



OFFICIAL NOTICE AND AGENDA

Notice is hereby given that the Common Council of the City of Wausau, Wisconsin will hold a regular or special meeting on the date, time and location shown below.

Meeting of the:	COMMON COUNCIL OF THE CITY OF WAUSAU
Date/Time:	Tuesday, April 14, 2020 at 6:30 p.m.
Location:	City Hall (407 Grant Street, Wausau WI 54403) - Council Chambers
Members:	Patrick Peckham, Michael Martens, David Nutting, Tom Neal, Gary Gisselman, Becky McElhaney, Lisa Rasmussen, Linda Lawrence, Dawn Herbst, Mary Thao, Dennis Smith

Call to Order

Pledge of Allegiance / Roll Call / Proclamations

Public Comment: Pre-registered citizens for matters appearing on the agenda and other public comment.

File #	CMT	Consent Agenda	ACT
20-0301	COUN	Minutes of previous meetings. (3/18/20 & 3/24/20)	Place on file
20-0108	PH&S	Resolution Approving or Denying Various Licenses as Indicated	Approved 5-0

File #	CMT	Resolutions and Ordinances	ACT
20-0403		Mayor's Appointments	
20-0404	ED	Resolution Supporting the application of Gorman Companies to the Wisconsin Housing and Economic Development Authority (WHEDA) for Low Income Housing Tax Credits for the renovation of the Landmark Apartments	Approved 4-0
19-1109	FIN	Resolution Approving Modification of the 2020 Budget - Capital Project Funds, Motor Pool Fund, TID Funds and Public Access Fund	Approved 5-0
18-1109	FIN	Resolution Approving the 2019 budget modification for the Recycling, Parking and Airport Fund	Approved 5-0
20-0409	FIN	Resolution Authorizing Proper City Official(s) to apply for and borrow from the Board of Commissioners of Public Lands of Wisconsin a State Trust Fund Loan not to exceed \$2,986,000 for the purpose financing street improvements and Riverside Park trail, road and seawall	Approved 5-0
20-0410	ED & FIN	Joint Resolution Approving tax increment financing incentives not to exceed 10% of new construction value for proposed multifamily residential units as part of a major redevelopment of the existing Plaza Hotel site at 201 N 17th Avenue and related budget modification	Approved 4-1 Approved 5-0
20-0410	ED & FIN	Joint Resolution Approving a \$190,000 loan and one year of reverse tax increment financing incentive for the major renovation of the Plaza Hotel at 201 N 17th Avenue and related budget modification.	Approved 5-0 Approved 5-0
19-1109	ED & FIN	Joint Resolution Approving the acquisition of 1407 N Second Street from Marathon County and Related Budget Modification.	Approved 5-0 Approved 3-2
20-0405	ED & FIN	Joint Resolution Approving the sale of 180 E Wausau Ave. for the establishment of the Wausau Barrel House- a cannery, barrel aging facility, kitchen incubator and tasting room and related Budget Modification.	Approved 5-0 Approved 5-0
20-0315	ED & FIN	Resolution Authorizing the deferral of interest and principal payments on existing City-provided loans and ground lease payments due to the City of commercial properties and businesses for six (6) months to assist small businesses who request such during the COVID-19 pandemic emergency declaration	Approved 5-0 Approved 5-0
94-0907	PLAN, ED, FIN	Joint Resolution Approving the Boundaries and Project Plan for Amendment Four to Tax Incremental District Number 3, City of Wausau (TID #3)	Approved 5-0 Approved 5-0 Approved 4-0
05-0406	PLAN, ED, FIN	Joint Resolution Approving Amendment Five to the Project Plan and Boundaries of Tax Incremental District No. Six, City of Wausau, Wisconsin	Approved 5-0 Approved 5-0 Approved 4-0
05-1209	PLAN, ED, FIN	Joint Resolution Approving the Boundaries and Project Plan Amendment Two of Tax Incremental Financing District Number 7, City of Wausau (TID # 7)	Approved 5-0 Approved 5-0 Approved 4-0
12-0316	PLAN, ED, FIN	Joint Resolution Approving the Boundaries and Project Plan Amendment Two of Tax Incremental Financing District Number 8, City of Wausau (TID # 8)	Approved 5-0 Approved 5-0 Approved 4-0
17-0716	PLAN, ED, FIN	Joint Resolution Approving the Boundaries and Project Plan for Amendment One to Tax Incremental Financing District Number 12, City of Wausau (TID #12)	Approved 5-0 Approved 5-0 Approved 4-0
		Suspend the Rules (2/3 vote required)	
20-0207	CISM & PLAN	Joint Resolution Vacating and discontinuing a portion of right of way at Curling Way near Townline Road	Pending
20-0317	COUN	Resolution Ratifying Executive Declaration No. 2 under City of Wausau Proclamation of State of Emergency pursuant to Wis. Stat. §323.14(4)(b) relating to "essential" and "non-essential" meetings and agenda items	Pending
20-0317	COUN	Resolution Ratifying Executive Declaration No. 3 under City of Wausau Proclamation of State of Emergency pursuant to Wis. Stat. §323.14(4)(b) relating to suspension of W.M.C. §5.64.036 Drive-Up Sales	Pending
01-0115	COUN	Resolution Relocating Districts 7 & 8 Polling Place from Wausau West High School to St. Mark's Lutheran Church	Pending
20-0406	COUN	Resolution Authorizing negotiation and execution of a Sanitary Sewer Easement Agreement with LN Real Estate LLC as Grantor	Pending

Continued ►

20-0406	COUN	Resolution) Authorizing negotiation and execution of a Sanitary Sewer Force Main Access Easement Agreement with LN Real Estate LLC as Grantor	Pending
20-0408	COUN	Resolution Authorizing negotiation and execution of a Sanitary Sewer Force Main Access Easement Agreement with Alter Trading Corporation as Grantor	Pending
20-0407	COUN	Resolution Authorizing negotiation and execution of two Sanitary Sewer Force Main Access Easement Agreements with Veritas Steel LLC as Grantor	Pending

Public Comment & Suggestions

Adjournment

Signed by Robert B. Mielke, Mayor

*Due to the COVID-19 pandemic, this meeting is being held in person and via teleconference. Members of the media and the public may attend in person, subject to the social distancing rules of maintaining at least 6 feet apart from other individuals, or by calling **1-408-418-9388**. **The Access Code is 299 374 860**. If it asks for a password: **Wausau *1 (92872801 from phones)**,

Individuals appearing in person will either be seated in the Council Chambers or an overfill room, subject to the social distancing rules. Space available will be on a first come, first served basis. All public participants' phones will be muted during the meeting. Members of the public who do not wish to appear in person may view the meeting live over the internet by <https://waam.viebit.com/?folder=ALL> , on the City of Wausau's YouTube Channel <http://www.tinyurl.com/WAAMedia> , live by cable TV, Channel 981, and a video is available in its entirety and can be accessed at <https://tinyurl.com/WausauCityCouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail leslie.kremer@ci.wausau.wi.us with "Common Council public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the Mayor.

This Notice was posted at City Hall and transmitted to the Daily Herald newsroom on 4/09/20 @ 4:00 PM. Questions regarding this agenda may be directed to the City Clerk.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6590 or ADAServices@ci.wausau.wi.us to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.

OFFICIAL PROCEEDINGS OF THE SPECIAL MEETING OF THE WAUSAU COMMON COUNCIL

held on Wednesday, March 18, 2020 at 5:30 pm in the Council Chambers at City Hall.

Mayor Robert Mielke presiding.

Roll Call

Members Present: Pat Peckham, Michael Martens, David Nutting, Tom Neal, Gary Gisselman, Becky McElhaney, Lisa Rasmussen, Linda Lawrence, Dawn Herbst, and Dennis Smith.

Members Excused: Mary Thao

Suspend the Rules

Motion by Neal, second by Nutting to Suspend the Rules for items marked pending on the agenda. Motion carried unanimously.

02-0432

Motion by Rasmussen, second by Herbst to adopt the Ordinance of the Common Council Amending Chapter 2.16 Standing Rules of the Common Council Rule 2 – Quorum Required and Rule 4 – Absence of Members.

Smith felt the pandemic was over-hyped by the media and indicated he could not support it. He felt they needed to continue to conduct the people's business in person and allow people to attend to give their input, if they so choose. He pointed out government bodies are exempted from the 10 person rule.

Rasmussen stated she requested these provisions and they are subject to voluntary use; no one is required to call in for a meeting and there is no restriction that states committee members cannot come in to this chamber if they are comfortable doing so. She explained this is a cautionary measure as we do not know if there will be members sick or quarantined. In the event that there could be quorum issues due to quarantines, this will allow members to participate; their presence would be recognized and their votes would be counted so that their districts remain represented. Citizens and committee members will be allowed to come in person to the meetings, but will need to maintain social distancing with big spacing in between each other. She pointed out as soon as the COVID-19 crisis is over these provisions automatically sunset.

Rasmussen stated the public will still be able to view the live stream and the public access video just like they always have. The audio from the callers will be able to be heard in this room (Council Chambers). She reiterated the public is not being excluded from the meetings, however, active participation by the public for comment will most likely have to be conducted by email or mail.

Gisselman commented this is an open meeting and the doors need to be open for citizens of Wausau to come in for any given committee or Council meeting. People can scatter inside the chambers and if they are ill they should stay home.

Attorney Jacobson stated to meet open meetings laws, the agendas should be reviewed on a case-by-case basis for the items that appear thereon to make sure they can be presented in a way that keeps them reasonably accessible to the public.

Gerald Klein, IT Director, provided instructions to Council members on how to join a WebEx meeting and use the WebEx App. The public can call in using the phone number and password on the agenda to listen only, however, the public will be muted. He pointed out the public can also view the meetings live two different ways: 1) Go to the Public Access Television website and click on "Current Live Meeting" or 2) Watch on Charter Cable Channel 981.

Roll Call Vote (*2/3 vote is required*): Ayes: Peckham, Martens, Nutting, Neal, Gisselman, McElhaney, Rasmussen, and Lawrence. Noes: Herbst, Smith. Adopted 8-2

Adjournment

Motion by Rasmussen, second by Nutting to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 6:00 pm.

Robert B. Mielke, Mayor
Leslie M. Kremer, City Clerk

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE PUBLIC HEALTH & SAFETY COMMITTEE

Approving or Denying Various Licenses as Indicated

Committee Action: Approved 5-0

Fiscal Impact: None

File Number: 20-0108

Date Introduced: April 14, 2020

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☒ No ☐	
	<i>Included in Budget:</i>	Yes ☐ No ☐	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐ No ☐	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> ☐ <i>Debt</i> ☐ <i>Funds on Hand</i> ☐ <i>Interfund Loan</i> ☐		

RESOLUTION

WHEREAS, your Public Health and Safety Committee considered certain license applications at its March 16, 2020 meeting and has made recommendations that are attached hereto in the meeting minutes and recommends these actions to the Council for its approval, now therefore

BE IT RESOLVED by the Common Council of the City of Wausau that the City Clerk be hereby authorized to issue the licenses on the attached list, incorporated as part of this resolution, according to recommendations made by the Public Health & Safety Committee and upon successful completion and acceptable proof that all applicable state and municipal regulations and requirements have been met by the applicants.

Approved:

Robert B. Mielke, Mayor

PUBLIC HEALTH & SAFETY COMMITTEE

Date and Time: Monday, March 16, 2020, at 5:15 pm, (Council Chambers)

Members Present: Rasmussen, Herbst, Peckham, Lawrence, and McElhaney

Others Present: Alfonso, Kremer, Barteck, Bliven, Mielke, Goede

Consider approval or denial of various license applications

Rasmussen stated there were two denial recommendations for Operator's Licenses: Donna Brown and Justin Zastrow. It was noted neither person was present for appeal.

Rasmussen stated the Liquor License Review Subcommittee considered and recommends approval of the application for a Class B Beer License for Rachel Radtke, dba Kin & Kind, 2108 Grand Avenue. The business will serve beer only and be open 4PM – 10PM; no live music; no outdoor area.

Goede indicated the organizer of the Ironbull special event was present to address questions regarding the closure of 4th Street in front of the Grand Theater for their event on The 400 Block. The Grand Theater indicated they objected to the closure due to a sold-out show that evening. Andrea Larson, organizer, indicated she spoke with the Grand and are amending the request closure only of Jefferson Street instead of 4th Street.

Motion by Lawrence, second by Herbst to approve or deny various licenses as recommended by staff and to approve the Ironbull event with closure of Jefferson Street only. Motion carried 5-0.

CLERK'S REPORT TO PUBLIC HEALTH & SAFETY COMMITTEE

March 16, 2020 Meeting

AGENDA ITEM # 2

Approve or deny various licenses as indicated on the attached summary report of all applications received.

ADDITIONAL INFORMATION

Applications as listed have or will have a background check run by staff and reviewed by the Police Chief or his designee. Applications marked pending will have a status update at the meeting. In accordance with city ordinance, **all permits approved are held for debts owed to the city until the debt is paid in full.**

1. **Denial Recommendation: Operator Licenses - New** for 1) **Donna Brown**: Convicted Felon – Misd. 4th OWI 2010; Felony 5th OWI 2010; Felony Escape in 2007; Felony Manufacture/Deliver Cocaine in 2004. 2) **Justin Zastrow**: Convicted Felon – 2020 Conviction from a 2018 case of Manufacture/Deliver Amphetamine and Possession w/ intent Amphetamine (2nd or subsequent offense.)
2. **Class B Beer License (New)**: Rachel Radtke, dba Kin & Kind, 2108 Grand Ave. The Liquor License Review Subcommittee will review just prior to PH&S meeting and forward a recommendation.
3. **Renewal of Class B Beer & Liquor License**: Wisconsin College Baseball Inc, dba Wisconsin Woodchucks, Athletic Park. This is a 6-month license year running April 15 – October 15 and is therefore renewed before the rest of the liquor licenses renewals.
4. **Class I Special Events**: IRONBULL Rib Mountain Adventure Challenge and Xtreme Weekend, May 22 – 23, 2020; The Hmong Wausau Festival, July 25-26, 2020; 89Q Hope on The 400 Block, August 16, 2020; Beer & Bacon Fest, September 19, 2020; and Exhibitour 2020, September 25, 2020.

STAFF RECOMMENDATION

Staff recommendation is to approve or deny as indicated on the summary report including those that may be introduced at the meeting. Please let me know if you have any question regarding any license applications listed.

Mary Goede, Deputy Clerk

Date of Report: March 13, 2020

(715) 261-6621



PHS Date 03/16/2020

License ID	License Typ	Name	Address	Details	Business	Begin Dt	End Dt	Police	PHS	Council
132690	9010 - Bartender/Operator New	BROWN, DONNA	3200 HILLTOP AVE WAUSAU WI 54403		EAGLE'S CLUB	03/03/2020	06/30/2020	No	No	
132023	9010 - Bartender/Operator New	GEIER, LYNN	708 SHERMAN ST WAUSAU WI 54401		EAGLE'S CLUB	02/18/2020	06/30/2020	Yes	Yes	
132596	9010 - Bartender/Operator New	HECKENDORF, CODY	1707 W MAIN ST MERRILL WI 54452		KRIST FOOD MART	02/27/2020	06/30/2020	Yes	Yes	
132084	9010 - Bartender/Operator New	KRAUTKRAMER, MACKENZIE	143131 FOUR MILE RD MARATHON WI 54448		WAUSAU ELKS CLUB 248	02/21/2020	06/30/2020	Yes	Yes	
132683	9010 - Bartender/Operator New	LAVEN, PAIGE	2510 OAKWOOD BLVD WAUSAU WI 54403		R STORE #5	03/03/2020	06/30/2020	Yes	Yes	
132069	9010 - Bartender/Operator New	LOVE, TRISTA	1329 TOWNLINE RD APT A WAUSAU WI 54403		KWIK TRIP #1033	02/21/2020	06/30/2020	Yes	Yes	
132736	9010 - Bartender/Operator New	McDOWELL, KATHLEEN	1505 N 8th Street Wausau WI 54403		CITY GRILL*JEFFERSON ST INN*PALADIA HUTCH'S	03/04/2020	06/30/2020	Yes	Yes	
132071	9010 - Bartender/Operator New	MYSZKA, VICKY	232775 CTY RD M ATHENS WI 54411			02/21/2020	06/30/2020	Yes	Yes	
132575	9010 - Bartender/Operator New	OLMSTAD JR, MATTHEW	605 S 56TH AVE APT 1 WAUSAU WI 54401		R STORE #8	02/26/2020	06/30/2020	Yes	Yes	
132678	9010 - Bartender/Operator New	OWZARSKI, ADAM	1814 PERRY DR SCHOFIELD WI 54476		R STORE #5	03/03/2020	06/30/2020	Yes	Yes	
132139	9010 - Bartender/Operator New	WALTZ, SARAH	5420 Arbor Ct. Wausau WI 54401		VINO LATTE	02/26/2020	06/30/2020	Yes	Yes	
132826	9010 - Bartender/Operator New	WOLF, KELCIE	105 WILSON ST MOSINEE WI 54455		R STORE #31	03/06/2020	06/30/2020	Yes	Yes	
132111	9010 - Bartender/Operator New	Wolfe, Madison	6110 Labrador Road Weston WI 54476		VARIOUS	02/24/2020	06/30/2020	Yes	Yes	



PHS Date 03/16/2020

License ID	License Typ	Name	Address	Details	Business	Begin Dt	End Dt	Police	PHS	Council
132019	9010 - Bartender/Operator New	XIONG, HLI	1721 PLUM DR WAUSAU WI 54401		TRIG'S WAUSAU	02/18/2020	06/30/2020	Yes	Yes	
132643	9010 - Bartender/Operator New	ZASTROW, JUSTIN	620 E WAUSAU AVE WAUSAU WI 54403		BUFFALO WILD WINGS GRILL & BAR	03/02/2020	06/30/2020	No	No	
117869	9012 - Bartender/Operator 2-Yr Lapsed	EMMERICH, KRISTI	1232 CHERRY ST WAUSAU WI 54401		BB JACK'S	02/20/2020	06/30/2021	Yes	Yes	
133002	9026 - Class I	LARSON, ANDREA	200 WASHINGTON ST, STE 200 WAUSAU WI 54403	2020 IRONBULL RIB MOUNTAIN ADVENTURE CHALLENGE on MAY 22-23, 2020 Organized by IRONBULL					Yes	
132117	9026 - Class I	NOWAK, MADISON	316 SCOTT ST WAUSAU WI 54403	2020 BEER & BACON FEST on SEPTEMBER 19TH, 2020 Organized by WAUSAU EVENTS					Yes	
131759	9026 - Class I	OPAL-WAHOSKE, BLAKE	316 SCOTT ST WAUSAU WI 54403	EXHIBITOUR 2020 on 09/25/20					Yes	
132116	9026 - Class I	SAWYER, COY	4111 SCHOFIELD AVE #10 WESTON WI 54476	2020 89Q HOPE ON THE 400 BLOCK on AUGUST 16, 2020 Organized by 89Q / WAUSAU EVENTS					Yes	



PHS Date 03/16/2020

License ID	License Typ	Name	Address	Details	Business	Begin Dt	End Dt	Police	PHS	Council
132115	9026 - Class I	XIONG, YEE LENG	1109 N 6TH ST WAUSAU WI 54401	2020 HMONG WAUSAU FESTIVAL on JULY 25-26, 2020 Organized by THE HMONG AMERICAN CENTER, INC					Yes	
132126	9063 - Class B Beer	RADTKE, RACHEL	411 S 7TH AVE WAUSAU WI 54401		KIN & KIND			Yes	Yes	
132716	9079 - Class B Beer & Liquor (1/2 Year)	MACDONALD, MARK	226041 BAYVIEW DR WAUSAU WI 54401		WISCONSIN WOODCHUCKS			Yes	Yes	

Total Licenses

21

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE ECONOMIC DEVELOPMENT COMMITTEE

Supporting the application of Gorman Companies to the Wisconsin Housing and Economic Development Authority (WHEDA) for Low Income Housing Tax Credits for the renovation of the Landmark Apartments.

Committee Action: Approved 4-0

Fiscal Impact: n/a the Wausau Community Development Authority is providing a loan for the renovation of the property.

File Number: 20-0404

Date Introduced: April 14, 2020

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☒ No ☐	
	<i>Included in Budget:</i>	Yes ☐ No ☐	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐ No ☐	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> ☐ <i>Debt</i> ☐ <i>Funds on Hand</i> ☐ <i>Interfund Loan</i> ☐		

RESOLUTION

WHEREAS, the City has a long and successful history of partnering with private developers to redevelopment properties for affordable housing including the renovation of the former Sav-O Supply, Trolley Quarter Flats and Federal Building Lofts, and

WHEREAS, the Wausau Community Development Authority is partnering with Gorman Companies to provide a loan, which along with historic and low income tax credits, will allow the complete renovation of the former Hotel Wausau (Landmark Apartments) into over 90 affordable housing units, and

WHEREAS, this partnership constitutes the largest-ever use of historic and low income housing tax credits and adds the most private affordable housing units in the history of the City.

BE IT RESOLVED, that the Common Council of the City of Wausau supports the application of Gorman Companies to the Wisconsin Housing and Economic Development Authority (WHEDA) for Low Income Housing Tax Credits for the renovation of the Landmark Apartments.

Approved:

Robert B. Mielke, Mayor

ECONOMIC DEVELOPMENT COMMITTEE

Date and Time: Thursday, March 19, 2020 at 5:15 p.m., Council Chambers

Members Present: Tom Neal (c), Gary Gisselman, Patrick Peckham and Michael Martens

Members Absent: Lisa Rasmussen

Others Present: MaryAnne Groat, Anne Jacobson, Brad Lenz, Robert Mielke, Chris Schock, Dave Nutting and Michelle Van Krey

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner.

#3 Discussion and Possible Action on supporting the Low Income Housing Tax Credit application by Gorman Company for the renovation of the Landmark Apartments.

Schock shared that Gorman Company has reapplied to WHEDA for Low Income Housing Tax Credit (LIHTC) for the Landmark Apartments. This would be the largest LIHTC project in the City to date and would add affordable housing to the downtown area. The Community Development Authority has approved a loan to Gorman Company to compliment tax credits and financing to make this project happen.

Motion by Gisselman, second by Martens to support the application. Motion passed 4-0.

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE FINANCE COMMITTEE

Approving Modification of the 2020 Budget - Capital Project Funds, Motor Pool Fund, TID Funds and Public Access Fund

Committee Action: Approved 5-0

Fiscal Impact (2020): This action will modify the 2020 budget by re-establishing unused replacement funds and committed project and contractual obligation funds budgeted in the 2019 year \$6,553,422

File Number: 19-1109

Date Introduced: April 14, 2020

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☐ No ☒	
	<i>Included in Budget:</i>	Yes ☐ No ☒	<i>Budget Source: 2019 Budget Carryovers</i>
	<i>One-time Costs:</i>	Yes ☒ No ☐	<i>Amount: \$6,553,422</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☒	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☒ No ☐	<i>Amount: Funded from Tax Levy, Motor Pool, Debt Proceeds or TID Funds</i>
	<i>Grant Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐ No ☐	<i>Amount Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>TID Source: Increment Revenue ☒ Debt ☒ Funds on Hand ☒ Interfund Loan ☐</i>		

RESOLUTION

WHEREAS, the Finance Committee has received a request to carry forward certain 2019 budget appropriations for replacement reserves, unfinished projects and contractual obligations and non-lapsing committed fund balances as outlined in Exhibit A, thus modifying the 2020 budget, and

WHEREAS, your Finance Committee has reviewed and recommends the list of non-lapsing and committed funds as noted in Exhibit A

WHEREAS, the Finance Committee has reviewed the requests and recommends carry forward appropriations and the modification of the 2020 budget presented in Exhibit A, and

BE IT RESOLVED, by the Common Council of the City of Wausau that the proper City Officials be and are hereby authorized and directed to modify the 2020 budget as presented and to publish the budget modification in the official newspaper as required.

Approved:

Robert B. Mielke Mayor

FINANCE COMMITTEE

Date and Time: Tuesday, March 24 2020 @ 5:30 pm., Council Chambers

Members Present *In person*: Nutting, Lawrence, and Smith. *By WebEx*: Rasmussen and Martens.

Others Present: Groat, Jacobson, Mielke, Klein, Hanson, Goede, Van Krey, Gisselman, K. Sorenson

Discussion and possible action regarding carryover of funds

Rasmussen stated we have this resolution every year to allow us to carry over funds from last year for work that was previously approved or in progress but has not yet been completed. Groat reviewed the carryover requests.

Motion by Nutting, second by Lawrence to approve the carryover of funds. Motion carried 5-0.

2019 PROJECT RESERVATIONS AND FUND CARRYOVERS TO MODIFY THE 2020 BUDGET

FUND 150 CAPITAL IMPROVEMENTS FUND

WISCONSIN DOT PROJECTS

		2019 Modified Budget	2019 Expenses	2020 Budget Modification
150-231598191	Wis DOT - Other projects	65,609	2,316	33,293
150-231598713	Grand Avenue	23,698		23,698
150-231598740	Grand Avenue Design	106,424	10,957	95,467
TOTAL CARRYOVER				\$ 152,458

These carryovers will fund the completion and close out of Wisconsin DOT projects currently underway. The State's billing practice is extremely slow and unpredictable, project close outs can exceed five years.

METRORIDE CAPITAL

		2019 Modified Budget	2019 Expenses	2020 Budget Modification
150-237598300	Capital Grant	\$ 169,006	\$ 102,588	\$ 66,418
TOTAL CARRYOVER				\$ 66,418

The 2019 budget carryover will finance local share of the VW Transit Capital Grant increase due to optional equipment and the application of the producer price index. This funding was approved by the Common Council at the July 9, 2019 meeting.

OTHER INFRASTRUCTURE RELATED PROJECTS

		2019 Modified Budget	2019 Expenses	2020 Budget Modification
150-236592190	Other Professional Services	119,855	32,912	56,943
TOTAL CARRYOVER				\$ 56,943

Professional Services will cover unanticipated 2020 project design and consulting services costs.

AIRPORT PROJECTS

		2019 Modified Budget	2019 Expenses	2020 Budget Modification
150-237598449	Airport Facilities	\$ 33,613	\$ 29,789	\$ 3,824
150-237598408	Airport Rolling Stock	\$ 85,000	\$ 41,258	\$ 43,742
150-237598418	Airport Facilities	\$ 216,000	\$ 14,857	\$ 201,143
TOTAL CARRYOVER				\$ 248,709

This carryover represents unspent local share project costs related Jet A Fuel Farm upgrade and Tank monitor system and the relocation of the KAUW ASOS Equipment \$201,143. The completion of the east hangar development area \$3,824 and rolling stock \$43,742.

PARK PROJECTS

		2019 Modified Budget	2019 Expenses	2020 Budget Modification
150-237598406	Park Department - Playgrounds	\$ 75,000	\$ 50,229	\$ 44,771
150-237598405	Park Department - RiversEdge Trail	15,081	9,134	5,947
150-237598436	Park Department - Dog Park	60,509	2,302	58,207
150-237598406	Park Department - Park Improvements softsurface	100,000	-	100,000
TOTAL CARRYOVER				\$ 208,925

Parks Department carryover will complete projects underway which are outlined above.

2019 PROJECT RESERVATIONS AND FUND CARRYOVERS TO MODIFY THE 2020 BUDGET

TECHNOLOGY PROJECTS

		2019 Modified Budget	2019 Expenses	2020 Budget Modification
150-237598415	Network Upgrade	\$ 42,035		\$ 42,035
150-237598426	Law Enforcement Software	325,916	81,309	244,607
150-237598446	Computer Financial Systems Software (assessment, CD loan software)	185,774	12,719	173,055
TOTAL CARRYOVER				\$ 459,697

The carryover provides funding for the completion of a variety of projects or replacement funds. Projects include the replacement of law enforcement software, community development loan software and assessment software. Replacement funds include: network and computer infrastructure, telephone and video equipment.

EQUIPMENT

		2019 Modified Budget	2019 Expenses	2020 Budget Modification
150-237598436	Fire Department PPE Turnout Gear	\$ 51,600	\$ 44,781	\$ 6,819
150-237598416	GIS	\$ 50,000		\$ 50,000
NET CARRYOVER				\$ 56,819

This carryover will fund the GIS update.

FACILITIES

		2019 Modified Budget	2019 Expenses	2020 Budget Modification
150-237598429	Westside Fire Station	5,361,342	3,694,754	1,114,126
150-237598453	Public Works Facility	345,630	249,454	46,525
150-237598460	Police Facilities	300,914	282,913	18,001
NET CARRYOVER				\$ 1,178,652

This carryover will complete projects at the Westside Fire Station, Public Works roof replacement, Public Safety and Fire Station facilities.

TOTAL FUND 150 CAPITAL IMPROVEMENTS FUND

\$ 2,428,621

FUND 141 TAX INCREMENT DISTRICT NUMBER THREE

		2019 Modified Budget	2019 Expenses	2020 Budget Modification
141-342898290	Riverfront Improvements	\$ 1,962,750	\$ 1,823,747	\$ 139,003
TOTAL FUND 141 TID NUMBER THREE				\$ 139,003

Carryover provides funding for the completion of the Riverfront project.

FUND 144 TAX INCREMENT DISTRICT NUMBER SIX

		2019 Modified Budget	2019 Expenses	2020 Budget Modification
144 344398230	7th Avenue Reconstruction	\$ 550,000	\$ 527,688	\$ 22,312
144-344998230	Thomas Street Construction and Land Acquisition	\$ 4,749,726	\$ 2,255,119	\$ 705,000
144-345298230	Stewart Avenue DOT Project	\$ 33,168		\$ 33,168
144-345198230	U/K DOT Project	120,626	-	120,626
TOTAL FUND 144 TID NUMBER SIX				\$ 881,106

The carryover for for the completion of Thomas Street and 7th Avenue. The two DOT projects are still waiting for the final State invoice.

FUND 146 TAX INCREMENT DISTRICT NUMBER EIGHT

		2019 Modified Budget	2019 Expenses	2020 Budget Modification
146-348398230	1st Avenue Reconstruction	\$ 2,687,000	\$ 1,354,330	\$ 925,000
146-348497350	Developer Loans	\$ 1,000,000	\$ -	\$ 1,000,000
TOTAL FUND 144 TID NUMBER SIX				\$ 1,925,000

The carryover for 1st Avenue completion and the Mall developer loan paid out in 2020.

2019 PROJECT RESERVATIONS AND FUND CARRYOVERS TO MODIFY THE 2020 BUDGET

FUND 149 TAX INCREMENT DISTRICT NUMBER ELEVEN

		2019 Modified Budget	2019 Expenses	2020 Budget Modification
149-352198230	Street Reconstruction	\$ 570,395	\$ 154,977	\$ 230,000
TOTAL FUND 149 TID NUMBER ELEVEN				\$ 230,000

The carryover will fund the business campus expansion project and the DOT trail project design in progress.

FUND 170 MOTOR POOL

		2019 Modified Budget	2019 Expenses	2020 Budget Modification
170-150098155	DPW Vehicle Acquisition	\$ 1,329,603	\$ 1,191,554	\$ 138,049
170-150098156	Police Motor Pool Acquisitions	\$ 357,497	\$ 7,960	\$ 349,537
170-150098157	Fire Motor Pool Acquisitions	252,260		252,260
TOTAL FUND 170 MOTOR POOL FUND				\$ 739,846

These carryovers will finance rolling stock replacement that was delayed.

FUND 240 CENTRAL CAPITAL EQUIPMENT FUND

		2019 Modified Budget	2019 Expenses	2020 Budget Modification
240-413298433	PC Replacement -CCITC	\$ 104,909	\$ 56,618	\$ 48,291
240-450098191	Fire Capital Equipment - medication/supply vending machine	\$ 30,000	\$ 25,937	\$ 4,063
240-413298434	Video Phone Cameras Etc-CCITC	96,560	21,797	74,763
TOTAL FUND 240 CENTRAL CAPITAL EQUIPMENT FUND				\$ 127,117

The Carryover Balances will fund continued IT investment in PC and Video replacement.

FUND 152 PUBLIC ACCESS FUND

		2019 Modified Budget	2019 Expenses	2020 Budget Modification
152-2598190	Public Access Capital Equipment	\$ 4,000	\$ 96	\$ 3,556
TOTAL FUND 152 PUBLIC ACCESS FUND				\$ 3,556

Public Access requests to use reserves to update equipment and other operating costs.

FUND 110 GENERAL FUND

110-50093925	Fire Department Special Projects Accreditation	\$ 5,000		\$ 5,000
110-8191430	Elections - Election Clerks	\$ 70,543	\$ 33,712	\$ 74,173
TOTAL FUND 110 GENERAL FUND				\$ 79,173

The carryovers will fund the Fire Department accreditation project and will carryover election funds to the 2020 elections.

TOTAL ALL FUNDS	\$ 6,553,422
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2019 PROJECT RESERVATIONS AND FUND CARRYOVERS TO MODIFY THE 2020 BUDGET

NON-LAPSING FUNDS

In addition to the above carryovers the following funds are considered non-lapsing and committed:

121 Grants Fund	150 Capital Improvement Fund
122 HUD Mortgage Program Fund	151 Room Tax Fund
123 DLAD Mortgage Program Fund	152 Public Access Fund
124 HCRI Fund	153 Recycling Fund
125 Economic Development Fund	157 OJJDP Grant Fund
126 Federal Rental Rehabilitation Fund	158 Brownfield Grant Fund
127 WRRP Rehabilitation Fund	161 Water Utility Fund
128 Holtz Krause Clean Up Fund	163 Sewer Utility Fund
129 Hazardous Materials Funds	164 WATS Fund
130 Debt Service Fund	165 Parking Fund
132 Home Grant Fund	166 Airport Fund
133 Home Program Income Fund	167 Animal Control Fund
134 Home Rental Rehab Fund	170 Motor Pool Fund
135 Home Administration Fund	171 Insurance Fund
136 Neighborhood Stabilization Fund	173 Employee Benefits Fund
137 WRRP Administration Fund	174 EMS Grant Fund
138 Housing Stock Improvement Fund	175 Employee HRA Fund
141 Tax Increment District Number Three Fund	176 Rental Licensing Fund
143 Tax Increment District Number Five Fund	177 400 Block Fund
144 Tax Increment District Number Six Fund	180 Cemetery Trust Fund
145 Tax Increment District Number Seven Fund	181 Other Trust Fund
146 Tax Increment District Number Eight Fund	186 Incubator Fund
147 Tax Increment District Number Nine Fund	180's and 800's All Trust and Agency Fund
148 Tax Increment District Number Ten Fund	
149 Tax Increment District Number Eleven Fund	
241 Tax Increment District Number Twelve Fund	

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE FINANCE COMMITTEE

Approving the 2019 budget modification for the Recycling, Parking and Airport Fund

Committee Action: Approved 5-0

Fiscal Impact: \$315,000

File Number: 18-1109

Date Introduced: April 14, 2020

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☐ No ☒	
	<i>Included in Budget:</i>	Yes ☐ No ☒	<i>Budget Source: General Fund Transfer</i>
	<i>One-time Costs:</i>	Yes ☒ No ☐	<i>Amount: \$315,000</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☒	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐ No ☒	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> ☐ <i>Debt</i> ☐ <i>Funds on Hand</i> ☐ <i>Interfund Loan</i> ☐		

RESOLUTION

WHEREAS, the Recycling Fund was established to account for curb side recycling collection, yard waste site operations and leaf collection, and

WHEREAS, the Airport Fund was established to account for the Wausau Airport operations, and

WHEREAS, the Parking Fund was established to account for Parking operations for the City, and

WHEREAS, the preliminary 2019 financial results reveal these funds operated at deficits in 2019; and

WHEREAS, the General Fund preliminary financial results indicate a surplus of approximately \$1 million; and

WHEREAS, the Finance Committee has reviewed and recommends the following 2019 budget modification and related fund transfer to cover these deficits:

From:	110-25099290	General Fund – Transfer to Recycling Fund	\$ 65,000
To:	153-153089210	Recycling Fund – Transfer from General Fund	\$ 65,000
From:	110-25099260	General Fund – Transfer to Airport Fund	\$ 50,000
To:	166-90089210	Airport Fund – Transfer from General Fund	\$ 50,000
From:	110-25099260	General Fund – Transfer to Airport Fund	\$200,000
To:	165-120189210	Parking Fund – Transfer from General Fund	\$200,000

NOW, THEREFORE, BE IT RESOLVED, that the proper city officials modify the budget as presented above and publish the budget modification in the official city newspaper.

Approved:

Robert B Mielke, Mayor

FINANCE COMMITTEE

Date and Time: Tuesday, March 24 2020 @ 5:30 pm., Council Chambers

Members Present *In person*: Nutting, Lawrence, and Smith. *By WebEx*: Rasmussen and Martens.

Others Present: Groat, Jacobson, Mielke, Klein, Hanson, Goede, Van Krey, Gisselman, K. Sorenson

Discussion and possible action transfer of funds 2019 budget

Groat explained there are three funds that operate separately but are reliant on general property taxes: the Recycling Fund, the Airport Fund, and the Parking Fund. Each one of those did not perform and had deficits at the end of 2019. The Recycling Fund had a deficit of \$66,000; the Airport Fund had a deficit of \$50,000; and the Parking Fund had a deficit of approximately \$130,000. She recommended transferring money from the General Fund, since it made a profit of nearly \$1 million this year, to cover those deficits. She reviewed the additional expenses the funds incurred to cause the deficits.

Motion by Nutting, second by Smith to approve the transfer of funds. Motion carried 5-0.



TO: FINANCE COMMITTEE

FROM: MARYANNE GROAT

DATE: March 19, 2020

RE: 2019 BUDGET MODIFICATION RECYCLING FUND AND AIRPORT FUND

Recycling Fund

The Recycling Fund finished the year with a deficit of \$66,000 as noted on the attached spreadsheet. The two significant overages were motor pool charges and personnel costs. I am recommending that we transfer \$66,000 from the General Fund 2019 profit to cover the deficit. The City did expand leaf pick up in 2019 which likely contributed to the increase cost. As you can see our 2019 experience is significantly different than 2018. I believe 2018 activity was curtailed due to the early onset of winter.

In looking at the 2020 budget we will likely be underfunded again. I will be working with Public Works to update these numbers and bring a budget modification for finance consideration.

Airport Fund

The Airport Fund finished the year with a deficit of \$50,000 as noted on the attached spreadsheet. The airport experienced higher than expected maintenance costs. The airport has a number of aging facilities and the hangars require regular maintenance. In addition, the airport also experienced higher costs due to the bad winter. I am recommending that we transfer \$50,000 from the 2019 General Fund profit to cover the deficit.

In looking at the 2020 budget it appears we are anticipating a \$28,451 loss which is improved from 2019 but should still be reviewed. Unfortunately COVID-19 may impact revenues which could increase the shortfall. I will be working with the airport manager to evaluate the 2020 budget.

RECYCLING FUND

	2015 Actuals	2016 Actuals	2017 Actuals	2018 Actuals	2019 Budget	2019 Actuals	2020 Budget
PERSONAL SERVICE	77,809	109,561	101,170	90,901	103,450	115,383	117,202
CONTRACTUAL SERVICES							
920.0200 - MOTOR POOL CHARGES	154,047	184,138	173,261	122,081	150,000	208,746	125,000
920.0210 - PROFESSIONAL SERVICES	9	43	32	29	47	31	50
920.0220 - UTILITY SERVICES	293	421	411	135	206	193	210
920.0240 - REPAIR & MAINT SERVICES-OTHER	5,440	12,237	35,793	37,733	36,000	38,907	38,000
920.0290 - CURBSIDE RECYCLING	435,844	373,661	377,137	386,626	395,000	394,732	404,000
SUPPLIES & EXPENSE	15,132	17,256	26,422	16,405	15,941	9,211	16,645
FIXED CHARGES	9,000	9,000	9,000	9,000	10,000	9,000	10,500
TOTAL EXPENSES	697,573	706,317	723,227	662,910	710,644	776,203	711,607
GENERAL PROPERTY TAXES	517,275	462,165	487,763	517,451	562,744	562,744	564,007
INTERGOVERNMENTAL GRANTS & AID	147,736	147,652	147,041	147,017	147,000	147,177	147,000
MISCELLANEOUS REVENUE	765	482	1,185	848	900	936	600
OTHER FINANCING SOURCES	30,262	95,000	73,000	20,000			
	696,038	705,298	708,989	685,316	710,644	710,857	711,607
					Shortfall	65,346	

Wausau:Budget_Wausau
All Activity
All Year
Total
All DAC
All Department
160.166.130 - AIRPORT

	2015 Actuals	2016 Actuals	2017 Actuals	2018 Actuals	2019 Budget	2019 Actuals	2020 Budget
910 - PERSONAL SERVICE	19,265	21,413	17,407	28,516	7,209	22,340	35,216
920 - CONTRACTUAL SERVICES							
920.0200 - MOTOR POOL CHARGES	7,616	14,562	12,980	17,731	15,000	20,012	22,000
920.0210 - PROFESSIONAL SERVICES	73,852	75,349	72,212	80,206	84,600	80,083	81,600
920.0220 - UTILITY SERVICES	47,760	41,929	42,010	46,216	61,750	46,964	52,500
920.0230 - REPAIR & MAINT-STREETS	20,836	9,422	19,738	18,523	28,500	27,517	22,000
920.0240 - REPAIR & MAINT SERVICES-OTHER	55,487	47,260	37,270	51,044	56,000	67,872	55,700
920.0290 - CONTRACTUAL SERVICES-OTHER	0	1,800	1,775	1,810	1,800	2,614	1,820
930 - SUPPLIES & EXPENSE	11,661	13,772	16,099	17,465	9,850	19,362	14,625
950 - FIXED CHARGES	13,564	14,627	15,558	15,575	15,740	16,102	15,990
990 - OTHER FINANCING USES	0	0	9,624	0			
990.0920 - TRANSFERS TO OTHER FUNDS	0	0	9,624	0			
	250,041	240,133	254,296	277,085	280,449	302,866	301,451
840 - GENERAL PROPERTY TAXES	80,000	80,000	90,000	94,000	101,000	101,000	125,000
845 - PUBLIC CHARGES FOR SERVICES	19,556	19,314	18,052	35,374	17,000	23,906	32,000
848 - MISCELLANEOUS REVENUE	120,874	124,111	125,861	128,005	101,250	128,551	116,000
849 - OTHER FINANCING SOURCES	40,155		0	40,000			
	260,585	223,425	233,913	297,379	219,250	253,457	273,000
					SHORTFALL	49,409	28,451

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE FINANCE COMMITTEE

Authorizing Proper City Official(s) to apply for and borrow from the Board of Commissioners of Public Lands of Wisconsin a State Trust Fund Loan not to exceed \$2,986,000 for the purpose financing street improvements and Riverside Park trail, road and seawall.

