

VILLAGE OF WRIGHTSTOWN
Tax Incremental District No. 3 Project Plan Amendment
Tax Incremental District No. 4 Project Plan Amendment
Joint Review Board Annual Meeting

The meeting for the project plan amendments for Tax Incremental Districts No. 3 & 4, and the 2020 Joint Review Board Annual Meeting was held at Village Hall, 352 High St. on Thursday, September 10 and called to order at 9:30 a.m. by Village President Dean J. Erickson.

Present – Chad Weininger (Brown County Representative), Brian Massey (Outagamie County Representative), Dan Storch (Wrightstown Community School District Representative), Gary Kaster (Public Member), Bob Mathews (Northeast Wisconsin Technical College District Representative), Faith Schiedermayer (Fox Valley Technical College Representative), Jon Cameron (Village of Wrightstown Financial Advisor from Ehlers), Travis Coenen (Village of Wrightstown Administrator), Dean J. Erickson (Village of Wrightstown President), Michelle Seidl (Village of Wrightstown Clerk/Treasurer)

August 10, 2020 Meeting Minutes

Motion made by Bob Mathews with a second made by Gary Kaster to approve the August 10, 2020 Organizational Joint Review Board Meeting Minutes. **Motion carried.**

Amendment to Agenda

Motion made by Gary Kaster with a second made by Brian Massey to amend the September 10, 2020, 9:30 a.m., Joint Review Board Agenda, to move Consideration and Possible Action on Resolution 09102020B, for the Tax Incremental District No. 4 Amendment, next on the discussion list. **Motion carried.**

Resolution 09102020B – Tax Incremental District No. 4 Amendment – Motion made by Brian Massey with a second made by Dan Storch to approve Resolution 09102020B approving Tax Incremental District No. 4 Project Plan Amendment. **Motion carried.**

There were no questions or comments regarding the Public Records, Planning Documents, Plan Commission and Village Board Resolutions approving the amendments for TID No. 3 & TID No. 4

Resolution 09102020A – Tax Incremental District No. 3 Amendment - Motion made by Dan Storch with a second made by Gary Kaster to approve Resolution 09102020A approving Tax Incremental District No. 3 Project Plan Amendment. **Motion carried.**

Review of Annual PE-300 and performance of:

- Tax Incremental District #3
 - Created in 2015 as a “Mixed Use” District
 - Amended in 2017 and today
 - Expenditure period ends on February 2, 2030 with a mandatory termination date of February 3, 2035
 - Base value of District was \$1,719,000
 - Increment value as of January 1, 2020 was \$23,640,100
 - Year end fund balance -\$64,882
 - Projected closure based on current cash flow, is in 2028

Resolution 09102020C – Motion made by Gary Kaster with a second made by Dan Storch to approve Resolution 09102020C acknowledging filing of the annual report for Tax Incremental District No. 3 and compliance with the annual meeting requirement. **Motion carried.**

- Tax Incremental District #4
 - Created in 2016 as a “Mixed Use” District
 - Not amended prior to today
 - Expenditure period ends in September of 2031 with a mandatory termination date in 2037
 - Base value of district \$912,400
 - Incremental value as of January 1, 2020 was \$12,864,500
 - Year end fund balance -\$251,602
 - Projected closure based on current cash flow, is in 2035

Resolution 09102020D – Motion made by Dan Storch with a second made by Bob Mathews to approve Resolution 09102020D acknowledging filing of the annual report for Tax Incremental District No. 4 and compliance with the annual meeting requirement. **Motion carried.**

- Tax Incremental District #5
 - Created in 2018 as a Rehabilitation/Conservation District
 - District not amended to date
 - Expenditure period ends in May 2041 with a mandatory termination date of May 1, 2046
 - Base value of district \$5,315,000
 - Incremental value as of January 1, 2020 was \$1,745,300
 - Year end fund balance -\$34,510
 - Projected closure based on current cash flow, is in 2025
 - District primarily encompasses the Village’s downtown on both sides of the river
 - Tax Incremental District created to spur downtown development using improvement incentives
 - Projecting an additional \$3,880,300 in value will be added to the district in 2020
 - \$410,000 in debt issued in 2019 for river bank stabilization work. Final payment scheduled for May of 2035
 - Expenses for utility service installation for this area will need to be represented as TID 5 expenses. Audit adjustments to be made in 2020/2021

Motion made by Dan Storch with a second made by Bob Mathews to acknowledging filing of the annual report for Tax Incremental District No. 5 and compliance with the annual meeting requirement. **Motion carried.**

Motion was made by Gary Kaster with a second made by Bob Mathews to adjourn the meeting. **Motion carried.**

Motion carried at 9:55 a.m.

Michelle Seidl

Clerk/Treasurer