



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

AGENDA

CALL TO ORDER - Kelly Wisnefske, Clayton Town Administrator, Chair

- 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 20, 2024, Joint Review Board Meeting

REVIEW TID #1 ANNUAL REPORT

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

OTHER BUSINESS

SET DATE FOR 2026 ANNUAL JRB MEETING

- A. 3rd Thursday of June - June 18, 2026 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 MEMBERS

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

Gary 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 20, 2024 at 10:00 AM

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

MINUTES

CALL TO ORDER – Chair Wisnepske called the meeting to order at 10:02 am

- A. Pledge of Allegiance
- B. Meeting Roll

PRESENT

Kelly Wisnepske, 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, GWB Professional Services
 Dick Knapinski, At-Large
 Kelsey Faust-Kubale, Clerk, Town of Clayton

ABSENT

Jon Doemel, County Executive, Winnebago County

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Thursday, June 15, 2023, Joint Review Board Meeting

MOTION

Motion made by Knapinski, **Seconded** by Joch to approve the Minutes of the Thursday, June 15, 2023, Joint Review Board Meeting
Motion carried 5-0.

REVIEW TID #1 ANNUAL REPORT

- A. 2024 Working Budget for Town of Clayton TID #1

DISCUSSION ITEM ONLY - NO ACTION TAKEN=

OTHER BUSINESS

Request from Review Board to review at the next meeting a comparison of projections from inception to current

SET DATE FOR 2024 ANNUAL JRB MEETING

- A. 3rd Thursday of June - June 19, 2025 at 10 am

MOTION

Motion made by Joch, **Seconded** by Van Straten to set the next meeting of the Joint Review Board for the third Thursday of June (June 19, 2025) at 10 am.
Motion carried 5-0.

ADJOURNMENT

MOTION

Motion made by Knapinski, **Seconded** by Joch to adjourn at 10:16 am
Motion carried 5-0.