Committee Action: Approved 5-0

Fiscal Impact \$2,986,000 Loan amount. The annual debt retirement is approximately \$642,750. Interest expense over the life of the issue is approximately \$227,750

File Number: 20-0409

Date Introduced: April 14, 2020

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☐ No ☒	
	<i>Included in Budget:</i>	Yes ☒ No ☐	<i>Budget Source: Tax Increment District Number Six</i>
	<i>One-time Costs:</i>	Yes ☒ No ☐	<i>Amount: \$2,986,000</i>
	<i>Recurring Costs:</i>	Yes ☒ No ☐	<i>Amount: To be determined upon final amortization schedule from state</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☒ No ☐	<i>Amount \$2,986,000 Annual Retirement \$642,750</i>
	<i>TID Financed:</i>	Yes ☒ No ☐	<i>Amount: \$2,986,000 plus interest</i>
	<i>TID Source: Increment Revenue ☒ Debt ☐ Funds on Hand ☐ Interfund Loan ☐</i>		

RESOLUTION

WHEREAS, by the provisions of Sec. 24.66 of the Wisconsin Statutes, all municipalities may borrow money for such purposes in the manner prescribed, and,

WHEREAS, by the provisions of Chapter 24 of the Wisconsin Statutes, the Board of Commissioners of Public Lands of Wisconsin is authorized to make loans from the State Trust Funds to municipalities for such purposes. (Municipality as defined by Sec. 24.60(2) of the Wisconsin Statutes means a town, village, city, county, public inland lake protection and rehabilitation district, town sanitary district created under Sec. 60.71 or 60.72, metropolitan sewerage district created under Sec. 200.05 or 200.23, joint sewage system created under Sec. 281.43(4), school district or technical college district.),

WHEREAS, your Finance Committees have reviewed and recommend the proposed State Trust Fund Loan financing for capital improvements;

NOW THEREFORE BE IT RESOLVED, that the City of Wausau, in the County of Marathon, Wisconsin, borrow from the Trust Funds of the State of Wisconsin the sum of Two Million Nine Hundred Eighty Six Thousand and 00/100 Dollars (\$2,986,000.00) for the purpose of financing street improvements and Riverside Park trail, road and seawall and no other purpose.

BE IT FURTHER RESOLVED, the loan is payable within 5 years from the 15th day of March preceding the date the loan is made. The loan will be repaid in annual installments with interest at the rate of 2.50 percent per annum from the date of making the loan to the 15th day of March next and thereafter annually as provided by law.

BE IT FURTHER RESOLVED, that there be raised and there is levied upon all taxable property, within the City of Wausau, in the County of Marathon, Wisconsin, a direct annual tax for the purpose of paying interest and principal on the loan as they become due.

BE IT FURTHER RESOLVED, that no money obtained by the city of Wausau by such loan from the state be applied or paid out for any purpose except financing street improvements and Riverside Park trail, road and seawall without the consent of the Board of Commissioners of Public Lands, and

BE IT FURTHER RESOLVED, that in case the Board of Commissioners of Public Lands of Wisconsin agrees to make the loan, that the Mayor and clerk of the City of Wausau, in the County of Marathon, Wisconsin, are authorized and empowered, in the name of the city to execute and deliver to the Commission, certificates of indebtedness, in such form as required by the Commission, for any sum of money that may be loaned to the city pursuant to this resolution. The mayor and clerk of the city will perform all necessary actions to fully carry out the provisions of Chapter 24, Wisconsin Statutes, and these resolutions.

BE IT FURTHER RESOLVED, this preamble and these resolutions and the aye and no vote by which they were adopted, be recorded, and that the clerk of this city forward this certified record, along with the application for the loan, to the Board of Commissioners of Public Lands of Wisconsin.

Approved:

Robert B. Mielke, Mayor

FINANCE COMMITTEE

Date and Time: Tuesday, March 24 2020 @ 5:30 pm., Council Chambers

Members Present *In person*: Nutting, Lawrence, and Smith. *By WebEx*: Rasmussen and Martens.

Others Present: Groat, Jacobson, Mielke, Klein, Hanson, Goede, Van Krey, Gisselman, K. Sorenson

Discussion and possible action authorizing a Board of Commissioners of Public Lands State Trust Fund Loan in the amount of \$2,986,000 for five years at 2.50%

Groat explained each year the city typically does a borrowing and the timing can vary depending on whether it is a good time to enter the market or may be dependent on receipt of information on a particular construction project. Although normally it wouldn't be before May, the TID #6 expenditure period ends May 10th and the debt needs to be issued before then in order to have the interest be an eligible cost. She indicated she spoke with the financial advisors who are currently recommending holding off on borrowing because of the volatile financial markets, however, we can't afford to hold off due to this looming expenditure period for TID #6. Groat stated the State Trust Fund currently is offering a five year issue at 2.5% with no closing costs and no complications with early refinancing. The financial advisors are therefore recommending the State Trust Fund for the five year issue refinance after looking at all of the other projects for 2020 or even in future years if they so choose.

Groat indicated she filled out an application for an application to the Commissioner of Public Lands to get the process rolling, but there is no obligation for the city to enter into this. If the Finance Committee should approve it would go to the April 14th Council meeting. The projects that would be funded were the Riverside Park Trail road and seawall; the Westside Streetscape; tree planting; street improvements; and Cedar Street.

Motion by Nutting, second by Smith to authorizing the State Trust Fund Loan for \$2,986,000. Motion carried 5-0.



TO: FINANCE COMMITTEE

FROM: MARYANNE GROAT

DATE: March 19, 2020

RE: State Trust Fund Loan

Tax Increment District Six expenditure period ends May 10, 2020. The 2020 budget anticipated \$2,986,000 of additional projects to be funded with the issuance of debt.

<u>2020</u>	
Riverside Park Trail, Road and Seawall	\$1,500,000
Westside Streetscape	\$225,000
Tree Planting	\$130,000
Street Improvements	\$190,000
Cedar Street 7th to 14th Avenue	<u>\$941,000</u>
	\$2,986,000

The debt issue and construction contracts need to be executed prior to the May 10, 2020 date. We are on target with our bidding processes and are confident that construction contracts will be executed timely.

The financial markets have experienced high levels of volatility these past few weeks due to the uncertainty generated by COVID-19. Our financial advisor recommends delay of competitive sale until the summer. The State Trust Fund loan rate for a five year issue is 2.50% with no closing costs. The City can refinance at any time.

I recommend approval of a State Trust Fund Loan in the amount of \$2,986,000 with a loan term of 5 years. The approval would be considered by Council on April 14th, 2020.

The Loan application and TID 6 cash flow statement are attached.



Douglas La Follette, *Secretary of State*
Sarah Godlewski, *State Treasurer*
Joshua L. Kaul, *Attorney General*

101 E. Wilson Street
2nd Floor
PO Box 8943
Madison, WI 53708-8943

608 266-1370 INFORMATION
608 266-0034 LOANS
608 267-2787 FAX
bcpl.wisconsin.gov

Jonathan Barry, *Executive Secretary*

BCPL Loan Application Request Form Municipal General Obligation Loan

Date 3/18/2020

Municipality City of Wausau County Marathon
Include type of municipality (e.g. Town of Lake Tomahawk)

Municipal Mailing Address 407 Grant Street Wausau WI 54403

Overnight Mail Address _____
If different from above (no P.O. Box)

Head of Municipality Mayor Robert B Mielke Phone (w) 715-261-6800
Mailing Address 407 Grant Street (h) _____
Wausau WI 54403 (c) _____
Email robert.mielke@ci.wausau.wi.us

Municipal Clerk Leslie Kremer Phone (w) 715-261-6622
Mailing Address 407 Grant Street (h) _____
Wausau WI 54403 (c) _____
Email leslie.kremer@ci.wausau.wi.us

Finance Dir/Treasurer Maryanne Groat Phone (w) 715-261-6645
Mailing Address 407 Grant Street (h) _____
Wausau WI 54403 (c) 715-370-0018
Email mgroat@ci.wausau.wi.us

Financial Advisor/Firm Ehlers Phone (w) 262-796-6161
Email pccosson@ehlers-inc.com (c) _____

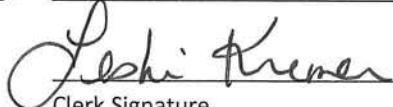
Loan Purpose Street Improvements and Riverside park trail, road and seawall

Loan Amount \$ 2,986,000

Loan Term 5 Years

Estimated Date Funds Needed: 06/01/2020

Dates of Next Two Board/Council Meetings: March 24, 2020 and April 14, 2020


Clerk Signature

<u>2020</u>	
Thomas Street wrap up	\$462,059
Riverside Park Trail, Road and Seawall	\$1,500,000
Westside Streetscape	\$225,000
Tree Planting	\$130,000
Street Improvements	\$190,000
Cedar Street 7th to 14th Avenue	<u>\$941,000</u>
	\$3,448,059

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

**JOINT RESOLUTION OF THE ECONOMIC DEVELOPMENT
AND FINANCE COMMITTEES**

Approving tax increment financing incentives not to exceed 10% of new construction value for proposed multifamily residential units as part of a major redevelopment of the existing Plaza Hotel site at 201 N 17th Avenue and related budget modification.

Committee Action: ED: Approved 4-1
FIN: Approved 5-0

Fiscal Impact: \$900,000 for Phase 1; \$800,000 for Phase 2 of the multifamily residential development

File Number: 20-0410

Date Introduced: April 14, 2020

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☐ No ☒	
	<i>Included in Budget:</i>	Yes ☐ No ☒	<i>Budget Source: TID #8</i>
	<i>One-time Costs:</i>	Yes ☒ No ☐	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☒ No ☐	<i>Amount: \$450,000 Annual Retirement: \$52,500</i>
	<i>TID Financed:</i>	Yes ☒ No ☐	<i>Amount: \$450,000</i>
	<i>TID Source: Increment Revenue ☒ Debt ☒ Funds on Hand ☐ Interfund Loan ☐</i>		

RESOLUTION

WHEREAS, the City of Wausau has a long track record of successful public-private partnerships to facilitate quality redevelopment activities that increase economic benefits to the City of Wausau and further economic development goals; and

WHEREAS, the Plaza Hotel has needed renovation and redevelopment, having gone through foreclosure and seen a lack of investment for many years; and

WHEREAS, the owner has presented a proposal to renovate part of the hotel, and sell the rest for its redevelopment into other complimentary uses; and

WHEREAS, the redevelopment of the Plaza Hotel site:

- Would not occur without the financial assistance from the City of Wausau financed from Tax Increment District Number Eight.
- That the financial assistance will be supported by a development agreement and other related documents signed by the developer.

- That the development incentives and developer payments are eligible expenses under the tax increment financing laws.
- That the redevelopment of the existing Plaza Hotel site furthers the purposes of tax increment financing and the objectives of Tax Increment District Number Eight.
- That development incentives were listed as project plan costs within the Tax Increment District Eight Project Plans.
- That the incentive to the developer is necessary and convenient to effectuate the purposes for which Tax Increment District Number Eight were created.
- That the City will initiate and/or complete a Project Plan amendment to add this property to the district's boundaries.
- That redevelopment of the Plaza Hotel site is in the best interest of the City and its residents in accordance with the public purpose and conditions of applicable state and local laws and the standards under which the tax increment district was undertaken and implemented; and

WHEREAS, the following budget modification is required to fund the developer incentives:

Increase 148-348497200	TID 8 Developer Incentives	\$450,000
Increase 148-351289120	TID 8 Debt Proceeds	\$450,000

NOW, THEREFORE, BE IT RESOLVED, the Wausau Common Council approves tax increment financing incentives not to exceed 10% of new construction value for the construction of proposed multifamily residential units with a minimum construction value of \$17,000,000 in substantial conformance with the plans presented and the term sheet herein; and

BE IT FURTHER RESOLVED, that the Wausau Common Council approves the Mayor and other proper city officials to execute development agreements and loan documents in substantial conformance with the proposal and term sheet herein for the development of the proposed multifamily residential units; pursue debt financing and publish any required budget modifications to facilitate said grants and reverse increment payments.

Approved:

Robert B. Mielke, Mayor

Plaza Hotel Multifamily Redevelopment Term Sheet

The Developer shall construct a residential multifamily development with a minimum construction value of \$17,000,000 on the site.

- Phase 1 of the residential multifamily building shall commence before December 31, 2020 and complete the project before December 31, 2022; subject to final site plan, zoning approvals, and tax increment district amendments.
- Phase 2 of the residential multifamily building shall commence before December 31, 2022 and complete the project before December 31, 2023; subject to final site plan, zoning approvals, and tax increment district amendments.

The City shall provide the Developer a \$450,000 grant towards site improvements and the demolition of existing ballroom, pool and motel areas of the existing Plaza Hotel as part of Phase 1 residential multifamily construction.

The City shall provide the Developer 50% of available increment annually for 5 years not to exceed \$450,000 as part of Phase 1 of the residential multifamily redevelopment.

The City shall provide the Developer 70% of available increment annually for 7 years not to exceed \$800,000 as part of Phase 2 of the residential multifamily redevelopment.

JOINT FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE

Date and Time: Wednesday, April 8, 2020 at 5:15 p.m., Council Chambers

Economic Development Committee Members Present: Tom Neal (c), Gary Gisselman, Lisa Rasmussen
Patrick Peckham and Michael Martens

Finance Committee Members Present: Lisa Rasmussen (c), Linda Lawrence, Michael Martens, David
Nutting and Dennis Smith

Others Present: MaryAnne Groat, Anne Jacobson, Brad Lenz, Robert Mielke, Chris
Schock, Tammy Stratz and Michelle Van Krey

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily
Herald in the proper manner.

The Economic Development Committee meeting was called to order by Neal at 5:22 p.m.

The Finance Committee meeting was called to order by Rasmussen at 5:22 p.m.

#3 Discussion and Possible Action on the tax increment financing request for the demolition and proposed multifamily residential project at part of the current Plaza Hotel at 201 N 17th Ave.

Rasmussen supports this request because despite the increase in housing developments recently the city
is still in need of more housing to meet the demand. Nutting agrees and notes that this development
would be on the bus line which is a bonus.

Smith shared concerned about the project and the possible price of the apartments and the ability to fill
them at those prices.

Rolly Lokre, the developer, shared that developments like this take a risk like Smith said but that their
research has shown that the market is underserved in Wausau and there is a need for more apartments.
Within this development there will be a variety of rental price ranges but all still high end in nature. Units
would also range in size from 1-3 bedrooms.

Lawrence asked Schock to expand on the 'but for' nature of this project. Schock explained that this
project cannot happen unless the blighted, ballroom portion of the Plaza Hotel is demolished which is not
able to be renovated due to its poor condition.

*ED Committee: Motion by Rasmussen, second by Peckham to accept the request. Motion passed 4-1 with
Gisselman being the no vote.*

Finance Committee: Motion by Nutting, second by Lawrence to accept the request. Motion passed 5-0.

**RESOLUTION OF THE ECONOMIC DEVELOPMENT
AND FINANCE COMMITTEES**

Approving a \$190,000 loan and one year of reverse tax increment financing incentive for the major renovation of the Plaza Hotel at 201 N 17th Avenue and related budget modification.

Committee Action: ED: Approved 5-0
Finance: Approved 5-0

Fiscal Impact: \$190,000 loan and an approximately \$50,000 reverse TIF payment

File Number: 20-0410

Date Introduced: April 14, 2020

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☐ No ☒	
	<i>Included in Budget:</i>	Yes ☐ No ☒	<i>Budget Source: TIF #8</i>
	<i>One-time Costs:</i>	Yes ☒ No ☐	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☒ No ☐	<i>Amount: \$190,000</i> <i>Annual Retirement \$22,500</i>
	<i>TIF Financed:</i>	Yes ☒ No ☐	<i>Amount: \$190,000</i>
	<i>TIF Source: Increment Revenue ☒ Debt ☒ Funds on Hand ☐ Interfund Loan ☐</i>		

RESOLUTION

WHEREAS, the City of Wausau has a long track record of successful public-private partnerships to facilitate quality redevelopment activities that increase economic benefits to the City of Wausau and further economic development goals; and

WHEREAS, the Plaza Hotel has needed renovation and redevelopment, having gone through foreclosure and seen a lack of investment for many years; and

WHEREAS, the owner has presented a proposal to renovate part of the hotel, and sell the rest for its redevelopment into other complimentary uses; and

WHEREAS, the redevelopment of the Plaza Hotel:

- Would not occur without the financial assistance from the City of Wausau financed from Tax Increment District Number Eight.
- That the financial assistance will be supported by a development agreement and other related documents signed by the owners and developers of the existing hotel and new proposed developments.

- That the development incentives such as loans and developer payments are eligible expenses under the tax increment financing laws.
- That the redevelopment of the existing Plaza Hotel furthers the purposes of tax increment financing and the objectives of Tax Increment District Number Eight.
- That the development incentives were listed as project plan costs within the Tax Increment District Eight Project Plans.
- That the City's developer incentive to the developer is necessary and convenient to effectuate the purposes for which Tax Increment District Number Eight were created.
- That the City will initiate a Project Plan amendment to add this property to the district's boundaries.
- That redevelopment of the Plaza Hotel is in the best interest of the City and its residents in accordance with the public purpose and conditions of applicable state and local laws and the standards under which the tax increment district was undertaken and implemented; and

WHEREAS, the following budget modification is required to fund the developer incentives:

Increase 148-348497200 TID 8 Developer Incentives	\$190,000
Increase 148-351289120 TID 8 Debt Proceeds	\$190,000

NOW, THEREFORE, BE IT RESOLVED, that the Wausau Common Council approves a \$190,000 loan for the \$1,400,000 renovation of the existing 'tower' area of the Plaza Hotel and approves one year of reverse TIF increment revenue not to exceed \$50,000 to support the hotel's major renovation; and

BE IT FURTHER RESOLVED, that the Wausau Common Council approves the Mayor and other proper city officials to execute development agreements and loan documents in substantial conformance with the proposal and term sheet herein for the renovation of the hotel; pursue debt financing and publish any required budget modifications to facilitate said loan and incentive payment.

Approved:

Robert B. Mielke, Mayor

Plaza Hotel Renovation Term Sheet

The Hotel Owner shall divide the property into at least 3 lots to facilitate the redevelopment of 2 parcels and the renovation of the remaining existing hotel parcel.

The Hotel Owner shall invest a minimum construction value of \$1,400,000 for the renovation of the existing 'tower' portion of the hotel and shall commence construction before December 31, 2020.

The City shall provide a loan in the amount \$190,000 to the Hotel Owner for the renovation of the existing 'tower' portion of the hotel.

The City shall provide the Hotel Owner 100% of one (1) year of available increment associated with the newly created hotel parcel not to exceed \$50,000.

JOINT FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE

Date and Time: Wednesday, April 8, 2020 at 5:15 p.m., Council Chambers

Economic Development Committee Members Present: Tom Neal (c), Gary Gisselman, Lisa Rasmussen
Patrick Peckham and Michael Martens

Finance Committee Members Present: Lisa Rasmussen (c), Linda Lawrence, Michael Martens, David
Nutting and Dennis Smith

Others Present: MaryAnne Groat, Anne Jacobson, Brad Lenz, Robert Mielke, Chris
Schock, Tammy Stratz and Michelle Van Krey

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily
Herald in the proper manner.

The Economic Development Committee meeting was called to order by Neal at 5:22 p.m.

The Finance Committee meeting was called to order by Rasmussen at 5:22 p.m.

#2 Discussion and Possible Action on a Commercial Rehabilitation Loan application and tax increment financing request for the renovation of the tower portion of the Plaza Hotel at 201 N 17th Ave.

Schock explained that this is a multi-based redevelopment proposal which would divide the Plaza Hotel
lot into three lots. The northern lot would be sold for redevelopment, the tower portion of the hotel
would be remodeled and the ballroom/pool area of the hotel would be demolished and sold to a multi-
family housing developer, Lokre Company. There are two agenda items but it is important to note that
they have to move in tandem since the sale of the property is part of the equity to be able to renovate
the hotel.

Rasmussen spoke in support of the project, noting that the Plaza Hotel has been in need of repair for a
long time and if the hotel is updated and rebranded we could see an uptick in room tax dollars because
reservations will most likely increase.

ED Committee: Motion by Peckham, second by Rasmussen to accept application. Motion passed 5-0.

Finance Committee: Motion by Nutting, second by Smith to accept the application. Motion passed 5-0.

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

**JOINT RESOLUTION OF THE ECONOMIC DEVELOPMENT
AND FINANCE COMMITTEES**

Approving the acquisition of 1407 N Second Street from Marathon County and Related Budget Modification.

Committee Action: ED: Approved 5-0

FIN: Approved 3-2

Fiscal Impact: Approximately \$22,117

File Number: 19-1109

Date Introduced: April 14, 2020

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☐ No ☒	
	<i>Included in Budget:</i>	Yes ☐ No ☒	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes ☒ No ☐	<i>Amount: \$22,117</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☒	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐ No ☒	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☒ No ☐	<i>Amount:</i>
	<i>TID Source: Increment Revenue ☒ Debt ☐ Funds on Hand ☐ Interfund Loan ☐</i>		

WHEREAS, the City of Wausau has a long and successful history of redeveloping problem and blighted properties to add significant new taxable growth; and,

WHEREAS, the City, in connection with the Department of Public Works can demolish the blighted home which is a major blight on the neighborhood and make the lot ready for redevelopment/resale; and,

WHEREAS, the City has encouraged the County to move forward with the foreclosure particularly on this site through the City's Problem Property Task Force; and,

WHEREAS, the County is now in receipt of the property and has completed an appraisal of the property for \$10,000 and noted an over \$12,000 delinquent utility charge on the property.

WHEREAS, the parcel is located within Tax Increment District Number Three and blight elimination and land acquisition are included within the Project Plan; and

WHEREAS, the following budget modification is necessary for the purchase:

Increase: 141-342798210 Land Acquisition \$22,117.70

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Wausau hereby approves the acquisition of 1407 N Second Street for the purchase price of \$22,117.70 which includes the appraised value and delinquent utility charges.

BE IT FURTHER RESOLVED that the appropriate City officials are hereby authorized and directed to execute the necessary real estate documents for the purchase.

BE IT FURTHER RESOLVED, that the proper city officials modify the budget as presented above and publish the budget modification in the official city newspaper.

Approved:

Robert B. Mielke, Mayor

ECONOMIC DEVELOPMENT COMMITTEE

Date and Time: Thursday, March 19, 2020 at 5:15 p.m., Council Chambers

Members Present: Tom Neal (c), Gary Gisselman, Patrick Peckham and Michael Martens

Members Absent: Lisa Rasmussen

Others Present: MaryAnne Groat, Anne Jacobson, Brad Lenz, Robert Mielke, Chris Schock, Dave Nutting and Michelle Van Krey

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner.

The Economic Development Committee meeting was called to order by Neal at 5:15 p.m.

#2 Discussion and Possible Action on the acquisition of county-owned foreclosed property at 1407 N 2nd St.

Schock explained that the Community Development Department has expressed interest to the county for the blighted property at 1407 N 2nd St. The department has a couple different fund options available for this acquisition. Peckham asked if there were any other financial obligations tied to the property. Schock confirmed that the property was appraised at \$10,000 and had a delinquent utility bill of \$12,000 which the county paid when they acquired the property making the cost to acquire the property approximately \$22,000. Gisselman supports the acquisition of this property but expressed concern over the plan for Aedifix Holdings (Blenker) to put a 2 unit development on that lot.

Motion by Peckham, second by Gisselman to direct staff to pursue negotiations with the county to acquire the property. Motion passed 4-0.

FINANCE COMMITTEE

Date and Time: Tuesday, March 24 2020 @ 5:30 pm., Council Chambers

Members Present *In person*: Nutting, Lawrence, and Smith. *By WebEx*: Rasmussen and Martens.

Others Present: Groat, Jacobson, Mielke, Klein, Hanson, Goede, Van Krey, Gisselman, K. Sorenson

Discussion and Possible Action on the acquisition of county-owned foreclosed property at 1407 N 2nd St.

Rasmussen stated this blighted property was considered and approved by the ED Committee for acquisition and demolition.

Smith stated the property is assessed at \$10,000 and there is a \$12,000 utility bill. He indicated he could support \$10,000 for the property, but did not feel the city should pay the utility bill. Groat explained in the fall when they are getting ready to prepare tax bills, if someone has a delinquent utility bill it is placed on the tax bill as a special charge. If the whole tax bill is not paid by July 31st the county pays the city for that outstanding bill including the outstanding delinquent utilities that were placed on that bill.

Lawrence questioned why the city was buying the property instead of Blenker, the developer who is going to use it. Chris Schock stated the city does not necessarily have to sell it to Blenker, although they are making a proposal in that area and would use the lot. He indicated they could use blight clearance funds or TIF district funds to remove the building and either sell or give away the lot for new development. We incentivize the lot by selling it below what we pay for it in order to get a much larger project completed that is much more valuable. He noted it could go to auction for anyone to buy, but we try to purchase strategic properties to ensure it goes to a project that adds value.

Motion by Lawrence to offer to purchase for \$16,000 from the county. Motion died for lack of a second. Smith questioned if it will cost the city more to demolish the property. Schock stated they will use Community Development blight funds to demolish the building.

Motion by Nutting, second by Martens to approve the acquisition of 1407 N 2nd St as proposed for \$22,000. Motion carried 3-2. (*Smith and Lawrence were the dissenting votes.*)

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

**JOINT RESOLUTION OF THE ECONOMIC DEVELOPMENT
AND FINANCE COMMITTEES**

Approving the sale of 180 E Wausau Ave. for the establishment of the Wausau Barrel House- a cannery, barrel aging facility, kitchen incubator and tasting room and related Budget Modification.

Committee Action: ED: Approved 5 – 0

FIN: Approved 5-0

Fiscal Impact: Loan in the amount of \$350,000
+\$40,000 in sale proceeds

File Number: 20-0405

Date Introduced: April 14, 2020

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☐ No ☒	
	<i>Included in Budget:</i>	Yes ☐ No ☒	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes ☒ No ☐	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☒	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☒ No ☐	<i>Amount</i> \$350,000 <i>Annual Retirement</i> \$42,000
	<i>TID Financed:</i>	Yes ☒ No ☐	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> ☐ <i>Debt</i> ☒ <i>Funds on Hand</i> ☐ <i>Interfund Loan</i> ☐		

WHEREAS, the City of Wausau has a long and successful history of redeveloping problem and blighted properties to add significant new taxable growth; and,

WHEREAS, the City acquired this former truck warehouse in the relocation of Wausau Chemical to the Wausau Business Campus; and,

WHEREAS, the City's North Riverfront Vision Plan encourages a variety of diverse uses including new urban housing and entertainment/restaurant opportunities with enliven the area; and,

WHEREAS, the redevelopment of property is important and incorporated into plans for Tax Increment District Number Twelve establishing the following:

- That the effective redevelopment of the property would not occur without the financial assistance from the City of Wausau financed from Tax Increment District Number Twelve.
- That the financial assistance will be supported by a development agreement and other related documents signed by the chosen developer.
- That the sale of property and the redevelopment is an eligible expense under the tax increment financing laws.
- That the redevelopment of blighted and underutilized properties furthers the purposes of tax increment financing and the objectives of Tax Increment District Number Twelve.

- That the redevelopment of the property is in the best interest of the City and its residents in accordance with the public purpose and conditions of applicable state and local laws and the standards under which the tax increment district was undertaken and implemented.

WHEREAS, the following budget modification for Tax Increment District Number Twelve is necessary to facilitate the loan:

241-250197200	TID 12- Developer Incentives	Increase	\$	350,000
241-250089120	TID 12-Proceeds from Debt Issue	Increase	\$	350,000

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Wausau hereby approves the sale 180 East Wausau Ave for \$40,000 and approves a loan in the amount of \$350,000 for the renovation of the property.

BE IT FURTHER RESOLVED, that the appropriate City officials are hereby authorized to execute the necessary developer agreement, real estate documents for the purchase and publish any budget modifications required to fund said property acquisition.

Approved:

Robert B. Mielke, Mayor

ECONOMIC DEVELOPMENT COMMITTEE

Date and Time: Thursday, March 19, 2020 at 5:15 p.m., Council Chambers

Members Present: Tom Neal (c), Gary Gisselman, Patrick Peckham and Michael Martens

Members Absent: Lisa Rasmussen

Others Present: MaryAnne Groat, Anne Jacobson, Brad Lenz, Robert Mielke, Chris Schock, Dave Nutting and Michelle Van Krey

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner.

The Economic Development Committee meeting was called to order by Neal at 5:15 p.m.

#4 Discussion and Possible Action on the proposal received for 180 E Wausau Ave. (former Wausau Chemical truck warehouse)

Dan Weber, Timekeeper Distillery, and Lyn Kearns, Mosinee Brewing Company, shared a presentation of their proposal for Wausau Barrel House and Cannery at 180 E Wausau Ave. The proposed project would have a canning line, incubator kitchen, winery, event space, food truck stalls and storage for whiskey barrels among other things. The construction costs are estimated at \$990,000 to \$1.2 million and equipment costs are estimated at \$500,000.

Romey Wagner, manager of the Entrepreneurial & Education Center, spoke in strong support of this project and how it will benefit the community.

Guy Fredel, local attorney, spoke in support of the project while highlighting the success that Mosinee Brewing Company has had and the benefit this project will be providing to the community.

Schock explained that the department does not have the full amount they are asking for in the Commercial Rehab fund so the loan would have to come from TIF or a combination of the two.

Peckham asked if there were any environmental concerns. Schock indicated that when the Phase 1 was done on all Wausau Chemical properties this property had no concerns.

Gisselman questioned the availability for parking which Weber explained was ample for day to day operations of the business and that for large events the new lots near the Woodchucks Stadium could be used if there was not a conflict with a baseball game.

Motion by Gisselman, second by Peckham to support the proposal. Motion passed 4-0.

FINANCE COMMITTEE

Date and Time: Tuesday, March 24 2020 @ 5:30 pm., Council Chambers

Members Present *In person*: Nutting, Lawrence, and Smith. *By WebEx*: Rasmussen and Martens.

Others Present: Groat, Jacobson, Mielke, Klein, Hanson, Goede, Van Krey, Gisselman, K. Sorenson

Discussion and Possible Action on the proposal received for 180 E Wausau Ave. (former Wausau Chemical truck warehouse).

Rasmussen stated this project is known as The Barrel House and was approved by ED Committee.

Smith questioned what an incubator kitchen was. Dan Weber explained it is a general use kitchen for multiple for businesses to use, from caterers to food trucks. There are a lot of small businesses that can't afford their own kitchen space that would be able to use this mixed-use space. He indicated they would also add food truck stalls with water and power under the front patio. The food truck tenants can prep and make their food on site and bring it around to the front to serve quicker, higher quality food for people near the riverfront. There will also be outdoor seating.

Rasmussen commented the Entrepreneurial & Education Center has a similar shared kitchen space and have launched a number of successful businesses from it. She noted the director of EEC, Romey Wagner, appeared at ED Committee supporting this project as a way to launch new businesses in the area.

Smith questioned if it was going to be a \$350,000 loan that will be paid back with interest, not a grant. Schock stated it will come through the Community Development Commercial Rehab loan terms at 1.5 % interest. He stated we are only participating as a small portion of the total cost and the developers will have to obtain a primary lender. Their business plan will have to be approved by that lender.

Motion by Nutting, second by Lawrence to approve the proposal for 180 E Wausau Ave (Wausau Barrel House and Cannery). Motion carried 5-0.

Wausau Barrel House and Cannery Proposal.

The party of Dan and Kimm Weber along with Lyn Kearns would like formally request to purchase the current Wausau Chemical container washing building at 180 E Wausau Ave, Wausau, WI, 54403. Dan Weber is the project leader and be contacted at 3834 N. 14th St. Wausau, WI, 54403. Phone number 715-846-5189. Email dan@timekeeperdistillery.com

Dan and Kimm Weber of Timekeeper Distillery and Lyn Kearns of Mosinee Brewing Company want to purchase the soon to be empty Wausau Chemical container cleaning property at 180 E. Wausau Ave, Wausau, WI, in an attempt to create the Wausau Barrel House and Cannery. We believe there is an opportunity to fill the growing needs and demands for our current businesses while providing a unique opportunity for the Wausau community. This location could soon house a co-packing cannery, Wausau Winery, Incubator kitchen, 300 person indoor/outdoor event venue, and food truck stalls with out door seating. We believe that this location has the opportunity to help educate and incubate many small businesses that are growing or looking to start in an area with high foot traffic being located just off of the Wausau River front. Our research shows that there is a need for these services and amenities is this community along with a need for event space that can affordably host, weddings, meetings, concerts, expos, indoor markets, ect. We have spoken with a few existing businesses that have written letters of recommendations and intent to use the facility attached to this document.

We would like to purchase the land at 180 E. Wausau Ave, for \$40,000 as the land is assessed at \$37,500. After speaking with developers the current building would be difficult for any one business to occupy as the square footage and overhead would be difficult to afford. Any residential purpose would most likely need the building demolished to start with a fresh foundation and they would most likely ask that the city incurs this cost before they begin. WBHC would like the opportunity to repurpose the building to give many different businesses and individuals an affordable opportunity to incubate their ideas in a variety of ways. We have started to have conversations with Mcdevco and their continued education programs in entrepreneurship and business development. We believe a strong partnership with Mcdevco will help ensure long term sustainability for the Cannery, incubator kitchen, and food truck stalls by using their existing and continued business clients.

The project is estimated to cost 1.5 million with a vast majority of that being build out costs. We are forgoing any request for a tif grant as those are usually reserved for new business development, however we would like to ask for assistance in the form of a \$350,000 commercial renovation loan that would be strictly applied to utilities and infrastructure cost; such as electrical, plumbing, fire suppression and HVAC. These are a huge cost of the total build out and are a necessity for the success of this collaborative project. This help will expedite the process to get the building back on tax role with an increased value from the renovation.

CITY OF WAUSAU
COMMUNITY DEVELOPMENT DEPARTMENT



COMMERCIAL REHABILITATION PROGRAM APPLICATION

Please provide information on your proposed project. Your signature below indicates you or your firm's intent to apply for commercial rehabilitation program funding and that you have received a copy of the program guidelines. **Please return to Community Development with your check in the amount of \$50.00 for the application fee.**

Applicant name Dan Weber

Mailing Address 3824 N. 14th St, Wausau, WI

Phone # 715-846-589 SS#/FEIN# 387-02-9098

Name(s) Listed on Deed Dan Weber, ~~and~~ Lyn Kearn

Project Location 180 E. Wausau Ave

Property Mortgage Holder(s): Dan Weber, Lyn Kearn

Current Mortgage Amount: _____

Loan Amount Requesting ~~\$200,000~~ \$350,000

Scope of Work to be Undertaken: (attach contractor estimates and rendering of project)

Building renovation including but not limited to
electrical, plumbing, Fire suppression, HVAC, Flooring
interior + exterior finishing, concrete patio, incubator
Kitchen

Estimated Timeframe for Project Completion 2021

I certify that the information in this application is correct and accurate to the best of my knowledge.

[Signature]
Applicant

3/12/2020
Date

To be completed by staff:

Historic Landmarks Commission Review

Economic Development Committee Review

Signature _____ Date _____
☐ (Check box if reviewed)
☐ (Check box if recommendations)

Signature _____ Date _____
☐ (Check box if reviewed)
☐ (Check box if recommendations)

RESOLUTION OF THE ECONOMIC DEVELOPMENT AND FINANCE COMMITTEES

Authorizing the deferral of interest and principal payments on existing City-provided loans and ground lease payments due to the City of commercial properties and businesses for six (6) months to assist small businesses who request such during the COVID-19 pandemic emergency declaration.

Committee Action: ED: Approved 5-0
 FIN: Approved 5-0

Fiscal Impact: \$0 (loan interest will continue to accrue but no payments are due during deferment)

File Number: 20-0315

Date Introduced: April 14, 2020

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☒	No ☐	
	<i>Included in Budget:</i>	Yes ☐	No ☐	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes ☐	No ☐	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes ☐	No ☐	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐	No ☐	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐	No ☐	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐	No ☐	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☐	No ☐	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> ☐ <i>Debt</i> ☐ <i>Funds on Hand</i> ☐ <i>Interfund Loan</i> ☐			

RESOLUTION

WHEREAS, the COVID-19 pandemic has, and will continue to, have a profound impact on small businesses- especially those in the entertainment, restaurant, and craft economy sectors, and

WHEREAS, the City has a long and successful history of providing gap financing and low interest loans for the renovation of properties and directly support growth of small and craft economy businesses.

BE IT RESOLVED, by the Common Council of the City of Wausau that City staff is authorized to approve deferral of interest and principal payments on existing City-provided loans and ground lease payments due to the City on a case by case basis for six (6) months to assist small businesses who request said deferment during the COVID-19 pandemic emergency declaration.

Approved:

Robert B. Mielke, Mayor

ECONOMIC DEVELOPMENT COMMITTEE

Date and Time: Thursday, March 19, 2020 at 5:15 p.m., Council Chambers

Members Present: Tom Neal (c), Gary Gisselman, Patrick Peckham and Michael Martens

Members Absent: Lisa Rasmussen

Others Present: MaryAnne Groat, Anne Jacobson, Brad Lenz, Robert Mielke, Chris Schock, Dave Nutting and Michelle Van Krey

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner.

#3 Discussion and Possible Action on supporting the Low Income Housing Tax Credit application by Gorman Company for the renovation of the Landmark Apartments.

Schock shared that Gorman Company has reapplied to WHEDA for Low Income Housing Tax Credit (LIHTC) for the Landmark Apartments. This would be the largest LIHTC project in the City to date and would add affordable housing to the downtown area. The Community Development Authority has approved a loan to Gorman Company to compliment tax credits and financing to make this project happen.

Motion by Gisselman, second by Martens to support the application. Motion passed 4-0.

JOINT FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE

Date and Time: Wednesday, April 8, 2020 at 5:15 p.m., Council Chambers

Economic Development Committee Members Present: Tom Neal (c), Gary Gisselman, Lisa Rasmussen
Patrick Peckham and Michael Martens

Finance Committee Members Present: Lisa Rasmussen (c), Linda Lawrence, Michael Martens, David
Nutting and Dennis Smith

Others Present: MaryAnne Groat, Anne Jacobson, Brad Lenz, Robert Mielke, Chris
Schock, Tammy Stratz and Michelle Van Krey

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily
Herald in the proper manner.

The Economic Development Committee meeting was called to order by Neal at 5:22 p.m.

The Finance Committee meeting was called to order by Rasmussen at 5:22 p.m.

1# Discussion and Possible Action on the deferral of interest and principal payments on city-funded loans and groundlease payments of small businesses impacted by COVID-19 for a period not to exceed one (1) year.

This item was referred back to committee by council because of some concern regarding the lack of criteria for businesses to request this deferment. Schock explained that the purpose of this deferral is to allow the administration to defer TIF loans on a case by case basis. Staff already work with borrowers on non-TIF loans when necessary but TIF loans are tied to a development agreement that would take Council action to change. Each TIF loan would have to go through committee and council in order to approve a deferment unless this authority is given to the administration to defer during this emergency time. Interest will continue to accrue but payments will not be due and no late fees will be assessed during the deferment period.

Rasmussen shared concern that if this resolution goes back to council with no changes it will delay this process even further.

Schock explained that criteria doesn't need to be created since the intention is to defer all loans during this time. Lawrence shared that after hearing Schock explain the intent of this process she agrees that no criteria needs to be created since it would create a more burdensome process for the administration.

Rasmussen suggested that the timeline be shortened to 6 months and could be revisited after 6 months if the situation is still occurring and that Community Development staff should be the ones administering the deferment and not the Mayor.

Discussion occurred regarding if criteria should be created to determine a level of need or if all loans should be deferred.

There was concern from some committee members that businesses would take advantage of our deferment and take it even if they didn't need it at this time. Mary Anne Groat, Finance Director, clarified that interest will still accrue during this time so if business were still able to pay during this time it would be beneficial to them to keep paying.

Peckham suggested edits to the resolution include an offer of deferment for all loans and ground lease payments for a period of 6 months with the decisions to be made by Community Development staff instead of the Mayor.

Anne Jacobson, city attorney, suggested that language be added to clarify how long staff has this authority and suggested that this would apply to current loans only and not future loans.

ED Committee: Motion by Peckham, second by Gisselman to accept the amended the resolution giving staff the authorization to defer loans on a case by case basis for up to six months. Motion passed 5-0.

Finance Committee: Motion by Nutting, second by Martens to accept the amended the resolution giving staff the authorization to defer loans on a case by case basis for up to six months. Motion passed 5-0.

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

JOINT RESOLUTION OF THE PLAN COMMISSION, ECONOMIC DEVELOPMENT AND FINANCE COMMITTEES	
Approving the Boundaries and Project Plan for Amendment Four to Tax Incremental District Number 3, City of Wausau (TID #3)	
Committee Action: Plan Com: Approved 5-0 ED Com: Approved 5-0 Fin Com: Approved 4-0	
Fiscal Impact: The project plan does not increase expenditures and is not an expenditure commitment	
File Number:	94-0907
Date Introduced:	April 14, 2020

FISCAL IMPACT SUMMARY			
COSTS	<i>Budget Neutral</i>	Yes ☒ No ☐	
	<i>Included in Budget:</i>	Yes ☐ No ☐	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐ No ☒	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☒ No ☐	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> ☒ <i>Debt</i> ☐ <i>Funds on Hand</i> ☐ <i>Interfund Loan</i> ☐		

WHEREAS, the City of Wausau (the “City”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. Three (the “District”) was created by the City on September 1, 1994 as an blight district; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such amendment will cause territory to be added from the District, providing incentive and opportunities for additional private development and redevelopment; and

WHEREAS, the Original Project Plan and subsequent amendments included:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;

- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Marathon County, the Wausau School District, and the Northcentral Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on March 24, 2020 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the amended district, adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan and boundaries for the District.

WHEREAS, the Finance Committee and Economic Development Committee have reviewed the plan and concur with the summary of findings as required by Wisconsin Statute 66.1105(4m)(c) including:

- That development projected to occur would not occur or would not occur in the manner, at the values, or within the timeframe desired by the City without the plan amendment,
- That the economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are insufficient to compensate for the cost of the improvements,
- That the benefits of the plan outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau that:

1. That the territory described and shown on in the Project Plan Amendment Four is hereby included in the amended boundaries of Tax Incremental District Number Three, City of Wausau;
2. That the Project Plan Amendment Four is consistent with the original classification of the district;
3. That the improvement of the area is likely to significantly enhance the value of other real property in the district;
4. That the project costs directly serve to promote development consistent with the purpose for which the district was created;
5. That the project plan is feasible and in conformity with the City's master plan;
6. That the equalized value of taxable property of the district plus the value increment of all existing districts do not exceed 12 percent of the total equalized value of taxable property within the city;

7. That the property added to the district is not annexed property as defined within the Tax Increment law.
8. That the project plan for the development of the property in the area included in Amendment Four of Tax Incremental District Number Three is approved and that the plan is feasible and in conformity with the City's community and economic development objectives;
9. That the City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period pursuant to Wisconsin Statutes Section 66.1105(5)(b) and 66.1105(6)(am)1.
10. That the effective date of adding the amended territory and related property values will be January 1, 2020;
11. That the appropriate City officials shall provide the Joint Review Board with the information needed to prepare findings relative to approving the boundaries of the district and the project plan; and
12. That the City Clerk, City Treasurer, and City Assessor shall complete and submit the necessary forms to the Wisconsin Department of Revenue as may be required by that agency to formally approve the boundaries of Amendment Four to Tax Incremental District Number Three and the project plan.

