



**JOINT REVIEW BOARD AGENDA  
2019 ANNUAL MEETING**  
Wednesday, October 23, 2019  
4:00 p.m. – Town Hall-Community Room.  
1900 W. Grand Chute Blvd.

1. Roll Call.
2. Approval of Minutes – August 21, 2018 meeting.
3. Public Input.
4. Review the annual reports for Tax Increment Districts No. 1, No. 2, and No. 3.
5. Review performance and status of Tax Increment Districts No. 1, No. 2, No.3, and No. 4.
6. Adjournment.

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**Public Notice:** Agendas are posted in the following locations: Town Hall bulletin boards & Town website [www.grandchute.net](http://www.grandchute.net) 2015 Wisconsin Act 79 allows the publication of certain legal notices on an Internet site maintained by a municipality. This law allows these types of legal notices to be posted in one physical location in the jurisdiction (instead of three) if also placed on an Internet site maintained by the local government.

**Special Accommodations:** Requests from persons with disabilities who need assistance to participate in this meeting should be made to the Clerk's Office at (920-832-5644) with at least 24-hour notice.

**Notice of Possible Quorum:** A quorum of the Town Board, Sanitary Districts, Plan Commission, Board of Review, Community Development Authority, Licensing Committee, Parks Commission, Joint Review Board, Zoning Board of Appeals and/or Police and Fire Commission may be present at this meeting for the purpose of gathering information and possible discussion on items listed on this agenda. However, unless otherwise noted in this agenda, no official action by the Town Board, Sanitary Districts, Plan Commission, Board of Review, Licensing Committee, Parks Commission, Joint Review Board, Zoning Board of Appeals and/or Police and Fire Commission will be taken at this meeting.

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## GRAND CHUTE JOINT REVIEW BOARD ANNUAL MEETING MINUTES

August 21, 2018

Present: Jim March, Town of Grand Chute; Greg Hartjes, Appleton Area School District; Yvette Mueller, Outagamie County, Faith Schiedermayer, Fox Valley Technical College member designee; Pat Thompson, citizen member. Absent: Amy Van Straten, Fox Valley Technical College.

Also Present: Robert Buckingham, Community Development Director; Julie Wahlen, Finance Director/Treasurer; Michael Patza, Town Planner.

### **ROLL CALL.**

Chairman March call the meeting to order at 5:00 p.m.

### **APPROVAL OF MINUTES - JULY 24, 2017 MEETING.**

**Motion (Hartjes/Thompson) to approve the minutes of the July 24, 2017 Annual Meeting.** Motion carried, all voting aye.

**PUBLIC INPUT.** There was no public input.

### **REVIEW ANNUAL REPORTS FOR TAX INCREMENT DISTRICTS NO. 1 AND NO. 2.**

Director Wahlen reviewed the 2017 annual reports for Tax Increment Districts No. 1 and No. 2, noting revenues, expenditures and ending balances for each district.

### **REVIEW PERFORMANCE AND STATUS OF TAX INCREMENT DISTRICTS NO. 1, NO. 2 AND NO. 3.**

Director Wahlen reviewed updated financial and feasibility plans for Tax Increment Districts No. 1 and No. 3, noting that Tax Increment District No. 2 is pending an amendment, for which an updated financial and feasibility plan has been completed. She also review audited financial statements for all three districts.

### **ADJOURNMENT.**

**Motion (Thompson/Mueller) to adjourn the meeting at 5:05 p.m.** Motion carried, all voting aye.

Respectfully Submitted,

Tracy Olejniczak  
Community Development Secretary

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2018</b> WI Dept of Revenue
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Municipality/TID					
Co-muni code <b>44020</b>	Municipality <b>GRAND CHUTE</b>	County <b>OUTAGAMIE</b>	Due date <b>07-01-2019</b>	Report type <b>AMENDED</b>	
TID number <b>001A</b>	TID type <b>5</b>	TID name <b>Town of Grand Chute Tax Incremental District 001A</b>	Creation date <b>11-06-2014</b>	Mandatory termination date <b>11-06-2034</b>	Expected termination date <b>N/A</b>