Respectfully submitted,

Kelsey Faust-Kubale
Town Clerk, Town of Clayton

**TOWN OF CLAYTON
2025 WORKING BUDGET AND PRIOR YEAR ACTUALS
TID NO. 1 FUND**

Account Number	Short account description	2021 Actual		2022 Actual		2023 Actual		2024 Actual		2025 Adopted		NOTES
		12/31/2021	12/31/2022	12/31/2022	12/31/2023	12/31/2023	12/31/2024	2024 Budget	2025 Budget			
420-00-41100-000-000	PROPERTY TAXES	\$ -	\$ 266,209	\$ 250,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 180,000			
420-00-41120-000-000	TAX INCREMENTS	\$ 116,042	\$ 88,386	\$ 140,384	\$ 287,690	\$ 280,000	\$ 280,000	\$ 280,000	\$ 300,000			Estimate (Actual \$298,950)
420-00-42000-000-000	SPECIAL ASSESSMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000			
420-00-43411-000-000	PERSONAL PROPERTY AID	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 291,441			
420-00-43790-000-000	CTY AID ECON DEVELOPMENT	\$ 4,681	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
420-00-48110-000-000	INTEREST INCOME	\$ 9,496	\$ 7,626	\$ 1,296	\$ 1,408	\$ 20,000	\$ 20,000	\$ 20,000	\$ 1,000			
420-00-48900-000-000	MISCELLANEOUS REVENUE	\$ -	\$ 36,908	\$ 3,100	\$ -	\$ -	\$ -	\$ -	\$ -			
420-00-49100-000-000	LT DEBT PROCEEDS	\$ 8,907,500	\$ -	\$ 2,600,000	\$ -	\$ -	\$ -	\$ -	\$ 8,565,000			GO Note to Redeem 2020 NAN
420-00-49300-000-000	PREMIUM ON DEBT	\$ 218,432	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
TID NO. 1 REVENUES		\$ 9,256,151	\$ 399,129	\$ 2,994,780	\$ 409,098	\$ 720,000	\$ 9,637,441					
420-00-51300-000-000	LEGAL FEES	\$ 4,673	\$ 12,081	\$ 27,042	\$ 4,580	\$ -	\$ 5,000	\$ -	\$ 5,000			
420-00-51400-000-000	TID NO. 1 ADMIN CHARGES	\$ -	\$ -	\$ 47,000	\$ 47,000	\$ 49,000	\$ 49,000	\$ 49,000	\$ 49,000			
420-00-51410-000-000	OTHER ADMINISTRATION	\$ -	\$ 12,791	\$ 1,494	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000			
420-00-51510-290-000	FINAN ADMIN	\$ -	\$ 6,525	\$ 4,775	\$ 950	\$ -	\$ -	\$ -	\$ -			
420-00-51520-000-000	AUDIT FEES	\$ -	\$ -	\$ 2,500	\$ 5,150	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,500			
420-00-51530-000-000	ACCOUNTING CONSULTING	\$ -	\$ -	\$ -	\$ 2,927	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000			
420-00-56710-000-000	DEVELOPER INCENTIVES	\$ -	\$ -	\$ -	\$ 88,449	\$ -	\$ 229,500	\$ -	\$ 229,500			
420-00-56900-000-000	ECONOMIC DEVELOPMENT	\$ -	\$ 7,546	\$ 20,249	\$ 1,951	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000			
420-00-57331-803-000	AMERICAN DRIVE ROAD	\$ -	\$ 420,690	\$ 70,441	\$ 122,702	\$ -	\$ -	\$ -	\$ -			
420-00-57331-804-000	EAGLE HEIGHTS ROAD	\$ -	\$ 26,801	\$ 959,904	\$ 103,540	\$ -	\$ -	\$ -	\$ -			
420-00-57348-805-000	EAGLE HEIGHT POND	\$ -	\$ 34,193	\$ 6,449	\$ 287	\$ -	\$ -	\$ -	\$ -			
420-00-57490-801-000	WATER BOOSTER STATION	\$ -	\$ 169,582	\$ 127,749	\$ 4,013	\$ -	\$ -	\$ -	\$ -			
420-00-57490-807-000	ROCKET WAY TO II W&S	\$ -	\$ -	\$ 598,845	\$ 208,794	\$ -	\$ -	\$ -	\$ -			
420-00-57490-808-000	CLAYTON/LARSEN RD W/S	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 390,000			
420-00-57490-806-000	WATER EQUIPMENT	\$ -	\$ 60,000	\$ -	\$ 117,000	\$ -	\$ -	\$ -	\$ -			
420-00-57620-802-000	FRIENDSHIP TRAIL	\$ -	\$ 329,844	\$ 1,377	\$ -	\$ -	\$ -	\$ -	\$ -			
420-00-57900-000-000	OTHER CAPITAL IMPROVEMENTS	\$ 7,797,125	\$ 18,171	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
420-00-58100-000-000	PRINCIPAL ON LT DEBT	\$ 664,986	\$ -	\$ -	\$ 121,437	\$ 121,437	\$ 121,437	\$ 121,437	\$ 8,646,207			Includes 2020 NAN Redemption
420-00-58200-000-000	INTEREST ON LT DEBT	\$ 193,485	\$ 523,133	\$ 435,100	\$ 518,799	\$ 518,799	\$ 518,799	\$ 518,799	\$ 430,553			
TID NO. 1 EXPENDITURES		\$ 8,660,269	\$ 1,621,357	\$ 2,302,926	\$ 1,347,578	\$ 724,236	\$ 9,785,760					
EXCESS REVENUES OVER (UNDER) EXPENDITURES		\$ 595,882	\$ (1,222,228)	\$ 691,854	\$ (938,480)	\$ (4,236)	\$ (148,319)					
FUND BALANCE JANUARY 1		\$ 340,412	\$ 936,294	\$ (285,934)	\$ 405,920	\$ 28,284	\$ (532,561)					
FUND BALANCE DECEMBER 31		\$ 936,294	\$ (285,934)	\$ 405,920	\$ (532,561)	\$ 24,048	\$ (680,880)					

Item A.

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code	Municipality	County	Due date	Report type	
70006	CLAYTON	WINNEBAGO	07/01/2025	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
001A	6	Tax Incremental District Number One	08/07/2019	08/07/2039	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$405,920

Section 3 – Revenue	Amount
Tax increment	\$287,690
Investment income	\$1,408
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$0
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Source transfer from debt service levy for tid inter	\$120,000
Grants	
Other revenue	
Total Revenue (deposits)	\$409,098

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	\$558,287
Administration	\$47,000
Professional services	\$13,457
Interest and fiscal charges	\$518,799
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$121,437
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name trident holdings	\$6,143
Developer name premier clayton llc	\$82,306
Transfer to other funds	
Other expenditures	
Total Expenditures	\$1,347,579

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-532,561
Future costs	\$37,967,439
Future revenue	\$38,500,000
Surplus or deficit	\$0

Form PE-300	TID Annual Report	2024 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)
001A	\$3,746,500	\$0	\$3,737,000	\$7,483,500
Total	\$3,746,500	\$0	\$3,737,000	\$7,483,500

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	\$7,483,500	\$1,023,113,200	0.73	\$970,457	\$7,084
Total	\$7,483,500	\$1,023,113,200	0.73	\$970,457	\$7,084

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$7,084	\$0.07084

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	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

2024
WI Dept of Revenue

Section 7 – Preparer/Contact Information

Preparer name LuAnn Fietzer	Preparer title Treasurer
Preparer email treasurer@claytonwinnebago.wi.gov	Preparer phone (920) 836-2007
Contact name LuAnn Fietzer	Contact title Treasurer
Contact email treasurer@claytonwinnebago.wi.gov	Contact phone (920) 836-2007