Approved:

Robert B Mielke, Mayor

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, March 24, 2020, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Robert Mielke, Gary Gisselman, Patrick Peckham, Bruce Bohlken, Andrew Brueggeman

Others Present: Brad Lenz, Maryanne Groat, Melissa Engen

Mayor Mielke called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

PUBLIC HEARING: regarding the proposed amendment to the Project Plan for Tax Increment District No. 3.

No testimony was received. Mayor Mielke closed the public hearing.

Consideration of “Resolution Approving the Project Plan Amendment for Tax Increment District No. 3, City of Wausau, Wisconsin.

Lenz said that he has not received any email comments on the agenda items.

Groat said that the Finance Committee and Economic Development Committees met and approved the plans. The Joint Review Board has met, but the final meeting has not been scheduled yet. Groat explained that the territory amendments were needed because state law requires that whole parcels need to either be completely inside or outside the district. Groat presented a Powerpoint presentation that identified the territory changes for each of the district amendments included on the agenda. She explained that District No. 3, territory will be added for the YMCA improvements and would complete the parcels that are proposed to be combined. There aren't any changes to the expenses. Tax Increment District Six includes the elimination of a single parcel along 18th Avenue. The developer has requested a parcel combination to construct a building. No additional expenses are proposed for this district and the area would be reduced. District No. 7 territory includes additions and removals which are highlighted in green and red. The red parcels will be removed and the green parcels will be added. Removals include the fire station, public right-of-way and a single parcel owned by Menards this parcel will be combined with an adjacent property. \$1.4 million of additional expenditures within the ½ mile boundary include street, streetscape and parking improvements. The district could be terminated in 2023. The district is mandated to terminate in 2029. In district No. 8, the territory additions follow along Stewart Avenue and end at Mountain Lanes and include additions along Bridge Street. The project costs would include a Mountain Lane developer payment and street improvements for 18th Avenue realignment. In District No. 12, the Great Lakes Cheese, Landmark Building, Graebel and Sears buildings would be removed and two small parcels added to maintain a contiguous boundary. There will no new expenses in the district.

Bohlken motioned to approve the resolution approving the project plan amendment for tax increment district No. 3, City of Wausau, Wisconsin. Gisselman seconded, and the motion carried unanimously 5-0.

JOINT ECONOMIC DEVELOPMENT AND FINANCE COMMITTEES

Date and Time: Tuesday, March 10, 2020 @ 5:15 pm., Council Chambers

ED Members Present: Neal, Martens, Peckham, Rasmussen, Gisselman

Finance Members Present: Rasmussen, Martens, Nutting, Lawrence

Members Excused: Smith (*Finance*)

Others Present: Groat, Bliven, Jacobson, Kujawa, Lindman, Schock, Polley, Herbst, Van Krey, Bohlken

Groat explained state law provides that only full parcels can be included in a tax increment district boundary, so there can't be partial parcels. This year there are a number of developments underway in which developers are taking multiple parcels to combine them into one parcel, but some of them are in a TID and some are outside the TID. In order to stay in compliance with the law, the parcels which are outside the district would have to be included inside of it or those that are inside the district moved out. She indicated they have done a combination of these options throughout the planning.

Groat used the maps in the PowerPoint included in their packets to review the proposed changes.

This meeting can be viewed online: <https://www.youtube.com/watch?v=cIIAC2drsQE>

Discussion and possible action regarding the Project Plan Amendment 4 Tax Increment District Three

Groat stated the amendment would bring parcels into TID #3 to make full parcels, but there are no other proposed changes, just the boundary change.

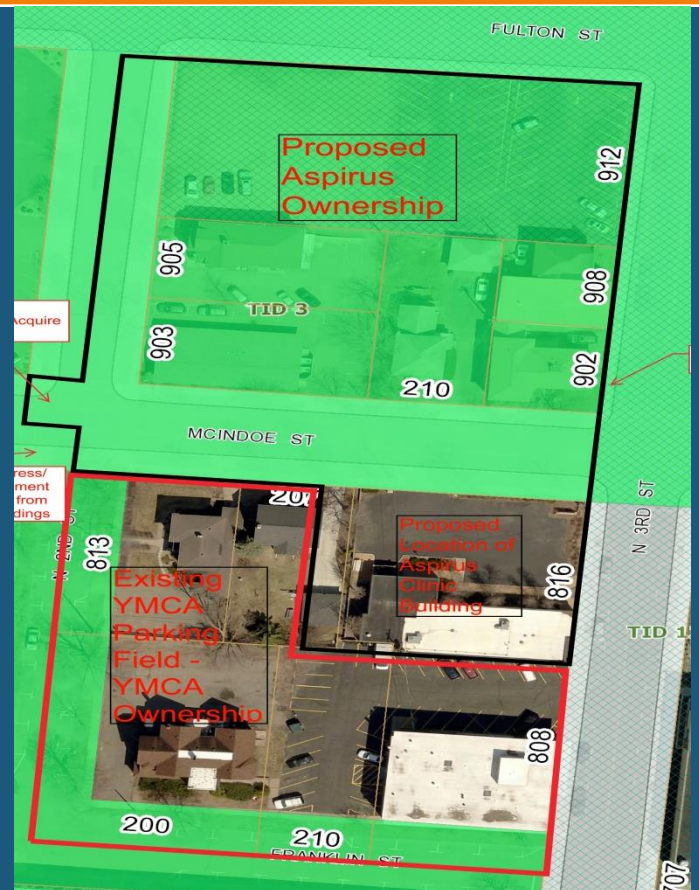
Finance Committee Vote

Motion by Nutting, second by Martens to approve the amendment to TID #3. Motion carried 4-0

ED Committee Vote

Motion by Gisselman, second by Peckham to approve the amendment to TID #3. Motion carried 5-0

CITY OF WAUSAU TAX INCREMENT DISTRICT THREE PROJECT PLAN AMENDMENT #4



Economic Development Committee: March 10, 2020

Finance Committee: March 10, 2020

Joint Review Board - Initial Meeting: 3/13/2020

Plan Commission: March 24, 2020

Common Council: April 14, 2020

Joint Review Board: TBD

PLAN DRAFT DATE:

3/3/2020

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TYPE AND GENERAL DESCRIPTION OF THE DISTRICT

This document is the FOURTH amendment to the *Tax Incremental Finance District No. 3 Project Plan and represents boundary amendment THREE that will add property from the district's boundaries. No additional project costs or other changes are proposed.* Tax Increment District No. 3 is an existing blight district, which was approved by the Wausau Common Council on September 1, 1994.

The District was previously amended in 2000 and 2007 whereby a resolution was adopted to add additional territory to the District and to amend the list of projects to be undertaken.

The District was previously amended in 2010, whereby a resolution was adopted to amend the list of project to be undertaken.

The District was previously amended in 2013 with special legislation within Wisconsin Act 32 which enables the District to undergo five territory amendments and extended its maximum life and expenditure period by ten years.

The mandated termination date of the district is 2031

Major components of the plan included:

- Riverfront renewal
- Residential blight elimination
- Parking improvements
- Commercial development

AMENDMENT 4 PURPOSE AND SUMMARY

The purpose of the amendment is to add parcels to the District's boundaries:

- Add six parcels to the District to accommodate parcel combinations related to the Aspirus/YMCA projects. Vacation of small street blocks including a one block component of Franklin Street, N 2nd Street and McIndoe Streets will expand the private parcels. The State law requires that whole parcels be included in the district.

EXPECTED TERMINATION

Based upon current law, Tax Increment District Three maximum life is September 1, 2031. The proposed territory changes will not amend this anticipated date. This may change as other redevelopment opportunities emerge and are undertaken.

SUMMARY OF FINDINGS

As required by s.66.1105 Wisconsin Stats., and as documented in the original project plan along with this amendment and the related attachments contained and referenced herein, the following findings are made:

That the “but for” amendment of the Project Plan, the development projected to occur as detailed in the Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In making this determination the City has considered the following:

- The original findings of the Project Plan for TID #3 are all still valid and are hereby referenced and incorporated into this amendment.

- The projects contemplated by the plan amendment are necessary to fully achieve the goals of the District Project Plan including rehabilitation of the area, riverfront renewal, creation of new tax base, jobs and other economic benefits.
2. **The economic benefits of amending the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the costs of the improvements.** In making this determination, the City considered the following information:
 - Adding parcels to facilitate the Aspirus/YMCA development by accommodating developer requests to combine parcels and vacated street right of way that fall in and out of the district will result in an orderly development of the area, and
 - The original project plan Economic Feasibility Section along with subsequent amendments presented that total tax increments projected to be collected are sufficient to pay for the proposed Project Costs. On this basis alone, the finding is supported.
 3. **The benefits for the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** The project costs of the district relate to promoting development in the District. This was documented in the original project plan and prior amendments the boundary changes will not impact this provision.
 4. **The improvements made within the district are likely to significantly enhance all other real property values.**
 5. **The project costs relate directly to the blight objective of the original district.**
 6. **The City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b) and 66.1105(6)(am)1.**
 7. **The equalized value of taxable property of the amendment area plus the value increment of all existing tax incremental district within the City does not exceed 12% of the total equalized value of taxable property within the City.**
 8. **The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.**

STATEMENT OF KIND, NUMBER AND LOCATION OF THE PROPOSED PUBLIC WORKS OR IMPROVEMENTS WITHIN THE DISTRICT OR THE ½ MILE BUFFER ZONE

A list of improvements contained in the original plan include the following.

The specific kind, number, location and estimated costs are based upon preliminary plans and concepts. These may be modified as to kind, number, location and costs allocated to the district at any time during project execution based on more definitive construction plans, studies, engineering work, developer needs, feasibility studies and construction plans without amendment of this plan. Any expenditure directly or indirectly related to the costs outlined below is considered "project costs" and eligible to be paid with tax increment revenues. Project costs will be diminished by any investment income, land sale proceeds, special assessments or other income generated.

1. **STREETS.** The City will construct and or reconstruct certain streets, alleys, access drives, and parking areas. Eligible project costs include, but are not limited to, excavation; removal or placement of fill; construction of road base; asphalt, concrete or brick paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts and catch basins; retaining walls; utility relocation and burying overhead utility lines; conventional or decorative street lighting; enhancement, construction or

reconstruction of median areas; installation or replacement of traffic signals and traffic signs; pavement marking; right-of-way restoration and installation of fences, berms and landscaping.

2. **PROPERTY ACQUISITION FOR DEVELOPMENT AND/OR REDEVELOPMENT.** In order to promote and facilitate development or redevelopment of both residential and commercial properties and to further the objective of blight elimination, the City may contribute to the acquisition of property within the district. The cost of property acquired, and any costs associated with the transaction are eligible costs. Transactional costs include costs such as fee title, easements, appraisals, consultant and broker fees, closing costs, surveying and mapping. Following acquisition, other project costs may be incurred in order to make the project suitable for development/redevelopment. If total project costs incurred by the City to acquire and prepare the site for development/redevelopment exceed the revenues or other consideration received from the sale or lease of the property, the deficit amount shall be considered “real property assembly costs” as defined in State Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible project cost.
3. **ENVIRONMENTAL AUDITS AND REMEDIATION.** Any cost incurred by the City related to environmental audits, testing, and remediation is eligible project costs.
4. **DEMOLITION AND SITE WORK.** Development and redevelopment of the area may require site preparation such as demolition, grading, fill, construction of retaining walls and other activities related to modifying property to make it suitable for private sector development or redevelopment.
5. **ACQUISITION OR RIGHTS-OF-WAY.** The City may need to acquire property to allow for installation of street access, driveways, sidewalks, utilities, stormwater management practices, river edge development or other public infrastructure.
6. **ACQUISITION OF EASEMENTS.** The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices, river edge development or other public infrastructure.
7. **WATER, SEWER AND STORMWATER IMPROVEMENTS** - to allow for development and/or redevelopment to occur the City may need to construct, alter, rebuild, or expand utility infrastructure within the district. Eligible project costs would include, but are not limited to the following: distribution and collection mains; manholes clean out and valves; hydrants; service laterals; interceptor sewers; stormwater infiltration, filtration and detention; and all related appurtenances.
8. **ELECTRICAL SERVICE.** In order to assure a site is suitable for development or redevelopment, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines.
9. **GAS SERVICE.** In order to create sites suitable for development or redevelopment, the City may incur costs to provide, relocate or upgrade gas mains and services.
10. **COMMUNICATION INFRASTRUCTURE.** In order to create sites suitable for development or redevelopment, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to, telephone lines, cable lines and fiber optic cable.
11. **PARKING ENHANCEMENTS AND INFRASTRUCTURE.** The plan provides for the construction, reconstruction and demolition of existing infrastructure if necessary. Parking infrastructure includes surface parking lots and parking ramps, skywalks and related parking enforcement, metering and revenue systems. It is anticipated that a parking structure or structures of approximately 200-500 parks will be constructed within the boundaries of the district or the ½ mile buffer zone.
12. **STREETSCAPING AND LANDSCAPING.** The City will provide landscaping and streetscape to improve the aesthetics and attract quality development.
13. **RIVER EDGE TRAIL EXPANSION AND ENHANCEMENTS.** The City may construct bike and pedestrian trails to the north as opportunities allow and improve existing infrastructure as necessary. These expenditures may occur anywhere along the trail so long as it is within the district boundaries or ½ mile buffer zone.

14. **CASH GRANTS AND DEVELOPMENT INCENTIVES.** The City may enter into development agreements with property owners or developers for the purpose of sharing costs and eliminating financing to encourage the desired kind of improvements, eliminate blight and assure sufficient tax base is generated to recover project costs. No cash grant will be provided until a development agreement is executed with the recipient of the cash grant. Funds may be provided in the form of a cash grant, forgivable loan, direct loan, loan guarantee or “Pay-As-You-Go” financing. Such funds may be provided at terms appropriate to, and as demonstrated to be required by the proposed economic development and or housing project.
15. **PROFESSIONAL SERVICE.** Including but not limited to: engineering, architectural and legal services.
16. **STUDIES.** The City plans on commissioning a corridor study on Forest Street. From an urban design and planning perspective this infrastructure does a poor job of supporting the Central Business District.
17. **FINANCE COSTS –** Interest, financing and debt issuance costs, financial advisor fees are included as project costs.
18. **ADMINISTRATIVE COSTS.** These include but are not limited to a portion of the staff salaries associated with managing the project plan through implementation and termination. Accounting and legal fees associated with the management of the plan. Engineering, surveying, inspection, planning, community development, financial and legal are a sample of staff activities involved in managing these plans.

The plan is neither meant to be a budget nor an appropriation or commitment of funds for specific projects within the TID district. The plan does provide a framework for managing project expenditures and generating the revenue needed to balance those expenditures. All costs included in the plan are estimates based upon the best information currently available. The City retains its right to add or delete specific projects or change the scope and/or timing of projects without amending the plan as projects, developments and other spending activities are individually authorized by the Common Council.

LIST OF ESTIMATED NON-PROJECT COSTS

There are no anticipated “non-project costs” associated with this amendment to Tax Incremental District Number Three.

PROPOSED CHANGES IN ZONING ORDINANCES

The City does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this project plan amendment.

PROPOSED CHANGES TO THE MASTER PLAN, BUILDING CODES, AND THE CITY ORDINANCES

It is expected that this plan will be complementary to the City’s Master Plan. The projects proposed will comply with the recently completed comprehensive update of building codes and related ordinances.

MAP SHOWING EXISTING USES AND CONDITIONS

The map enclosed shows the existing use of the parcels in the amendment area.

RELOCATION

It is not anticipated there will be a need to relocate persons or businesses in conjunction with the plan amendment. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes Section chapter 32.

ORDERLY DEVELOPMENT OF THE CITY OF WAUSAU

This amendment contributes to the orderly development of the City by providing opportunity for continued growth in tax base, job opportunities and general positive economic development.

EQUALIZED VALUE TEST

Wisconsin's Tax Increment Law requires that the equalized value of the taxable property in the proposed amendment area, plus the value of the increment of all existing Tax Increment Districts does not exceed 12 percent of the total equalized value of taxable property within the City. The table demonstrates compliance with this requirement.

ESTIMATE OF ADDITIONAL PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

The City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum

expenditure period. This finding is made to fulfill the reporting requirement as contained in Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)(1).

ECONOMIC FEASIBILITY STUDY

The addition of territory as presented will not negatively impact the economic feasibility of the project plan as previously presented. The City continually refines and updates projections to reflect current economic conditions and ensure the continued financial viability of the district.

AVAILABLE FINANCING METHODS

No new financings are proposed as a result of this project plan amendment adding and removing territory.

PROJECT COSTS LOCATED WITHIN 1/2 MILE OF THE DISTRICT BOUNDARIES

No change in project plan costs is proposed with this amendment. A prior plan included river edge improvements within the 1/2 mile boundary as an eligible cost.

EQUALIZED VALUE TEST			
TID DISTRICT	BASE YEAR	2019 DISTRICT EQUALIZED VALUE	2019 DISTRICT INCREMENT VALUE
3	1994	143,102,900	100,284,200
6	2005	185,917,600	105,076,800
7	2006	68,348,900	38,823,000
8	2012	44,493,800	9,084,900
9	2012	2,174,900	942,500
10	2013	56,367,200	10,654,200
11	2017	61,254,900	59,868,500
12	2017	24,348,300	(7,936,700)
		\$ 586,008,500	\$ 324,734,100
VALUE OF THE AMENDMENT AREA			542,100
TOTAL VALUE WITH THE AMENDMENT			\$ 325,276,200
TOTAL CITY EQUALIZED VALUE			\$ 3,075,863,100
12% TEST			10.58%

PARCELS ADDITIONS AND REMOVAL TO THE DISTRICT

The parcels added below are currently owned by the Woodson YMCA Foundation, Inc and tax exempt.

EQUALIZED VALUE			
PARCEL ADDRESS	PIN NUMBER	1/1/2019	REASON FOR ADD OR REMOVE
ADD:			
207 McIndoe Street	29129072530185	-	Parcel combination for the Aspirus/YMCA project
813 N 2nd Street	29129072530186	-	Parcel combination for the Aspirus/YMCA project
210 Franklin Street	29129072530480	-	Parcel combination for the Aspirus/YMCA project
200 Franklin Street	29129072530182	-	Parcel combination for the Aspirus/YMCA project
816 N 3rd Street	29129072530184	542,100	Parcel combination for the Aspirus/YMCA project
808 N 3rd Street	29129072530183	-	Parcel combination for the Aspirus/YMCA project

CALCULATION OF THE SHARE OF PROJECTED INCREMENT ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS

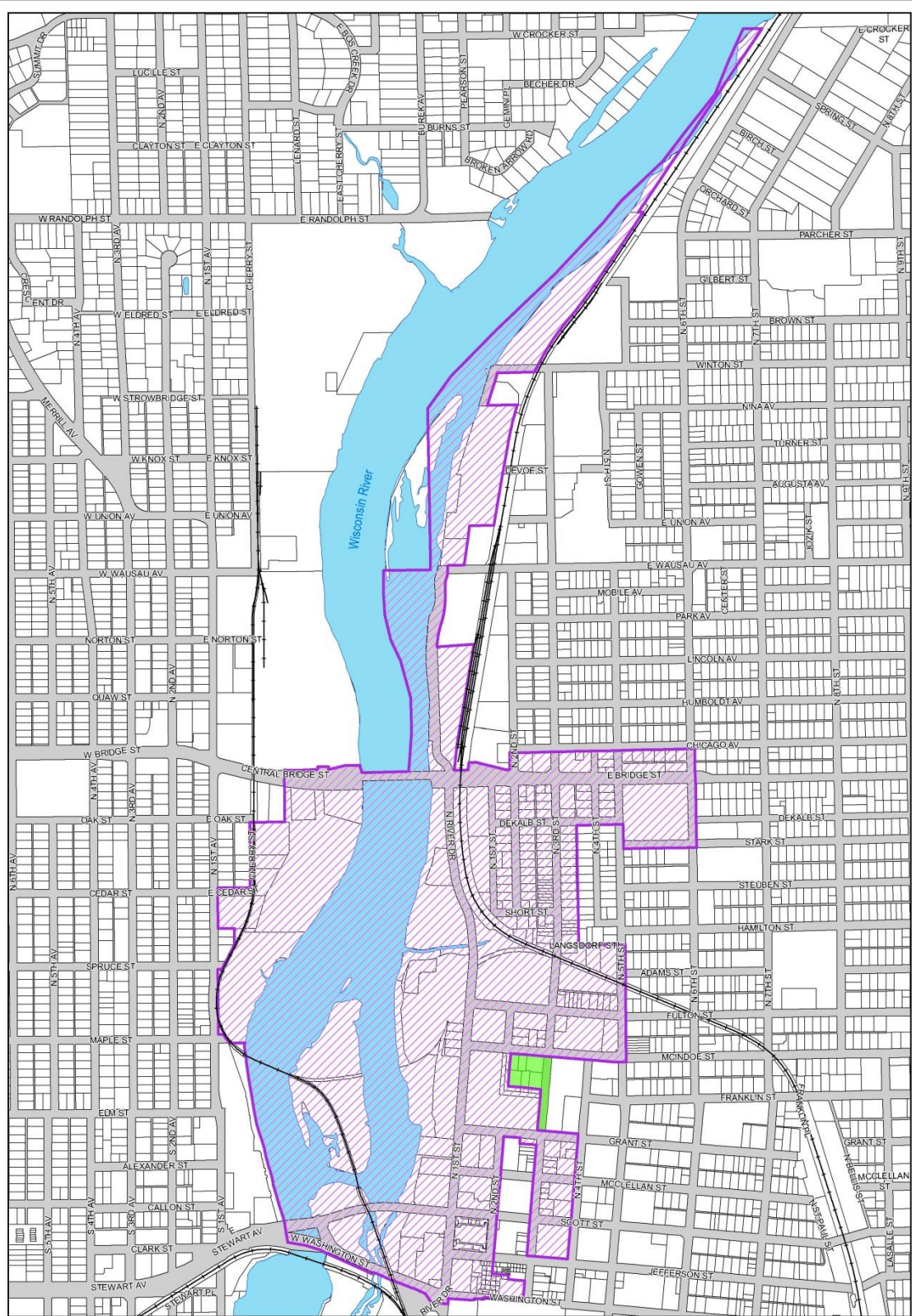
The addition of the Aspirus/YMCA property, if undertaken, will result in additional increment to the district. Some of this increment will have an offset loss in TID 3 since the parcels will be removed from this district. An estimate of \$8,000,000 net value annually over a period of 10 years provides the following computation.

Taxes			Increment
County	12,839,765	18.30%	\$ 464,111
Technical College	3,450,560	4.92%	\$ 124,725
City	26,096,694	37.19%	\$ 943,301
School District	27,786,021	39.60%	\$ 1,004,364
	70,173,040		\$ 2,536,500

MAP OF TAX INCREMENT DISTRICT NUMBER THREE AMENDMENT

CITY OF WAUSAU TAX INCREMENT DISTRICT THREE PROJECT PLAN AMENDMENT #4 | 3/3/2020

8



NOTES:
1. DUPLICATION OF THIS MAP IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY OF WAUSAU ENGINEERING DEPT.
2. THIS MAP WAS COMPILED AND DEVELOPED BY THE CITY OF WAUSAU AND MARATHON COUNTY GIS. THE CITY AND COUNTY ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
3. MAP FEATURES DEVELOPED FROM APRIL 2016 AERIAL PHOTOGRAPHY.

Department of Public Works
GIS Division
407 Grant St Wausau WI 54403
(715) 261-6740 gis@cityofwausau.wi.us

TID #3
Proposed Adjustments
City of Wausau
Marathon County Wisconsin

Date: March 03, 2020



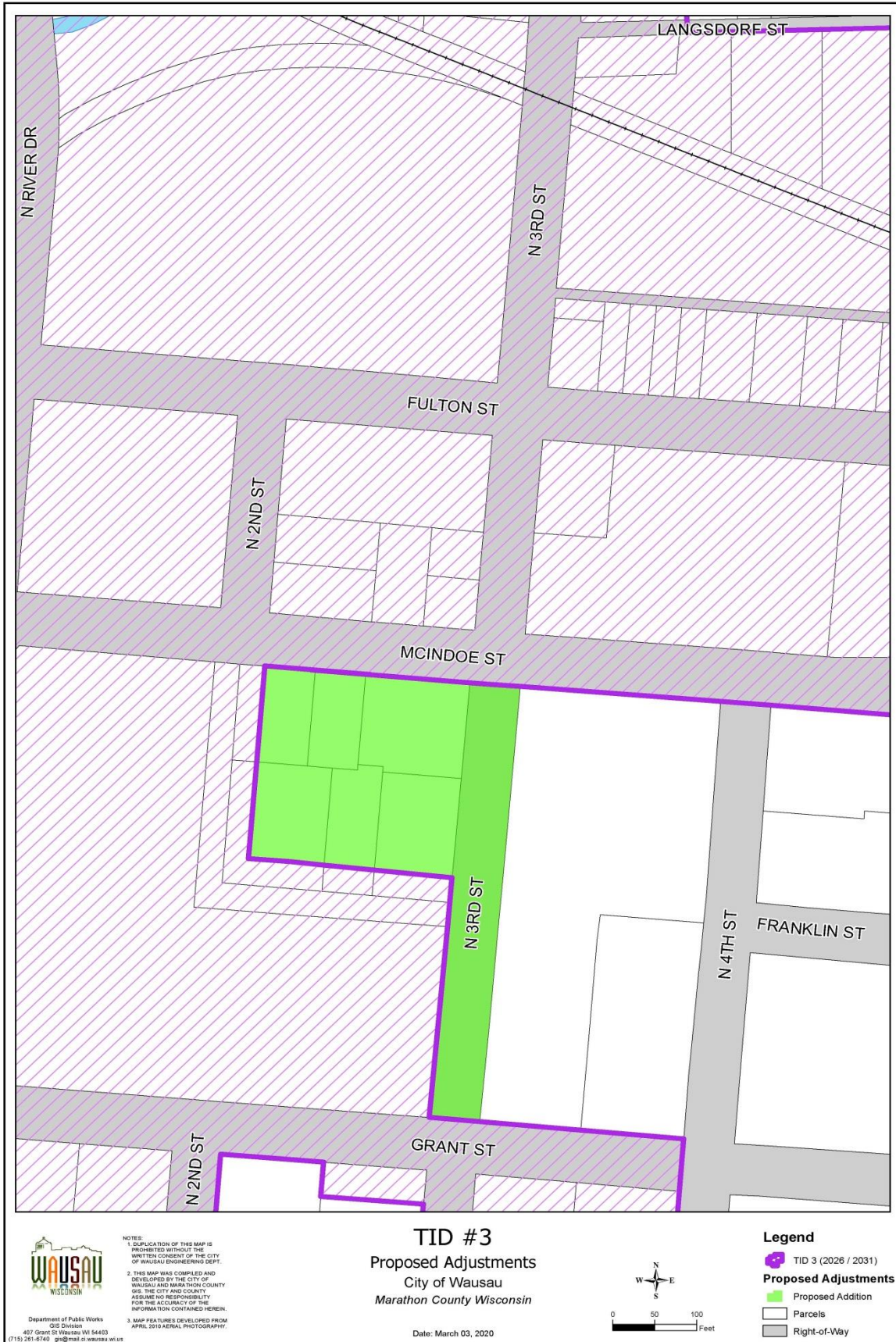
0 500 1,000
Feet

Legend

- TID 3 (2026 / 2031)
- Proposed Adjustments
- Parcels
- Right-of-Way

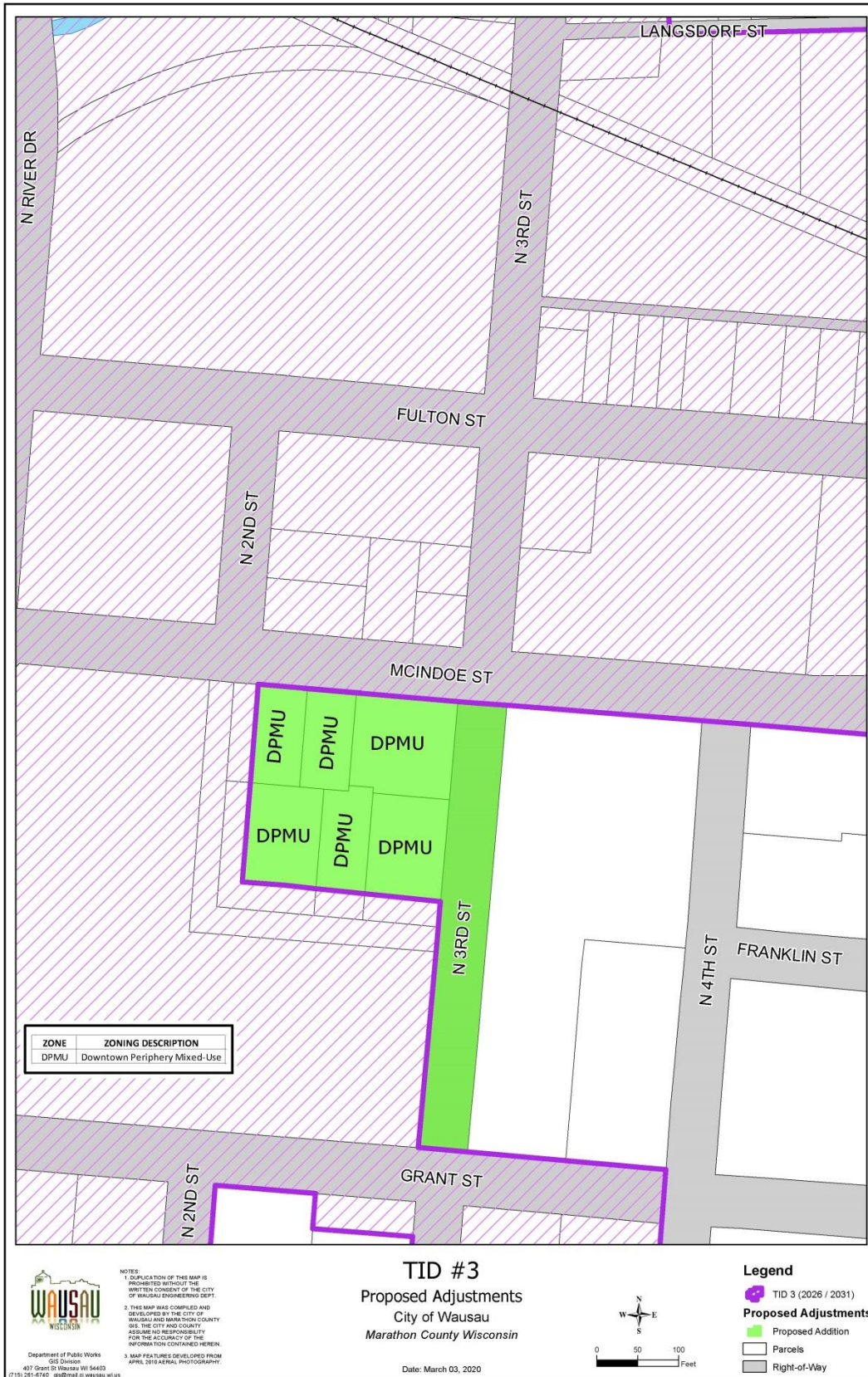
MAP OF TAX INCREMENT DISTRICT NUMBER THREE AMENDMENT AREAS

CITY OF WAUSAU TAX INCREMENT DISTRICT THREE PROJECT PLAN AMENDMENT #4 | 3/3/2020



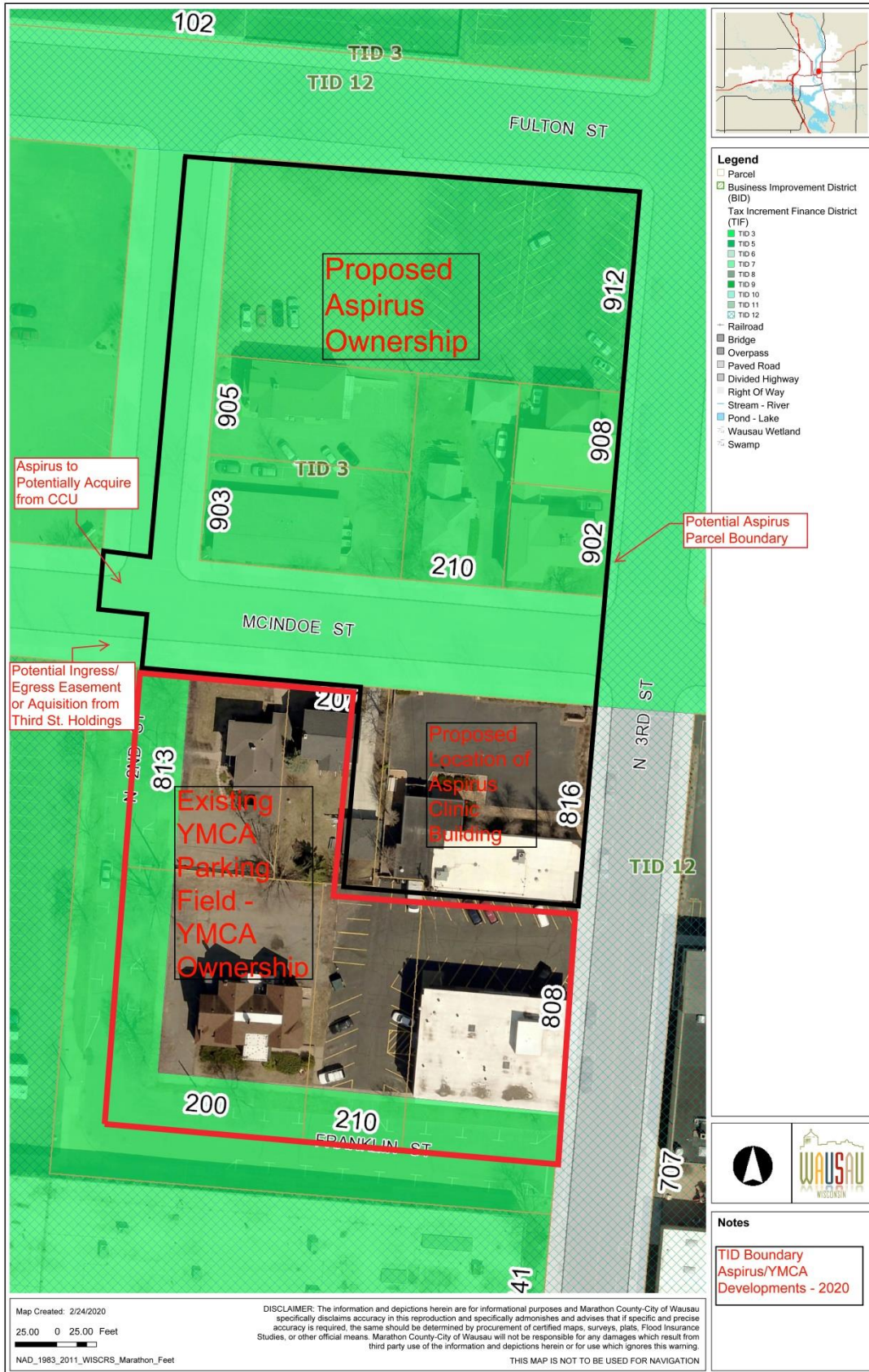
MAP OF TAX INCREMENT DISTRICT NUMBER THREE AMENDMENT AREAS CONDITIONS AND USES

CITY OF WAUSAU TAX INCREMENT DISTRICT THREE PROJECT PLAN AMENDMENT #4 | 3/3/2020



PARCEL COMBINATION

CITY OF WAUSAU TAX INCREMENT DISTRICT THREE PROJECT PLAN AMENDMENT #4 | 3/3/2020



RESOLUTION OF THE COMMON COUNCIL

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE PLAN COMMISSION, ECONOMIC DEVELOPMENT AND FINANCE COMMITTEES

Approving the Boundaries and Project Plan for Amendment Four to Tax Incremental District Number 3, City of Wausau (TID #3)

Committee Action: Econ Development Committee: 5-0
Finance Committee 5-0
Plan Comm: 5-0

Fiscal Impact: The project plan does not increase expenditures and is not an expenditure commitment

File Number: 94-0907 Date Introduced: April 14, 2020

FISCAL IMPACT SUMMARY

COSTS	Budget Neutral	Yes ☒ No ☐	
	Included in Budget:	Yes ☐ No ☐	Budget Source:
	One-time Costs:	Yes ☐ No ☐	Amount:
	Recurring Costs:	Yes ☐ No ☐	Amount:
SOURCE	Fee Financed:	Yes ☐ No ☒	Amount:
	Grant Financed:	Yes ☐ No ☒	Amount:
	Debt Financed:	Yes ☐ No ☒	Amount Annual Retirement
	TID Financed:	Yes ☒ No ☐	Amount:
	TID Source: Increment Revenue ☒ Debt ☐ Funds on Hand ☐ Interfund Loan ☐		

WHEREAS, the City of Wausau (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. Three (the "District") was created by the City on September 1, 1994 as an blight district; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such amendment will cause territory to be added from the District, providing incentive and opportunities for additional private development and redevelopment; and

WHEREAS, the Original Project Plan and subsequent amendments included:

- A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- An economic feasibility study;

- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Marathon County, the Wausau School District, and the Northcentral Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on March 24, 2020 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the amended district, adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan and boundaries for the District.

WHEREAS, the Finance Committee and Economic Development Committee have reviewed the plan and concur with the summary of findings as required by Wisconsin Statute 66.1105(4m)(c) including:

- That development projected to occur would not occur or would not occur in the manner, at the values, or within the timeframe desired by the City without the plan amendment,
- That the economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are insufficient to compensate for the cost of the improvements,
- That the benefits of the plan outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau that:

1. That the territory described and shown on in the Project Plan Amendment Four is hereby included in the amended boundaries of Tax Incremental District Number Three, City of Wausau;
2. That the Project Plan Amendment Four is consistent with the original classification of the district;
3. That the improvement of the area is likely to significantly enhance the value of other real property in the district;
4. That the project costs directly serve to promote development consistent with the purpose for which the district was created;
5. That the project plan is feasible and in conformity with the City's master plan;

6. That the equalized value of taxable property of the district plus the value increment of all existing districts do not exceed 12 percent of the total equalized value of taxable property within the city;
7. That the property added to the district is not annexed property as defined within the Tax Increment law.
8. That the project plan for the development of the property in the area included in Amendment Four of Tax Incremental District Number Three is approved and that the plan is feasible and in conformity with the City's community and economic development objectives;
9. That the City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period pursuant to Wisconsin Statutes Section 66.1105(5)(b) and 66.1105(6)(am)1.
10. That the effective date of adding the amended territory and related property values will be January 1, 2020;
11. That the appropriate City officials shall provide the Joint Review Board with the information needed to prepare findings relative to approving the boundaries of the district and the project plan; and
12. That the City Clerk, City Treasurer, and City Assessor shall complete and submit the necessary forms to the Wisconsin Department of Revenue as may be required by that agency to formally approve the boundaries of Amendment Four to Tax Incremental District Number Three and the project plan.

Robert B Mielke, Mayor

RESOLUTION OF THE JOINT REVIEW BOARD

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE JOINT REVIEW BOARD	
Approving the Project Plan Amendment Two of Tax Incremental Financing District Number 3, City of Wausau (TID # 3)	
File Number:	Date Introduced:

WHEREAS, the City of Wausau, Marathon County, Wisconsin seeks authorization to amend the project plan for Tax Increment District Number Three, (the "District"); and

WHEREAS, this plan has received the necessary approvals by the Wausau Plan Commission and Common Council; and

WHEREAS, Wisconsin Statutes, Section 66.1105 requires that a Joint Review Board, (the "Board") shall convene no later than 45 days after receipt of the council approval to consider the proposed plan amendments; and

WHEREAS, the Board has reviewed the Project Plan amendment presented by the City of Wausau attached to this resolution; and

WHEREAS, the Board has evaluated the Project Plan amendment based upon the criteria established in Wisconsin Statutes, Section 66.1105(4m)(c)1. and found the following to be true

- The development projected to occur would not occur or would not occur in the manner, at the values, or within the timeframe desired by the City without the plan amendment,
- The economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are insufficient to compensate for the cost of the improvements,
- The benefits of the plan outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions.

NOW, THEREFORE, BE IT RESOLVED by the Joint Review Board of the City of Wausau that the Project Plan Amendment Number Four for the City of Wausau Tax Increment District Number Three be approved,

BE IT FURTHER RESOLVED, that this executed resolution be signed by at least three members of the Board and submitted to the City of Wausau no later than seven days after Board action.

Passed and Approved on TBD

City of Wausau Tax Increment District Number Three
Joint Review Board Members

Representing

City of Wausau

Citizen Member

Marathon County

Northcentral Technical College

Wausau School District

OPINION OF THE CITY ATTORNEY



Office of the City Attorney

TEL: (715) 261-6590

FAX: (715) 261-6808

Anne L. Jacobson
City Attorney

Tara G. Alfonso
Assistant City Attorney

Nathan Miller
Assistant City Attorney

April 7, 2020

Wausau Common Council Members
Joint Review Board Members
City Hall
407 Grant Street
Wausau, WI 54403

RE: Project Plan Tax Incremental District Number Three, Amendment #4

Ladies and Gentlemen:

As City Attorney, I have reviewed the Project Plan Amendment #4 of Tax Incremental District Number 3, pursuant to Wis. Stats. §66.1105(4)(h)1., 2., and 10. The public hearing was held on March 24, 2020, before the Plan Commission of the City of Wausau, and it adopted Plan Amendment #4 for said Tax Increment District. This approval and recommendation was preceded by proper notice to those persons set forth in Wis. Stats. §66.1105(4)(h)1. and a Class I notice published in the Wausau Daily Herald, as required by Wis. Stats. §66.1105(4)(h)1.

The Plan is proposed to be amended to add six parcels to the District to accommodate parcel combinations related to the Aspirus/YMCA development projects between N. 2nd and N. 3rd Streets and Grant Street and McIndoe Street.

