACTUAL 598262.00) |
| 420-00-42000-000-000 | TID #1 | SPECIAL ASSESSMENTS | - | - | - | - | - | 300,000 | EAGLE HEIGHTS ESTIMATE 1ST YR |
| 420-00-43411-000-000 | TID #1 | PERSONAL PROPERTY ALL | - | - | - | - | 291,441 | 291,441 | |
| 420-00-43790-000-000 | TID #1 | CITY AID ECON DEVELOP | 4,681 | - | - | - | - | - | |
| 420-00-48110-000-000 | TID #1 | INTEREST INCOME | 9,496 | 7,626 | 1,296 | 1,408 | 1,191 | 1,000 | |
| 420-00-48900-000-000 | TID #1 | MISCELLANEOUS REVEN | - | 36,908 | 3,100 | - | - | - | |
| 420-00-49100-000-000 | TID #1 | LT DEBT PROCEEDS | 8,907,500 | - | 2,600,000 | - | 8,135,000 | 8,907,500 | 2021 NOTE TO REDEEM |
| 420-00-49300-000-000 | TID #1 | PREMIUM ON DEBT | 218,432 | - | - | - | 738,487 | - | |
| TID NO. 1 REVENUES | | | 9,256,151 | 399,129 | 2,994,780 | 409,098 | 9,645,070 | 10,100,729 | |
| 420-00-51300-000-000 | TID #1 | LEGAL FEES | 4,673 | 12,081 | 27,042 | 4,580 | 56,708 | 5,000 | |
| 420-00-51400-000-000 | TID #1 | TID NO. 1 ADMIN CHARG | - | - | 47,000 | 47,000 | - | 58,000 | |
| 420-00-51410-000-000 | TID #1 | OTHER ADMINISTRATION | - | 12,791 | 1,494 | - | 833 | 5,000 | |
| 420-00-51510-290-000 | TID #1 | FINAN ADMIN | - | 6,525 | 4,775 | 950 | - | - | |
| 420-00-51520-000-000 | TID #1 | AUDIT FEES | - | - | 2,500 | 5,150 | 4,967 | 5,500 | |
| 420-00-51530-000-000 | TID #1 | ACCOUNTING CONSULTIT | - | - | - | 2,927 | 11,759 | 5,000 | |
| 420-00-56710-000-000 | TID #1 | DEVELOPER INCENTIVES | - | - | - | 88,449 | 180,888 | 250,000 | |
| 420-00-56900-000-000 | TID #1 | ECONOMIC DEVELOPMEN | - | 7,546 | 20,249 | 1,951 | 79 | 20,000 | |
| 420-00-57331-803-000 | TID #1 | AMERICAN DRIVE ROAD | - | 420,690 | 70,441 | 122,702 | - | - | |
| 420-00-57331-804-000 | TID #1 | EAGLE HEIGHTS ROAD | - | 26,801 | 959,904 | 103,540 | 309 | - | |
| 420-00-57348-805-000 | TID #1 | EAGLE HEIGHTS POND | - | 34,193 | 6,449 | 287 | - | 250,000 | |
| 420-00-57490-801-000 | TID #1 | WATER BOOSTER STATIC | - | 169,582 | 127,749 | 4,013 | 4,899 | - | |
| 420-00-57490-807-000 | TID #1 | ROCKET WAY TO II W&S | - | - | 598,845 | 208,794 | - | - | |
| 420-00-57490-808-000 | TID #1 | CLAYTON/LARSEN RD W/ | - | - | - | - | - | - | |
| 420-00-57490-806-000 | TID #1 | WATER EQUIPMENT | - | 60,000 | - | 117,000 | 54,940 | - | |
| 420-00-57620-802-000 | TID #1 | FRIENDSHIP TRAIL | - | 329,844 | 1,377 | - | 1,710 | - | |
| 420-00-57900-000-000 | TID #1 | OTHER CAPITAL IMPROVI | 7,797,125 | 18,171 | - | - | - | - | |
| 420-00-58100-000-000 | TID #1 | PRINCIPAL ON LT DEBT | 664,986 | - | - | 121,437 | 8,565,000 | 8,992,768 | 2021 NOTE REDEMPTION |
| 420-00-58200-000-000 | TID #1 | INTEREST ON LT DEBT | 193,485 | 523,133 | 435,100 | 518,799 | 128,475 | 777,376 | |
| 420-00-58300-000-000 | TID #1 | BOND ISSUANCE COSTS | - | - | - | - | 180,012 | - | |
| TID NO. 1 EXPENDITURES | | | 8,660,269 | 1,621,357 | 2,302,926 | 1,347,580 | 9,190,577 | 10,368,644 | |
| EXCESS REVENUES OVER (UNDER) EXPENDITURES | | | \$ 595,882 | \$ (1,222,228) | \$ 691,854 | \$ (938,482) | \$ 454,492 | \$ (267,915) | |
| FUND BALANCE JANUARY 1 | | | \$ 340,412 | \$ 936,294 | \$ (285,934) | \$ 405,920 | \$ (532,562) | \$ (78,070) | |
| FUND BALANCE DECEMBER 31 | | | \$ 936,294 | \$ (285,934) | \$ 405,920 | \$ (532,562) | \$ (78,070) | \$ (345,985) | |