<b>Section 1 : Beginning Balance</b>	
<b>TID fund balance at beginning of fiscal year</b>	<b>\$58,157</b>

<b>Section 2. Revenue</b>	
<b>Does this TID receive allocated funds from another TID?</b>	<b>No</b>
<b>Allocation from another TID</b>	<b>Allocation amount</b>
N/A	\$0
<b>Subtotal allocation from another TID amount</b>	<b>\$0</b>
<b>Developer guarantee name</b>	<b>Developer guarantee amount</b>
<b>Subtotal developer guarantee amount</b>	<b>\$0</b>
<b>Transfer from other fund source</b>	<b>Transfer from other fund amount</b>
<b>Subtotal transfer from other fund amount</b>	<b>\$0</b>
<b>Other grant sources</b>	<b>Other grant amount</b>
<b>Subtotal other grant source amount</b>	<b>\$0</b>
<b>Other revenue sources</b>	<b>Other revenue amount</b>
<b>Subtotal other revenue source amount</b>	<b>\$0</b>
<b>Tax increment</b>	<b>\$467,747</b>
<b>Investment income</b>	<b>\$2,349</b>
<b>Debt proceeds</b>	
<b>Special assessments</b>	
<b>Exempt computer aid</b>	
<b>Sale of property</b>	
<b>Total Revenue (deposits)</b>	<b>\$470,096</b>

<b>Section 3. Expenditures</b>	
<b>Developer grant name</b>	<b>Developer grant amount</b>
N/A	\$0
<b>Subtotal developer grant amount</b>	<b>\$0</b>
<b>Does this TID allocate funds to another TID?</b>	<b>No</b>
<b>Allocation to another TID</b>	<b>Allocation amount</b>
N/A	\$0
<b>Subtotal allocation to another TID</b>	<b>\$0</b>
<b>Transfer to other fund name</b>	<b>Transfer to other fund amount</b>
General Fund - Repay interfund loan	\$450,000
<b>Subtotal transfer to other fund amount</b>	<b>\$450,000</b>
<b>Other expenditure name</b>	<b>Other expenditure amount</b>
<b>Subtotal other expenditures amount</b>	<b>\$0</b>
<b>Capital expenditures</b>	
<b>Administration</b>	<b>\$5,663</b>
<b>Professional services</b>	<b>\$1,479</b>
<b>Interest and fiscal charges</b>	<b>\$53,586</b>
<b>DOR fees</b>	<b>\$150</b>
<b>Discount on long-term debt</b>	
<b>Debt issuance costs</b>	
<b>Principal on long-term debt</b>	<b>\$145,000</b>
<b>Environmental costs</b>	
<b>Real property assembly costs</b>	
<b>Total Expenditures</b>	<b>\$655,878</b>
<b>Section 4. Ending Balance</b>	
<b>TID fund balance at end of fiscal year</b>	<b>\$-127,625</b>
<b>Future costs</b>	<b>\$2,485,022</b>
<b>Future revenue</b>	<b>\$3,466,768</b>
<b>Surplus or deficit</b>	<b>\$854,121</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2018 WI Dept of Revenue</b>
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<b>Preparer/Contact Information</b>	
Preparer name <b>Julie M Wahlen</b>	Preparer title <b>Finance Director Treasurer</b>
Preparer email <b>julie.wahlen@grandchute.net</b>	Preparer phone <b>(920) 380-2909</b>
Contact name <b>Julie M Wahlen</b>	Contact title <b>Finance Director Treasurer</b>
Contact email <b>julie.wahlen@grandchute.net</b>	Contact phone <b>(920) 380-2909</b>