In accordance with par. (h)1., the City Council will consider, pursuant to a duly posted agenda, on April 14, 2020, recommended approval of Plan Amendment #4 of Tax Increment District Number 3. Such approval requires the same findings as provided in par. (g), and because the amendment adds territory to a district, the same findings as provided in par. (gm) 4. c. Finally, such project plan amendment is subject to subsequent review by the Joint Review Board, acting under sub. (4m), which shall review the public record, planning documents and the resolution passed by the City Council under par. (h)1.

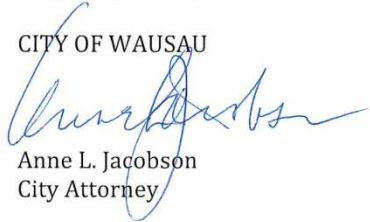
Based upon my review of the Plan Amendment and the information presented to me, it is my opinion that should the foregoing process be followed, the Amended Plan is complete and compliant with §66.1105(4), Wisconsin Statutes.

City of Wausau - City Hall - 407 Grant Street – Wausau, WI 54403-4783

This opinion shall be attached to and made a part of the Project Plan, as required by §66.1105(4)(f).

Very truly yours,

CITY OF WAUSAU



Anne L. Jacobson
City Attorney

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

**JOINT RESOLUTION OF THE PLAN COMMISSION, ECONOMIC
DEVELOPMENT AND FINANCE COMMITTEES**

Approving Amendment Five to the Project Plan and Boundaries of Tax Incremental District No. Six, City of Wausau, Wisconsin

Committee Action: Plan Com: Approved 5-0
 ED Com: Approved 5-0
 Fin Com: Approved 4-0

Fiscal Impact: This amendment will remove a single parcel from the district

File Number:	05-0406	Date Introduced:	April 14, 2020
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FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☒ No ☐	
	<i>Included in Budget:</i>	Yes ☐ No ☐	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐ No ☒	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☒ No ☐	<i>Amount:</i>
	<i>TID Source: Increment Revenue ☒ Debt ☐ Funds on Hand ☐ Interfund Loan ☐</i>		

WHEREAS, the City of Wausau (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 6 (the "District") was created by the City on May 10, 2005 as an industrial district; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such amendment will cause territory to be subtracted from the District, adding to the tax base of the City and all overlapping taxing jurisdictions; and

WHEREAS, the Original Project Plan and subsequent amendments included:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;

- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Marathon County, the Wausau School District, and the Northcentral Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on March 24, 2020 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the amended district, adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan and boundaries for the District.

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, before the Common Council may amend any tax incremental district, the Plan Commission must designate the boundaries of such amended District and approve the Project Plan amendment for such District and submit its recommendation concerning the amendment of the District and the Project Plan to the Common Council;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 6, City of Wausau", are hereby amended as specified outlined in Amendment Five of Tax Increment District Number Six.
2. The territory being subtracted from the District shall no longer be part of the District effective as of January 1, 2020.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District, as amended, is suitable for industrial sites within the meaning of Wisconsin Statutes Section 66.1101, and has been zoned for industrial use.
 - (b) Based upon the findings, as stated in 3.a. above, and the original findings as stated in the resolution creating the District, the District remains an industrial district based on the identification and classification of the property included within the District.
 - (c) There are no additional improvements as a result of this amendment.

- (d) The City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (e) The project costs will not change as a result of this amendment.
 - (f) Any real property within the District that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of the District.
4. Amendment Five of the Project Plan for "Tax Incremental District No. 6, City of Wausau" (attached as Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the proper City Official is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2020, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b) and to pay the fee(s) associated with such determination.

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes, that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.15, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Wisconsin Statutes Section 70.65e, pursuant to Wisconsin Statutes.

Adopted this _____ day of _____, 2020

Robert B Mielke, Mayor

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, March 24, 2020, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Robert Mielke, Gary Gisselman, Patrick Peckham, Bruce Bohlken, Andrew Brueggeman

Others Present: Brad Lenz, Maryanne Groat, Melissa Engen

Mayor Mielke called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

PUBLIC HEARING: regarding the proposed amendment to the Project Plan for Tax Increment District No. 6.

No testimony was received. Mayor Mielke closed the public hearing.

Consideration of “Resolution Approving the Project Plan Amendment for Tax Increment District No. 6, City of Wausau, Wisconsin.

Bohlken motioned to approve the resolution approving the project plan amendment for tax increment district No. 6, City of Wausau, Wisconsin. Gisselman seconded, and the motion carried unanimously 5-0.

Deb Ryan asked to speak. Mayor Mielke said that the public hearings were held at the beginning of the meeting and have been closed.

JOINT ECONOMIC DEVELOPMENT AND FINANCE COMMITTEES

Date and Time: Tuesday, March 10, 2020 @ 5:15 pm., Council Chambers

ED Members Present: Neal, Martens, Peckham, Rasmussen, Gisselman

Finance Members Present: Rasmussen, Martens, Nutting, Lawrence

Members Excused: Smith (*Finance*)

Others Present: Groat, Bliven, Jacobson, Kujawa, Lindman, Schock, Polley, Herbst, Van Krey, Bohlken

Groat explained state law provides that only full parcels can be included in a tax increment district boundary, so there can't be partial parcels. This year there are a number of developments underway in which developers are taking multiple parcels to combine them into one parcel, but some of them are in a TID and some are outside the TID. In order to stay in compliance with the law, the parcels which are outside the district would have to be included inside of it or those that are inside the district moved out. She indicated they have done a combination of these options throughout the planning.

Groat used the maps in the PowerPoint included in their packets to review the proposed changes.

This meeting can be viewed online: <https://www.youtube.com/watch?v=cIIAC2drsQE>

Discussion and possible action regarding the Project Plan Amendment 5 Tax Increment District Six

Groat indicated the proposal of the owner to the property is for the city to vacate 18th Avenue so that they can adjoin it with the vacant parcel to create a larger development parcel. The city would reconstruct 18th Avenue north of the joined property and they would donate the land to the city for that street reconstruction. She summarized the one parcel is in TID #6 but the street is not, and in this case the recommendation is to remove the parcel from the district because TID #6's expenditure period ends in May 2020. She noted there would be no other changes to the project plan.

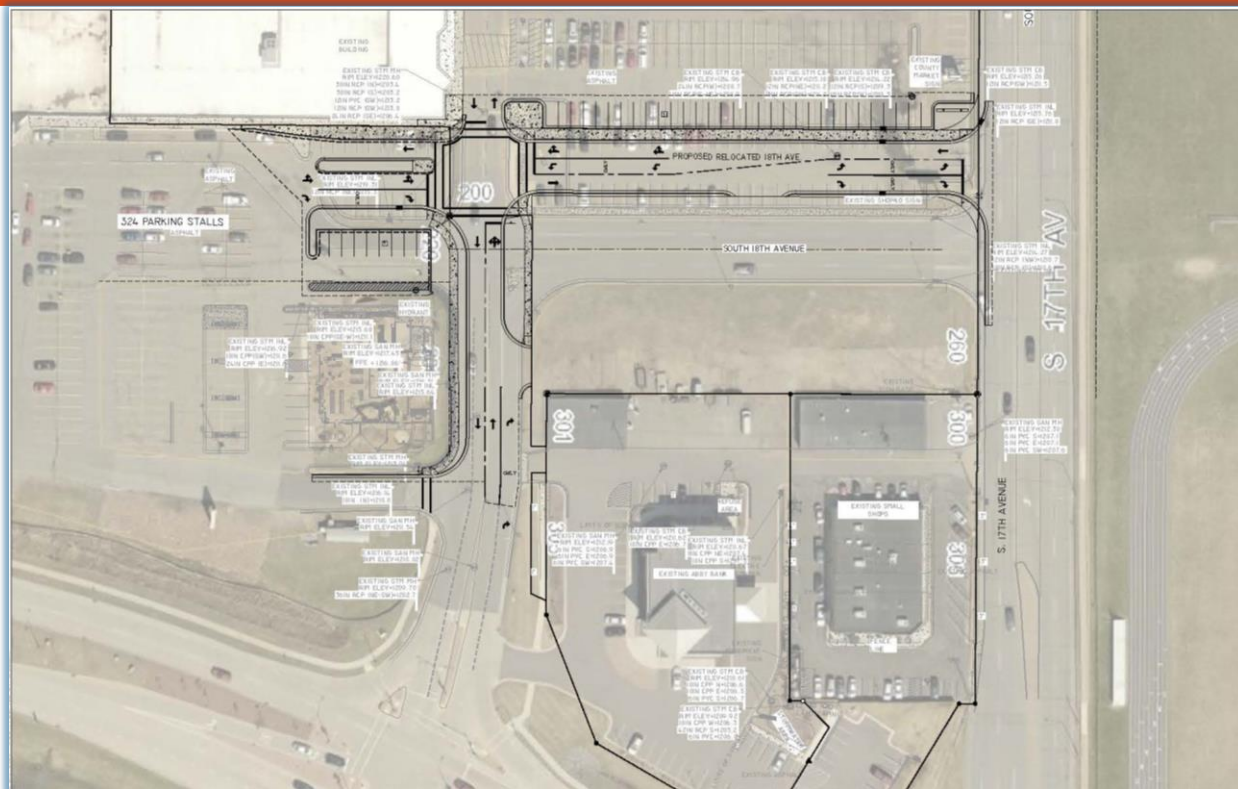
Finance Committee Vote

Motion by Nutting, second by Lawrence to approve the amendment to TID #6. Motion carried 4-0

ED Committee Vote

Motion by Martens, second by Peckham to approve the amendment to TID #6. Motion carried 5-0

CITY OF WAUSAU TAX INCREMENT DISTRICT SIX PROJECT PLAN AMENDMENT #5



Finance and Economic Development Committee: March 10, 2020

Joint Review Board - Initial Meeting: 3/13/2020

Plan Commission: March 24, 2020

Common Council: April 14, 2020

Joint Review Board: TBD

PLAN DRAFT DATE:

3/2/2020

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TYPE AND GENERAL DESCRIPTION OF THE DISTRICT

This document is the Fifth Amendment to the *Tax Incremental Finance District No. 6 Project Plan*.

Tax Increment District No. 6 is an existing industrial district, which was approved by the Wausau Common Council on May 10, 2005, and approved by the Joint Review Board on May 11, 2005. The plan facilitated infrastructure and development along 20th Avenue, County Road U and 17th Avenue north of Stewart Avenue.

The first plan and territory amendment was approved by Council on June 8, 2010 and by the Joint Review Board on June 24, 2010. The amendment provided for infrastructure improvements including: Sherman Street, Stewart Avenue and 17th Avenue corridors; 14th Avenue, Callon St, and contemplated renewal of the former Wausau Window & Walls area and the underutilized commercial properties west of 17th Avenue and north of 52 Parkway.

The second plan and territory amendment furthered the City's goal to improve infrastructure and support private sector renewal efforts of underutilized properties along the arterial corridors of West Thomas Street and South 17th Avenue and the Highway K Interchange.

The third plan and territory amendment contained a single parcel boundary amendment to include the proposed construction site of the Liberty Mutual Wausau headquarters building, project costs related to development incentives and improvements to infrastructure located within the district and its half mile boundary.

The fourth plan amendment provided for the redevelopment of vacant parcels located along the Thomas Street and Sherman Street corridors which are contained within the district or the ½ mile boundary. The City envisions both residential and mixed use infill projects.

AMENDMENT 5 PURPOSE AND SUMMARY

The purpose of the fifth project plan amendment is to remove a single parcel from the District boundaries. A developer proposes to combine this parcel with adjoining parcels that fall outside the district. Removal of the parcel will allow the combination of the parcels and allow the City and other overlying taxing jurisdictions to receive the benefit of the new construction contemplated in 2020.

The expenditure period of this District expires on May 10, 2020. The reconstruction of 18th Avenue which will facilitate the redevelopment of this parcel is included in the companion amendment of Tax Increment District Number Eight.

SUMMARY OF FINDINGS

As required by Wisconsin Statutes Section 66.1105, and as documented in this Project Plan Amendment and the exhibits contained and referenced herein, the following findings are made: Since the purpose of this amendment is solely to subtract property, these tests cannot be applied in the conventional way. The Joint Review Board has previously concluded that these tests have been met. Accordingly, the City finds that it is reasonable to conclude these tests continue to be satisfied.

- The project costs will not change as a result of this amendment.
- There are no additional improvements as a result of this amendment

STATEMENT OF KIND, NUMBER AND LOCATION OF THE PROPOSED PUBLIC WORKS OR IMPROVEMENTS WITHIN THE DISTRICT OR THE ½ MILE BUFFER

There are no new project costs associated with this amendment to Tax Incremental District Number Six.

LIST OF ESTIMATED NON-PROJECT COSTS

There are no anticipated “non-project costs” associated with this amendment to Tax Incremental District Number Six.

RELOCATION

No relocation activity will occur as a result of this project plan amendment.

PROPOSED CHANGES IN ZONING ORDINANCES

The City does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this project plan amendment. Any real property within the District that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of the district.

PROPOSED CHANGES TO THE MASTER PLAN, BUILDING CODES, AND THE CITY ORDINANCES

It is expected that this plan will be complementary to the City’s Master Plan. The City is initiating a review of its building codes and related ordinances. We do not expect the review and subsequent recommendations to impact the implementation of the project plan.

MAP SHOWING EXISTING USES AND CONDITIONS

A map shows the removal of a single parcel and adjoining right of way. There will be no changes to existing uses and conditions of properties within the district due to this amendment. Please refer to the original project plan or subsequent amendments for prior published maps.

ORDERLY DEVELOPMENT OF THE CITY OF WAUSAU

This amendment contributes to the orderly development of the City by providing opportunity for continued growth in tax base, job opportunities and general positive economic development.

EQUALIZED VALUE TEST

No additional territory will be added to the District and as such compliance with the equalized value test is not required for the amendment.

ESTIMATE OF ADDITIONAL PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

The City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District’s maximum expenditure period. This finding is made to fulfill the reporting requirement as contained in Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)(1).

ECONOMIC FEASIBILITY STUDY

The elimination of this single parcel will not impact the economic feasibility of this project plan.

AVAILABLE FINANCING METHODS

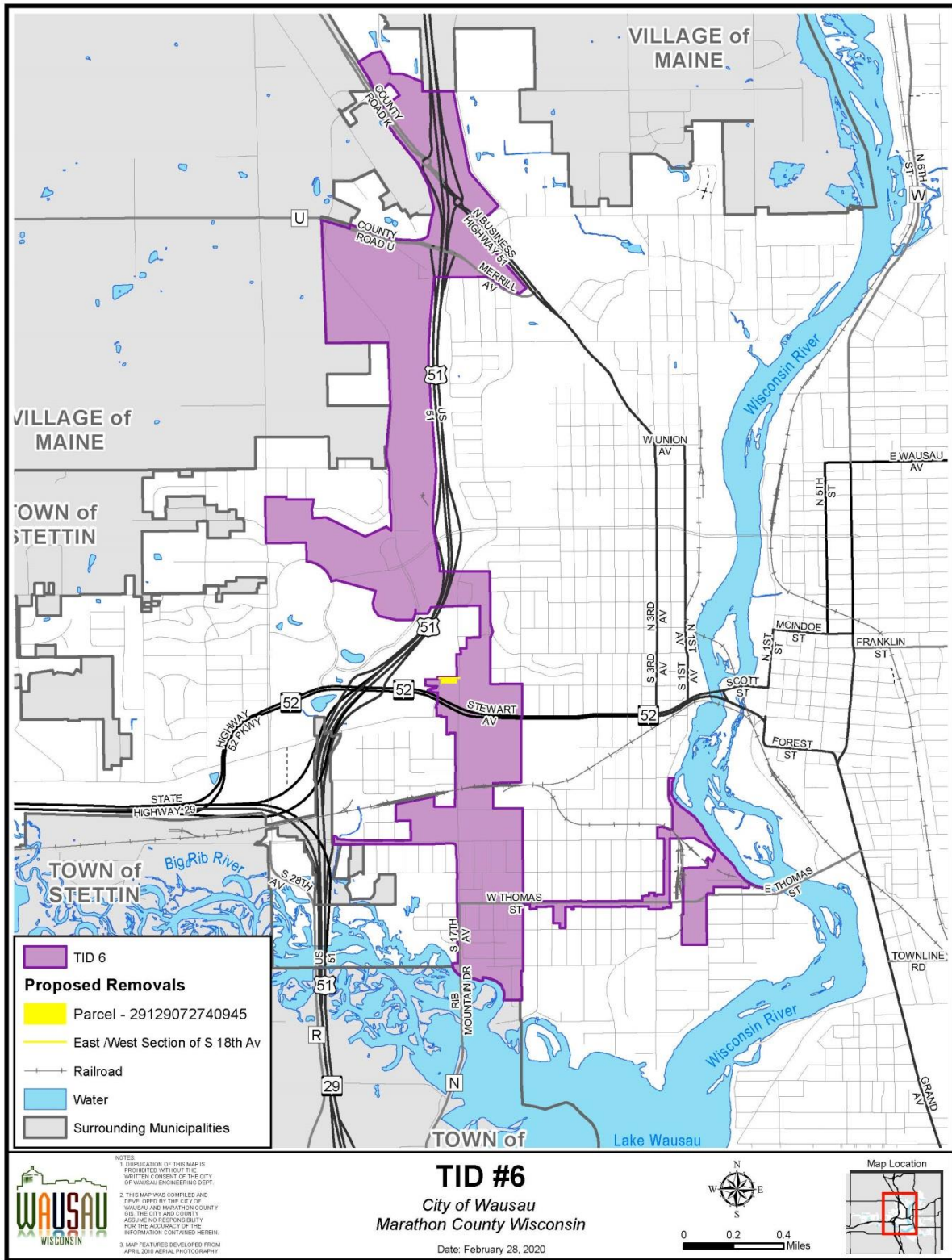
No new financings are proposed as a result of this project plan amendment removing territory.

CALCULATION OF THE SHARE OF PROJECTED INCREMENT ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS

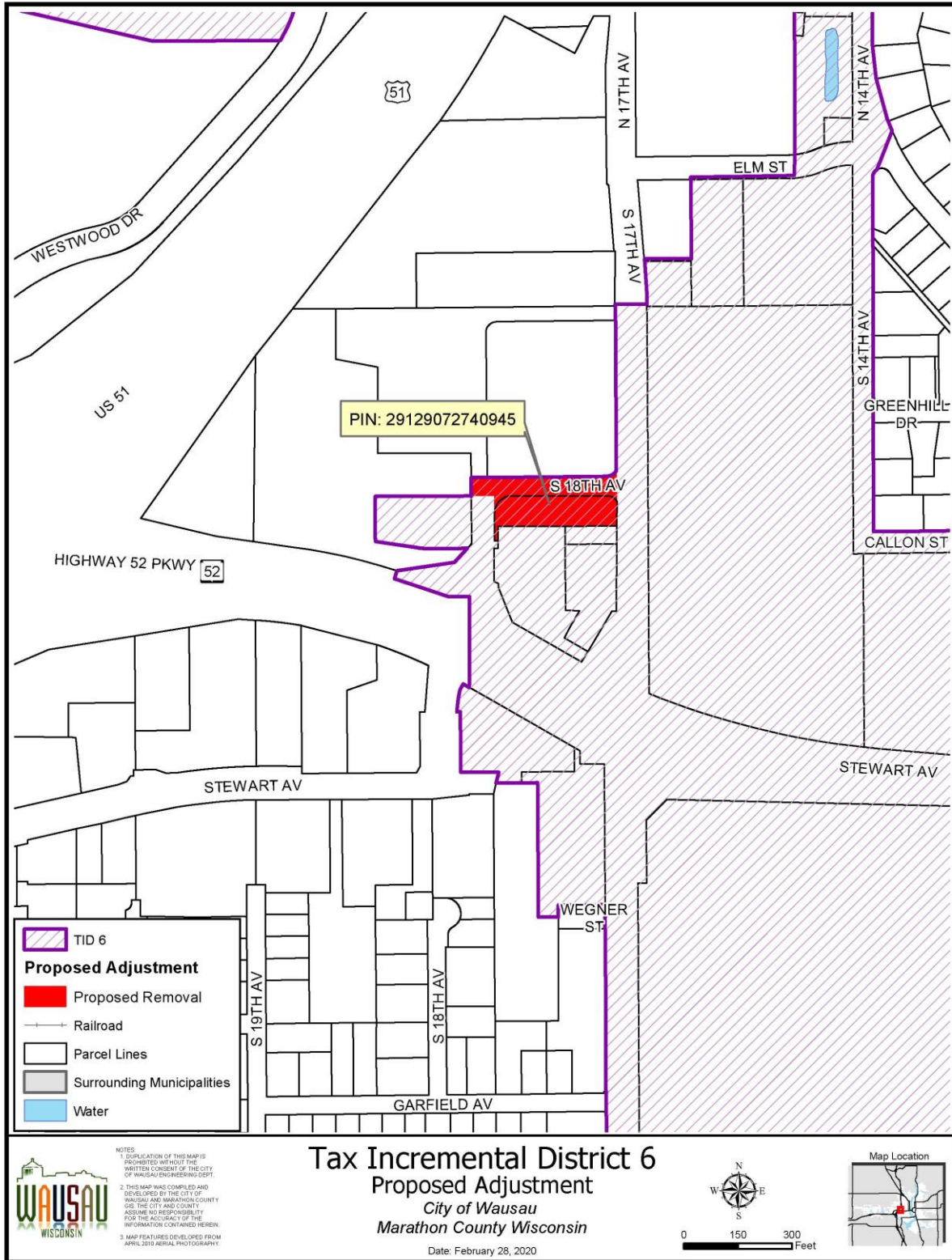
This amendment action provides for a parcel removal. Thus the overlying taxing jurisdictions are not delaying receipt of taxes.

MAP OF TAX INCREMENT DISTRICT SIX

CITY OF WAUSAU TAX INCREMENT DISTRICT SIX PROJECT PLAN AMENDMENT #5 | 3/2/2020



MAP OF TAX INCREMENT DISTRICT SIX – CALL OUT OF PARCEL REMOVAL



RESOLUTION OF THE COMMON COUNCIL

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE PLAN COMMISSION, ECONOMIC DEVELOPMENT AND FINANCE COMMITTEES

Approving Amendment Five to the Project Plan and Boundaries of Tax Incremental District No. Six, City of Wausau, Wisconsin

Committee Action: Econ Development Committee: 5-0
Finance Committee 5-0
Plan Comm: 5-0

Fiscal Impact: This amendment will remove a single parcel from the district

File Number: 05-0406

Date Introduced: April 14, 2020

FISCAL IMPACT SUMMARY

COSTS	Budget Neutral	Yes ☒ No ☐	
	Included in Budget:	Yes ☐ No ☐	Budget Source:
	One-time Costs:	Yes ☐ No ☐	Amount:
	Recurring Costs:	Yes ☐ No ☐	Amount:
SOURCE	Fee Financed:	Yes ☐ No ☒	Amount:
	Grant Financed:	Yes ☐ No ☒	Amount:
	Debt Financed:	Yes ☐ No ☒	Amount Annual Retirement
	TID Financed:	Yes ☒ No ☐	Amount:
	TID Source: Increment Revenue ☒ Debt ☐ Funds on Hand ☐ Interfund Loan ☐		

WHEREAS, the City of Wausau (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 6 (the "District") was created by the City on May 10, 2005 as an industrial district; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such amendment will cause territory to be subtracted from the District, adding to the tax base of the City and all overlapping taxing jurisdictions; and

WHEREAS, the Original Project Plan and subsequent amendments included:

- A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- An economic feasibility study;

- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Marathon County, the Wausau School District, and the Northcentral Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on March 24, 2020 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the amended district, adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan and boundaries for the District.

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, before the Common Council may amend any tax incremental district, the Plan Commission must designate the boundaries of such amended District and approve the Project Plan amendment for such District and submit its recommendation concerning the amendment of the District and the Project Plan to the Common Council;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 6, City of Wausau", are hereby amended as specified outlined in Amendment Five of Tax Increment District Number Six.
2. The territory being subtracted from the District shall no longer be part of the District effective as of January 1, 2020.
3. The Common Council finds and declares that::
 - (a) Not less than 50% by area of the real property within the District, as amended, is suitable for industrial sites within the meaning of Wisconsin Statutes Section 66.1101, and has been zoned for industrial use.
 - (b) Based upon the findings, as stated in 3.a. above, and the original findings as stated in the resolution creating the District, the District remains an industrial district based on the identification and classification of the property included within the District.
 - (c) There are no additional improvements as a result of this amendment.

- (d) The City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (e) The project costs will not change as a result of this amendment.
 - (f) Any real property within the District that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of the District.
4. Amendment Five of the Project Plan for "Tax Incremental District No. 6, City of Wausau" (attached as Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the proper City Official is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2020, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b) and to pay the fee(s) associated with such determination.

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes, that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.15, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Wisconsin Statutes Section 70.65e, pursuant to Wisconsin Statutes.

Adopted this _____ day of _____, 2020

Robert B Mielke, Mayor

RESOLUTION OF THE JOINT REVIEW BOARD

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE JOINT REVIEW BOARD	
Approving the Project Plan Amendment Five of Tax Incremental Financing District Number 6, City of Wausau (TID # 6)	
File Number:	Date Introduced:

WHEREAS, the City of Wausau, Marathon County, Wisconsin seeks authorization to amend the project plan for Tax Increment District Number Six, (the "District"); and

WHEREAS, this plan has received the necessary approvals by the Wausau Plan Commission and Common Council; and

WHEREAS, Wisconsin Statutes, Section 66.1105 requires that a Joint Review Board, (the "Board") shall convene no later than 45 days after receipt of the council approval to consider the proposed plan amendments; and

WHEREAS, the Board has reviewed the Project Plan amendment presented by the City of Wausau attached to this resolution; and

WHEREAS, the sole change of the Plan Amendment is the removal of land; and

WHEREAS, the Board has evaluated the Project Plan amendment based upon the criteria established in Wisconsin Statutes, Section 66.1105(4m)(c)1. and finds the following to still be true

- The development projected to occur would not occur or would not occur in the manner, at the values, or within the timeframe desired by the City without the plan amendment,
- The economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are insufficient to compensate for the cost of the improvements,
- The benefits of the plan outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions.

NOW, THEREFORE, BE IT RESOLVED by the Joint Review Board of the City of Wausau that the Project Plan Amendment Number Five for the City of Wausau Tax Increment District Number Six be approved,

BE IT FURTHER RESOLVED, that this executed resolution be signed by at least three members of the Board and submitted to the City of Wausau no later than seven days after Board action.

Passed and Approved on TBD
City of Wausau Tax Increment District Number Six
Joint Review Board Members

Representing

City of Wausau

Citizen Member

Marathon County

Northcentral Technical College

Wausau School District

OPINION OF THE CITY ATTORNEY



Office of the City Attorney

TEL: (715) 261-6590

FAX: (715) 261-6808

Anne L. Jacobson
City Attorney

Tara G. Alfonso
Assistant City Attorney

Nathan Miller
Assistant City Attorney

April 7, 2020

Wausau Common Council Members
Joint Review Board Members
City Hall
407 Grant Street
Wausau, WI 54403

RE: Project Plan Tax Incremental District Number Six, Amendment #5

Ladies and Gentlemen:

As City Attorney, I have reviewed the Project Plan Amendment #5 of Tax Incremental District Number 6, pursuant to Wis. Stats. §66.1105(4)(h)1., and 2. The public hearing was held on March 24, 2020, before the Plan Commission of the City of Wausau, and it adopted Plan Amendment #5 for said Tax Increment District. This approval and recommendation was preceded by proper notice to those persons set forth in Wis. Stats. §66.1105(4)(h)1. and a Class I notice published in the Wausau Daily Herald, as required by Wis. Stats. §66.1105(4)(h)1.

The Plan is proposed to be amended to remove a single parcel from the District boundaries to allow for its combination with other parcels outside the District and redevelopment of land located on the corner of S. 18th Ave. where it intersects S. 17th Avenue. It is the fourth and final territory amendment permitted by §66.1105(h)2.

In accordance with par. (h)1., the City Council will consider, pursuant to a duly posted agenda, on April 14, 2020, recommended approval of Plan Amendment #5 of Tax Increment District Number 6. Such approval requires the same findings as provided in par. (g). Finally, such project plan amendment is subject to subsequent review by the Joint Review Board, acting under sub. (4m), which shall review the public record, planning documents and the resolution passed by the City Council under par. (h)1.

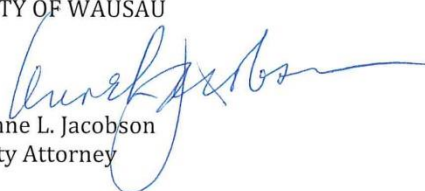
Based upon my review of the Plan Amendment and the information presented to me, it is my opinion that should the foregoing process be followed, the Amended Plan is complete and compliant with §66.1105(4), Wisconsin Statutes.

City of Wausau - City Hall - 407 Grant Street – Wausau, WI 54403-4783

This opinion shall be attached to and made a part of the Project Plan, as required by §66.1105(4)(f).

Very truly yours,

CITY OF WAUSAU


Anne L. Jacobson
City Attorney

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

**JOINT RESOLUTION OF THE PLAN COMMISSION, ECONOMIC
DEVELOPMENT AND FINANCE COMMITTEES**

Approving the Boundaries and Project Plan Amendment Two of Tax Incremental Financing District Number 7, City of Wausau (TID # 7)

Committee Action: Plan Com: Approved 5-0
 ED Com: Approved 5-0
 Fin Com: Approved 4-0

Fiscal Impact: This amendment will add and remove territory and increase project costs

File Number: 05-1209

Date Introduced: April 14, 2020

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☒ No ☐	
	<i>Included in Budget:</i>	Yes ☒ No ☐	<i>Budget Source: TID 7</i>
	<i>One-time Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐ No ☒	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☒ No ☐	<i>Amount:</i>
	<i>TID Source: Increment Revenue ☒ Debt ☐ Funds on Hand ☐ Interfund Loan ☐</i>		

WHEREAS, the City of Wausau has followed a policy of promoting business, community amenities, and development activities and improving infrastructure within the City; and

WHEREAS, the City's Economic Development strategy focuses on the attraction, retention and sustainability of business, community amenities, and development activities and improving infrastructure to increase the property tax base and add new jobs; and

WHEREAS, Tax Increment District Number Seven was created by the City January 11, 2006; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the Tax Increment Law); and

WHEREAS, such amendment will cause territory to be removed and added to the District to facilitate full parcels within the district boundaries; and

WHEREAS, the boundary amendment area is described within the project plan; and

WHEREAS, this amendment will increase project costs; and

WHEREAS, such amendment will also allow for the District to incur project costs outside of, but within the 1/2mile, of boundaries of the District as permitted under Wisconsin Statutes Section 66.1105(2)(f)1.n.; and

WHEREAS, an amended Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Section 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District amendment area;
- f. A map showing proposed improvements and uses in the District amendment area and ½ mile boundary;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan amendment is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to publication of the public hearing notice, a copy of said notice was sent to the Superintendent of the Wausau School District, the President of Northcentral Technical College, and the Marathon County Administrator; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on March 24th, 2020 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the amended district, adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan and boundaries for the District.

WHEREAS, a legal description of the amended area of the district has been prepared; and

WHEREAS, the Finance Committee and the Economic Development Committee of the City of Wausau has recommended, and determined that the Wisconsin Tax Increment Law provides a desirable and feasible means of locally financing projects within the newly proposed amended boundaries and plan of TID # 7; and

WHEREAS, in accordance with Wisconsin's Tax Increment Law, Amendment Two to Tax Incremental District Number Seven boundaries and project plan, City of Wausau, has been recommended by the Plan Commission; and

WHEREAS, the Finance Committee and Economic Development Committee have reviewed the plan and concur with the summary of findings as required by Wisconsin Statute 66.1105(4m)(c) including:

- That development projected to occur would not occur or would not occur in the manner, at the values, or within the timeframe desired by the City without the plan amendment,
- That the economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are insufficient to compensate for the cost of the improvements,
- That the benefits of the plan outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau, under the powers granted by the authority of the Tax Increment Law, as follows:

1. That the territory described and shown on in the Project Plan Amendment Two is hereby added or removed from the amended boundaries of Tax Incremental District Number Seven, City of Wausau;
2. That the Project Plan Amendment Two is consistent with the original mixed use classification of the district;
3. That the improvement of the area is likely to significantly enhance the value of other real property in the district;
4. That the project costs directly serve to promote development consistent with the purpose for which the district was created;
5. That the project plan is feasible and in conformity with the City's master plan;
6. That the project plan Amendment Two of Tax Incremental District Number Seven is approved and that the plan is feasible and in conformity with the City's community and economic development objectives;
7. That the City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period pursuant to Wisconsin Statutes Section 66.1105(5)(b) and 66.1105(6)(am)1.
8. That the effective date of removed and added territory and related property values will be January 1, 2020;
9. That the appropriate City officials shall provide the Joint Review Board with the information needed to prepare findings relative to approving the boundaries of the district and the project plan; and
10. That the City Clerk, City Treasurer, and City Assessor shall complete and submit the necessary forms to the Wisconsin Department of Revenue as may be required by that agency to formally approve the boundaries of Amendment Two to Tax Incremental District Number Seven and the project plan.

Approved:

Robert B. Mielke Mayor

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, March 24, 2020, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Robert Mielke, Gary Gisselman, Patrick Peckham, Bruce Bohlken, Andrew Brueggeman

Others Present: Brad Lenz, Maryanne Groat, Melissa Engen

Mayor Mielke called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

PUBLIC HEARING: regarding the proposed amendment to the Project Plan for Tax Increment District No. 7.

No testimony was received. Mayor Mielke closed the public hearing.

Consideration of “Resolution Approving the Project Plan Amendment for Tax Increment District No. 7, City of Wausau, Wisconsin.

Bohlken motioned to approve the resolution approving the project plan amendment for tax increment district No. 7, City of Wausau, Wisconsin. Peckham seconded, and the motion carried unanimously 5-0.

JOINT ECONOMIC DEVELOPMENT AND FINANCE COMMITTEES

Date and Time: Tuesday, March 10, 2020 @ 5:15 pm., Council Chambers

ED Members Present: Neal, Martens, Peckham, Rasmussen, Gisselman

Finance Members Present: Rasmussen, Martens, Nutting, Lawrence

Members Excused: Smith (*Finance*)

Others Present: Groat, Bliven, Jacobson, Kujawa, Lindman, Schock, Polley, Herbst, Van Krey, Bohlken

Groat explained state law provides that only full parcels can be included in a tax increment district boundary, so there can't be partial parcels. This year there are a number of developments underway in which developers are taking multiple parcels to combine them into one parcel, but some of them are in a TID and some are outside the TID. In order to stay in compliance with the law, the parcels which are outside the district would have to be included inside of it or those that are inside the district moved out. She indicated they have done a combination of these options throughout the planning.

Groat used the maps in the PowerPoint included in their packets to review the proposed changes.

This meeting can be viewed online: <https://www.youtube.com/watch?v=cIIAC2drsQE>

Discussion and possible action regarding the Project Plan Amendment 2 Tax Increment District Seven

Groat indicated this is near ENT and Menards developments in TID #7. This amendment both adds and subtracts from the district. There is a sole parcel owned by Menard's that falls outside of the district and they would like to combine all of their parcels together. That parcel will be removed from the district so that they would have that freedom to combine them. The new fire station had a parcel in the district and one outside; she showed on the map what was being combined.

Groat stated in addition to these minor boundary changes, project costs are also being added. The end of its expenditure period is January 2021, so this is the last construction season for the district. Some street improvement projects will be added that fall within the boundaries and the half mile boundary. She noted it is concrete and pavement improvements. There is also \$100,000 for parking improvements at Brockmeyer Park related to JoJo's Jungle.

Finance Committee Vote

Motion by Lawrence, second by Nutting to approve the amendment to TID #7. Motion carried 4-0

ED Committee Vote

Motion by Rasmussen, second by Peckham to approve the amendment to TID #7. Motion carried 5-0

CITY OF WAUSAU TAX INCREMENT DISTRICT SEVEN PROJECT PLAN AMENDMENT #2



Economic Development Committee: March 10, 2020

Finance Committee: March 10, 2020

Joint Review Board - Initial Meeting: 3/13/2020

Plan Commission: March 24, 2020

Common Council: April 14, 2020

Joint Review Board: TBD

PLAN DRAFT DATE:

3/2/2020

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TYPE AND GENERAL DESCRIPTION OF THE DISTRICT

This document is the SECOND Amendment to the *Tax Incremental Finance District No. 7 Project Plan and the FIRST BOUNDARY AMENDMENT*. Tax Increment District No. 7 was created January 11, 2006 as a “Mixed Use” Tax Increment District to promote industry, job creation and tax base enhancements. The original project plan listed the following objectives:

- Promote retention, expansion, and attraction through the development of a commercial corridor, thereby facilitating the creation of new jobs and increased tax base.
- Provide appropriate financial incentives to encourage business attraction and expansion.

The project plan provided for infrastructure improvements necessary to support development of the district.

The first amendment authorized spending within the 1/2 mile boundary to create two roadways immediately outside the boundaries.

Major components of the plan completed to date include:

- Developer incentives to eliminate development challenges to parcels caused by the Interchange expansion
- Construction of Menards, Kwik Trip and ENT & Allergy Associates
- Stewart Avenue improvements
- Parking Improvements

AMENDMENT 2 PURPOSE AND SUMMARY

- Remove a parcel located in the old Menards site so that the current owner can combine parcels. Tax increment district law requires boundary amendment to combine parcels that fall within and out of the district boundaries.
- Addition and removal of areas located near the 2510 Restaurant /US Bank building area to ensure that full parcels are located within the district boundaries. The law requires full parcels be included within the district boundaries.
- Removal of the site of the new City of Wausau fire station.
- Removal of a site located along the Highway 52 Parkway
- Street improvements of \$1,100,000 including improvements within the ½ mile boundaries.
- Parking improvements \$100,000
- Correction of streetscape improvements of \$250,000. The 1st amendment should have identified the streetscape improvements on Highway 52 Parkway rather than on Stewart Avenue.

The district expenditure period ends on January 10, 2021 and these projects would be completed in 2020.

This Project Plan Amendment supplements, and does not supersede or replace components of the original Project Plan or any components of the previously adopted Project Plan Amendments. All components of the original Project Plan and its previously adopted Project Plan Amendments remain in effect.

EXPECTED TERMINATION

Based upon current law, Tax Increment District Six expenditure period ends in 2021 with the termination required in 2026. The cash flow currently projects closure in 2023.

SUMMARY OF FINDINGS

As required by s.66.1105 Wisconsin Stats., and as documented in this Project Plan Amendment and the related attachments contained and referenced herein, the following findings are made:

1. **That the “but for” amendment of the Project Plan, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.** In making this determination the City has considered the following:
 - The original findings of the Project Plan for TID #7 are all still valid and are hereby referenced and incorporated into this amendment.
 - The infrastructure projects contemplated by the plan amendment are necessary to fully achieve the goals of the District Project Plan are necessary to support the growth of the commercial and medical campus and support the creation of new tax base, job and wage growth and other economic benefits.
 - Financial support on infrastructure neutralizes cost obstacles and allows the City to continue to commit to renewal efforts.
2. **The economic benefits of amending the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the costs of the improvements.** In making this determination, the City considered the following information: As demonstrated in the Economic Feasibility Section of this Project Plan, the total tax increments projected to be collected are sufficient to pay for the proposed Project Costs. That the projected termination is prior to the mandated termination date. On this basis alone, the finding is supported.
3. **The benefits for the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** The project costs added to the plan fall within the ½ mile boundary and support continued growth in the area. The areas directly impacted by the improvements immediately benefit the taxing jurisdictions since they are outside the boundaries. In addition, these improvements will continue to support economic improvements in the medical campus and commercial zone.
Finding Required by Wisconsin Statute 66.1105(4m)(c)1.c.
4. **The improvements made within the district are likely to significantly enhance all other real property values.**
5. **The project costs relate directly to the objective of the original district.**
6. **The City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District’s maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b) and 66.1105(6)(am)1.**
7. **The equalized value of taxable property of the amendment area plus the value increment of all existing tax incremental district within the City does not exceed 12% of the total equalized value of taxable property within the City.**
8. **The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.**

STATEMENT OF KIND, NUMBER AND LOCATION OF THE PROPOSED PUBLIC WORKS OR IMPROVEMENTS WITHIN THE DISTRICT

A list of improvements contained in the original plan and amendments 1 include the following.

STREETS AND PAVEMENT IMPROVEMENTS – The City will construct and or reconstruct certain streets. This construction or reconstruction may include or be limited to installation or replacement of traffic signals, construction or reconstruction of median areas, curb and gutter replacement, sidewalk, catch basins, asphalt or concrete pavement replacement, installation or replacement of streetlights, retaining walls, signs, pavement markings, bicycle accommodations and pedestrian crossings.

RIGHT OF WAY ACQUISITION – The City may acquire right of way for installation of public infrastructure including streets, sidewalks, utilities and stormwater management. Costs incurred by the City to identify, negotiate and acquire right of way are eligible costs.

ACQUISITION OF EASEMENTS – The City may acquire easements for installation of public infrastructure including streets, sidewalks, utilities and stormwater management. Costs incurred by the City to identify, negotiate and acquire right of way are eligible costs.

WATER, SEWER AND STORM WATER - Water, sewer and storm water utility work including extension and/or upgrades of existing mains, laterals, hydrants and service connections. In addition, storm water management will be added where necessary including but not limited to construction of retention/detention basins and other storm water management facilities.

LANDSCAPING/STREETSCAPING AND PEDESTRIAN IMPROVEMENTS – In order to attract development consistent with the objectives of this plan the City may install amenities to enhance the aesthetic of the area. These improvements include but are not limited to landscaping, plantings, trees, decorative items and benches. These and any other similar amenities are eligible project costs.

PARKING IMPROVEMENTS – Parking improvements include surface parking lots and related improvements.

DEMOLITION, AND SITE WORK – Development and redevelopment of the area may require site preparation such as demolition, grading, fill, utility relocation, construction of retaining walls and other activities related to modifying property to make it suitable for private sector development or redevelopment.

CASH GRANTS (DEVELOPMENT INCENTIVES) – The City may enter into development agreements with property owners or developers for the purpose of sharing costs to encourage the desired kind of improvements and assure sufficient tax base is generated to recover project costs. No cash grant will be provided until a development agreement is executed with the recipient of the cash grant.

PROJECTS OUTSIDE THE TAX INCREMENT DISTRICT- Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District projected that 1) the project area is located within the City's corporate boundaries and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District the project plan amendment

FINANCING COSTS – Interest, financing and debt issuance costs, premiums and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

ADMINISTRATIVE COSTS – The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs including but not limited to employee salaries. Costs allocated will bear a direct connection to the time spent by City employees in connection with implementation of the plan.