TOWN OF CLAYTON
WINNEBAGO COUNTY, WISCONSIN

Schedule of Budgetary Comparison
Budget and Actual

Tax Incremental District No. 1
For the Year Ended December 31, 2025

| | Original and Final Budget | Actual Amounts | Variance with Budget Over (Under) Actual |
|--|---------------------------------|---------------------|--|
| REVENUES | | | |
| Taxes | \$ 480,000 | \$ 298,062 | \$ (181,938) |
| Intergovernmental Revenues | 291,441 | 291,441 | - |
| Special Assessments | 300,000 | - | (300,000) |
| Investment Income | 1,000 | 1,191 | 191 |
| Total Revenues | <u>1,072,441</u> | <u>590,694</u> | <u>(481,747)</u> |
| EXPENDITURES | | | |
| General Government | 69,500 | 123,268 | (53,768) |
| Conservation and Development | 249,500 | 79 | 249,421 |
| Debt Service: | | | |
| Principal Retirement | 8,646,207 | 8,646,207 | - |
| Interest and Fiscal Charges | 430,553 | 610,565 | (180,012) |
| Capital Outlay | 390,000 | 61,857 | 328,143 |
| Total Expenditures | <u>9,785,760</u> | <u>9,441,976</u> | <u>343,784</u> |
| DEFICIENCY OF REVENUES UNDER EXPENDITURES | <u>(8,713,319)</u> | <u>(8,851,282)</u> | <u>(137,963)</u> |
| OTHER FINANCING SOURCES | | | |
| Proceeds from Long-Term Debt | 8,565,000 | 8,135,000 | (430,000) |
| Debt Premium | - | 738,487 | 738,487 |
| Total Other Financing Sources | <u>8,565,000</u> | <u>8,873,487</u> | <u>308,487</u> |
| NET CHANGE IN FUND DEFICIT | (148,319) | 22,205 | 170,524 |
| FUND DEFICIT - BEGINNING | <u>(532,562)</u> | <u>(532,562)</u> | <u>-</u> |
| FUND DEFICIT - ENDING | <u>\$ (680,881)</u> | <u>\$ (510,357)</u> | <u>\$ 170,524</u> |

| | | |
|------------------------|--------------------------|-----------------------------------|
| Form PE-300 | TID Annual Report | 2025 WI Dept of Revenue |
|------------------------|--------------------------|-----------------------------------|

