

RESOLUTION 2019-010

TOWN BOARD RESOLUTION DESIGNATING BOUNDARIES AND APPROVING A PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 1, TOWN OF CLAYTON, COUNTY OF WINNEBAGO, STATE OF WISCONSIN

WHEREAS, the Town of Clayton (the “Town”) has determined that the use of Tax Incremental Financing is necessary to promote orderly growth and development within the Town; and

WHEREAS, Tax Incremental District No. 1 (the “District” or TID No. 1) is planned as a mixed-use District by the Town in accordance with the provisions and requirements of Wisconsin Statutes Sections 60.23(32) and 66.1105; and

WHEREAS, the Plan Commission of the Town of Clayton (Plan Commission) has prepared a project plan that includes:

- A statement listing the kind, number and location of all proposed public works or improvements within the district;
- an economic feasibility study;
- a detailed list of estimated project costs;
- a description of the methods of financing all estimated project costs;
- the time when the related costs or monetary obligations are to be incurred;
- a map showing existing uses and condition of real property in the district;
- a map showing proposed improvements and uses in the district;
- proposed changes of zoning ordinances, master plan, if any, maps, building codes and Town ordinances;
- a list of estimated non-project costs;
- a statement of the proposed method for the relocation of any persons to be displaced;
- an indication as to how creation of the tax incremental district promotes the orderly development of the Town;
- an analysis of the overlying taxing districts;
- a map showing the district boundaries; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on July 10, 2019 held a public hearing concerning the project plan and boundaries and proposed creation of TID No. 1, which provided interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, prior to its publication, a copy of the notice of said hearing was sent to Winnebago County, the Superintendent of the Neenah Joint School District, the Fox Valley Technical College, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures of the law;

WHEREAS, after said public hearing, the Plan Commission adopted, and subsequently recommended approval to the Town Board a boundary and Project Plan for the District; and

NOW, THEREFORE, BE IT RESOLVED: by the Town Board of Supervisors of the Town of Clayton, Winnebago County, Wisconsin that:

1. The Town Board of Supervisors of the Town of Clayton, Winnebago County hereby creates a tax increment district which is effective January 1, 2019;
2. The official name of said District shall be “Tax Increment District Number One, Town of Clayton in Winnebago County” which may also be known as Tax Increment District (TID) No. 1.
3. The boundary of Tax Increment District No. 1 is hereby established as specified in Exhibit A (Project Plan) of this resolution and that the boundary only includes whole parcels and is contiguous;

4. The Town expects all project costs to be paid within 90 percent of the proposed tax incremental district's remaining life.
5. The Town Board of Supervisors finds and declares that:
 - a. Not less than 50% of the area occupied by real property within TID No. 1 is suitable and appropriate for a mix of residential, commercial and industrial land uses. Residential land uses will not exceed 35% of real property within TID No. 1;
 - b. Project costs relate directly to promoting mixed-use development;
 - c. Sewer service will be provided to TID No. 1 before the use or operation of any improvements to real property in the proposed district begins and the sewage treatment will be provided by a wastewater treatment facility that complies with ch. 283;
 - d. The improvement of TID No. 1 is likely to significantly enhance the value of substantially all the other real property in the district;
 - e. Less than 35 percent of the territory within TID No. 1 will be devoted to retail business at the end of the expenditure period;
 - f. The project plan is feasible and in conformity with the Town's Comprehensive Plan;

BE IT FURTHER RESOLVED: that the Town Board of Supervisors approves and adopts the Boundary and Project Plan for Tax Increment District Number One, Town of Clayton in Winnebago County.

Dated this 7th day of August, 2019.

OFFERED BY:

SUPERVISOR ANN SCHMIDT
Town Board Member

SECONDED BY:

SUPERVISOR LINDA GRUNDMAN
Town Board Member

APPROVED BY:

[Signature]
Town Board Chairperson

ATTESTED:

[Signature]
Holly Stevens, Town Clerk

Town Board

Roll Call Vote Tally

Meeting Date: August 7, 2019

Agenda Item: X.A.: Resolution 2019-010 A Resolution Designating Boundaries and Approving a Project Plan for Tax Incremental District No. 1, (TID #1) Town of Clayton, County of Winnebago, State of Wisconsin.

Motion by: AS

Second by: LG

MOTION: Motion to approve Resolution 2019-010 A Resolution Designating Boundaries and Approving a Project Plan for Tax Incremental District No. 1, (TID #1) Town of Clayton, County of Winnebago, State of Wisconsin.

Supervisor Vote:	Aye	Nay	Abstain
Chair Geise	(4)	_____	_____
Supervisor Reif	(3)	_____	_____
Supervisor Lettau	(1)	_____	_____
Supervisor Grundman	(2)	_____	_____
Supervisor Schmidt	(5)	_____	_____

Carried 5-0