PROFESSIONAL SERVICE AND ORGANIZATIONAL COSTS – The costs of professional services rendered and other costs incurred in relation to the creation, administration and termination of the District and the undertaking of the projects contained within this plan are eligible Project Costs. Professional services include, but are not limited to architectural, environmental; planning; engineering; legal audit financial and costs of informing the public with respect to the plan amendment and plan implementation.

The plan is neither meant to be a budget nor an appropriation or commitment of funds for specific projects within the TID amendment area. The plan does provide a framework for managing project expenditures and generating the revenue needed to balance those expenditures. All costs included in the plan are estimates based upon the best information currently available. The City retains its ability to implement only those projects that remain viable and affordable as the plan period proceeds.

Project costs are any expenditure made, estimated to be made of monetary obligations incurred or estimated to be incurred by the City as outlined in this plan, other plan amendments or the original Project Plan. Costs identified are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Project costs will be diminished by any income, special assessments or other revenues including user fees or charges other than tax increments received or reasonably expected to be received by the City in connection with the implementation of this Plan.

LIST OF ESTIMATED NON-PROJECT COSTS

There are no anticipated “non-project costs” associated with this amendment to Tax Incremental District Number Seven.

PROPOSED CHANGES IN ZONING ORDINANCES

The City does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this project plan amendment.

PROPOSED CHANGES TO THE MASTER PLAN, BUILDING CODES, AND THE CITY ORDINANCES

It is expected that this plan will be complementary to the City’s Master Plan. The projects proposed will comply with the recently completed comprehensive update of building codes and related ordinances.

MAP SHOWING EXISTING USES AND CONDITIONS

There will be small additions and removals to the district to ensure full parcels are included within the boundaries. Please refer to the original project plan or subsequent amendments for prior published maps.

RELOCATION

It is not anticipated there will be a need to relocate persons or businesses in conjunction with the plan amendment. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes Section chapter 32.

ORDERLY DEVELOPMENT OF THE CITY OF WAUSAU

This amendment contributes to the orderly development of the City by providing opportunity for continued growth in tax base, job opportunities and general positive economic development.

EQUALIZED VALUE TEST

Wisconsin's Tax Increment Law requires that the equalized value of the taxable property in the proposed amendment area, plus the value of the increment of all existing Tax Increment Districts does not exceed 12 percent of the total equalized value of taxable property within the City. The table demonstrates compliance with this requirement.

ESTIMATE OF ADDITIONAL PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

The City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period. This finding is made to fulfill the reporting requirement as contained in Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)(1).

ECONOMIC FEASIBILITY STUDY

The cash flow projection presents projected sources and uses of funds for the district. Uses of Funds includes existing and projected debt service, contractual development agreements and estimated public work improvements and project costs proposed within this amendment. Sources of Funds includes existing increment, anticipated new increment and other revenues generated from the district. The City continually refines and updates projections to reflect current economic conditions and ensure the continued financial viability of the district. The actual cash flow will change.

The cash flow supports the financial viability of the proposed amendment.

AVAILABLE FINANCING METHODS

The Cash flow anticipates issuing a 3 year \$1,400,000 general obligation promissory notes for public works projects in 2020.

PROJECT COSTS LOCATED WITHIN 1/2 MILE OF THE DISTRICT BOUNDARIES

Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries and 2) the projects are approved by the Joint Review Board. The detailed list of project costs outlined in the next section identifies those that are located within the one-half mile of the district boundaries and are considered eligible project costs include street improvement projects and streetscape improvements.

EQUALIZED VALUE TEST			
TID DISTRICT	BASE YEAR	2019 DISTRICT EQUALIZED VALUE	2019 DISTRICT INCREMENT VALUE
3	1994	143,102,900	100,284,200
6	2005	185,917,600	105,076,800
7	2006	68,348,900	38,823,000
8	2012	44,493,800	9,084,900
9	2012	2,174,900	942,500
10	2013	56,367,200	10,654,200
11	2017	61,254,900	59,868,500
12	2017	24,348,300	(7,936,700)
		\$ 586,008,500	\$ 324,734,100
VALUE OF THE AMENDMENT AREA			311,041
TOTAL VALUE WITH THE AMENDMENT			\$ 325,045,141
TOTAL CITY EQUALIZED VALUE			\$ 3,075,863,100
12% TEST			10.57%

DETAILED LIST OF PROJECT COSTS

The following table outlines the project costs located within the district and ½ mile boundary.

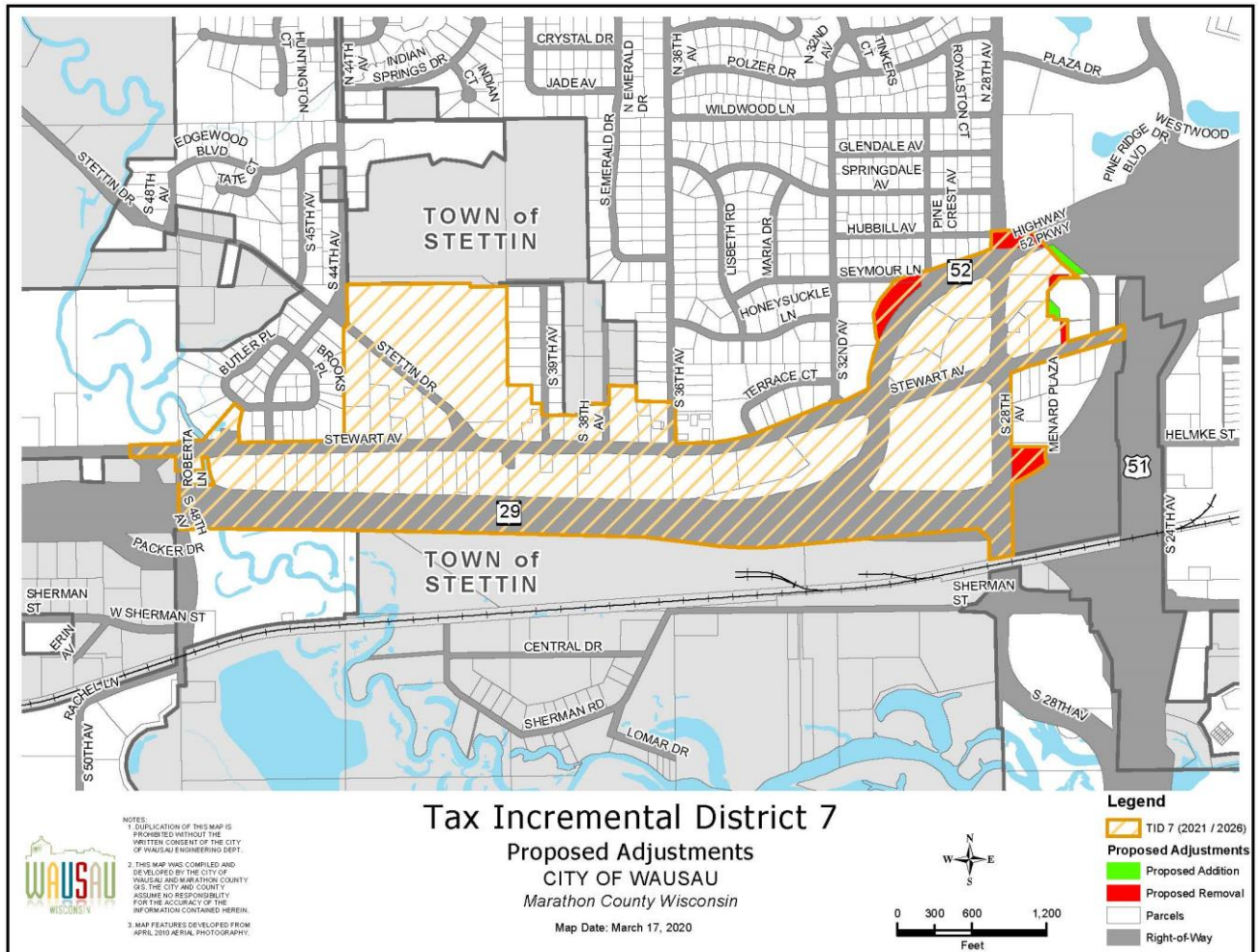
		Within the Within the 1 / 2 Mile District Boundary	
Street Improvements	\$ 1,100,000	X	X
Streetscape	\$ 200,000	X	X
Parking Improvements	\$ 100,000	X	
	<u>\$ 1,400,000</u>		

CALCULATION OF THE SHARE OF PROJECTED INCREMENT ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS DUE TO ADDITIONAL PROJECT COSTS

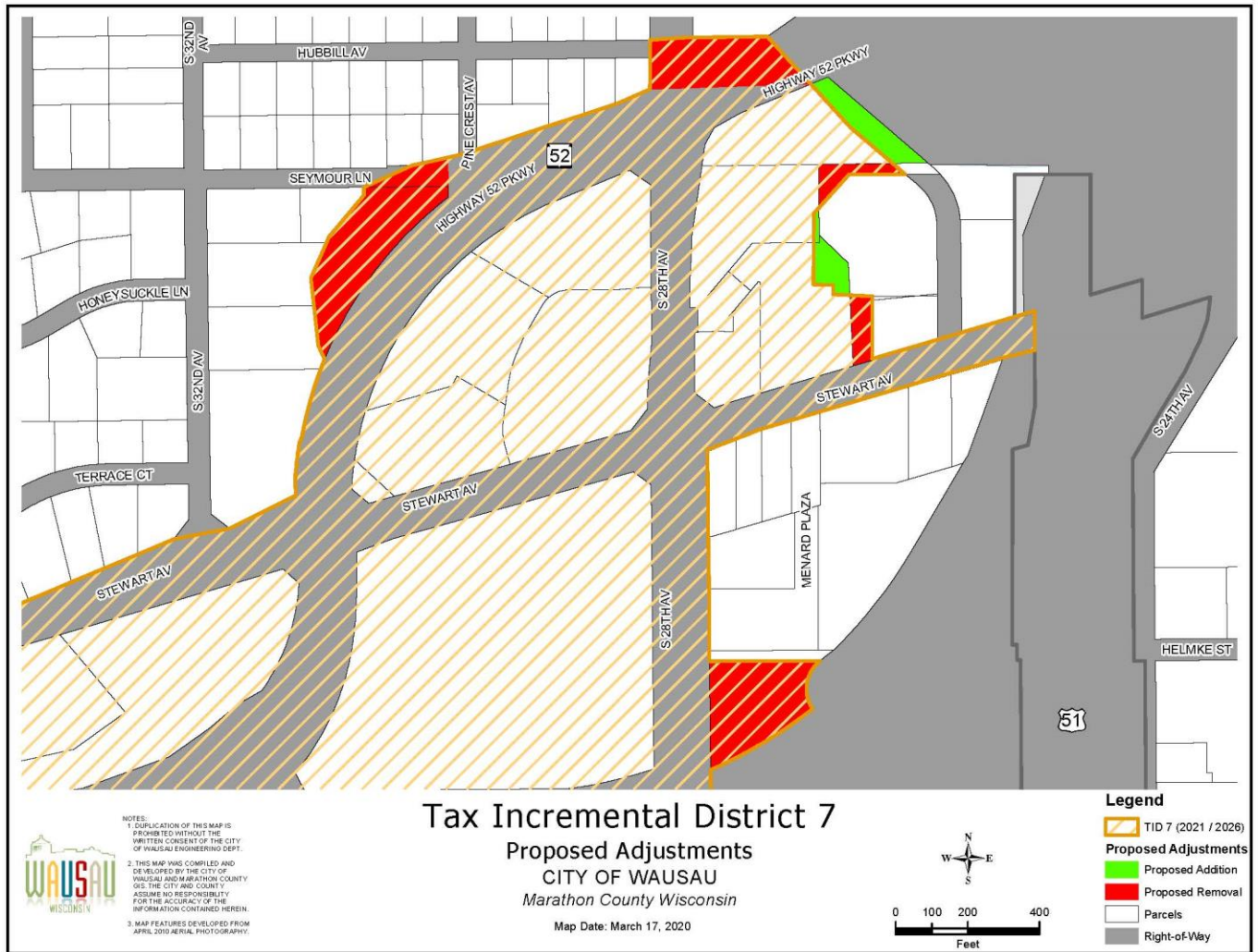
2019

			Additional Project Costs \$1,500,000
County	\$ 12,839,765	18.30%	\$ 274,459.36
Technical College	3,450,560	4.92%	\$ 73,758.24
City	26,096,694	37.19%	\$ 557,835.90
School District	27,786,021	39.60%	\$ 593,946.50
TOTAL	\$ 70,173,040		\$ 1,500,000.00

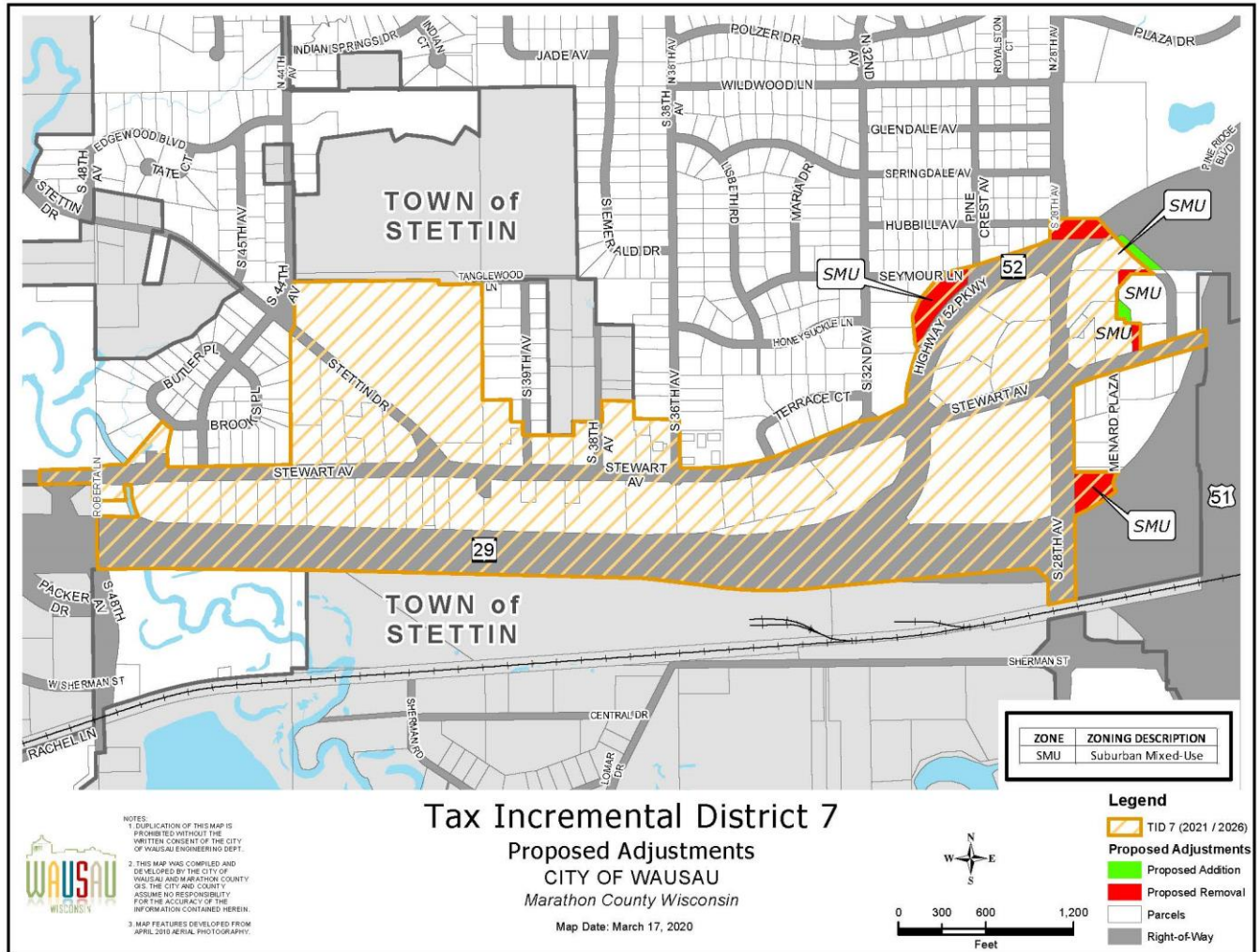
MAP OF TAX INCREMENT DISTRICT SEVEN AMENDMENT AREAS



CLOSE UPS OF AREAS ADDED AND REMOVED



MAP OF TAX INCREMENT DISTRICT SEVEN EXISTING USES AND CONDITIONS



CITY OF WAUSAU TAX INCREMENT DISTRICT SEVEN PROJECT PLAN AMENDMENT #2 | 3/2/2020



PROJECTED CASH FLOW

CITY OF WAUSAU TID 7 CASH FLOW PROJECTION

	USES OF FUNDS					SOURCES OF FUNDS					
	Administrative, Existing Annual Proposed Debt Service Debt Issue Discretionary Developer Costs Incentives Other Project 										

* Tax Revenue reduced due to assessment disputes

2020	
Street Improvements	\$1,100,000
Streetscape	\$200,000
Parking Improvements	\$100,000
	<u>\$1,400,000</u>

RESOLUTION OF THE COMMON COUNCIL

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE PLAN COMMISSION, ECONOMIC DEVELOPMENT AND FINANCE COMMITTEES

Approving the Boundaries and Project Plan Amendment Two of Tax Incremental Financing
District Number 7, City of Wausau (TID # 7)

Committee Action: Econ Development Committee: 5-0
Finance Committee 5-0
Plan Commission: 5-0

Fiscal Impact: This amendment will add and remove territory and increase project costs

File Number: 05-1209

Date Introduced:

FISCAL IMPACT SUMMARY

COSTS	Budget Neutral	Yes ☒ No ☐	
	Included in Budget:	Yes ☒ No ☐	Budget Source: TID 7
	One-time Costs:	Yes ☐ No ☐	Amount:
	Recurring Costs:	Yes ☐ No ☐	Amount:
SOURCE	Fee Financed:	Yes ☐ No ☒	Amount:
	Grant Financed:	Yes ☐ No ☒	Amount:
	Debt Financed:	Yes ☐ No ☒	Amount Annual Retirement
	TID Financed:	Yes ☒ No ☐	Amount:
	TID Source: Increment Revenue ☒ Debt ☐ Funds on Hand ☐ Interfund Loan ☐		

WHEREAS, the City of Wausau has followed a policy of promoting business, community amenities, and development activities and improving infrastructure within the City; and

WHEREAS, the City's Economic Development strategy focuses on the attraction, retention and sustainability of business, community amenities, and development activities and improving infrastructure to increase the property tax base and add new jobs; and

WHEREAS, Tax Increment District Number Seven was created by the City January 11, 2006; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the Tax Increment Law); and

WHEREAS, such amendment will cause territory to be removed and added to the District to facilitate full parcels within the district boundaries; and

WHEREAS, the boundary amendment area is described within the project plan; and

WHEREAS, this amendment will increase project costs; and

WHEREAS, such amendment will also allow for the District to incur project costs outside of, but within the 1/2 mile, of boundaries of the District as permitted under Wisconsin Statutes Section 66.1105(2)(f)1.n.; and

WHEREAS, an amended Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Section 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District amendment area;
- f. A map showing proposed improvements and uses in the District amendment area and ½ mile boundary;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan amendment is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to publication of the public hearing notice, a copy of said notice was sent to the Superintendent of the Wausau School District, the President of Northcentral Technical College, and the Marathon County Administrator; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on March 24th, 2020 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the amended district, adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan and boundaries for the District.

WHEREAS, a legal description of the amended area of the district has been prepared; and

WHEREAS, the Finance Committee and the Economic Development Committee of the City of Wausau has recommended, and determined that the Wisconsin Tax Increment Law provides a desirable and feasible means of locally financing projects within the newly proposed amended boundaries and plan of TID # 7; and

WHEREAS, in accordance with Wisconsin's Tax Increment Law, Amendment Two to Tax Incremental District Number Seven boundaries and project plan, City of Wausau, has been recommended by the Plan Commission; and

WHEREAS, the Finance Committee and Economic Development Committee have reviewed the plan and concur with the summary of findings as required by Wisconsin Statute 66.1105(4m)(c) including:

- That development projected to occur would not occur or would not occur in the manner, at the values, or within the timeframe desired by the City without the plan amendment,
- That the economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are insufficient to compensate for the cost of the improvements,

- That the benefits of the plan outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau, under the powers granted by the authority of the Tax Increment Law, as follows:

1. That the territory described and shown on in the Project Plan Amendment Two is hereby added or removed from the amended boundaries of Tax Incremental District Number Seven, City of Wausau;
2. That the Project Plan Amendment Two is consistent with the original mixed use classification of the district;
3. That the improvement of the area is likely to significantly enhance the value of other real property in the district;
4. That the project costs directly serve to promote development consistent with the purpose for which the district was created;
5. That the project plan is feasible and in conformity with the City's master plan;
6. That the project plan Amendment Two of Tax Incremental District Number Seven is approved and that the plan is feasible and in conformity with the City's community and economic development objectives;
7. That the City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period pursuant to Wisconsin Statutes Section 66.1105(5)(b) and 66.1105(6)(am)1.
8. That the effective date of removed and added territory and related property values will be January 1, 2020;
9. That the appropriate City officials shall provide the Joint Review Board with the information needed to prepare findings relative to approving the boundaries of the district and the project plan; and
10. That the City Clerk, City Treasurer, and City Assessor shall complete and submit the necessary forms to the Wisconsin Department of Revenue as may be required by that agency to formally approve the boundaries of Amendment Two to Tax Incremental District Number Seven and the project plan.

Approved:

Robert B. Mielke Mayor

RESOLUTION OF THE JOINT REVIEW BOARD

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE JOINT REVIEW BOARD	
Approving the Project Plan Amendment Two of Tax Incremental Financing District Number 7, City of Wausau (TID # 7)	
File Number:	Date Introduced:

WHEREAS, the City of Wausau, Marathon County, Wisconsin seeks authorization to amend the project plan for Tax Increment District Number Seven, (the "District"); and

WHEREAS, this plan has received the necessary approvals by the Wausau Plan Commission and Common Council; and

WHEREAS, Wisconsin Statutes, Section 66.1105 requires that a Joint Review Board, (the "Board") shall convene no later than 45 days after receipt of the council approval to consider the proposed plan amendments; and

WHEREAS, the Board has reviewed the Project Plan amendment presented by the City of Wausau attached to this resolution; and

WHEREAS, the Board has evaluated the Project Plan amendment based upon the criteria established in Wisconsin Statutes, Section 66.1105(4m)(c)1. and found the following to be true

- The development projected to occur would not occur or would not occur in the manner, at the values, or within the timeframe desired by the City without the plan amendment,
- The economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are insufficient to compensate for the cost of the improvements,
- The benefits of the plan outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions.

NOW, THEREFORE, BE IT RESOLVED by the Joint Review Board of the City of Wausau that the Project Plan Amendment Number Two for the City of Wausau Tax Increment District Number Seven be approved including the boundary amendment,

BE IT FURTHER RESOLVED, that the Joint Review Board of the City of Wausau approves the expenditure within the ½ boundary as outlined in the project plan,

BE IT FURTHER RESOLVED, that this executed resolution be signed by at least three members of the Board and submitted to the City of Wausau no later than seven days after Board action.

Passed and Approved on TBD

City of Wausau Tax Increment District Number Seven
Joint Review Board Members

Representing

City of Wausau

Citizen Member

Marathon County

Northcentral Technical College

Wausau School District

OPINION OF THE CITY ATTORNEY



Office of the City Attorney

TEL: (715) 261-6590

FAX: (715) 261-6808

Anne L. Jacobson
City Attorney

Tara G. Alfonso
Assistant City Attorney

Nathan Miller
Assistant City Attorney

April 7, 2020

Wausau Common Council Members
Joint Review Board Members
City Hall
407 Grant Street
Wausau, WI 54403

RE: Project Plan Tax Incremental District Number Seven, Amendment #2

Ladies and Gentlemen:

As City Attorney, I have reviewed the Project Plan Amendment #2 of Tax Incremental District Number 7, pursuant to Wis. Stats. §66.1105(4)(h)1., and 2. The public hearing was held on March 24, 2020, before the Plan Commission of the City of Wausau, and it adopted Plan Amendment #2 for said Tax Increment District. This approval and recommendation was preceded by proper notice to those persons set forth in Wis. Stats. §66.1105(4)(h)1. and a Class I notice published in the Wausau Daily Herald, as required by Wis. Stats. §66.1105(4)(h)1.

The Plan is proposed to be amended by both adding and subtracting territory from the District to complete full parcels located entirely within the district boundaries, and to add \$1.1 million of street improvements and \$100,000 of parking improvements within the ½ mile boundary and clarify the location name of the streetscape improvements identified in the first Amendment, as Highway 52 Parkway, rather than Stewart Avenue.

In accordance with par. (h)1., the City Council will consider, pursuant to a duly posted agenda, on April 14, 2020, recommended approval of Plan Amendment #2 of Tax Increment District Number 7. Such approval requires the same findings as provided in par. (g)., and because the amendment adds territory to a district under subd. 2., approval also requires the same findings as provided in par. (gm) 4. c. Finally, such project plan amendment is subject to subsequent review by the Joint Review Board, acting under sub. (4m), which shall review the public record, planning documents and the resolution passed by the City Council under par. (h)1.

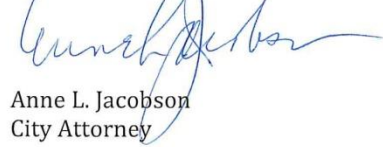
Based upon my review of the Plan Amendment and the information presented to me, it is my opinion that should the foregoing process be followed, the Amended Plan is complete and compliant with §66.1105(4), Wisconsin Statutes.

City of Wausau - City Hall - 407 Grant Street – Wausau, WI 54403-4783

This opinion shall be attached to and made a part of the Project Plan, as required by §66.1105(4)(f).

Very truly yours,

CITY OF WAUSAU

A handwritten signature in blue ink, appearing to read "Anne L. Jacobson", is written over the printed name and title.

Anne L. Jacobson
City Attorney

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

**JOINT RESOLUTION OF THE PLAN COMMISSION, ECONOMIC
DEVELOPMENT AND FINANCE COMMITTEES**

Approving the Boundaries and Project Plan Amendment Two of Tax Incremental Financing District Number 8, City of Wausau (TID # 8)

Committee Action: Plan Com: Approved 5-0
 ED Com: Approved 5-0
 Fin Com: Approved 4-0

Fiscal Impact: The project plan will add territory and project costs

File Number: 12-0316

Date Introduced: April 14, 2020

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☒ No ☐	
	<i>Included in Budget:</i>	Yes ☐ No ☐	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐ No ☒	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☒ No ☐	<i>Amount:</i>
	<i>TID Source: Increment Revenue ☒ Debt ☐ Funds on Hand ☐ Interfund Loan ☐</i>		

WHEREAS, the City of Wausau has followed a policy of promoting business, community amenities, and development activities and improving infrastructure within the City; and

WHEREAS, the City's Economic Development strategy focuses on the attraction, retention and sustainability of business, community amenities, and development activities and improving infrastructure to increase the property tax base and add new jobs; and

WHEREAS, Tax Increment District Number Eight was created by the City in April 10, 2012; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the Tax Increment Law); and

WHEREAS, such amendment will cause territory to be added to the District, providing incentive and opportunities for additional private development and redevelopment; and

WHEREAS, the boundary amendment area is described within the project plan; and

WHEREAS, this amendment will modify the categories, locations or costs of the projects to be undertaken, providing incentive and opportunities for additional private development and redevelopment; and

WHEREAS, such amendment will also allow for the District to incur project costs outside of, but within the 1/2mile, of boundaries of the District as permitted under Wisconsin Statutes Section 66.1105(2)(f)1.n.; and

WHEREAS, an amended Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Section 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District amendment area;
- f. A map showing proposed improvements and uses in the District amendment area;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan amendment is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to publication of the public hearing notice, a copy of said notice was sent to the Superintendent of the Wausau School District, the President of Northcentral Technical College, and the Marathon County Administrator; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on March 24th, 2020 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the amended district, adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan and boundaries for the District.

WHEREAS, the Finance Committee and the Economic Development Committee of the City of Wausau has recommended, and determined that the Wisconsin Tax Increment Law provides a desirable and feasible means of locally financing projects within the newly proposed amended boundaries and plan of TID # 8; and

WHEREAS, in accordance with Wisconsin's Tax Increment Law, the area to be included in Amendment Two to Tax Incremental District Number Eight, City of Wausau, has been designated and recommended by the Plan Commission as provided in the project plan; and

WHEREAS, the Finance Committee and Economic Development Committee have reviewed the plan and concur with the summary of findings as required by Wisconsin Statute 66.1105(4m)(c) including:

- That development projected to occur would not occur or would not occur in the manner, at the values, or within the timeframe desired by the City without the plan amendment,
- That the economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are insufficient to compensate for the cost of the improvements,
- That the benefits of the plan outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau, under the powers granted by the authority of the Tax Increment Law, as follows:

1. That the territory described and shown on in the Project Plan Amendment Two is hereby included in the amended boundaries of Tax Incremental District Number Eight, City of Wausau;
2. That the the Project Plan Amendment Two is consistent with the original classification of the district;

3. That the improvement of the area is likely to significantly enhance the value of other real property in the district;
4. That the project costs directly serve to promote development consistent with the purpose for which the district was created;
5. That the project plan is feasible and in conformity with the City's master plan;
6. That the equalized value of taxable property of the district plus the value increment of all existing districts do not exceed 12 percent of the total equalized value of taxable property within the city;
7. That the property added to the district is not annexed property as defined within the Tax Increment law.
8. That the project plan for the development of the property in the area included in Amendment Two of Tax Incremental District Number Eight is approved and that the plan is feasible and in conformity with the City's community and economic development objectives;
9. That the City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period pursuant to Wisconsin Statutes Section 66.1105(5)(b) and 66.1105(6)(am)1.
10. That the effective date of adding the amended territory and related property values will be January 1, 2020;
11. That the appropriate City officials shall provide the Joint Review Board with the information needed to prepare findings relative to approving the boundaries of the district and the project plan; and
12. That the City Clerk, City Treasurer, and City Assessor shall complete and submit the necessary forms to the Wisconsin Department of Revenue as may be required by that agency to formally approve the boundaries of Amendment Two to Tax Incremental District Number Eight and the project plan.

Approved:

Robert B. Mielke Mayor

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, March 24, 2020, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Robert Mielke, Gary Gisselman, Patrick Peckham, Bruce Bohlken, Andrew Brueggeman

Others Present: Brad Lenz, Maryanne Groat, Melissa Engen

Mayor Mielke called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

PUBLIC HEARING: regarding the proposed amendment to the Project Plan for Tax Increment District No. 8.

No testimony was received. Mayor Mielke closed the public hearing.

Consideration of “Resolution Approving the Project Plan Amendment for Tax Increment District No. 8, City of Wausau, Wisconsin.

Bohlken motioned to approve the resolution approving the project plan amendment for tax increment district No. 8, City of Wausau, Wisconsin. Gisselman seconded, and the motion carried unanimously 5-0.

Ryan said she disagreed with how the items on the agenda are being handled.

JOINT ECONOMIC DEVELOPMENT AND FINANCE COMMITTEES

Date and Time: Tuesday, March 10, 2020 @ 5:15 pm., Council Chambers

ED Members Present: Neal, Martens, Peckham, Rasmussen, Gisselman

Finance Members Present: Rasmussen, Martens, Nutting, Lawrence

Members Excused: Smith (*Finance*)

Others Present: Groat, Bliven, Jacobson, Kujawa, Lindman, Schock, Polley, Herbst, Van Krey, Bohlken

Groat explained state law provides that only full parcels can be included in a tax increment district boundary, so there can't be partial parcels. This year there are a number of developments underway in which developers are taking multiple parcels to combine them into one parcel, but some of them are in a TID and some are outside the TID. In order to stay in compliance with the law, the parcels which are outside the district would have to be included inside of it or those that are inside the district moved out. She indicated they have done a combination of these options throughout the planning.

Groat used the maps in the PowerPoint included in their packets to review the proposed changes.

This meeting can be viewed online: <https://www.youtube.com/watch?v=cIIAC2drsQE>

Discussion and possible action regarding the Project Plan Amendment 2 Tax Increment District Eight

Groat stated this is the near west side district and on the north side of the district is a small block where a developer is interested in taking that block and making it one parcel. The recommendation is to add the parcel to TID #8.

Groat stated Mountain Lanes is being developed into residential and the developer's agreement indicates the city will make developer payments contingent upon the Project Plan Amendment of TID #8. This is a conservation rehabilitation district, so in addition to adding territory it would add expenses. She indicated they would like to do 18th Avenue's reconstruction in TID #8 within the half mile boundary with a budget of \$300,000 and \$601,520 for the Reverse TID Project for Mountain Lanes.

Finance Committee Vote

Motion by Martens, second by Nutting to approve the amendment to TID #8. Motion carried 4-0

ED Committee Vote

Motion by Peckham, second by Gisselman to approve the amendment to TID #8. Motion carried 5-0

CITY OF WAUSAU TAX INCREMENT DISTRICT EIGHT PROJECT PLAN AMENDMENT #2



Economic Development Committee: March 10, 2020

Finance Committee: March 10, 2020

Joint Review Board - Initial Meeting: 3/13/2020

Plan Commission: March 24, 2020

Common Council: April 14, 2020

Joint Review Board: TBD

PLAN DRAFT DATE:

3/2/2020

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TYPE AND GENERAL DESCRIPTION OF THE DISTRICT

This document is the SECOND amendment to the *Tax Incremental Finance District No. 8 Project Plan and the FIRST BOUNDARY AMENDMENT*. Tax Increment District No. 8 is an existing conservation/rehabilitation district, which was approved by the Wausau Common Council on April 10, 2012. The plan facilitated infrastructure and development in the Near West Side planning area.

Major components of the plan completed to date include:

- 2nd Avenue Reconstruction
- Stewart Avenue bicycle and pedestrian accommodations
- Parking study
- Developer incentives for the Schierl project which included the redevelopment of the vacant “Stahmer Clinic” into apartments.
- 1st Avenue Reconstruction
- \$1,000,000 forgivable loan to WOZ for the purchase of the Wausau Center Mall.
- Purchase of LS Printing and Westside Battery; redevelopment pending

AMENDMENT 2 PURPOSE AND SUMMARY

The purpose of the second amendment includes the following:

- The block bounded by Bridge Street, 1st Avenue, 2nd Avenue and Quaw Street are proposed to be combined into one development parcel for a commercial redevelopment. We need to add 9 small parcels into the tax increment district to accommodate this parcel change. The tax increment district law requires a boundary amendment to absorb these parcels within the district. The redevelopment of the parcels will eliminate blight and foster urban renewal; create new jobs and increase the tax base.
- To expand the size of the district along Stewart Avenue and 17th Avenue to accommodate the redevelopment of Mountain Lanes. This bowling alley was blighted and obsolete. This redevelopment will eliminate blight and foster urban renewal through public and private investment. The redevelopment will improve housing stock and result in increased tax base.
- To increase project costs for developer incentives of \$601,520. The City entered into a developer agreement with Roland Lokre for the redevelopment of Mountain Lanes bowling alley. Lokre commits to constructing a mixed-use multifamily residential complex with a minimum construction cost of at least \$7,500,000. In exchange the City commits to a maximum of eight (8) annual tax increment grant installments equal to 100% of the tax increment not to exceed total accumulated payments of \$601,520.
- To increase project costs for the reconstruction of 18th Avenue of \$300,000. The City is working with the existing property owners to conduct a property swap whereby the city would convey the existing street right of way and accept new street right of way immediately to the north. The shift the road to the north will create a larger commercial redevelopment site. This project would be within the ½ mile boundary.

EXPECTED TERMINATION

Based upon current law, Tax Increment District Eight expenditure period ends in 2034 with the termination required in 2039. Based upon existing obligations and the proposed amendment; termination is expected in 2030. This may change as other redevelopment opportunities emerge and are undertaken.

SUMMARY OF FINDINGS

As required by s.66.1105 Wisconsin Stats., and as documented in the original project plan along with this amendment and the related attachments contained and referenced herein, the following findings are made:

1. **That the “but for” amendment of the Project Plan, the development projected to occur as detailed in the Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.** In making this determination the City has considered the following:
 - The original findings of the Project Plan for TID #8 are all still valid and are hereby referenced and incorporated into this amendment.
 - The infrastructure project contemplated by the plan amendment are necessary to fully achieve the goals of the District Project Plan including rehabilitation of the area, riverfront renewal, creation of new tax base and other economic benefits.
 - Financial support on infrastructure neutralizes cost obstacles and allows the City to continue to commit to renewal efforts.
 - Development incentives are necessary to offset the added costs of purchasing blighted properties and the added costs of demolition of existing structures.
2. **The economic benefits of amending the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the costs of the improvements.** In making this determination, the City considered the following information: As demonstrated in the Economic Feasibility Section of this Project Plan, the total tax increments projected to be collected are sufficient to pay for the proposed Project Costs. On this basis alone, the finding is supported.
3. **The benefits for the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** The project costs of the district relate to promoting development in the District. They will have a direct impact on redevelopment. The development will add multi-family housing and commercial property which will benefit all taxing jurisdictions.
4. **The improvements made within the district are likely to significantly enhance all other real property values.**
5. **The project costs relate directly to the rehabilitation objective of the original district.**
6. **The City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District’s maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b) and 66.1105(6)(am)1.**
7. **The equalized value of taxable property of the amendment area plus the value increment of all existing tax incremental district within the City does not exceed 12% of the total equalized value of taxable property within the City.**
8. **The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.**

STATEMENT OF KIND, NUMBER AND LOCATION OF THE PROPOSED PUBLIC WORKS OR IMPROVEMENTS WITHIN THE DISTRICT OR THE ½ MILE BUFFER ZONE

A list of improvements contained in the original plan include the following.

STREETS AND PAVEMENT IMPROVEMENTS – The City will reconstruct and or improve certain streets. These improvements may include or be limited to installation or replacement of traffic signals, construction or reconstruction of median areas, curb and gutter replacement, sidewalk, catch basins, asphalt or concrete pavement

replacement or improvement, installation or replacement of streetlights, retaining walls, signs, pavement markings, bicycle accommodations and pedestrian crossings.

RIGHT OF WAY ACQUISITION – The City may acquire right of way for installation of public infrastructure including streets, sidewalks, utilities and stormwater management. Costs incurred by the City to identify, negotiate and acquire right of way are eligible costs.

ACQUISITION OF EASEMENTS – The City may acquire easements for installation of public infrastructure including streets, sidewalks, utilities and stormwater management. Costs incurred by the City to identify, negotiate and acquire right of way are eligible costs.

WATER, SEWER AND STORM WATER - Water, sewer and storm water utility work including extension and/or upgrades of existing mains, laterals, hydrants and service connections. In addition, storm water management will be added where necessary including but not limited to construction of retention/detention basins and other storm water management facilities.

STREETSCAPING AND PEDESTRIAN IMPROVEMENTS – In order to attract development consistent with the objectives of this plan, the City may install amenities to enhance the aesthetic of the area. These improvements include but are not limited to landscaping, plantings, trees, decorative items and benches. These and any other similar amenities are eligible project costs.

DEMOLITION, AND SITE WORK – Development and redevelopment of the area may require site preparation such as demolition, grading, fill, utility relocation, construction of retaining walls and other activities related to modifying property to make it suitable for private sector development or redevelopment.

CASH GRANTS (DEVELOPMENT INCENTIVES) – The City may enter into development agreements with property owners or developers for the purpose of sharing costs to encourage the desired kind of improvements and assure sufficient tax base is generated to recover project costs. No cash grant will be provided until a development agreement is executed with the recipient of the cash grant.

PROJECTS OUTSIDE THE TAX INCREMENT DISTRICT- Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District projected that 1) the project area is located within the City's corporate boundaries and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District the project plan amendment

FINANCING COSTS – Interest, financing and debt issuance costs, premiums and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

ADMINISTRATIVE COSTS – The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs including but not limited to employee salaries. Costs allocated will bear a direct connection to the time spent by City employees in connection with implementation of the plan.

PROFESSIONAL SERVICE AND ORGANIZATIONAL COSTS – The costs of professional services rendered and other costs incurred in relation to the creation, administration and termination of the District and the undertaking of the projects contained within this plan are eligible project costs. Professional services include, but are not limited to

architectural, environmental; planning; engineering; legal audit financial and costs of informing the public with respect to the plan amendment and plan implementation.

The plan is neither meant to be a budget nor an appropriation or commitment of funds for specific projects within the TID amendment area. The plan does provide a framework for managing project expenditures and generating the revenue needed to balance those expenditures. All costs included in the plan are estimates based upon the best information currently available. The City retains its ability to implement only those projects that remain viable and affordable as the plan period proceeds.

Project costs are any expenditure made, estimated to be made of monetary obligations incurred or estimated to be incurred by the City as outlined in this plan, other plan amendments or the original Project Plan. Costs identified are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Project costs will be diminished by any income, special assessments or other revenues including user fees or charges other than tax increments received or reasonably expected to be received by the City in connection with the implementation of this Plan.

LIST OF ESTIMATED NON-PROJECT COSTS

There are no anticipated “non-project costs” associated with this amendment to Tax Incremental District Number Eight.

PROPOSED CHANGES IN ZONING ORDINANCES

The City does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this project plan amendment.

PROPOSED CHANGES TO THE MASTER PLAN, BUILDING CODES, AND THE CITY ORDINANCES

It is expected that this plan will be complementary to the City’s Master Plan. The projects proposed will comply with the recently completed comprehensive update of building codes and related ordinances.

MAP SHOWING EXISTING USES AND CONDITIONS

The map enclosed shows the existing use of the parcel in the amendment area.

RELOCATION

It is not anticipated there will be a need to relocate persons or businesses in conjunction with the plan amendment. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes Section chapter 32.

ORDERLY DEVELOPMENT OF THE CITY OF WAUSAU

This amendment contributes to the orderly development of the City by providing opportunity for continued growth in tax base, job opportunities and general positive economic development.

EQUALIZED VALUE TEST

Wisconsin's Tax Increment Law requires that the equalized value of the taxable property in the proposed amendment area, plus the value of the increment of all existing Tax Increment Districts does not exceed 12 percent of the total equalized value of taxable property within the City. The table demonstrates compliance with this requirement.

ESTIMATE OF ADDITIONAL PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

The City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period. This finding is made to fulfill the reporting requirement as contained in Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)(1).