Section 1 – Municipality and TID

| | | | | | |
|------------------------------|--------------------------------|--|------------------------------------|---|--|
| Co-muni code 70006 | Municipality CLAYTON | County WINNEBAGO | Due date 07/01/2026 | Report type ORIGINAL | |
| TID number 001A | TID type 6 | TID name Tax Incremental District Number One | Creation date 08/07/2019 | Mandatory termination date 08/07/2039 | Anticipated termination date N/A |

| Section 2 – Beginning Balance | Amount |
|---------------------------------------|-------------------|
| TID fund balance at beginning of year | \$-532,562 |

| Section 3 – Revenue | Amount |
|--|--------------------|
| Tax increment | \$298,950 |
| Investment income | \$1,191 |
| Debt proceeds | \$8,873,487 |
| Special assessments | |
| Shared revenue | |
| Sale of property | |
| Allocation from another TID | |
| TID number | |
| Developer guarantees | |
| Developer name | |
| Transfer from other funds | |
| Source transfer from debt service levy for TID inter | \$180,000 |
| Grants | |
| Source | |
| Other revenue | |
| Source personal property aid | \$291,441 |
| Total Revenue (deposits) | \$9,645,069 |

Form
PE-300

TID Annual Report

2025
WI Dept of Revenue

| Section 4 – Expenditures | Amount |
|--|--------------------|
| Capital expenditures | \$61,937 |
| Administration | \$49,833 |
| Professional services | \$73,284 |
| Interest and fiscal charges | \$128,475 |
| DOR fees | \$150 |
| Discount on long-term debt | |
| Debt issuance costs | \$180,012 |
| Principal on long-term debt | \$8,565,000 |
| Environmental costs | |
| Real property assembly costs | |
| Allocation to another TID | |
| TID number | |
| Developer grants | |
| Developer name trident holdings | \$10,404 |
| Developer name premier clayton llc | \$78,828 |
| Developer name DGV PROPERTIES | \$24,282 |
| Developer name CLAYTON DEVELOPMENT GROUP | \$67,374 |
| Transfer to other funds | |
| Fund | |
| Other expenditures | |
| Name | |
| Total Expenditures | \$9,239,579 |

| Section 5 – Ending Balance | Amount |
|---------------------------------|------------|
| TID fund balance at end of year | \$-127,072 |
| Future costs | |
| Future revenue | |
| Surplus or deficit | \$-127,072 |

| | | |
|----------------|--------------------------|-----------------------------------|
| Form PE-300 | TID Annual Report | 2025 WI Dept of Revenue |
|----------------|--------------------------|-----------------------------------|

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) |
| 001A | \$7,797,100 | \$0 | \$-3,900 | \$7,793,200 |
| Total | \$7,797,100 | \$0 | \$-3,900 | \$7,793,200 |

| 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 |
| 001A | \$7,793,200 | \$1,105,492,600 | 0.70 | \$996,223 | \$6,974 |
| Total | \$7,793,200 | \$1,105,492,600 | 0.70 | \$996,223 | \$6,974 |

| Current Year Actual TID NNC Impact to Municipal Levy | |
|--|------------------------|
| Levy Increase Attributable to TID Net New Construction | Increase per \$100,000 |
| \$6,974 | \$0.06974 |

| 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 | 001A | \$7,483,500 | \$1,023,113,200 | 0.73 | \$970,457 | \$7,084 |
| 2024 | Total | \$7,483,500 | \$1,023,113,200 | 0.73 | \$970,457 | \$7,084 |
| 2023 | 001A | \$5,107,000 | \$669,946,700 | 0.76 | \$950,599 | \$7,225 |
| 2023 | Total | \$5,107,000 | \$669,946,700 | 0.76 | \$950,599 | \$7,225 |

| | | |
|------------------------|--------------------------|-----------------------------------|
| Form PE-300 | TID Annual Report | 2025 WI Dept of Revenue |
|------------------------|--------------------------|-----------------------------------|

| Section 7 – Preparer/Contact Information | |
|---|---|
| Preparer name LuAnn Fietzer | Preparer title Treasurer |
| Preparer email treasurer@claytonwinnebago.gov | Preparer phone (920) 836-2007 |
| Contact name LuAnn Fietzer | Contact title Treasurer |
| Contact email treasurer@claytonwinnebago.gov | Contact phone (920) 836-2007 |