<b>Submission Information</b>	
You successfully submitted your form. Save and/or print a copy for your records.	
Co-muni code	<b>44020</b>
TID number	<b>001A</b>
Recording time	<b>07-01-2019 10:49 AM</b>
Confirmation	<b>TIDAR201844020A1561996126361</b>
Submission type	<b>AMENDED</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2018 WI Dept of Revenue</b>
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Municipality/TID					
Co-muni code <b>44020</b>	Municipality <b>GRAND CHUTE</b>	County <b>OUTAGAMIE</b>	Due date <b>07-01-2019</b>	Report type <b>ORIGINAL</b>	
TID number <b>002A</b>	TID type <b>6</b>	TID name <b>Town of Grand Chute Tax Increment District 002A</b>	Creation date <b>10-20-2015</b>	Mandatory termination date <b>10-20-2036</b>	Expected termination date <b>N/A</b>

<b>Section 1 : Beginning Balance</b>	
<b>TID fund balance at beginning of fiscal year</b>	<b>\$-191,922</b>

<b>Section 2. Revenue</b>	
<b>Does this TID receive allocated funds from another TID?</b>	<b>No</b>
<b>Allocation from another TID</b>	<b>Allocation amount</b>
N/A	\$0
<b>Subtotal allocation from another TID amount</b>	<b>\$0</b>
<b>Developer guarantee name</b>	<b>Developer guarantee amount</b>
<b>Subtotal developer guarantee amount</b>	<b>\$0</b>
<b>Transfer from other fund source</b>	<b>Transfer from other fund amount</b>
<b>Subtotal transfer from other fund amount</b>	<b>\$0</b>
<b>Other grant sources</b>	<b>Other grant amount</b>
<b>Subtotal other grant source amount</b>	<b>\$0</b>
<b>Other revenue sources</b>	<b>Other revenue amount</b>
<b>Subtotal other revenue source amount</b>	<b>\$0</b>
<b>Tax increment</b>	<b>\$323,301</b>
<b>Investment income</b>	
<b>Debt proceeds</b>	<b>\$3,143,666</b>
<b>Special assessments</b>	
<b>Exempt computer aid</b>	
<b>Sale of property</b>	
<b>Total Revenue (deposits)</b>	<b>\$3,466,967</b>

<b>Section 3. Expenditures</b>	
<b>Developer grant name</b>	<b>Developer grant amount</b>
N/A	\$0
<b>Subtotal developer grant amount</b>	<b>\$0</b>
<b>Does this TID allocate funds to another TID?</b>	No
<b>Allocation to another TID</b>	<b>Allocation amount</b>
N/A	\$0
<b>Subtotal allocation to another TID</b>	<b>\$0</b>
<b>Transfer to other fund name</b>	<b>Transfer to other fund amount</b>
<b>Subtotal transfer to other fund amount</b>	<b>\$0</b>
<b>Other expenditure name</b>	<b>Other expenditure amount</b>
<b>Subtotal other expenditures amount</b>	<b>\$0</b>
<b>Capital expenditures</b>	<b>\$3,166,900</b>
<b>Administration</b>	<b>\$15,015</b>
<b>Professional services</b>	<b>\$84,683</b>
<b>Interest and fiscal charges</b>	<b>\$31,610</b>
<b>DOR fees</b>	<b>\$1,150</b>
<b>Discount on long-term debt</b>	
<b>Debt issuance costs</b>	<b>\$46,442</b>
<b>Principal on long-term debt</b>	
<b>Environmental costs</b>	
<b>Real property assembly costs</b>	
<b>Total Expenditures</b>	<b>\$3,345,800</b>

<b>Section 4. Ending Balance</b>	
<b>TID fund balance at end of fiscal year</b>	<b>\$-70,755</b>
<b>Future costs</b>	<b>\$17,325,091</b>
<b>Future revenue</b>	<b>\$29,089,952</b>
<b>Surplus or deficit</b>	<b>\$11,694,106</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2018 WI Dept of Revenue</b>
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<b>Submission Information</b>	
You successfully submitted your form. Save and/or print a copy for your records.	
Co-muni code	<b>44020</b>
TID number	<b>002A</b>
Recording time	<b>07-01-2019 11:30 AM</b>
Confirmation	<b>TIDAR201844020O1561997316441</b>
Submission type	<b>ORIGINAL</b>