EQUALIZED VALUE TEST			
TID DISTRICT	BASE YEAR	2019 DISTRICT EQUALIZED VALUE	2019 DISTRICT INCREMENT VALUE
3	1994	143,102,900	100,284,200
6	2005	185,917,600	105,076,800
7	2006	68,348,900	38,823,000
8	2012	44,493,800	9,084,900
9	2012	2,174,900	942,500
10	2013	56,367,200	10,654,200
11	2017	61,254,900	59,868,500
12	2017	24,348,300	(7,936,700)
		\$ 586,008,500	\$ 324,734,100
VALUE OF THE AMENDMENT AREA			702,100
TOTAL VALUE WITH THE AMENDMENT			\$ 325,436,200
TOTAL CITY EQUALIZED VALUE			\$ 3,075,863,100
12% TEST			10.58%

ECONOMIC FEASIBILITY STUDY

The cash flow projection presents projected sources and uses of funds for the district. Uses of Funds includes existing and projected debt service, contractual development agreements and estimated public work improvements and project costs proposed within this amendment. Sources of Funds includes existing increment, anticipated new increment and any other revenue sources such as interest income and developer loan repayments. The City continually refines and updates projections to reflect current economic conditions and ensure the continued financial viability of the district. The cash flow supports the financial viability of the proposed amendment. The actual cash flow will change.

AVAILABLE FINANCING METHODS

- The 18th Avenue project will be funded with funds on hand.
- The developer payments related to the Mountain Lane redevelopment will be funded with the increment generated by the project over a not to exceed eight year period.

PROJECT COSTS LOCATED WITHIN 1/2 MILE OF THE DISTRICT BOUNDARIES

Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries and 2) the projects are approved by the Joint Review Board. The detailed list of project costs outlined in the next section identifies those that are located within the one-half mile of the district boundaries and are considered eligible project costs.

- The 18th Avenue reconstruction project will occur within the ½ mile boundary.

DETAILED LIST OF PROJECT COSTS

The presentation below is limited to the new costs outlined in the project plan amendment.

	Within the District	Within the 1/2 Mile Boundary
18th Avenue Reconstruction		\$300,000
Developer Increment Grants	\$601,520	
Total Project Costs Added	\$601,520	\$300,000

PARCELS ADDED TO THE DISTRICT

PARCEL NUMBER	ADDRESS					EQUALIZED VALUE
29129072610020	624	N	1ST AVE	WAUSAU	54401	34000.00
29129072610031	621	N	2ND AVE	WAUSAU	54401	35000.00
29129072740939	1401		ELM ST	WAUSAU	54401	0.00
29129072740940	1601		ELM ST	WAUSAU	54401	0.00
29129072740997	1402		STEWART AVE	WAUSAU	54401	0.00
29129073520007	403		STEWART AVE	WAUSAU	54401	0.00
29129073520022	501		STEWART AVE	WAUSAU	54401	0.00
29129073520336	518	S	7TH AVE	WAUSAU	54401	0.00
29129073410998	1430		WEST ST	WAUSAU	54401	0.00
29129073410999	1201		STEWART AVE	WAUSAU	54401	0.00
29129072610275	615	N	2ND AVE	WAUSAU	54401	292,900.00
29129072610277	612	N	1ST AVE	WAUSAU		409,200.00
29129073510066	315		STEWART AVE	WAUSAU	54401	70900.00
29129073510067	311		STEWART AVE	WAUSAU	54401	67800.00
29129073520349	625		STEWART AVE	WAUSAU	54401	0.00
29129073520998	800		GARFIELD AVE	WAUSAU	54401	0.00
						702,100.00

CALCULATION OF THE SHARE OF PROJECTED INCREMENT ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS

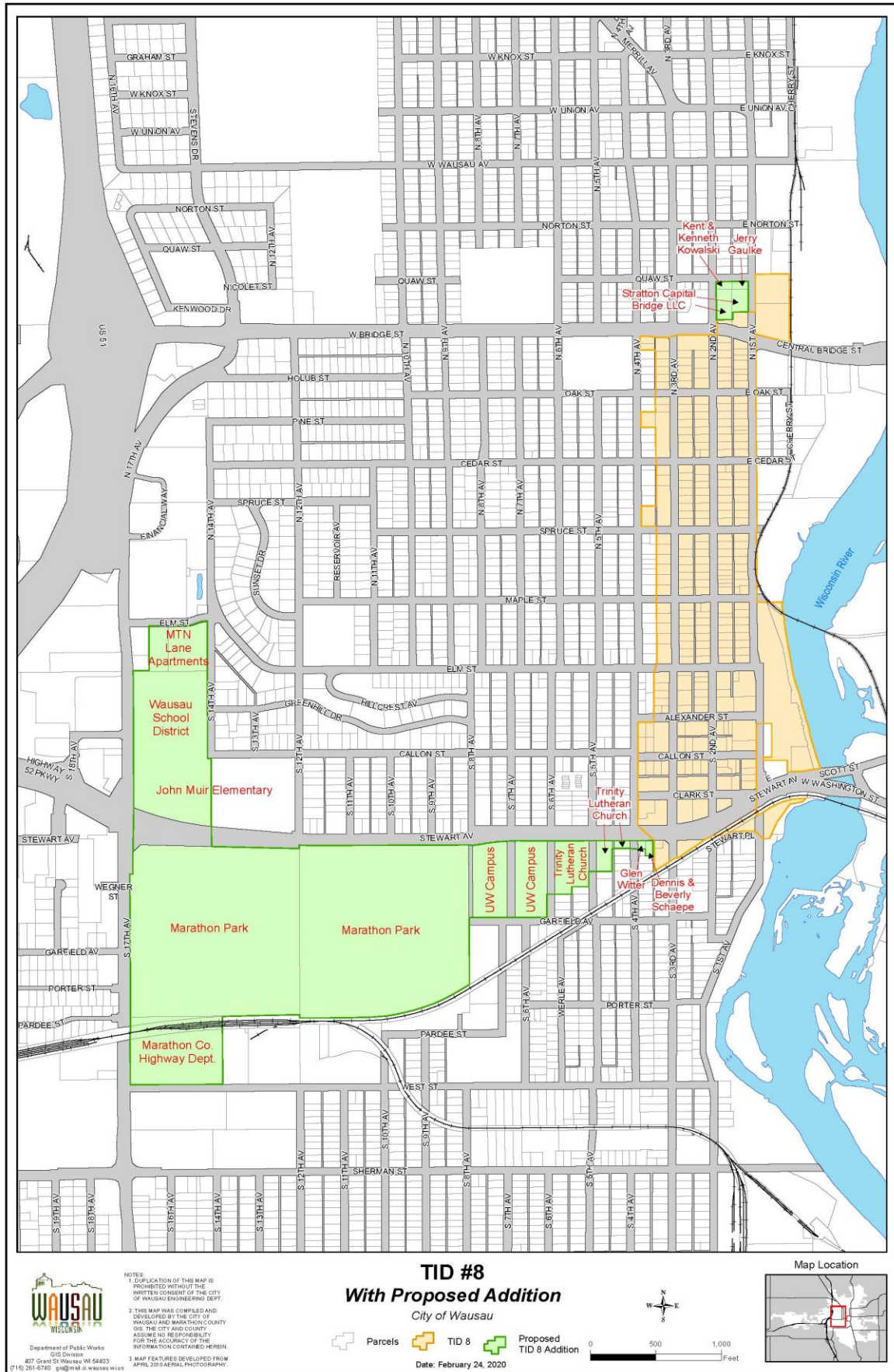
City of Wausau
Tax Increment District Eight Amendment Number Two
Tax Increment Projection Worksheet

Value Added	Total Valuation Added	January 1, Valuation Year	Budget Year/Revenue Year	Tax Rate	Tax Increment	100% Developer Payment	Increment towards Infrastructure Projects
	-	2019	2020	\$ 26.39	\$ -		\$ -
2,000,000	2,000,000	2020	2021	26.39	52,787	39,592	13,195
3,000,000	5,000,000	2021	2022	26.39	131,969	118,774	13,195
	5,000,000	2022	2023	26.39	131,969	118,774	13,195
	5,000,000	2023	2024	26.39	131,969	118,774	13,195
	5,000,000	2024	2025	26.39	131,969	118,774	13,195
	5,000,000	2025	2026	26.39	131,969	86,832	45,137
	5,000,000	2026	2027	26.39	131,969		131,969
	5,000,000	2027	2028	26.39	131,969		131,969
	5,000,000	2028	2029	26.39	131,969		131,969
	5,000,000	2029	2030	26.39	131,969		131,969

2019					
	County		\$ 12,839,765	18.30%	
	Technical College		3,450,560	4.92%	
	City		26,096,694	37.19%	
	School District		27,786,021	39.60%	
	TOTAL		\$ 70,173,040		
	County	Technical College	City	School	Total
2020	\$ -	\$ -	\$ -	\$ -	\$ -
2021	9,659	2,596	19,631	20,901	52,787
2022	24,147	6,489	49,077	52,256	131,969
2023	24,147	6,489	49,077	52,256	131,969
2024	24,147	6,489	49,077	52,256	131,969
2025	24,147	6,489	49,077	52,256	131,969
2026	24,147	6,489	49,077	52,256	131,969
2027	24,147	6,489	49,077	52,256	131,969
2028	24,147	6,489	49,077	52,256	131,969
2029	24,147	6,489	49,077	52,256	131,969
2030	24,147	6,489	49,077	52,256	131,969
	<u>226,982</u>	<u>60,997</u>	<u>461,324</u>	<u>491,205</u>	<u>1,240,508</u>

MAP OF TAX INCREMENT DISTRICT NUMBER EIGHT AMENDMENT AREA

CITY OF WAUSAU TAX INCREMENT DISTRICT EIGHT PROJECT PLAN AMENDMENT #2 | 3/2/2020



MAP OF TAX INCREMENT DISTRICT EIGHT AMENDMENT AREA EXISTING USES AND CONDITIONS

CITY OF WAUSAU TAX INCREMENT DISTRICT EIGHT PROJECT PLAN AMENDMENT #2 | 3/2/2020



PROJECTED CASH FLOW

CITY OF WAUSAU TAX INCREMENTAL DISTRICT NUMBER EIGHT CASH FLOW PROJECTIONS

Year	USES OF FUNDS						SOURCES OF FUNDS			Annual Surplus (Deficit)	Cumulative Balance	
	Annual Projected Debt Service	Administrative, Organization & Discretionary Costs	Schierl Developer Payments	Elm Street Developer Grant	CVS Tax Claim	Capital Expenditures	Net Debt Proceeds	Other Income	Tax Increment			
ACTUAL												
1	2012		\$7,801								(\$7,801)	(\$7,801)
2	2013		10,390			7,681					(18,071)	(25,872)
3	2014	372	5,717			235,993	190,000	183,660			131,578	105,706
4	2015	8,957	21,155			76,326	1,020,000	199,366	140,328		1,253,256	1,358,962
5	2016	118,441	96,623	275,000		42,835	1,819,722	755,000	231,968	194,502	(1,171,151)	187,811
6	2017	154,714	19,576	57,500			25,496		198,481	111,771	52,966	240,777
7	2018	159,542	9,813	-			124,821		195,888	113,098	14,810	255,587
ESTIMATED												
8	2019	413,952	32,270	45,866			1,356,172	2,767,210	200,050	257,077	1,376,077	1,631,664
9	2020	688,306	10,150	57,500			2,269,510		1,151,054	239,784	(1,634,628)	(2,964)
10	2021	629,125	6,000	57,500	39,592				197,938	294,439	(239,840)	(242,804)
11	2022	632,105	6,000	57,500	118,774				197,938	373,621	(242,820)	(485,624)
12	2023	621,978	6,000	11,634	118,774				197,938	373,621	(186,827)	(672,451)
13	2024	625,626	6,000		118,774				197,938	373,621	(178,841)	(851,292)
14	2025	625,549	6,000		118,774				197,938	373,621	(178,764)	(1,030,056)
15	2026	533,942	6,000		86,832				197,938	373,621	(55,215)	(1,085,271)
16	2027	357,825	6,000						197,938	373,621	207,734	(877,537)
17	2028	355,675	6,000						197,938	373,621	209,884	(667,653)
18	2029	353,313	6,000						197,938	373,621	212,246	(455,407)
19	2030	53,738	6,000						197,938	373,621	511,821	56,414
20	2031	52,113	6,000						465,000	373,621	780,508	836,922
21	2032	40,650	6,000						190,000	373,621	516,971	1,353,893
TOTAL		\$6,425,923	\$285,495	\$562,500	\$601,520	\$42,835	\$5,915,721	\$4,732,210	\$4,994,847	\$5,460,830		

2020 Capital Expenditures

WOZ Mall Forgivable Loan	\$1,000,000
Final 1st Avenue Project Costs	969,510
18th Avenue Reconstruction	300,000
Total	\$2,269,510

PROJECTS

MOUNTAIN LANES



18TH AVENUE PROJECT



BRIDGE STREET



RESOLUTION OF THE COMMON COUNCIL

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE PLAN COMMISSION, ECONOMIC DEVELOPMENT AND FINANCE COMMITTEES

Approving the Boundaries and Project Plan Amendment Two of Tax Incremental Financing District Number 7, City of Wausau (TID # 7)

Committee Action: Econ Development Committee: 5-0
Finance Committee 5-0
Plan Commission: 5-0

Fiscal Impact: This amendment will add and remove territory and increase project costs

File Number: 05-1209

Date Introduced:

FISCAL IMPACT SUMMARY

COSTS	Budget Neutral	Yes ☒ No ☐	
	Included in Budget:	Yes ☒ No ☐	Budget Source: TID 7
	One-time Costs:	Yes ☐ No ☐	Amount:
	Recurring Costs:	Yes ☐ No ☐	Amount:
SOURCE	Fee Financed:	Yes ☐ No ☒	Amount:
	Grant Financed:	Yes ☐ No ☒	Amount:
	Debt Financed:	Yes ☐ No ☒	Amount Annual Retirement
	TID Financed:	Yes ☒ No ☐	Amount:
	TID Source: Increment Revenue ☒ Debt ☐ Funds on Hand ☐ Interfund Loan ☐		

WHEREAS, the City of Wausau has followed a policy of promoting business, community amenities, and development activities and improving infrastructure within the City; and

WHEREAS, the City's Economic Development strategy focuses on the attraction, retention and sustainability of business, community amenities, and development activities and improving infrastructure to increase the property tax base and add new jobs; and

WHEREAS, Tax Increment District Number Seven was created by the City January 11, 2006; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the Tax Increment Law); and

WHEREAS, such amendment will cause territory to be removed and added to the District to facilitate full parcels within the district boundaries; and

WHEREAS, the boundary amendment area is described within the project plan; and

WHEREAS, this amendment will increase project costs; and

WHEREAS, such amendment will also allow for the District to incur project costs outside of, but within the 1/2 mile, of boundaries of the District as permitted under Wisconsin Statutes Section 66.1105(2)(f)1.n.; and

WHEREAS, an amended Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Section 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District amendment area;
- f. A map showing proposed improvements and uses in the District amendment area and ½ mile boundary;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan amendment is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to publication of the public hearing notice, a copy of said notice was sent to the Superintendent of the Wausau School District, the President of Northcentral Technical College, and the Marathon County Administrator; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on March 24th, 2020 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the amended district, adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan and boundaries for the District.

WHEREAS, a legal description of the amended area of the district has been prepared; and

WHEREAS, the Finance Committee and the Economic Development Committee of the City of Wausau has recommended, and determined that the Wisconsin Tax Increment Law provides a desirable and feasible means of locally financing projects within the newly proposed amended boundaries and plan of TID # 7; and

WHEREAS, in accordance with Wisconsin's Tax Increment Law, Amendment Two to Tax Incremental District Number Seven boundaries and project plan, City of Wausau, has been recommended by the Plan Commission; and

WHEREAS, the Finance Committee and Economic Development Committee have reviewed the plan and concur with the summary of findings as required by Wisconsin Statute 66.1105(4m)(c) including:

- That development projected to occur would not occur or would not occur in the manner, at the values, or within the timeframe desired by the City without the plan amendment,
- That the economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are insufficient to compensate for the cost of the improvements,

- That the benefits of the plan outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau, under the powers granted by the authority of the Tax Increment Law, as follows:

1. That the territory described and shown on in the Project Plan Amendment Two is hereby added or removed from the amended boundaries of Tax Incremental District Number Seven, City of Wausau;
2. That the Project Plan Amendment Two is consistent with the original mixed use classification of the district;
3. That the improvement of the area is likely to significantly enhance the value of other real property in the district;
4. That the project costs directly serve to promote development consistent with the purpose for which the district was created;
5. That the project plan is feasible and in conformity with the City's master plan;
6. That the project plan Amendment Two of Tax Incremental District Number Seven is approved and that the plan is feasible and in conformity with the City's community and economic development objectives;
7. That the City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period pursuant to Wisconsin Statutes Section 66.1105(5)(b) and 66.1105(6)(am)1.
8. That the effective date of removed and added territory and related property values will be January 1, 2020;
9. That the appropriate City officials shall provide the Joint Review Board with the information needed to prepare findings relative to approving the boundaries of the district and the project plan; and
10. That the City Clerk, City Treasurer, and City Assessor shall complete and submit the necessary forms to the Wisconsin Department of Revenue as may be required by that agency to formally approve the boundaries of Amendment Two to Tax Incremental District Number Seven and the project plan.

Approved:

Robert B. Mielke Mayor

RESOLUTION OF THE JOINT REVIEW BOARD

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE JOINT REVIEW BOARD	
Approving the Project Plan Amendment Two of Tax Incremental Financing District Number 8, City of Wausau (TID # 8)	
File Number:	Date Introduced:

WHEREAS, the City of Wausau, Marathon County, Wisconsin seeks authorization to amend the project plan for Tax Increment District Number Eight, (the "District"); and

WHEREAS, this plan has received the necessary approvals by the Wausau Plan Commission and Common Council; and

WHEREAS, Wisconsin Statutes, Section 66.1105 requires that a Joint Review Board, (the "Board") shall convene no later than 45 days after receipt of the council approval to consider the proposed plan amendments; and

WHEREAS, the Board has reviewed the Project Plan amendment presented by the City of Wausau attached to this resolution; and

WHEREAS, the Board has evaluated the Project Plan amendment based upon the criteria established in Wisconsin Statutes, Section 66.1105(4m)(c)1. and found the following to be true

- The development projected to occur would not occur or would not occur in the manner, at the values, or within the timeframe desired by the City without the plan amendment,
- The economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are insufficient to compensate for the cost of the improvements,
- The benefits of the plan outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions.

NOW, THEREFORE, BE IT RESOLVED by the Joint Review Board of the City of Wausau that the Project Plan Amendment Number Two for the City of Wausau Tax Increment District Number Eight be approved,

BE IT FURTHER RESOLVED, that the Joint Review Board of the City of Wausau approves the expenditure within the ½ boundary as outlined in the project plan,

BE IT FURTHER RESOLVED, that this executed resolution be signed by atleast three members of the Board and submitted to the City of Wausau no later than seven days after Board action.

Passed and Approved on TBD

City of Wausau Tax Increment District Number Eight
Joint Review Board Members

Representing

City of Wausau

Citizen Member

Marathon County

Northcentral Technical College

Wausau School District

OPINION OF THE CITY ATTORNEY



Office of the City Attorney

TEL: (715) 261-6590

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Anne L. Jacobson
City Attorney

Tara G. Alfonso
Assistant City Attorney

Nathan Miller
Assistant City Attorney

April 7, 2020

Wausau Common Council Members
Joint Review Board Members
City Hall
407 Grant Street
Wausau, WI 54403

RE: Project Plan Tax Incremental District Number Seven, Amendment #2

Ladies and Gentlemen:

As City Attorney, I have reviewed the Project Plan Amendment #2 of Tax Incremental District Number 7, pursuant to Wis. Stats. §66.1105(4)(h)1., and 2. The public hearing was held on March 24, 2020, before the Plan Commission of the City of Wausau, and it adopted Plan Amendment #2 for said Tax Increment District. This approval and recommendation was preceded by proper notice to those persons set forth in Wis. Stats. §66.1105(4)(h)1. and a Class I notice published in the Wausau Daily Herald, as required by Wis. Stats. §66.1105(4)(h)1.

The Plan is proposed to be amended by both adding and subtracting territory from the District to complete full parcels located entirely within the district boundaries, and to add \$1.1 million of street improvements and \$100,000 of parking improvements within the ½ mile boundary and clarify the location name of the streetscape improvements identified in the first Amendment, as Highway 52 Parkway, rather than Stewart Avenue.

In accordance with par. (h)1., the City Council will consider, pursuant to a duly posted agenda, on April 14, 2020, recommended approval of Plan Amendment #2 of Tax Increment District Number 7. Such approval requires the same findings as provided in par. (g)., and because the amendment adds territory to a district under subd. 2., approval also requires the same findings as provided in par. (gm) 4. c. Finally, such project plan amendment is subject to subsequent review by the Joint Review Board, acting under sub. (4m), which shall review the public record, planning documents and the resolution passed by the City Council under par. (h)1.

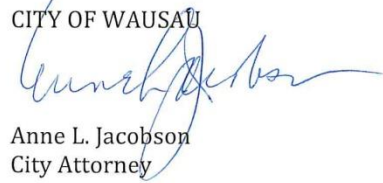
Based upon my review of the Plan Amendment and the information presented to me, it is my opinion that should the foregoing process be followed, the Amended Plan is complete and compliant with §66.1105(4), Wisconsin Statutes.

City of Wausau - City Hall - 407 Grant Street – Wausau, WI 54403-4783

This opinion shall be attached to and made a part of the Project Plan, as required by §66.1105(4)(f).

Very truly yours,

CITY OF WAUSAU



Anne L. Jacobson
City Attorney

**JOINT RESOLUTION OF THE PLAN COMMISSION, ECONOMIC
DEVELOPMENT AND FINANCE COMMITTEES**

Approving the Boundaries and Project Plan for Amendment One to Tax Incremental Financing District Number 12, City of Wausau (TID #12)

Committee Action: Plan Com: Approved 5-0
ED Com: Approved 5-0
Fin Com: Approved 4-0

Fiscal Impact: The project plan is a territory amendment with no additional projects

File Number: 17-0716

Date Introduced: April 14, 2020

WHEREAS, the City of Wausau has followed a policy of promoting business, community amenities, and industrial development activities and improving infrastructure within the City; and

WHEREAS, the City's Economic Development strategy focuses on the attraction, retention and sustainability of business, community amenities, and industrial development activities and improving infrastructure to increase the property tax base and add new jobs; and

WHEREAS, Tax Increment District Number Twelve was created by the City in July 18, 2017; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the Tax Increment Law); and

WHEREAS, such amendment will cause territory to be removed and added to the District providing for opportunities for additional private development and redevelopment; and

WHEREAS, the original Project Plan and the plan amendment for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District amendment area;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to publication of the public hearing notice, a copy of said notice was sent to the Superintendent of the Wausau School District, the President of Northcentral Technical College, and the Marathon County Administrator; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on March 24th, 2020 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the amended district, adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan and boundaries for the District.

WHEREAS, the Finance Committee and the Economic Development Committee of the City of Wausau has recommended, the amended plan boundary changes and related project plan amendment; and

WHEREAS, in accordance with Wisconsin's Tax Increment Law, the area to be included in Amendment One to Tax Incremental District Number Twelve, City of Wausau, has been designated and recommended by the Plan Commission as provided in the project plan; and

WHEREAS, the Finance Committee and Economic Development Committee have reviewed the plan and concur with the summary of findings as required by Wisconsin Statute 66.1105(4m)(c) including:

- That development projected to occur would not occur or would not occur in the manner, at the values, or within the timeframe desired by the City without the plan amendment,
- That the economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are insufficient to compensate for the cost of the improvements,
- That the benefits of the plan outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau, under the powers granted by the authority of the Tax Increment Law, as follows:

1. That the territory described and shown on in the Project Plan Amendment One is hereby included in the amended boundaries of Tax Incremental District Number Twelve, City of Wausau;
2. That the Project Plan Amendment One is consistent with the original classification of the district;
3. That the improvement of the area is likely to significantly enhance the value of other real property in the district;
4. That the project costs directly serve to promote development consistent with the purpose for which the district was created;
5. That the project plan is feasible and in conformity with the City's master plan;
6. That the equalized value of taxable property of the district plus the value increment of all existing districts do not exceed 12 percent of the total equalized value of taxable property within the city;
7. That the property added to the district is not annexed property as defined within the Tax Increment law.
8. That the project costs directly serve to promote redevelopment, consistent with the purpose for which the district was created;
9. That the project plan is feasible and in conformity with the City's master plan.
10. That the project plan for the development of the property in the area included in Amendment One of Tax Incremental District Number Twelve is approved and adopted and that the plan is feasible and in conformity with the City's community and economic development objectives;

11. That the effective date of removing and adding territory will be January 1, 2020;
12. That the City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period pursuant to Wisconsin Statutes Section 66.1105(5)(b) and 66.1105(6)(am)1.
13. That the appropriate City officials shall provide the Joint Review Board with the information needed to prepare findings relative to approving the boundaries of the district and the project plan; and
14. That the City Clerk, City Treasurer, and City Assessor shall complete and submit the necessary forms to the Wisconsin Department of Revenue as may be required by that agency to formally approve the boundaries of Amendment One to Tax Incremental District Number Twelve and the project plan.

Approved:

Robert B. Mielke Mayor

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, March 24, 2020, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Robert Mielke, Gary Gisselman, Patrick Peckham, Bruce Bohlken, Andrew Brueggeman

Others Present: Brad Lenz, Maryanne Groat, Melissa Engen

Mayor Mielke called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

PUBLIC HEARING: regarding the proposed amendment to the Project Plan for Tax Increment District No. 12.

No testimony was received. Mayor Mielke closed the public hearing.

Consideration of “Resolution Approving the Project Plan Amendment for Tax Increment District No. 12, City of Wausau, Wisconsin.

Bohlken motioned to approve the resolution approving the project plan amendment for tax increment district No. 12, City of Wausau, Wisconsin. Gisselman seconded, and the motion carried unanimously 5-0.

JOINT ECONOMIC DEVELOPMENT AND FINANCE COMMITTEES

Date and Time: Tuesday, March 10, 2020 @ 5:15 pm., Council Chambers

ED Members Present: Neal, Martens, Peckham, Rasmussen, Gisselman

Finance Members Present: Rasmussen, Martens, Nutting, Lawrence

Members Excused: Smith (*Finance*)

Others Present: Groat, Bliven, Jacobson, Kujawa, Lindman, Schock, Polley, Herbst, Van Krey, Bohlken

Groat explained state law provides that only full parcels can be included in a tax increment district boundary, so there can't be partial parcels. This year there are a number of developments underway in which developers are taking multiple parcels to combine them into one parcel, but some of them are in a TID and some are outside the TID. In order to stay in compliance with the law, the parcels which are outside the district would have to be included inside of it or those that are inside the district moved out. She indicated they have done a combination of these options throughout the planning.

Groat used the maps in the PowerPoint included in their packets to review the proposed changes.

This meeting can be viewed online: <https://www.youtube.com/watch?v=cIIAC2drsqE>

Discussion and possible action regarding the Project Plan Amendment 1 Tax Increment District Twelve

Groat stated TID #12 is located in the downtown and follows north along the river. TID #12 becomes an overlay district to TID #3 in a number of locations. The properties in TID #12 donated to the city by Great Lakes Cheese is already in TID #3, so the recommendation is that TID #3 would manage that redevelopment and it be removed from TID #12. Groat reviewed a number of other parcels that would be removed: Graebel, the Landmark building, The 400 Block, and the Sears building. Two tiny parcels will be added by the YMCA so that the map stays contiguous. No project costs will be added to the district.

Finance Committee Vote

Motion by Lawrence, second by Martens to approve the amendment to TID #12. Motion carried 4-0.

ED Committee Vote

Motion by Peckham, second by Gisselman to approve the amendment to TID #12. Motion carried 5-0.

CITY OF WAUSAU TAX INCREMENT DISTRICT TWELVE PROJECT PLAN AMENDMENT #1



Economic Development Committee: March 10, 2020

Finance Committee: March 10, 2020

Joint Review Board - Initial Meeting: March 13, 2020

Plan Commission: March 24, 2020

Common Council: April 14, 2020

Joint Review Board: TBD

PLAN DRAFT DATE:

3/3/2020

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TYPE AND GENERAL DESCRIPTION OF THE DISTRICT

This document is the FIRST amendment to the *Tax Incremental Finance District No. 12 Project Plan and represents a boundary amendment that will subtract and add property to the district's boundaries. No additional project costs or other changes are proposed.* Tax Increment District No. 12 is an existing conservation/rehabilitation district, which was approved by the Wausau Common Council July 18, 2017. The District overlays Tax Increment District 3 in multiple areas.

Major components of the plan included:

- Riverfront renewal
- Mall redevelopment
- Parking improvements

At the time of the plan development the City was actively seeking the redevelopment of the Sears building for a movie theater. The mall parcel is excluded in the district boundaries but the anchor stores previously occupied by Sears and Younkers, and Penney's were included. In early 2020, the mall was purchased locally.

AMENDMENT 1 PURPOSE AND SUMMARY

The purpose of the amendment is to subtract 13 parcels from the District's boundaries and add two parcels to maintain a contiguous map:

- Remove the Great Lakes Cheese parcel and five other contiguous parcels. Great Lakes Cheese is also located within Tax Increment District Three. TID 3 will conduct the redevelopment efforts of the parcel. The inclusion within this district created a deficit increment for TID 12 which will be eliminated when the parcel is eliminated from the district.
- Remove the Landmark Building and 3 other contiguous parcels. The Landmark Building was sold to Gorman Company who is working with the Community Development Authority on redevelopment. TID financing is not necessary for the project.
- Remove the Sears building from the District. This also creates a deficit increment in the district. This would leave the Penneys and Younkers buildings within the District.
- Remove the two parcels from the district. These parcel is already located within TID 3. The inclusion of these parcels within TID 12 is creating conflict for the parcel combinations and the vacation of streets proposed with the Aspirus/YMCA projects. The State law requires that whole parcels be included in the district.
- Add two small parcels to the District to retain a contiguous map as required by law.

EXPECTED TERMINATION

Based upon current law, Tax Increment District Twelve maximum life is July 18, 2044. The project plan expected termination in 2041. The proposed territory changes will not amend this anticipated date. This may change as other redevelopment opportunities emerge and are undertaken.

SUMMARY OF FINDINGS

As required by s.66.1105 Wisconsin Stats., and as documented in the original project plan along with this amendment and the related attachments contained and referenced herein, the following findings are made:

1. **That the “but for” amendment of the Project Plan, the development projected to occur as detailed in the Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.** In making this determination the City has considered the following:
 - The original findings of the Project Plan for TID #12 are all still valid and are hereby referenced and incorporated into this amendment.
 - The projects contemplated by the plan amendment are necessary to fully achieve the goals of the District Project Plan including rehabilitation of the area, riverfront renewal, creation of new tax base, jobs and other economic benefits.
2. **The economic benefits of amending the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the costs of the improvements.** In making this determination, the City considered the following information:
 - The territory amendment proposed will strengthen the district by eliminating the Great Lakes Cheese parcel from the district,
 - Removing parcels that are not needed for redevelopment will not negatively impact the district ,
 - Removing parcels to facilitate the Aspirus/YMCA development by accommodating developer requests to combine parcels and vacated street right of way that fall in and out of the district will result in an orderly development of the city, and
 - Adding two small parcels to maintain contiguous boundaries will not impact the financial status of the district.
 - The original project plan Economic Feasibility Section presented that total tax increments projected to be collected are sufficient to pay for the proposed Project Costs. On this basis alone, the finding is supported.
3. **The benefits for the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** The project costs of the district relate to promoting development in the District. This was documented in the original project plan and the boundary changes will not impact this provision.
4. **The improvements made within the district are likely to significantly enhance all other real property values.**
5. **The project costs relate directly to the rehabilitation objective of the original district.**
6. **The City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District’s maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b) and 66.1105(6)(am)1.**
7. **The equalized value of taxable property of the amendment area plus the value increment of all existing tax incremental district within the City does not exceed 12% of the total equalized value of taxable property within the City.**
8. **The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.**

STATEMENT OF KIND, NUMBER AND LOCATION OF THE PROPOSED PUBLIC WORKS OR IMPROVEMENTS WITHIN THE DISTRICT OR THE ½ MILE BUFFER ZONE

A list of improvements contained in the original plan include the following.

The specific kind, number, location and estimated costs are based upon preliminary plans and concepts. These may be modified as to kind, number, location and costs allocated to the district at any time during project execution based on more definitive construction plans, studies, engineering work, developer needs, feasibility studies and construction plans without amendment of this plan. Any expenditure directly or indirectly related to the costs outlined below is considered “project costs” and eligible to be paid with tax increment revenues. Project costs will be diminished by any investment income, land sale proceeds, special assessments or other income generated.

1. **STREETS.** The City will construct and or reconstruct certain streets, alleys, access drives, and parking areas. Eligible project costs include, but are not limited to, excavation; removal or placement of fill; construction of road base; asphalt, concrete or brick paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts and catch basins; retaining walls; utility relocation and burying overhead utility lines; conventional or decorative street lighting; enhancement, construction or reconstruction of median areas; installation or replacement of traffic signals and traffic signs; pavement marking; right-of-way restoration and installation of fences, berms and landscaping.
2. **PROPERTY ACQUISITION FOR DEVELOPMENT AND/OR REDEVELOPMENT.** In order to promote and facilitate development or redevelopment of both residential and commercial properties and to further the objective of blight elimination, the City may contribute to the acquisition of property within the district. The cost of property acquired, and any costs associated with the transaction are eligible costs. Transactional costs include costs such as fee title, easements, appraisals, consultant and broker fees, closing costs, surveying and mapping. Following acquisition, other project costs may be incurred in order to make the project suitable for development/redevelopment. If total project costs incurred by the City to acquire and prepare the site for development/redevelopment exceed the revenues or other consideration received from the sale or lease of the property, the deficit amount shall be considered “real property assembly costs” as defined in State Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible project cost.
3. **ENVIRONMENTAL AUDITS AND REMEDIATION.** Any cost incurred by the City related to environmental audits, testing, and remediation is eligible project costs.
4. **DEMOLITION AND SITE WORK.** Development and redevelopment of the area may require site preparation such as demolition, grading, fill, construction of retaining walls and other activities related to modifying property to make it suitable for private sector development or redevelopment.
5. **ACQUISITION OR RIGHTS-OF-WAY.** The City may need to acquire property to allow for installation of street access, driveways, sidewalks, utilities, stormwater management practices, river edge development or other public infrastructure.
6. **ACQUISITION OF EASEMENTS.** The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices, river edge development or other public infrastructure.
7. **WATER, SEWER AND STORMWATER IMPROVEMENTS** - to allow for development and/or redevelopment to occur the City may need to construct, alter, rebuild, or expand utility infrastructure within the district. Eligible project costs would include, but are not limited to the following: distribution and collection mains; manholes clean out and valves; hydrants; service laterals; interceptor sewers; stormwater infiltration, filtration and detention; and all related appurtenances.
8. **ELECTRICAL SERVICE.** In order to assure a site is suitable for development or redevelopment, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines.
9. **GAS SERVICE.** In order to create sites suitable for development or redevelopment, the City may incur costs to provide, relocate or upgrade gas mains and services.

10. **COMMUNICATION INFRASTRUCTURE.** In order to create sites suitable for development or redevelopment, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to, telephone lines, cable lines and fiber optic cable.
11. **PARKING ENHANCEMENTS AND INFRASTRUCTURE.** The plan provides for the construction, reconstruction and demolition of existing infrastructure if necessary. Parking infrastructure includes surface parking lots and parking ramps, skywalks and related parking enforcement, metering and revenue systems. It is anticipated that a parking structure or structures of approximately 200-500 parks will be constructed within the boundaries of the district or the ½ mile buffer zone.
12. **STREETSCAPING AND LANDSCAPING.** The City will provide landscaping and streetscape to improve the aesthetics and attract quality development.
13. **RIVER EDGE TRAIL EXPANSION AND ENHANCEMENTS.** The City may construct bike and pedestrian trails to the north as opportunities allow and improve existing infrastructure as necessary. These expenditures may occur anywhere along the trail so long as it is within the district boundaries or ½ mile buffer zone.
14. **CASH GRANTS AND DEVELOPMENT INCENTIVES.** The City may enter into development agreements with property owners or developers for the purpose of sharing costs and eliminating financing to encourage the desired kind of improvements, eliminate blight and assure sufficient tax base is generated to recover project costs. No cash grant will be provided until a development agreement is executed with the recipient of the cash grant. Funds may be provided in the form of a cash grant, forgivable loan, direct loan, loan guarantee or “Pay-As-You-Go” financing. Such funds may be provided at terms appropriate to, and as demonstrated to be required by the proposed economic development and or housing project.
15. **PROFESSIONAL SERVICE.** Including but not limited to: engineering, architectural and legal services.
16. **STUDIES.** The City plans on commissioning a corridor study on Forest Street. From an urban design and planning perspective this infrastructure does a poor job of supporting the Central Business District.
17. **FINANCE COSTS –** Interest, financing and debt issuance costs, financial advisor fees are included as project costs.
18. **ADMINISTRATIVE COSTS.** These include but are not limited to a portion of the staff salaries associated with managing the project plan through implementation and termination. Accounting and legal fees associated with the management of the plan. Engineering, surveying, inspection, planning, community development, financial and legal are a sample of staff activities involved in managing these plans.

The plan is neither meant to be a budget nor an appropriation or commitment of funds for specific projects within the TID district. The plan does provide a framework for managing project expenditures and generating the revenue needed to balance those expenditures. All costs included in the plan are estimates based upon the best information currently available. The City retains its right to add or delete specific projects or change the scope and/or timing of projects without amending the plan as projects, developments and other spending activities are individually authorized by the Common Council.

LIST OF ESTIMATED NON-PROJECT COSTS

There are no anticipated “non-project costs” associated with this amendment to Tax Incremental District Number Twelve.

PROPOSED CHANGES IN ZONING ORDINANCES

The City does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this project plan amendment.

PROPOSED CHANGES TO THE MASTER PLAN, BUILDING CODES, AND THE CITY ORDINANCES

It is expected that this plan will be complementary to the City's Master Plan. The projects proposed will comply with the recently completed comprehensive update of building codes and related ordinances.

MAP SHOWING EXISTING USES AND CONDITIONS

A uses and conditions map is provided and identifies the two parcels added as Urban Mixed Use which fits within the objectives of the district.

RELOCATION

It is not anticipated there will be a need to relocate persons or businesses in conjunction with the plan amendment. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes Section chapter 32.

ORDERLY DEVELOPMENT OF THE CITY OF WAUSAU

This amendment contributes to the orderly development of the City by providing opportunity for continued growth in tax base, job opportunities and general positive economic development.

EQUALIZED VALUE TEST

Wisconsin's Tax Increment Law requires that the equalized value of the taxable property in the proposed amendment area, plus the value of the increment of all existing Tax Increment Districts does not exceed 12 percent of the total equalized value of taxable property within the City. The table demonstrates compliance with this requirement.

ESTIMATE OF ADDITIONAL PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

The City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum

expenditure period. This finding is made to fulfill the reporting requirement as contained in Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)(1).

EQUALIZED VALUE TEST			
TID DISTRICT	BASE YEAR	2019 DISTRICT EQUALIZED VALUE	2019 DISTRICT INCREMENT VALUE
3	1994	143,102,900	100,284,200
6	2005	185,917,600	105,076,800
7	2006	68,348,900	38,823,000
8	2012	44,493,800	9,084,900
9	2012	2,174,900	942,500
10	2013	56,367,200	10,654,200
11	2017	61,254,900	59,868,500
12	2017	24,348,300	(7,936,700)
		\$ 586,008,500	\$ 324,734,100
VALUE OF THE AMENDMENT AREA			227,400
TOTAL VALUE WITH THE AMENDMENT			\$ 324,961,500
TOTAL CITY EQUALIZED VALUE			\$ 3,075,863,100
12% TEST			10.56%

ECONOMIC FEASIBILITY STUDY

The removal of territory as presented will not negatively impact the economic feasibility of the project plan as originally presented. City continually refines and updates projections to reflect current economic conditions and ensure the continued financial viability of the district.

AVAILABLE FINANCING METHODS

No new financings are proposed as a result of this project plan amendment removing territory.

PROJECT COSTS LOCATED WITHIN 1/2 MILE OF THE DISTRICT BOUNDARIES

No change in project plan costs is proposed with this amendment. The original project plan listed the following within the 1/2 mile boundary: developer incentives, parking infrastructure, river edge trail development and street improvements.

