

**VILLAGE OF WRIGHTSTOWN**  
**Joint Review Board**

***Mixed-Use Tax Incremental District No. 3 Project Plan & Boundary Amendment***

The Joint Review Board met on Monday, July 12, 2021, in the Village Hall Community Room, 352 High St., Wrightstown, WI, 54180, to amend the project plan and boundaries for Tax Incremental District No. 3. The meeting was called to order at 5:22 p.m. by Village Administrator Travis Coenen.

Present – Brian Massey (Outagamie County Finance Director), Dan Storch (Wrightstown Community School District Business Manager), Bob Mathews (Northeast Wisconsin Technical College CFO), Gary Kaster (Public Member), Dawn Gunderson Schiel (Village of Wrightstown Financial Advisor from Ehlers), Dean J. Erickson (Village of Wrightstown President), Sue Byers (Village of Wrightstown Finance Chair), Travis Coenen (Village of Wrightstown Administrator), Michelle Seidl (Village of Wrightstown Clerk/Treasurer), Patti Leitermann (Village of Wrightstown Deputy Clerk/Treasurer)

Absent – Troy Streckenbach (Brown County Executive), Jeffrey Flynt (Brown County Deputy Co-Executive), Carla Buboltz (Wrightstown School District Superintendent), H. Jeffrey Rafn (Northeast Wisconsin Technical College President), Jill Champeau (Northeast Wisconsin Technical College Executive Assistant), Amy Van Straten (Fox Valley Technical College CFO), Faith Schiedermayer (Fox Valley Technical College Financial Services Manager), Chad Weininger (Brown County Director of Administration), Thomas Nelson (Outagamie County Executive), Jon Cameron, Paula Czaplewski and Brian Roemer (Village of Wrightstown Financial Advisors from Ehlers), Shelia Bowers (Village of Wrightstown Deputy Clerk/Treasurer); Attorney Robert Gagan

**Appointments –**

- Motion made by Bob Mathews with a second made by Dan Storch to appoint Gary Kaster as the Public Member to the TID #3 Joint Review Board. **Motion carried.**
- Motion made by Sue Byers with a second made by Dan Storch to appoint Dean J. Erickson as Chairperson of the TID #3 Joint Review Board. **Motion carried.**

**Responsibilities of Joint Review Board**

- Members of the overlapping tax districts, that represent the territory that is being amended into TID No. 3, must understand that tax collection revenues on properties being added to the district will be forgone for the remaining life of the district. If Plan Commission moves forward with approving resolution later this evening, the boundary and project plan amendment will go before the Village Board for consideration on July 20<sup>th</sup>. A final approving resolution is then required by the Joint Review Board to finalize the amendment to Tax Increment District No. 3.

**Amendment to Project Plan & TID Boundary**

- Parcels to be added: W-177 and W-181-1 (Brown County) and 300003601 (Outagamie County)
- Parcels W-177 and W-181-1 are in the process of being annexed into the Village of Wrightstown from the Town of Wrightstown and are being acquired by Midwest Expansion, LLP to be used for manufacturing purposes with an estimated assessed value of \$30,000,000
- Project plan is being amended to extend utilities up DDD and Poplar St., for extension of rail service and for upcoming PAYGO development incentives

Tax Incremental District No. 3 was created in 2015 as a mixed use district predominately situated in Outagamie County. However, in 2017, the district was amended and 97 acres in Brown County were added, changing the majority of the district to be situated in Brown County. In 2020, the district was again amended to add a storm sewer project.

Estimated project cost list is as follows:

1. \$4,000,000 for Development Incentive (PAYGO)
2. \$300,000 for extension of Poplar St.
3. \$1,000,000 for rail extension
4. \$400,000 for DDD water & sewer extension

Deadline to complete amendment is August 15<sup>th</sup> before 2021 certification

August 2021 certification includes \$12,000,000 of new development assessment for Custom Offsets-SD Wheel, \$700,000 for Global Concrete and \$1,200,000 for Grand TV & Appliance. In the next term, another estimated \$22,000,000 in development assessment is anticipated in warehouse and manufacturing facilities. These improvements could generate \$1,300,000+ in tax increment

Village cash flows show that the project additions may require borrowing in future years based on the timing of development incentive payouts

NEW anticipated closure of TID No. 3 is 2029-2030

**Next Meeting Date:** Tuesday, August 3, 2021 at 8:00 a.m.

Motion was made by Gary Kaster with a second made by Bob Mathews to adjourn the meeting.  
**Motion carried at 5:45 p.m.**

Michelle Seidl, Clerk/Treasurer