Form PE-300	<b>TID Annual Report</b>	<b>2018</b> WI Dept of Revenue
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Municipality/TID					
Co-muni code <b>44020</b>	Municipality <b>GRAND CHUTE</b>	County <b>OUTAGAMIE</b>	Due date <b>07-01-2019</b>	Report type <b>ORIGINAL</b>	
TID number <b>003A</b>	TID type <b>2</b>	TID name <b>Town of Grand Chute Tax Increment District 003A</b>	Creation date <b>05-16-2017</b>	Mandatory termination date <b>05-16-2044</b>	Expected termination date <b>N/A</b>

<b>Section 1 : Beginning Balance</b>	
<b>TID fund balance at beginning of fiscal year</b>	<b>-\$19,888</b>

<b>Section 2. Revenue</b>	
<b>Does this TID receive allocated funds from another TID?</b>	<b>No</b>
<b>Allocation from another TID</b>	<b>Allocation amount</b>
N/A	\$0
<b>Subtotal allocation from another TID amount</b>	<b>\$0</b>
<b>Developer guarantee name</b>	<b>Developer guarantee amount</b>
<b>Subtotal developer guarantee amount</b>	<b>\$0</b>
<b>Transfer from other fund source</b>	<b>Transfer from other fund amount</b>
<b>Subtotal transfer from other fund amount</b>	<b>\$0</b>
<b>Other grant sources</b>	<b>Other grant amount</b>
WEDC Idle Sites Grant	\$500,000
<b>Subtotal other grant source amount</b>	<b>\$500,000</b>
<b>Other revenue sources</b>	<b>Other revenue amount</b>
<b>Subtotal other revenue source amount</b>	<b>\$0</b>
<b>Tax increment</b>	<b>\$0</b>
<b>Investment income</b>	
<b>Debt proceeds</b>	
<b>Special assessments</b>	
<b>Exempt computer aid</b>	
<b>Sale of property</b>	
<b>Total Revenue (deposits)</b>	<b>\$500,000</b>

<b>Section 3. Expenditures</b>	
<b>Developer grant name</b>	<b>Developer grant amount</b>
Greene Development	\$490,000
<b>Subtotal developer grant amount</b>	<b>\$490,000</b>
<b>Does this TID allocate funds to another TID?</b>	No
<b>Allocation to another TID</b>	<b>Allocation amount</b>
N/A	\$0
<b>Subtotal allocation to another TID</b>	<b>\$0</b>
<b>Transfer to other fund name</b>	<b>Transfer to other fund amount</b>
<b>Subtotal transfer to other fund amount</b>	<b>\$0</b>
<b>Other expenditure name</b>	<b>Other expenditure amount</b>
<b>Subtotal other expenditures amount</b>	<b>\$0</b>
<b>Capital expenditures</b>	<b>\$1,402,741</b>
<b>Administration</b>	<b>\$10,115</b>
<b>Professional services</b>	<b>\$6,136</b>
<b>Interest and fiscal charges</b>	<b>\$12,472</b>
<b>DOR fees</b>	<b>\$150</b>
<b>Discount on long-term debt</b>	
<b>Debt issuance costs</b>	
<b>Principal on long-term debt</b>	
<b>Environmental costs</b>	
<b>Real property assembly costs</b>	
<b>Total Expenditures</b>	<b>\$1,921,614</b>

<b>Section 4. Ending Balance</b>	
<b>TID fund balance at end of fiscal year</b>	<b>\$-1,441,502</b>
<b>Future costs</b>	<b>\$5,810,560</b>
<b>Future revenue</b>	<b>\$7,900,476</b>
<b>Surplus or deficit</b>	<b>\$648,414</b>

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TID number	<b>003A</b>
Recording time	<b>07-01-2019 12:09 PM</b>
Confirmation	<b>TIDAR201844020O1561999898653</b>
Submission type	<b>ORIGINAL</b>