PARCELS REMOVED AND ADDED TO THE DISTRICT

PARCEL ADDRESS	PIN NUMBER	VALUE*	REASON FOR ADD OR REMOVE
REMOVE:			
101 Dovee Street	29129072430961	10,614,700	TID 3 will manage the redevelopment efforts. TID 12 is financially penalized due to the overlay rules of this city owned property
2414 N 3rd Street	29129072430987	53,500	Parcels not needed in the district contain storage units
2514 N 3rd Street	29129072430988	51,800	Parcels not needed in the district contain storage units
111 Winton Street	29129072430957	63,600	No immediate need for parcel development
103 Winton Street	29129072430958	61,000	No immediate need for parcel development
221 Scott St	29129072530310	2,402,400	Landmark Building under renovation with no TID assistance
201 Scott St	29129072530311	191,000	Landmark Building under renovation with no TID assistance
401 N 3rd Street	29129072530506	-	400 Block
327 N 3rd Street	29129072530496	430,900	No immediate need for parcel development
325 N 3rd Street	29129072530497	179,500	No immediate need for parcel development
700 N 3rd Street	29129072530607	5,209,300	Street vacation related to Aspirus/YMCA project
912 N 3rd Street	29129072530177	-	Street vacation related to Aspirus/YMCA project
411 Washington Street	29129073620270	650,000	Remove deficit increment
ADD:			
1005 N 3rd Street	29129072530507	136,900	Maintain contiguous map
1007 N 3rd Street	29129072530134	90,500	Maintain contiguous map

* COMPUTED AS THE BASE VALUE FOR REMOVAL AND 1/1/2019 VALUE FOR ADDS

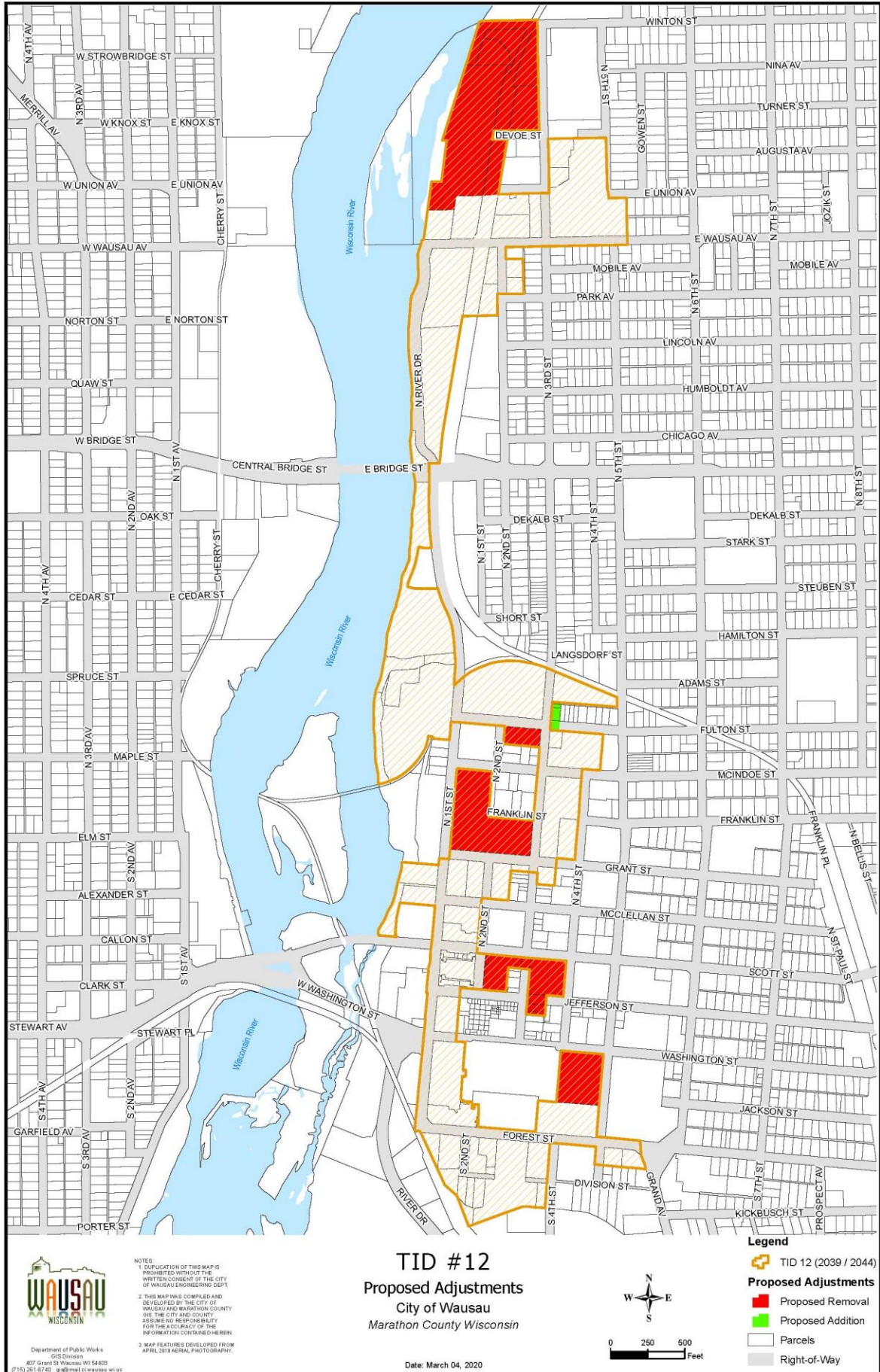
CALCULATION OF THE SHARE OF PROJECTED INCREMENT ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS

The removal of parcels does not require this computation. The added parcels are not expected to impact the increment in a meaningful way.

MAP OF TAX INCREMENT DISTRICT NUMBER TWELVE AMENDMENT AREA

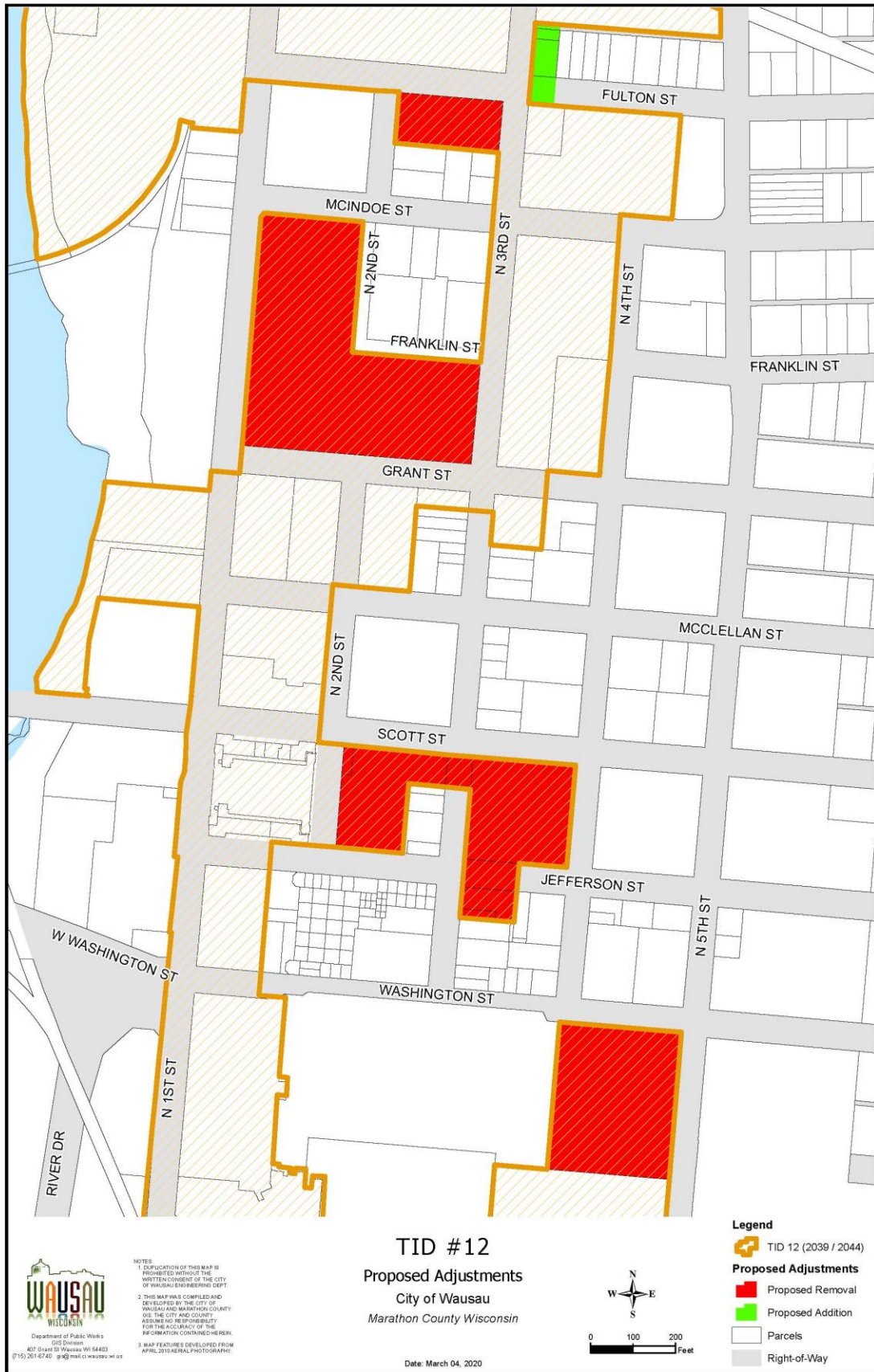
CITY OF WAUSAU TAX INCREMENT DISTRICT TWELVE PROJECT PLAN AMENDMENT #1 | 3/3/2020

8



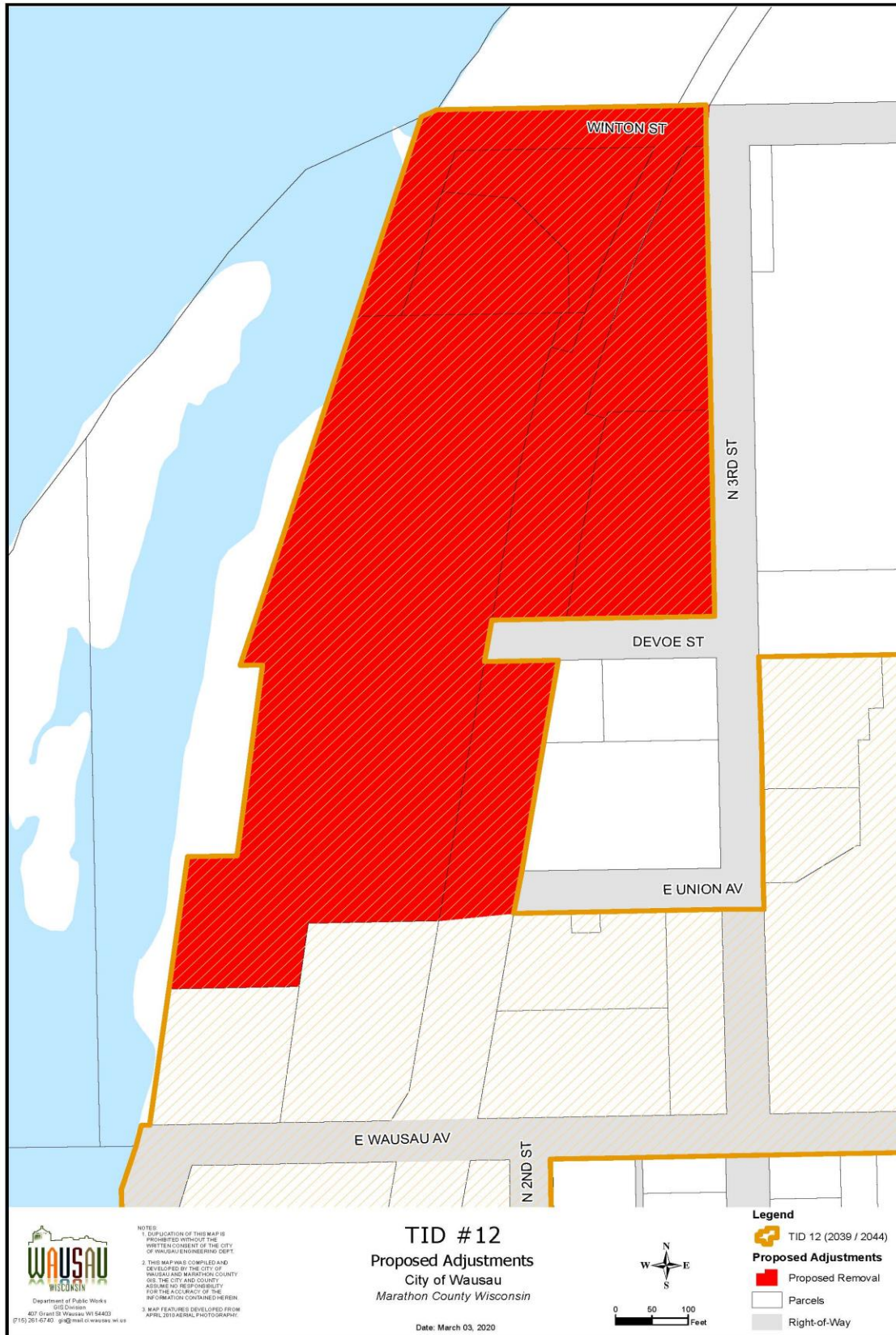
MAP OF TAX INCREMENT DISTRICT NUMBER TWELVE AMENDMENT AREAS CLOSE UP SOUTH AREA

CITY OF WAUSAU TAX INCREMENT DISTRICT TWELVE PROJECT PLAN AMENDMENT #1 | 3/3/2020



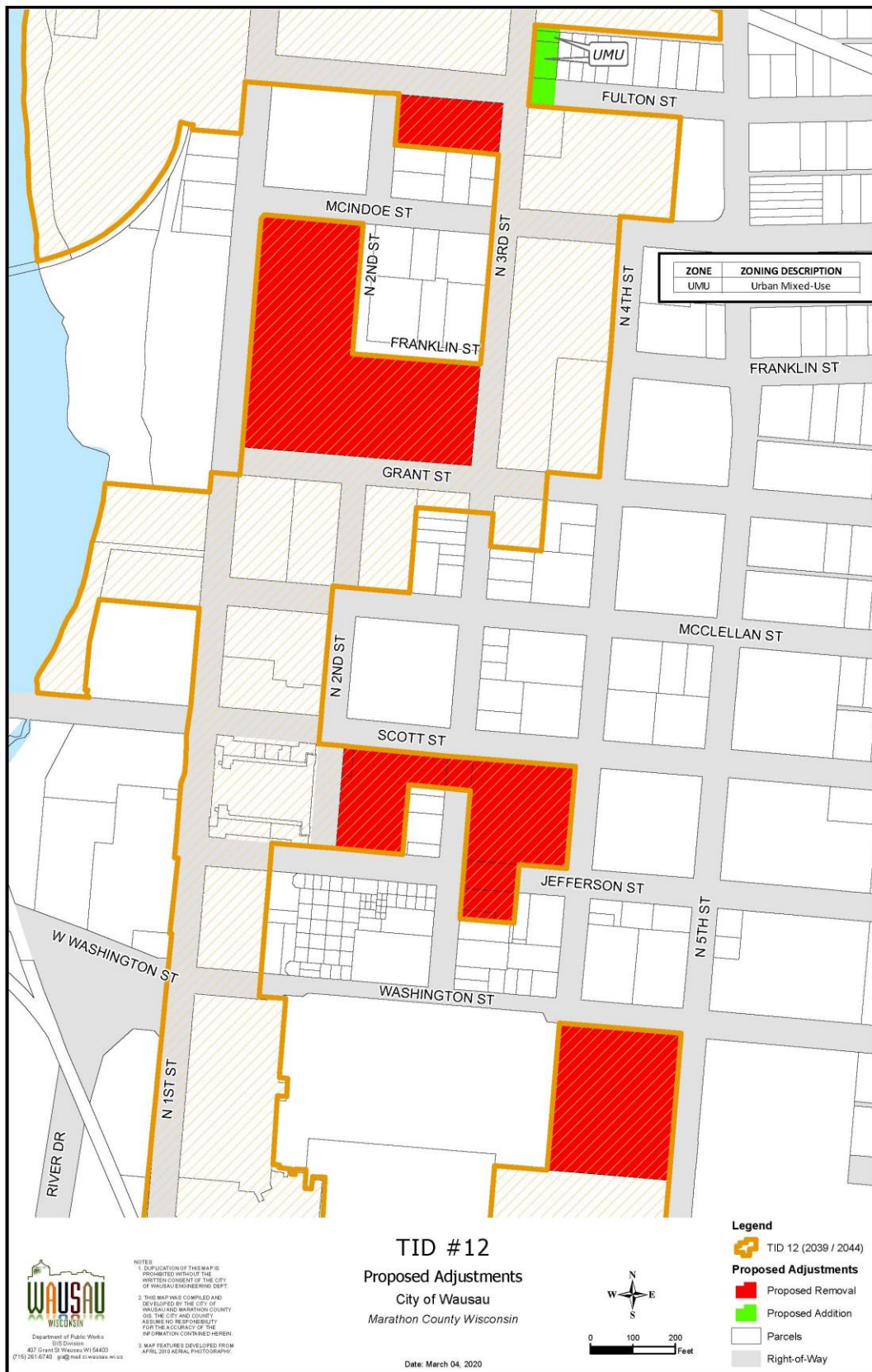
MAP OF TAX INCREMENT DISTRICT NUMBER TWELVE AMENDMENT AREAS CLOSE UP NORTH AREA

CITY OF WAUSAU TAX INCREMENT DISTRICT TWELVE PROJECT PLAN AMENDMENT #1 | 3/3/2020



MAP OF TAX INCREMENT DISTRICT NUMBER TWELVE AMENDMENT AREAS CONDITIONS AND USES

CITY OF WAUSAU TAX INCREMENT DISTRICT TWELVE PROJECT PLAN AMENDMENT #1 | 3/3/2020



RESOLUTION OF THE COMMON COUNCIL

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE PLAN COMMISSION, ECONOMIC DEVELOPMENT AND FINANCE COMMITTEES

Approving the Boundaries and Project Plan for Amendment One to Tax Incremental Financing District Number 12, City of Wausau (TID #12)

Committee Action: Plan Commission 5-0
Finance Committee 5-0
Economic Development Committee 5-0

Fiscal Impact: The project plan is a territory amendment with no additional projects

File Number: 17-0716 Date Introduced: April 14, 2020

WHEREAS, the City of Wausau has followed a policy of promoting business, community amenities, and industrial development activities and improving infrastructure within the City; and

WHEREAS, the City's Economic Development strategy focuses on the attraction, retention and sustainability of business, community amenities, and industrial development activities and improving infrastructure to increase the property tax base and add new jobs; and

WHEREAS, Tax Increment District Number Twelve was created by the City in July 18, 2017; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the Tax Increment Law); and

WHEREAS, such amendment will cause territory to be removed and added to the District providing for opportunities for additional private development and redevelopment; and

WHEREAS, the original Project Plan and the plan amendment for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District amendment area;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to publication of the public hearing notice, a copy of said notice was sent to the Superintendent of the Wausau School District, the President of Northcentral Technical College, and the Marathon County Administrator; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on March 24th, 2020 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the amended district, adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan and boundaries for the District.

WHEREAS, the Finance Committee and the Economic Development Committee of the City of Wausau has recommended, the amended plan boundary changes and related project plan amendment; and

WHEREAS, in accordance with Wisconsin's Tax Increment Law, the area to be included in Amendment One to Tax Incremental District Number Twelve, City of Wausau, has been designated and recommended by the Plan Commission as provided in the project plan; and

WHEREAS, the Finance Committee and Economic Development Committee have reviewed the plan and concur with the summary of findings as required by Wisconsin Statute 66.1105(4m)(c) including:

- That development projected to occur would not occur or would not occur in the manner, at the values, or within the timeframe desired by the City without the plan amendment,
- That the economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are insufficient to compensate for the cost of the improvements,
- That the benefits of the plan outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau, under the powers granted by the authority of the Tax Increment Law, as follows:

1. That the territory described and shown on in the Project Plan Amendment One is hereby included in the amended boundaries of Tax Incremental District Number Twelve, City of Wausau;
2. That the Project Plan Amendment One is consistent with the original classification of the district;
3. That the improvement of the area is likely to significantly enhance the value of other real property in the district;
4. That the project costs directly serve to promote development consistent with the purpose for which the district was created;
5. That the project plan is feasible and in conformity with the City's master plan;
6. That the equalized value of taxable property of the district plus the value increment of all existing districts do not exceed 12 percent of the total equalized value of taxable property within the city;
7. That the property added to the district is not annexed property as defined within the Tax Increment law.
8. That the project costs directly serve to promote redevelopment, consistent with the purpose for which the district was created;
9. That the project plan is feasible and in conformity with the City's master plan.
10. That the project plan for the development of the property in the area included in Amendment One of Tax Incremental District Number Twelve is approved and adopted and that the plan is feasible and in conformity with the City's community and economic development objectives;

11. That the effective date of removing and adding territory will be January 1, 2020;
12. That the City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period pursuant to Wisconsin Statutes Section 66.1105(5)(b) and 66.1105(6)(am)1.
13. That the appropriate City officials shall provide the Joint Review Board with the information needed to prepare findings relative to approving the boundaries of the district and the project plan; and
14. That the City Clerk, City Treasurer, and City Assessor shall complete and submit the necessary forms to the Wisconsin Department of Revenue as may be required by that agency to formally approve the boundaries of Amendment One to Tax Incremental District Number Twelve and the project plan.

Approved:

Robert B. Mielke Mayor

RESOLUTION OF THE JOINT REVIEW BOARD

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE JOINT REVIEW BOARD	
Approving the Project Plan Amendment One of Tax Incremental Financing District Number 12, City of Wausau (TID # 12)	
File Number:	Date Introduced:

WHEREAS, the City of Wausau, Marathon County, Wisconsin seeks authorization to amend the project plan for Tax Increment District Number Twelve, (the "District"); and

WHEREAS, this plan has received the necessary approvals by the Wausau Plan Commission and Common Council; and

WHEREAS, Wisconsin Statutes, Section 66.1105 requires that a Joint Review Board, (the "Board") shall convene no later than 45 days after receipt of the council approval to consider the proposed plan amendments; and

WHEREAS, the Board has reviewed the Project Plan amendment presented by the City of Wausau attached to this resolution; and

WHEREAS, the Board has evaluated the Project Plan amendment based upon the criteria established in Wisconsin Statutes, Section 66.1105(4m)(c)1. and found the following to be true

- The development projected to occur would not occur or would not occur in the manner, at the values, or within the timeframe desired by the City without the plan amendment,
- The economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are insufficient to compensate for the cost of the improvements,
- The benefits of the plan outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions.

NOW, THEREFORE, BE IT RESOLVED by the Joint Review Board of the City of Wausau that the Project Plan Amendment Number One for the City of Wausau Tax Increment District Number Twelve be approved,

BE IT FURTHER RESOLVED, that this executed resolution be signed by at least three members of the Board and submitted to the City of Wausau no later than seven days after Board action.

Passed and Approved on TBD

City of Wausau Tax Increment District Number Twelve
Joint Review Board Members

Representing

City of Wausau

Citizen Member

Marathon County

Northcentral Technical College

Wausau School District

OPINION OF THE CITY ATTORNEY



Office of the City Attorney

TEL: (715) 261-6590

FAX: (715) 261-6808

Anne L. Jacobson
City Attorney

Tara G. Alfonso
Assistant City Attorney

Nathan Miller
Assistant City Attorney

April 7, 2020

Wausau Common Council Members
Joint Review Board Members
City Hall
407 Grant Street
Wausau, WI 54403

RE: Project Plan Tax Incremental District Number Twelve, Amendment #1

Ladies and Gentlemen:

As City Attorney, I have reviewed the Project Plan Amendment #1 of Tax Incremental District Number 12, pursuant to Wis. Stats. §66.1105(4)(h)1., and 2. The public hearing was held on March 24, 2020, before the Plan Commission of the City of Wausau, and it adopted Plan Amendment #1 for said Tax Increment District. This approval and recommendation was preceded by proper notice to those persons set forth in Wis. Stats. §66.1105(4)(h)1. and a Class I notice published in the Wausau Daily Herald, as required by Wis. Stats. §66.1105(4)(h)1.

The Plan is proposed to be amended by both adding two parcels and removing thirteen (13) parcels, some of which are also located in TID 3, as follows: removal of the Great Lakes Cheese parcel and 5 other parcels (which will remain in TID 3); removal of the Landmark Building and 3 other parcels for redevelopment with the Community Development Authority; removal of the Sears building; removal of two other parcels also located in TID 3; addition of two parcels to the District, all of which maintain the contiguity of the District.

In accordance with par. (h)1., the City Council will consider, pursuant to a duly posted agenda, on April 14, 2020, recommended approval of Plan Amendment #1 of Tax Increment District Number 12. Such approval requires the same findings as provided in par. (g)., and because the amendment adds territory to a district under subd. 2., approval also requires the same findings as provided in par. (gm) 4. c. Finally, such project plan amendment is subject to subsequent review by the Joint Review Board, acting under sub. (4m), which shall review the public record, planning documents and the resolution passed by the City Council under par. (h)1.

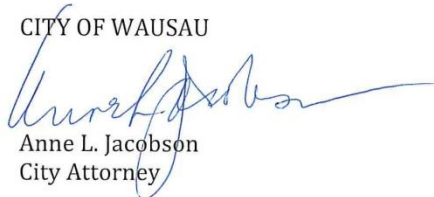
City of Wausau - City Hall - 407 Grant Street - Wausau, WI 54403-4783

Based upon my review of the Plan Amendment and the information presented to me, it is my opinion that should the foregoing process be followed, the Amended Plan is complete and compliant with §66.1105(4), Wisconsin Statutes.

This opinion shall be attached to and made a part of the Project Plan, as required by §66.1105(4)(f).

Very truly yours,

CITY OF WAUSAU

A handwritten signature in blue ink, appearing to read "Anne L. Jacobson", is written over the printed name and title.

Anne L. Jacobson
City Attorney

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

**FINAL RESOLUTION OF THE CAPITAL IMPROVEMENTS AND STREET
MAINTENANCE COMMITTEE AND PLAN COMMISSION**

Vacating and discontinuing a portion of right of way at Curling Way near Townline Road

Committee Action: CISM: Pending
Plan Com: Pending

Fiscal Impact: None

File Number: 20-0207

Date Introduced: April 14, 2020

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☒ No ☐	
	<i>Included in Budget:</i>	Yes ☐ No ☐	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐ No ☐	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>TID Source: Increment Revenue ☐ Debt ☐ Funds on Hand ☐ Interfund Loan ☐</i>		

RESOLUTION

WHEREAS, pursuant to Section 66.1003(4) of the Wisconsin Statutes, the Common Council has heretofore initiated proceedings on February 25, 2020 at a regular meeting of the Common Council to vacate and discontinue the following-described portion of street in the City of Wausau:

Being part of the Northwest 1/4 of the fractional Northeast 1/4 and part of the Northeast 1/4 of the fractional Northeast 1/4, Section 1, Township 28 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 1; thence North 89°27'38" East, coincident with the North line of said Northwest 1/4 of the fractional Northeast 1/4, 1305.92 feet to the Northeast corner of said Northwest 1/4 of the fractional Northeast 1/4; thence South 00°19'41" East, coincident with the East line of said Northwest 1/4 of the fractional Northeast 1/4, 33.38 feet to the South right-of-way line of Townline Road, also known as County Road "N", and the point of beginning; thence continuing South 00°19'41" East, coincident with said East line of the Northwest 1/4 of the fractional Northeast 1/4, the West right-of-way line of the Chicago,

Minneapolis, St. Paul and Pacific Railroad and the former East right-of-way line of Junction Street, 58.76 feet to the Southerly right-of-way line of said Chicago, Minneapolis, St. Paul and Pacific Railroad; thence South 50°26'06" East, coincident with said Southerly right-of-way of the Chicago, Minneapolis, St. Paul and Pacific Railroad and the former Northerly right-of-way line of Junction Street, 10.87 feet to the beginning of a curve concave to the Southwest; thence 211.89 feet, coincident with said Southerly right-of-way of the Chicago, Minneapolis, St. Paul and Pacific Railroad, said former Northerly right-of-way line of Junction Street and the arc of said curve, said curve having a radius length of 10,339.90 feet, a central angle of 1°10'27", and a chord that bears South 47°54'31" East for 211.89 feet to the North right-of-way line of Curling Way; thence North 52°23'29" West, coincident with said North right-of-way line of Curling Way, 38.22 feet to the beginning of a curve concave to the Southwest; thence 183.20 feet, coincident with said North right-of-way line of Curling Way and the arc of said curve, said curve having a radius length of 191.50 feet, a central angle of 54°48'48", and a chord that bears North 75°34'27" West for 176.30 feet to the Southerly line of Lot 1 of Certified Survey Map number 16492, recorded in Volume 76, on Page 141, as Document number 1639561, filed in the Marathon County Register of Deeds office; thence North 43°01'51" East, 34.91 feet to the Southeast corner of said Lot 1 and to the former Southerly right-of-way line Junction Street and the Easterly line of Lot 1; thence North 48°43'49" West, coincident with said former Southerly right-of-way line Junction Street and said Easterly line of said Lot 1, 173.26 feet to the Northeast corner of said Lot 1 and said South right-of-way line of Townline Road also known as County Road "N"; thence North 89°43'54" East, coincident with the Easterly extension of said South right-of-way line Townline Road also known as County Road "N", 141.47 feet to said East line of the Northwest 1/4 of the fractional Northeast 1/4 and the point of beginning.

That said Former Junction Street contains 13,603 square feet, 0.312 acres, more or less.

That said Former Junction Street is subject to easements, restrictions, and right-of-way of record.

WHEREAS, a public hearing on the passage of such resolution had been set by the Common Council, which hearing was set for 5:30 p.m. in the Council Chambers of City Hall, Wausau, Wisconsin, on the 9th day of April, 2020, written notice of such meeting was duly served on the owners of all of the frontage of the lots and lands abutting upon the portion of street sought to be discontinued as provided by law, and notice was published in the newspaper as provided by law; and

WHEREAS, a public hearing was duly held pursuant to said notice at the time and place therefor affixed and all persons so served and interested were then and there given an opportunity to be heard; and

WHEREAS, a proper notice of the pendency of said petition for vacation and discontinuance and map covering the proposed vacation was duly filed in the office of Register of Deeds for Marathon County, as required by the Wisconsin Statutes; and

WHEREAS, your Capital Improvements and Street Maintenance Committee and your Plan Commission, after considering the matter, have recommended that the aforescribed portion of street be vacated and discontinued; and

WHEREAS, Wisconsin Public Service Corporation and Frontier North, Inc. may request that they be granted easement and ingress and egress rights over, across and under the portion of street for the purpose of installing, maintaining, inspecting, repairing, and/or replacing any of their utilities.

BE IT RESOLVED by the Common Council of the City of Wausau that it is hereby declared that since the public interest requires it, the herein described portion of street is hereby vacated and discontinued; provided, however, this resolution shall take effect and have validity only after the granting by the City to requesting utilities any and all permanent easement and ingress and egress rights deemed necessary by them.

BE IT FURTHER RESOLVED the City of Wausau shall retain easement and ingress and egress rights over, across and under the portion of street being vacated for the purpose of installing, maintaining, inspecting, repairing and/or replacing any of their utilities, and systems such as storm sewer and electrical.

BE IT FURTHER RESOLVED that the proper City officials are hereby authorized and directed to execute an easement to Wisconsin Public Service Corporation and Frontier North, Inc., if they wish, approved by the City Attorney, granting all necessary easement and ingress and egress rights, all within and/or over the portion of street to be vacated, and that these entities shall have until May 22, 2020, to get these easements recorded.

BE IT FURTHER RESOLVED, that the City Clerk, upon the recording of the above-referenced easements, but no earlier than May 22, 2020, shall record a certified copy of this resolution accompanied with a map showing the location of said vacated portion of street in the office of the Register of Deeds for Marathon County, and that the City Clerk shall notify the Engineering Department as to when this resolution has been recorded.

Approved:

Robert B. Mielke, Mayor

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: April 9, 2020, at 5:30 p.m. in the Council Chambers of City Hall.

Members Present: Gisselman, Rasmussen, Thao, Lawrence, McElhaney

Also Present: Mayor Mielke, Lindman, Wesolowski, Jacobson

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and received by the *Wausau Daily Herald* in the proper manner.

Public Hearing: Discussion and possible action on vacating and discontinuing a portion of right-of-way at Curling Way near Townline Road

Gisselman opened the public hearing. No one came forward with comments and the public hearing was closed.

Lindman explained this area is access right-of-way after the realignment of Curling Way. Wesolowski noted that the land would revert back to the City. Kraft has expressed interest in the area to build a parking lot.

Rasmussen moved to approve vacating and discontinuing a portion of right-of-way at Curling Way near Townline Road. Lawrence seconded and the motion carried unanimously 5-0.

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, April 9, 2020, at 5:50 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Robert Mielke, Eric Lindman, Gary Gisselman, Patrick Peckham, Bruce Bohlken, Ron Zahrt

Others Present: Brad Lenz, Melissa Engen

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the *Wausau Daily Herald* in the proper manner.

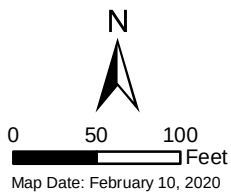
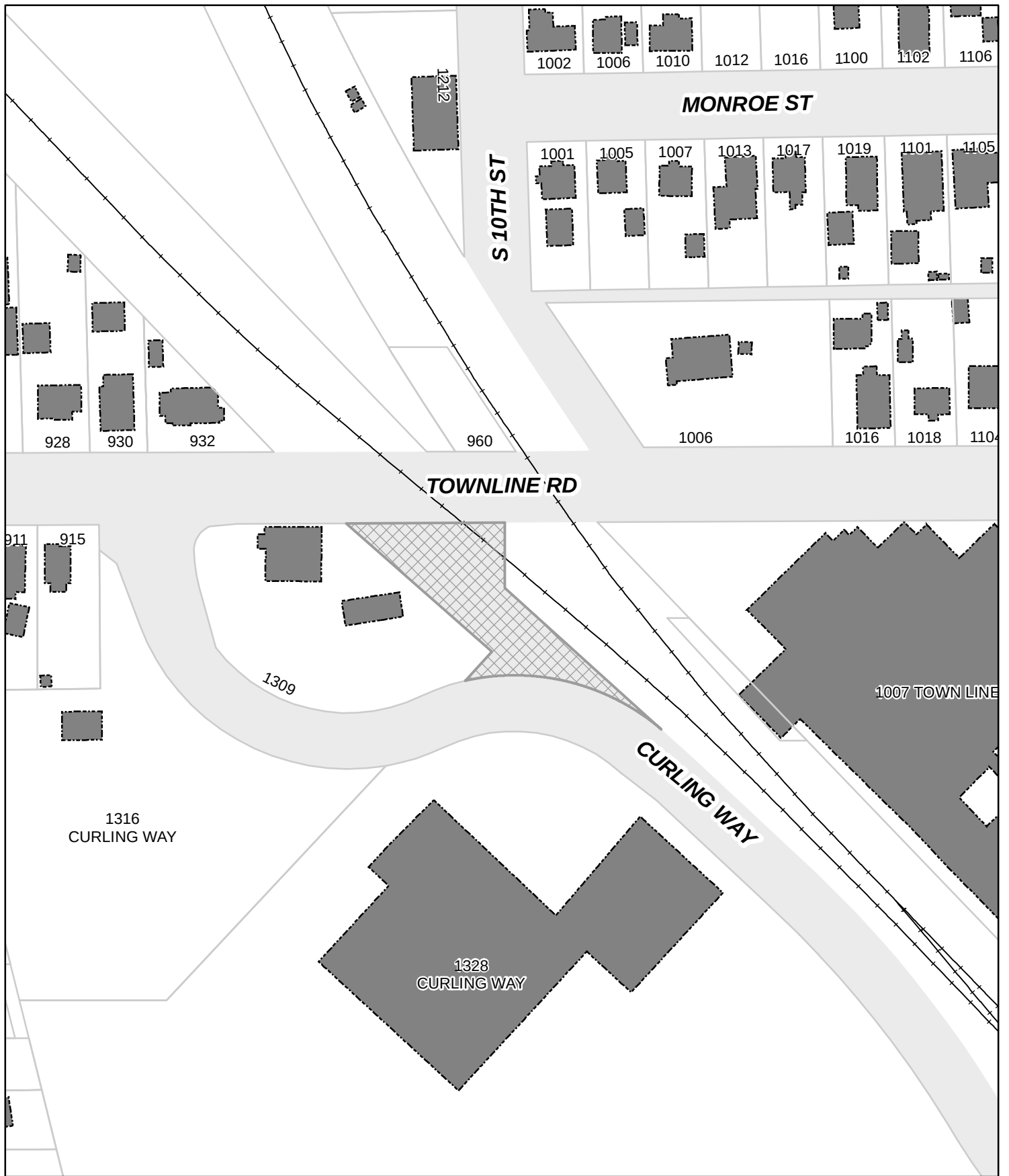
Mayor Mielke called the meeting to order at approximately 5:50 p.m. noting that a quorum was present.

Discussion and possible action on vacating and discontinuing a portion of right-of-way at Curling Way near Townline Road.

Lindman said that this item would remove excess right-of-way that is not needed for the road project. The property would go to the City. Kraft has been interested in the property. Staff recommends approval.

Peckham motioned to approve to vacate and discontinue a portion of right-of-way at Curling Way near Townline Road. Zahrt seconded and the motion carried unanimously 6-0 by roll call vote. This item will go to Common Council on April 14, 2020.

AGENDA ITEM
Public Hearing: Discussion and possible action on vacating and discontinuing a portion of right-of-way at Curling Way near Townline Road.
BACKGROUND
The realignment of Curling Way has left excess right-of-way which is not needed for roadway purposes. The proposed right-of-way to be vacated is attached along with a legal description. This public hearing will take public comment on vacating this section of right-of-way.
FISCAL IMPACT
None
STAFF RECOMMENDATION
Staff recommends approving vacating the right-of-way as shown. This recommendation is contingent upon public comment during the hearing.
Staff contact: Allen Wesolowski 715-261-6762

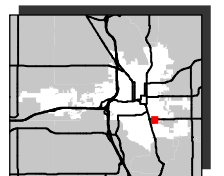


CITY OF WAUSAU

Marathon County, Wisconsin

Legend

- Existing Building
- Existing Right-of-Way
- Proposed Vacation



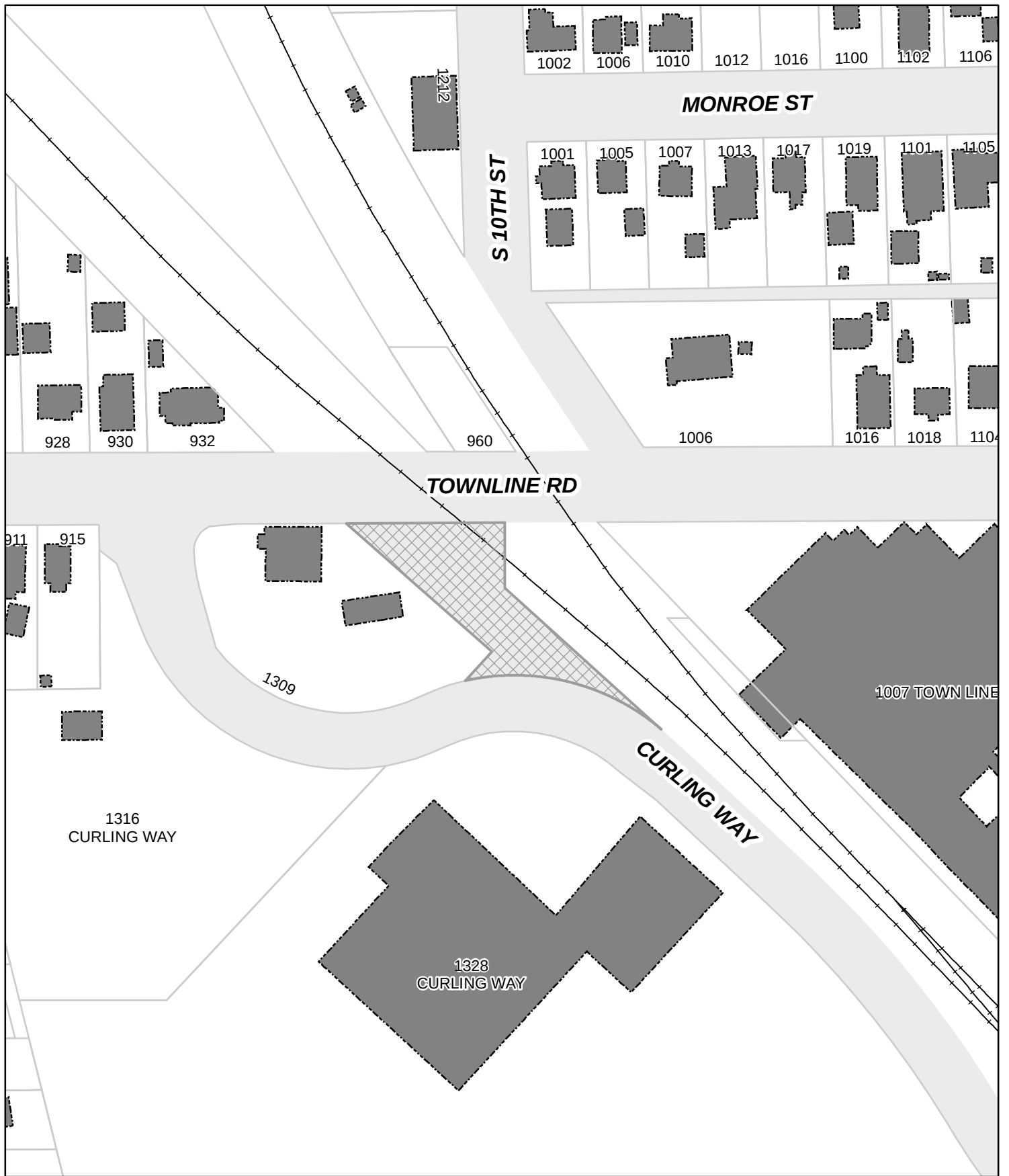
Vacating and Discontinuing a Portion of Right-of-Way at Curling Way near Townline Road
Legal Description

Being part of the Northwest 1/4 of the fractional Northeast 1/4 and part of the Northeast 1/4 of the fractional Northeast 1/4, Section 1, Township 28 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 1; thence North 89°27'38" East, coincident with the North line of said Northwest 1/4 of the fractional Northeast 1/4, 1305.92 feet to the Northeast corner of said Northwest 1/4 of the fractional Northeast 1/4; thence South 00°19'41" East, coincident with the East line of said Northwest 1/4 of the fractional Northeast 1/4, 33.38 feet to the South right-of-way line of Townline Road, also known as County Road "N", and the point of beginning; thence continuing South 00°19'41" East, coincident with said East line of the Northwest 1/4 of the fractional Northeast 1/4, the West right-of-way line of the Chicago, Minneapolis, St. Paul and Pacific Railroad and the former East right-of-way line of Junction Street, 58.76 feet to the Southerly right-of-way line of said Chicago, Minneapolis, St. Paul and Pacific Railroad; thence South 50°26'06" East, coincident with said Southerly right-of-way of the Chicago, Minneapolis, St. Paul and Pacific Railroad and the former Northerly right-of-way line of Junction Street, 10.87 feet to the beginning of a curve concave to the Southwest; thence 211.89 feet, coincident with said Southerly right-of-way of the Chicago, Minneapolis, St. Paul and Pacific Railroad, said former Northerly right-of-way line of Junction Street and the arc of said curve, said curve having a radius length of 10,339.90 feet, a central angle of 1°10'27", and a chord that bears South 47°54'31" East for 211.89 feet to the North right-of-way line of Curling Way; thence North 52°23'29" West, coincident with said North right-of-way line of Curling Way, 38.22 feet to the beginning of a curve concave to the Southwest; thence 183.20 feet, coincident with said North right-of-way line of Curling Way and the arc of said curve, said curve having a radius length of 191.50 feet, a central angle of 54°48'48", and a chord that bears North 75°34'27" West for 176.30 feet to the Southerly line of Lot 1 of Certified Survey Map number 16492, recorded in Volume 76, on Page 141, as Document number 1639561, filed in the Marathon County Register of Deeds office; thence North 43°01'51" East, 34.91 feet to the Southeast corner of said Lot 1 and to the former Southerly right-of-way line Junction Street and the Easterly line of Lot 1; thence North 48°43'49" West, coincident with said former Southerly right-of-way line Junction Street and said Easterly line of said Lot 1, 173.26 feet to the Northeast corner of said Lot 1 and said South right-of-way line of Townline Road also known as County Road "N"; thence North 89°43'54" East, coincident with the Easterly extension of said South right-of-way line Townline Road also known as County Road "N", 141.47 feet to said East line of the Northwest 1/4 of the fractional Northeast 1/4 and the point of beginning.

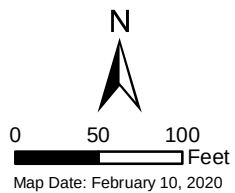
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That said Former Junction Street is subject to easements, restrictions, and right-of-way of record.



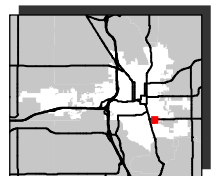
CITY OF WAUSAU

Marathon County, Wisconsin



Legend

- Existing Building
- Existing Right-of-Way
- Proposed Vacation



CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE COMMON COUNCIL

Ratifying Executive Declaration No. 2 under City of Wausau Proclamation of State of Emergency pursuant to Wis. Stat. §323.14(4)(b) relating to “essential” and “non-essential” meetings and agenda items

Committee Action: Pending

Fiscal Impact: None

File Number: 20-0317

Date Introduced: April 14, 2020

FISCAL IMPACT SUMMARY

COSTS	Budget Neutral	Yes ☒	No ☐	
	Included in Budget:	Yes ☐	No ☐	Budget Source:
	One-time Costs:	Yes ☐	No ☐	Amount:
	Recurring Costs:	Yes ☐	No ☐	Amount:
SOURCE	Fee Financed:	Yes ☐	No ☐	Amount:
	Grant Financed:	Yes ☐	No ☐	Amount:
	Debt Financed:	Yes ☐	No ☐	Amount Annual Retirement
	TID Financed:	Yes ☐	No ☐	Amount:
	TID Source: Increment Revenue ☐ Debt ☐ Funds on Hand ☐ Interfund Loan ☐			

RESOLUTION

WHEREAS, on the 18th day of March, 2020, the undersigned Mayor of Wausau proclaimed a State of Emergency pursuant to Wis. Stat. §§323.11 and 323.14(4)(b) (“Proclamation”); and

WHEREAS, such Proclamation, among other things provides that it is necessary and expedient for the health, safety, and protection of the City to temporarily suspend or modify applicable ordinances or resolutions to allow immediate response to meet the needs of the extraordinary existing conditions for as long as the emergency public health emergency remains in effect in this state; and

WHEREAS, such Proclamation, among other things further provides that the Mayor of the City of Wausau may authorize the closure or other appropriate limitations related to access by the public in all departments or City buildings and facilities as necessary and mandated as a result of the current emergency declaration; and

WHEREAS, such Proclamation was ratified and affirmed by the Common Council on Tuesday, March 24, 2020; and

WHEREAS, the State of Wisconsin, Department of Health Services, under the authority of Wis. Stat. §252.02(3) and at the direction of Governor Tony Evers has issued Emergency Order #8 Updated Mass Gathering Ban (“Emergency Order #8”); and

WHEREAS, Emergency Order #8 encourages and permits the voluntary cancelation of any “mass gathering” that will bring together or is likely to bring together 10 or more people in a single room or single confined or enclosed space; and

WHEREAS, the State of Wisconsin, Department of Health Services, under the authority of Wis. Stat. §252.02(3) and (6) and powers vested pursuant to Executive Order #72, and at the direction of Governor Tony Evers has issued Emergency Order #12 Safer at Home Order (“Safer at Home Order”) on March 24, 2020; and

WHEREAS, the Safer at Home Order provides “this is a critical moment in Wisconsin and we must all do our part to cease non-essential travel, business, and social interactions” while concurrently recognizing that certain essential activities must still occur, including Essential Governmental Functions as defined in Section 12 of the Safer at Home Order; and

WHEREAS, the Open Meetings Law, Wis. Stat. §§19.81 to 19.98 affirms: “it is declared to be the policy of this state that the public is entitled to the fullest and most complete information regarding the affairs of government as is compatible with the conduct of governmental business.” Wis. Stat. §19.81(1); and

WHEREAS, to balance the significant and serious concerns for the safety of the public, the need to continue to provide Essential Governmental Functions, and the right of the public to the fullest and most complete information regarding the affairs of government, the Common Council believes it is in the best interests of the City and its citizens to limit, suspend or cancel all “non-essential” public meetings and limit meeting agendas to the consideration of only “essential” business for the duration of this public health emergency; and

WHEREAS, the Common Council was unable to meet with promptness to address these issues immediately and thus the Mayor issued Executive Declaration No. 2 pursuant to the Proclamation relating to “essential” and “non-essential” meetings and agenda items.

NOW, THEREFORE, BE IT RESOLVED that the actions of the Mayor for the City of Wausau set forth in Executive Declaration No. 2 relating to “essential” and “non-essential” meetings and agenda items, a copy of which is attached hereto, are hereby ratified and affirmed and become the action of this Common Council as fully set forth therein.

BE IT FURTHER RESOLVED that such limitation on meetings and agenda items shall remain in effect only for the duration of the public health emergency declared in Governor Evers’ Executive Order #72, or until a superseding order is issued or other action of the Common Council of the City of Wausau.

Approved:

Robert B. Mielke, Mayor



EXECUTIVE DECLARATION NO. 2
UNDER CITY OF WAUSAU PROCLAMATION OF STATE OF EMERGENCY
PURSUANT TO WIS. STAT. §323.14(4)(b)

RELATING TO "ESSENTIAL" AND "NON-ESSENTIAL"
MEETINGS AND AGENDA ITEMS

WHEREAS, on the 18th day of March, 2020, the undersigned Mayor of Wausau proclaimed a State of Emergency pursuant to Wis. Stat. §§323.11 and 323.14(4)(b) ("Proclamation"); and

WHEREAS, such Proclamation, among other things provides that it is necessary and expedient for the health, safety, and protection of the City to temporarily suspend or modify applicable ordinances or resolutions to allow immediate response to meet the needs of the extraordinary existing conditions for as long as the emergency public health emergency remains in effect in this state; and

WHEREAS, such Proclamation, among other things further provides that the Mayor of the City of Wausau may authorize the closure or other appropriate limitations related to access by the public in all departments or City buildings and facilities as necessary and mandated as a result of the current emergency declaration; and,

WHEREAS, such Proclamation was ratified and affirmed by the Common Council on Tuesday, March 24, 2020; and,

WHEREAS, the State of Wisconsin, Department of Health Services, under the authority of Wis. Stat. §252.02(3) and at the direction of Governor Tony Evers has issued Emergency Order #8 Updated Mass Gathering Ban ("Emergency Order #8"); and,

WHEREAS, Emergency Order #8 encourages and permits the voluntary cancelation of any "mass gathering" that will bring together or is likely to bring together 10 or more people in a single room or single confined or enclosed space; and

WHEREAS, the State of Wisconsin, Department of Health Services, under the authority of Wis. Stat. §252.02(3) and (6) and powers vested pursuant to Executive Order #72, and at the direction of Governor Tony Evers has issued Emergency Order #12 Safer at Home Order ("Safer at Home Order") on March 24, 2020; and,

WHEREAS, the Safer at Home Order provides "this is a critical moment in Wisconsin and we must all do our part to cease non-essential travel, business, and social interactions" while concurrently recognizing that certain essential activities must still occur, including Essential Governmental Functions as defined in Section 12 of the Safer at Home Order; and,



WHEREAS, the Open Meetings Law, Wis. Stat. §§19.81 to 19.98 affirms: it is declared to be the policy of this state that the public is entitled to the fullest and most complete information regarding the affairs of government as is compatible with the conduct of governmental business.” Wis. Stat. §19.81(1); and,

WHEREAS, to balance the significant and serious concerns for the safety of the public, the need to continue to provide Essential Governmental Functions, and the right of the public to the fullest and most complete information regarding the affairs of government, the undersigned hereby declares the following:

1. City of Wausau Boards, Committees and Commissions will suspend or cancel all “non-essential” public meetings until such time as Governor Tony Evers has terminated the public health emergency declared on March 12, 2020 for the State of Wisconsin.
2. The chairperson or presiding officer of each Board, Committee and Commission, or their designee, shall be the deciding authority, consulting with the Mayor and Council President as needed, as to whether a particular matter requires a public meeting during this time of public health emergency for the conduct of “essential” City business.
3. Any Board, Committee or Commission meeting required for the purpose of conducting “essential” City business shall limit its agenda to those items which pertain to “essential” City business.
4. Any meeting required for the purpose of conducting “essential” City business shall implement the social distancing requirements of the Safer at Home Order and comply with the provisions of the Wisconsin Open Meetings Law and related guidance issued by the Wisconsin Department of Justice.
5. For purposes of the application of this declaration the following guidance shall apply:

“Essential” means a matter requiring decision or action by the governmental body in order to: preserve or provide for the health, welfare or safety of the public; provide necessary supplies or services to the citizens of this City; to make contractual payment deadlines to third parties; meet state or federal statutory or regulatory deadlines; make budgetary amendments or expenditures needed to continue governmental operations; make decisions critical to those business entities operating within the City in support of their operations, including the approval or issuance of licenses related to business or their personnel in order to facilitate their business operations; or actions for Council ratification of declarations issued under the Proclamation.



“Non-essential” means a matter, decision or action that can be postponed for consideration at a later date without detriment to the operation of City, the provision of services to citizens or the health, welfare or safety of the public.

The foregoing guidance is for illustration purposes and not intended to be exhaustive. It is the intent of this declaration that government business which can be delayed is to be deferred during this time of emergency and taken up for consideration at another time to minimize gatherings of the public, City officials and City personnel in accordance with Emergency Order #8 and the Safer at Home Order.

This declaration will be submitted to the Common Council for ratification at its next meeting.

Dated this 26th day of March, 2020.

Issued and declared by:

Robert B. Mielke
Mayor of Wausau

COMMON COUNCIL ACTION:
(Accompanying Resolution)

Dated: _____

Ratified ☐

Declined ☐

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE COMMON COUNCIL

Ratifying Executive Declaration No. 3 under City of Wausau Proclamation of State of Emergency pursuant to Wis. Stat. §323.14(4)(b) relating to suspension of W.M.C. §5.64.036 Drive-Up Sales

Committee Action: Pending

Fiscal Impact: None

File Number: 20-0317

Date Introduced: April 14, 2020

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☒ No ☐	
	<i>Included in Budget:</i>	Yes ☐ No ☐	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐ No ☐	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> ☐ <i>Debt</i> ☐ <i>Funds on Hand</i> ☐ <i>Interfund Loan</i> ☐		

RESOLUTION

WHEREAS, on the 18th day of March, 2020, the undersigned Mayor of Wausau proclaimed a State of Emergency pursuant to Wis. Stat. §§323.11 and 323.14(4)(b) (“Proclamation”); and

WHEREAS, such Proclamation, among other things provides that it is necessary and expedient for the health, safety, and protection of the City to temporarily suspend or modify applicable ordinances or resolutions to allow immediate response to meet the needs of the extraordinary existing conditions for as long as the emergency public health emergency remains in effect in this state; and

WHEREAS, such Proclamation was ratified and affirmed by the Common Council on Tuesday, March 24, 2020; and

WHEREAS, the State of Wisconsin, Department of Health Services, under the authority of Wis. Stat. §252.02(3) and at the direction of Governor Tony Evers has issued Emergency Order #8 Updated Mass Gathering Ban (“Emergency Order #8”); and

WHEREAS, Emergency Order #8 provides that breweries, brewpubs, wineries, distilleries, and alcohol beverage retailers, including bars, are closed to the public except “carry-out” sales of alcohol beverages and food are allowed, if permitted by state law and municipal ordinance; and

WHEREAS, the State of Wisconsin, Department Revenue (“DOR”) has issued clarification of permissible sale and distribution activities during the public health emergency through emergency guidance issued at <https://www.revenue.wi.gov/DORNews/NEW-AB-COVID-19-Guidance-Document.pdf> (“DOR Guidance”); and,

WHEREAS, the DOR Guidance provides in part that alcohol beverages may be ordered on a “carry-out” basis, as long as face-to-face sales are made; and

WHEREAS, the DOR has further advised that it “recognizes this is a difficult time for members of the alcohol and beverage industry and the public;” and

WHEREAS, DOR has made known that it “will not take enforcement action on establishments who are in compliance with COVID-19 related alcohol beverage guidance and choose to offer “carry-out” sales of alcohol beverages directly outside their premises;” and

WHEREAS, W.M.C. §5.64.036 Drive-up Sales may be interpreted as an impediment to the application and provisions of the DOR Guidance and Emergency Order #8; and

WHEREAS, the Common Council was unable to meet with promptness to address the issuance of the DOR Guidance and Emergency Order #8; and

WHEREAS, to facilitate implementation of the DOR Guidance and Emergency Order #8, the Mayor of the City of Wausau has issued Executive Declaration No. 3 under the Proclamation temporarily suspending the provisions of W.M.C. §5.64.036, Drive-up Sales with respect to bars and taverns to permit the “carry-out” sales of alcohol beverages in original, sealed containers, as well as other matters clarifying the effect of the suspension of the ordinance.

NOW, THEREFORE, BE IT RESOLVED that the actions of the Mayor for the City of Wausau set forth in Executive Declaration No. 3 relating to suspension of W.M.C. §5.64.036 Drive-up Sales, a copy of which is attached hereto, are hereby ratified and affirmed and become the action of this Common Council as fully set forth therein.

BE IT FURTHER RESOLVED that the suspension of W.M.C. §5.64.036 Drive-up Sales shall remain in effect only for the duration of the public health emergency declared in Governor Evers’ Executive Order #72, or until a superseding order is issued or other action of the Common Council of the City of Wausau.

Approved:

Robert B. Mielke, Mayor



EXECUTIVE DECLARATION NO. 3
UNDER CITY OF WAUSAU PROCLAMATION OF STATE OF EMERGENCY
PURSUANT TO WIS. STAT. §323.14(4)(b)

RELATING TO SUSPENSION OF W.M.C. §5.64.036 DRIVE-UP SALES

WHEREAS, on the 18th day of March, 2020, the undersigned Mayor of Wausau proclaimed a State of Emergency pursuant to Wis. Stat. §§323.11 and 323.14(4)(b) ("Proclamation"); and

WHEREAS, such Proclamation, among other things provides that it is necessary and expedient for the health, safety, and protection of the City to temporarily suspend or modify applicable ordinances or resolutions to allow immediate response to meet the needs of the extraordinary existing conditions for as long as the emergency public health emergency remains in effect in this state; and

WHEREAS, such Proclamation was ratified and affirmed by the Common Council on Tuesday, March 24, 2020; and,

WHEREAS, the State of Wisconsin, Department of Health Services, under the authority of Wis. Stat. §252.02(3) and at the direction of Governor Tony Evers has issued Emergency Order #8 Updated Mass Gathering Ban ("Emergency Order #8"); and,

WHEREAS, Emergency Order #8 provides that breweries, brewpubs, wineries, distilleries, and alcohol beverage retailers, including bars, are closed to the public except "carry-out" sales of alcohol beverages and food are allowed, if permitted by state law and municipal ordinance; and

WHEREAS, the State of Wisconsin, Department Revenue ("DOR") has issued clarification of permissible sale and distribution activities during the public health emergency through emergency guidance issued at <https://www.revenue.wi.gov/DORNews/NEW-AB-COVID-19-Guidance-Document.pdf> ("DOR Guidance"); and,

WHEREAS, the DOR Guidance provides in part that alcohol beverages may be ordered on a "carry-out" basis, as long as face-to-face sales are made; and

WHEREAS, the DOR has further advised that it "recognizes this is a difficult time for members of the alcohol and beverage industry and the public;" and,

WHEREAS, DOR has made known that it "will not take enforcement action on establishments who are in compliance with COVID-19 related alcohol beverage guidance and choose to offer "carry-out" sales of alcohol beverages directly outside their premises;" and,



WHEREAS, W.M.C. §5.64.036 Drive-up Sales may be interpreted as an impediment to the application and provisions of the DOR Guidance and Emergency Order #8, the undersigned hereby declares:

1. The provisions of W.M.C. §5.64.036 Drive-up Sales are temporarily suspended with respect to bars and taverns to permit the “carry-out” sales of alcohol beverages in original, sealed containers. Breweries and Class “B” license holders may continue to sell growlers of beer for “carry-out” only.
2. Nothing in this Declaration shall permit licensed bars and taverns to make deliveries of alcohol.
3. All sales of alcohol beverages must occur in a face-to-face transaction.
4. Establishments must abide by state and municipal closing hours for “carry- out” sales.
5. This Declaration shall remain in effect for the duration of the public health emergency declared in Governor Evers’ Executive Order #72, or until a superseding order is issued or other action of the Common Council of the City of Wausau.

This declaration will be submitted to the Common Council for ratification at its next meeting.

Dated this 30th day of March, 2020.

Issued and declared by:

Robert B. Mielke
Mayor of Wausau

Office of the Mayor
Robert B. Mielke



TEL: (715) 261-6800
FAX: (715) 261-6808

COMMON COUNCIL ACTION:
(Accompanying Resolution)

Dated: _____

Ratified ☐

Declined ☐

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE COMMON COUNCIL

Relocating Districts 7 & 8 Polling Place from Wausau West High School to St. Mark's Lutheran Church

Committee Action: Pending

Fiscal Impact: \$200 fee for use of Fellowship Hall and \$50 custodial fee per election

File Number: 01-0115

Date Introduced: April 14, 2020

WHEREAS, voters in District 7 and Districts 8 vote at Wausau West High School located at the 1200 W Wausau Avenue and

WHEREAS, Wausau West High School is closed due to the COVID-19 Pandemic and is not allowing election activities, so the poll site was moved to St. Mark's Lutheran Church for the April 7, 2020 Spring Election and

WHEREAS, St. Mark's Lutheran Church, 600 Stevens Drive, is available as a permanent polling location, is located within a couple blocks of the high school, has adequate space to accommodate voters, staff and equipment for elections, is ADA accessible and

WHEREAS, Wausau West High School often has conflicts with election dates and their school activities moving the poll workers from the gymnasium into a hallway, as well as require the presence of emergency police when school is in session, now therefore

BE IT RESOLVED, by the Common Council of the City of Wausau that St. Mark's Lutheran Church, 600 Stevens Drive, in Wausau, be established as a permanent polling location for future elections.

Approved:

Robert E. Mielke, Mayor

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE COMMON COUNCIL

Authorizing negotiation and execution of a Sanitary Sewer Easement Agreement with LN Real Estate LLC as Grantor.

Committee Action: Pending

Fiscal Impact: None

File Number: 20-0406

Date Introduced: April 14, 2020

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☒ No ☐	
	<i>Included in Budget:</i>	Yes ☐ No ☐	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐ No ☐	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>TID Source: Increment Revenue ☐ Debt ☐ Funds on Hand ☐ Interfund Loan ☐</i>		

RESOLUTION

WHEREAS, the City of Wausau constructed and installed a sewer force main on real property formerly owned by the Union Pacific Railroad (formerly known as, or previously owned by the Chicago and North Western Transportation Company) ("Railroad") pursuant to an agreement(s) with the Railroad such real property being within or adjacent to the City of Wausau Industrial Park; and

WHEREAS, subsequent to the construction and installation of the sewer force main by the City of Wausau, the Railroad conveyed certain real property to LN Real Estate LLC which includes a portion of the existing sewer force main; and

WHEREAS, to clarify, establish and more clearly set forth the City of Wausau's rights and interests with respect to the portion of real property transferred by the Railroad to LN Real Estate LLC which includes that portion of the sewer force main; and

WHEREAS, to facilitate the on-going maintenance, operation and repair of such sewer force main, it is necessary to install certain manhole structures with force main access points at five locations along the sewer force main one of which includes that property currently owned by LN Real Estate LLC; and

WHEREAS, installation of the manhole structures with force main access points is anticipated to occur in this 2020 construction season.

NOW THEREFORE BE IT RESOLVED the Common Council of the City of Wausau does hereby approve the negotiation and execution of the Sanitary Sewer Easement Agreement with LN Real Estate LLC as Grantor substantially in the form of that which is attached hereto and incorporated herein by reference, and the proper City officials are hereby authorized and directed to execute said agreement.

Approved:

Robert B. Mielke, Mayor

**SANITARY SEWER
EASEMENT AGREEMENT**

THIS AGREEMENT, made this ____ day of _____, 2020 by and between, LN Real Estate LLC, a limited liability company, duly organized and existing under and by virtue of the laws of the State of Washington, and qualified to do business in the State of Wisconsin, 801 S. 24th Avenue, Wausau, Wisconsin 54401, Grantor, and the City of Wausau, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, 407 Grant Street, Wausau, Wisconsin 54403, Grantee;

WITNESSETH:

That in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration paid to Grantor by Grantee, receipt of which is hereby acknowledged, Grantor, has this day conveyed, transferred, and delivered unto Grantee a permanent non-exclusive easement for the purpose of constructing, installing, maintaining, operating, inspecting, removing, replacing, or abandoning in place, sanitary sewer facilities and other related fixtures, equipment and appurtenances that may from time to time be required, together with the right of ingress and egress for the purpose of this grant.

Recording Area

Name and Return Address
City of Wausau
Office of the City Attorney
407 Grant Street
Wausau, WI 54403

PIN: 291-2907-342-0982

The permanent easement and perpetual right of entry is legally described as set forth on Exhibit 1 attached hereto and made a part hereof and is further depicted on the map attached hereto and made a part hereof as Exhibit 2.

In further consideration of this easement by Grantor, Grantee forever agrees to hold Grantor harmless from all damages, loss, or claims which may arise from the existence, use, and/or maintenance of said permanent easement. Grantee further agrees that it will attempt to return the disturbed lands subject to this easement to a similar condition which existed prior to any construction, reconstruction, maintenance, inspection or repair.

No buildings, structures, or other improvements except asphalt pavement, sidewalk, or curb and gutter, shall be constructed upon or across the permanent easement lands; nor shall trees or shrubs be planted upon the permanent easement lands. Grantor shall move or relocate any parked vehicles, materials, equipment, obstructions or objects which otherwise block the easement subject to this Agreement upon twenty four (24) hours telephone notice to the facilities manager or other Grantor representative in order to permit Grantee full access under this Agreement for the purpose of, and for the duration required to make any emergency or other repairs to the sanitary sewer and sanitary sewer force main or otherwise achieve the purposes of the grant of this easement. Grantor shall, as appropriate, provide Grantee with the name and telephone contact information of the facilities manager or other Grantor representative for purposes of providing the notice under this paragraph.

Grantor covenants that it is lawfully seized and possessed of the real estate above described and that it will defend the title thereto against the lawful claims of all persons whomsoever.

This agreement shall run with the land, encumbering the property encompassed by the easement in perpetuity, and shall be binding upon and shall inure to the benefit of the parties hereto and to their respective successors and assigns.

IN WITNESS WHEREOF, this agreement has been duly executed the day and year first above written.

CITY OF WAUSAU BY:

LN REAL ESTATE LLC BY:

Robert B. Mielke, Mayor

Mary Goede, Deputy Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this ____ day of _____, 2020 the above named Robert B. Mielke, Mayor, and _____, Clerk for the City of Wausau, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin
My commission expires: _____

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this ____ day of _____, 2020, the above named _____, of _____, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin
My commission expires: _____

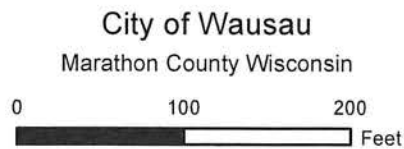
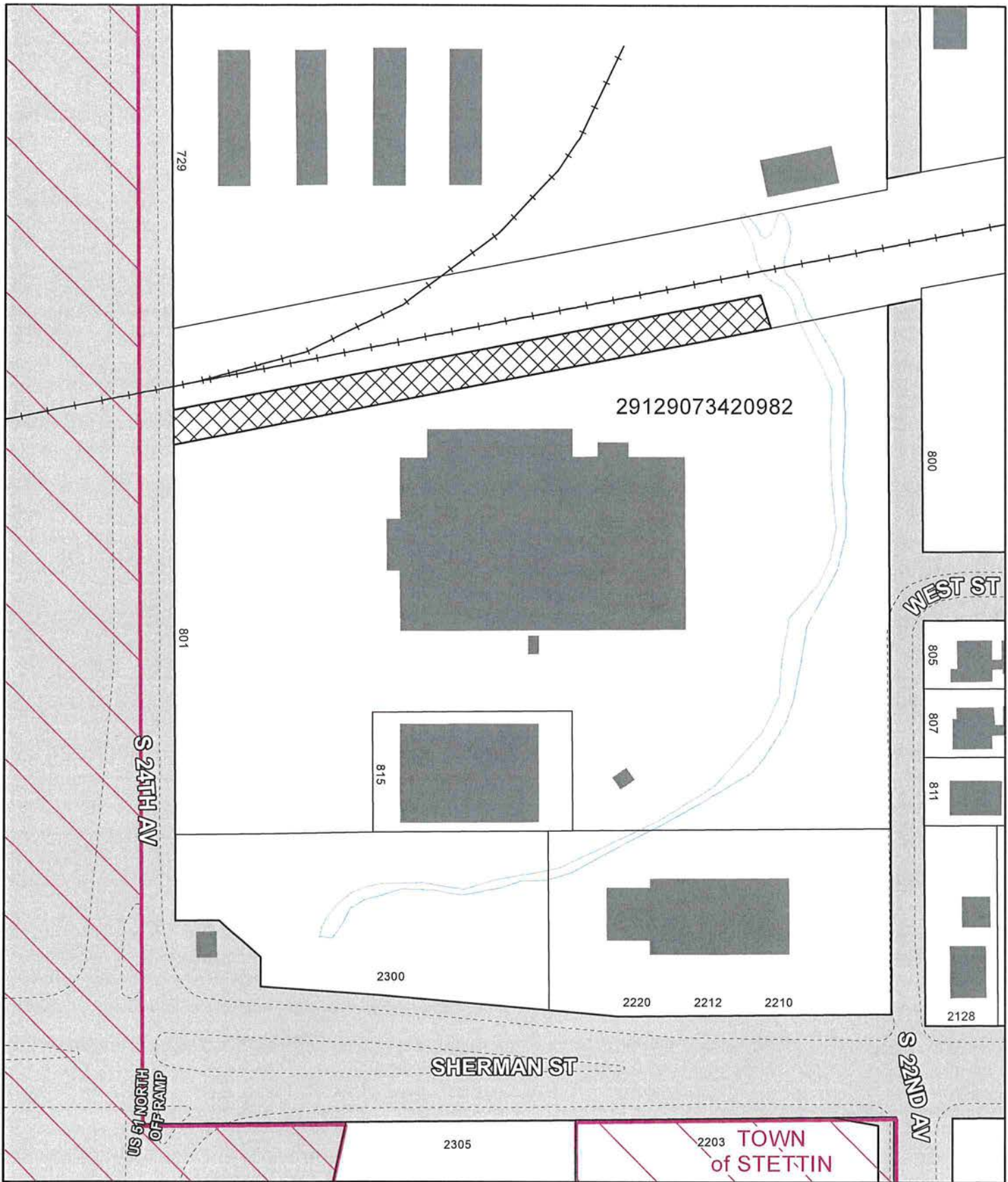
This instrument was drafted by
Tara G. Alfonso, Assistant City Attorney
for the City of Wausau
407 Grant Street
Wausau WI 54403-4783

Legal Description for Proposed Sanitary Forcemain Easement
LN Real Estate LLC
801 S. 24th Avenue
291-2907-342-0982

All of the parcel shown on Certified Survey Map No. 8447 recorded in the Office of Register of Deeds for Marathon County in Volume 33 of Certified Survey Maps on Page 15, being part of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 34, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin.

O:\Engineering\Documents\2020-Ind-Park-FM-ease-LN-RE.docx
March 6, 2020
DFH

EXHIBIT 1



Legend

- Parcels
- Proposed Easement
- Building Footprints
- Road Edge
- Right - of - Way
- Railroad
- Surrounding Municipality

Map Location



CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE COMMON COUNCIL

Authorizing negotiation and execution of a Sanitary Sewer Force Main Access Easement Agreement with LN Real Estate LLC as Grantor.

Committee Action: Pending

Fiscal Impact: None

File Number: 20-0406

Date Introduced: April 14, 2020

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☒ No ☐	
	<i>Included in Budget:</i>	Yes ☐ No ☐	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐ No ☐	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> ☐ <i>Debt</i> ☐ <i>Funds on Hand</i> ☐ <i>Interfund Loan</i> ☐		

RESOLUTION

WHEREAS, the City of Wausau has a sewer force main located within the Union Pacific Railroad right-of-way within or adjacent to the City of Wausau Industrial Park; and

WHEREAS, to facilitate the maintenance, operation and repair of such sewer force main, it is necessary to install certain manhole structures with force main access points at five locations along the sewer force main; and

WHEREAS, the installation and construction of such manhole structures with force main access points requires the City to acquire a permanent easement and right-of-way and perpetual right to enter upon certain real property owned by LN Real Estate LLC as Grantor to access the sewer force main; and

WHEREAS, installation of the manhole structures with force main access points is anticipated to occur in this 2020 construction season.

NOW THEREFORE BE IT RESOLVED the Common Council of the City of Wausau does hereby approve the negotiation and execution of the Sanitary Sewer Force Main Access Agreement substantially in the form of that which is attached hereto and incorporated herein by reference, and the proper City officials are hereby authorized and directed to execute said agreement.

Approved:

Robert B. Mielke, Mayor

**SANITARY SEWER FORCE
MAIN ACCESS EASEMENT
AGREEMENT**

THIS AGREEMENT, made this ____ day of _____, 2020 by and between, LN Real Estate LLC, a limited liability company, duly organized and existing under and by virtue of the laws of the State of Washington, and qualified to do business in the State of Wisconsin, 801 S. 24th Avenue, Wausau, Wisconsin 54401, Grantor, and the City of Wausau, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, 407 Grant Street, Wausau, Wisconsin 54403, Grantee;

WITNESSETH:

That in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration paid to Grantor by Grantee, receipt of which is hereby acknowledged, Grantor, has this day conveyed, transferred, and delivered unto Grantee a permanent easement and right-of-way and perpetual right to enter upon the real estate hereinafter described at any time for ingress and egress to, from, upon and over the lands hereinafter described to provide access to other property owned by Grantee or in which Grantee otherwise has an interest, for the purpose of construction, reconstruction, maintenance, inspection and/or repair of a sanitary sewer and sanitary sewer force main on such other property owned by Grantee or in which Grantee has an interest.

The permanent easement and perpetual right of entry is legally described as set forth on Exhibit 1 attached hereto and made a part hereof and is further depicted on the map attached hereto and made a part hereof as Exhibit 2.

In further consideration of this easement by Grantor, Grantee forever agrees to hold Grantor harmless from all damages, loss, or claims which may arise from the existence, use, and/or maintenance of said permanent easement. Grantee further agrees that it will attempt to return the disturbed lands subject to this easement to a similar condition which existed prior to any construction, reconstruction, maintenance, inspection or repair.

No buildings, structures, or other improvements except asphalt pavement, sidewalk, or curb and gutter, shall be constructed upon or across the permanent easement lands; nor shall trees or shrubs be planted upon the permanent easement lands. Grantor shall move or relocate any parked vehicles, materials, equipment, obstructions or objects which otherwise block the easement subject to this Agreement upon twenty four (24) hours telephone notice to the facilities manager or other Grantor representative in order to permit Grantee full access under this Agreement for the purpose of, and for the duration required to make any emergency or other repairs to the sanitary sewer and sanitary sewer force main. Grantor shall, as appropriate, provide Grantee with the name and telephone contact information of the facilities manager or other Grantor representative for purposes of providing the notice under this paragraph.

Grantor covenants that it is lawfully seized and possessed of the real estate above described and that it will defend the title thereto against the lawful claims of all persons whomsoever.

This agreement shall run with the land, encumbering the property encompassed by the easement in perpetuity, and shall be binding upon and shall inure to the benefit of the parties hereto and to their respective successors and assigns.

Recording Area

Name and Return Address

City of Wausau
Office of the City Attorney
407 Grant Street
Wausau, WI 54403

PIN: 291-2907-342-0982

IN WITNESS WHEREOF, this agreement has been duly executed the day and year first above written.

CITY OF WAUSAU BY:

LN REAL ESTATE LLC BY:

Robert B. Mielke, Mayor

Mary Goede, Deputy Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this____day of_____, 2020 the above named Robert B. Mielke, Mayor, and_____, Clerk for the City of Wausau, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin
My commission expires:_____

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this____day of_____, 2020, the above named _____, of_____, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin
My commission expires:_____

This instrument was drafted by
Tara G. Alfonso, Assistant City Attorney
for the City of Wausau
407 Grant Street
Wausau WI 54403-4783

Legal Description for Proposed Access Easement

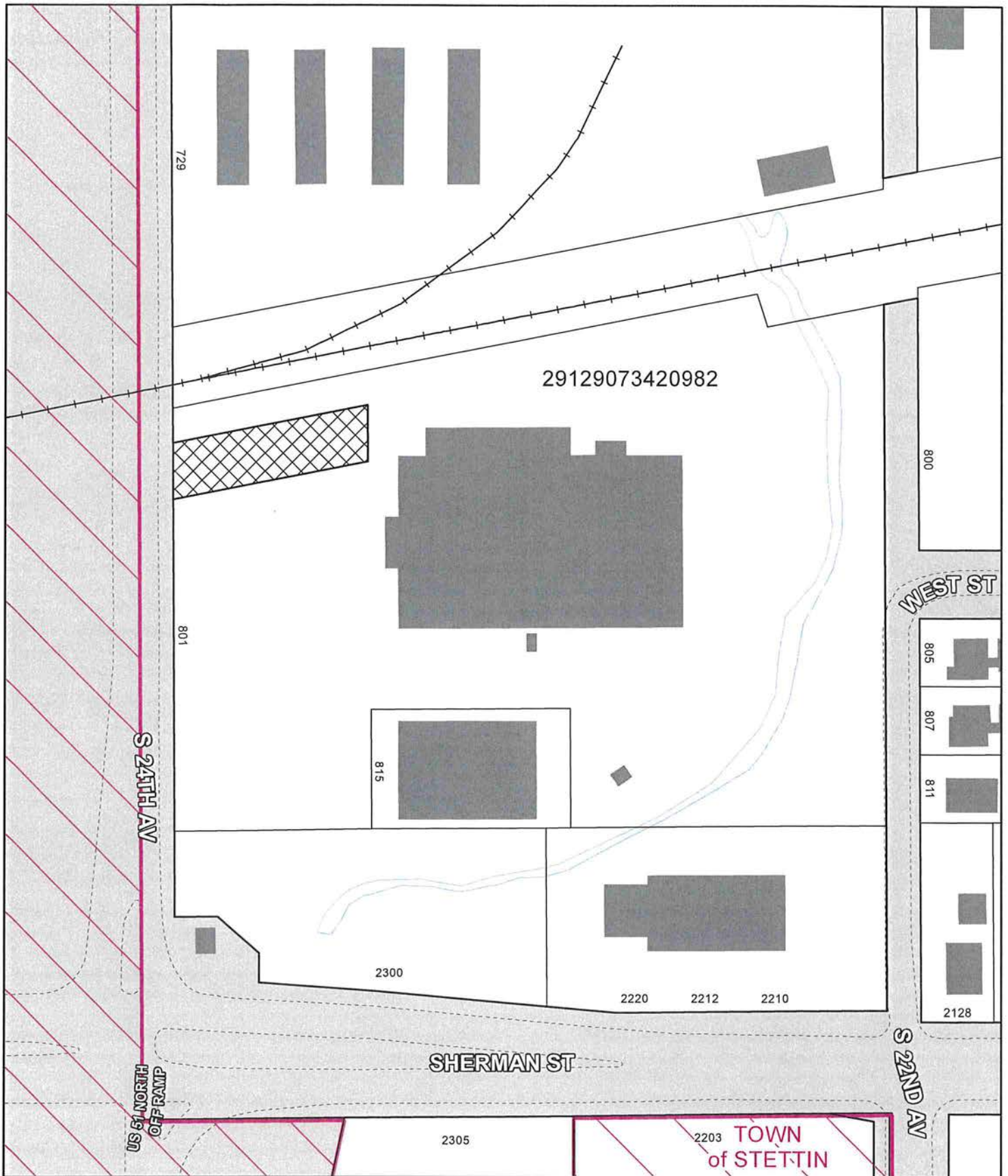
LN Real Estate LLC
801 S. 24th Avenue
291-2907-342-0982

Part of Certified Survey Map No. 1954 recorded in the Office of Register of Deeds for Marathon County in Volume 8 of Certified Survey Maps on Page 38, being part of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 34, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, described as follows:

The Northerly 50 feet of the Westerly 175 feet of said Certified Survey Map No. 1954, containing approximately 8,600 square feet.

O:\Engineering\Documents\2020-Ind-Park-FM-access-5.docx
March 6, 2020
DFH

EXHIBIT 1



Map Date: March 9, 2020

City of Wausau
Marathon County Wisconsin

0 100 200
Feet

Legend

- Parcels
- Proposed Easement
- Building Footprints
- Road Edge
- Right-of-Way
- Railroad
- Surrounding Municipality

Map Location



CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE COMMON COUNCIL

Authorizing negotiation and execution of a Sanitary Sewer Force Main Access Easement Agreement with Alter Trading Corporation as Grantor.

Committee Action: Pending

Fiscal Impact: None

File Number: 20-0408

Date Introduced: April 14, 2020

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☒ No ☐	
	<i>Included in Budget:</i>	Yes ☐ No ☐	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐ No ☐	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> ☐ <i>Debt</i> ☐ <i>Funds on Hand</i> ☐ <i>Interfund Loan</i> ☐		

RESOLUTION

WHEREAS, the City of Wausau has a sewer force main located within the Union Pacific Railroad right-of-way within or adjacent to the City of Wausau Industrial Park; and

WHEREAS, to facilitate the maintenance, operation and repair of such sewer force main, it is necessary to install certain manhole structures with force main access points at five locations along the sewer force main; and

WHEREAS, the installation and construction of such manhole structures with force main access points requires the City to acquire a permanent easement and right-of-way and perpetual right to enter upon certain real property owned by Alter Trading Corporation as Grantor to access the sewer force main; and

WHEREAS, installation of the manhole structures with force main access points is anticipated to occur in this 2020 construction season.

NOW THEREFORE BE IT RESOLVED the Common Council of the City of Wausau does hereby approve the negotiation and execution of the Sanitary Sewer Force Main Access Agreement substantially in the form of that which is attached hereto and incorporated herein by reference, and the proper City officials are hereby authorized and directed to execute said agreement.

Approved:

Robert B. Mielke, Mayor

**SANITARY SEWER FORCE
MAIN ACCESS EASEMENT
AGREEMENT**

THIS AGREEMENT, made this ____ day of _____, 2020 by and between, Alter Trading Corporation, a limited liability company, duly organized and existing under and by virtue of the laws of the State of Iowa, and qualified to do business in the State of Wisconsin, 2900 Sherman Street, Wausau, Wisconsin 54401, Grantor, and the City of Wausau, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, 407 Grant Street, Wausau, Wisconsin 54403, Grantee;

WITNESSETH:

That in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration paid to Grantor by Grantee, receipt of which is hereby acknowledged, Grantor, has this day conveyed, transferred, and delivered unto Grantee a permanent easement and right-of-way and perpetual right to enter upon the real estate hereinafter described at any time for ingress and egress to, from, upon and over the lands hereinafter described to provide access to other property owned by Grantee or in which Grantee otherwise has an interest, for the purpose of construction, reconstruction, maintenance, inspection and/or repair of a sanitary sewer and sanitary sewer force main on such other property owned by Grantee or in which Grantee has an interest.

The permanent easement and perpetual right of entry is legally described as set forth on Exhibit 1 attached hereto and made a part hereof and is further depicted on the maps attached hereto and made a part hereof as Exhibits 2 and 3.

In further consideration of this easement by Grantor, Grantee forever agrees to hold Grantor harmless from all damages, loss, or claims which may arise from the existence, use, and/or maintenance of said permanent easement. Grantee further agrees that it will attempt to return the disturbed lands subject to this easement to a similar condition which existed prior to any construction, reconstruction, maintenance, inspection or repair.

No buildings, structures or other improvements, except asphalt pavement, sidewalk, or curb and gutter, shall be constructed upon or across the permanent easement lands; nor shall trees or shrubs be planted upon the permanent easement lands. Grantor shall not park any vehicles, store materials, or in any way otherwise block the easement subject to this Agreement in order to permit Grantee full access under this Agreement for the purpose of making emergency or other repairs. Grantee may remove any trees, brush or other vegetation necessary to provide or maintain access.

Grantor covenants that it is lawfully seized and possessed of the real estate above described and that it will defend the title thereto against the lawful claims of all persons whomsoever.

This agreement shall run with the land, encumbering the property encompassed by the easement in perpetuity, and shall be binding upon and shall inure to the benefit of the parties hereto and to their respective successors and assigns.

Recording Area

Name and Return Address

City of Wausau
Office of the City Attorney
407 Grant Street
Wausau, WI 54403

PIN: 076-2907-331-0963
076-2907-331-0964

IN WITNESS WHEREOF, this agreement has been duly executed the day and year first above written.

CITY OF WAUSAU BY:

ALTER TRADING CORPORATION BY:

Robert B. Mielke, Mayor

Mary Goede, Deputy Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this ____ day of _____, 2020 the above named Robert B. Mielke, Mayor, and _____, Clerk for the City of Wausau, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin
My commission expires: _____

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this ____ day of _____, 2020, the above named _____, of _____, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin
My commission expires: _____

This instrument was drafted by
Tara G. Alfonso, Assistant City Attorney
for the City of Wausau
407 Grant Street
Wausau WI 54403-4783

Legal Description for Proposed Access Easement
Alter Trading Corporation
076-2907-331-0963
2900 Sherman Street
076-2907-331-0964

Part of Lot 1 of Certified Survey Map No. 16745 recorded in the Office of Register of Deeds for Marathon County in Volume 78 of Certified Survey Maps on Page 94, being part of the Northeast $\frac{1}{4}$, Section 33, Township 29 North, Range 7 East, Town of Stettin, Marathon County, Wisconsin, described as follows:

Commencing at the East $\frac{1}{4}$ corner of said Section 33; thence $N0^{\circ}24'40''W$, along the East line of said Northeast $\frac{1}{4}$, 397.83 feet; thence $S78^{\circ}50'25''W$, 81.83 feet to the Southeast corner of said Lot 1; thence continuing $S78^{\circ}50'25''W$, along the Southerly line of said Lot 1, 295 feet to point of beginning;

Thence continuing $S78^{\circ}50'25''W$, along said Southerly line, 100 feet; thence $N11^{\circ}09'35''W$, 30 feet; thence $N78^{\circ}50'25''E$, 100 feet; thence $S11^{\circ}09'35''E$, 30 feet to said Southerly line of Lot 1, the point of beginning, containing approximately 3,000 square feet;

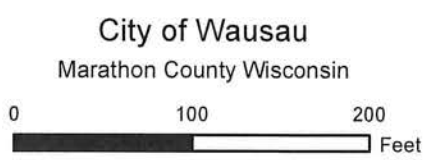
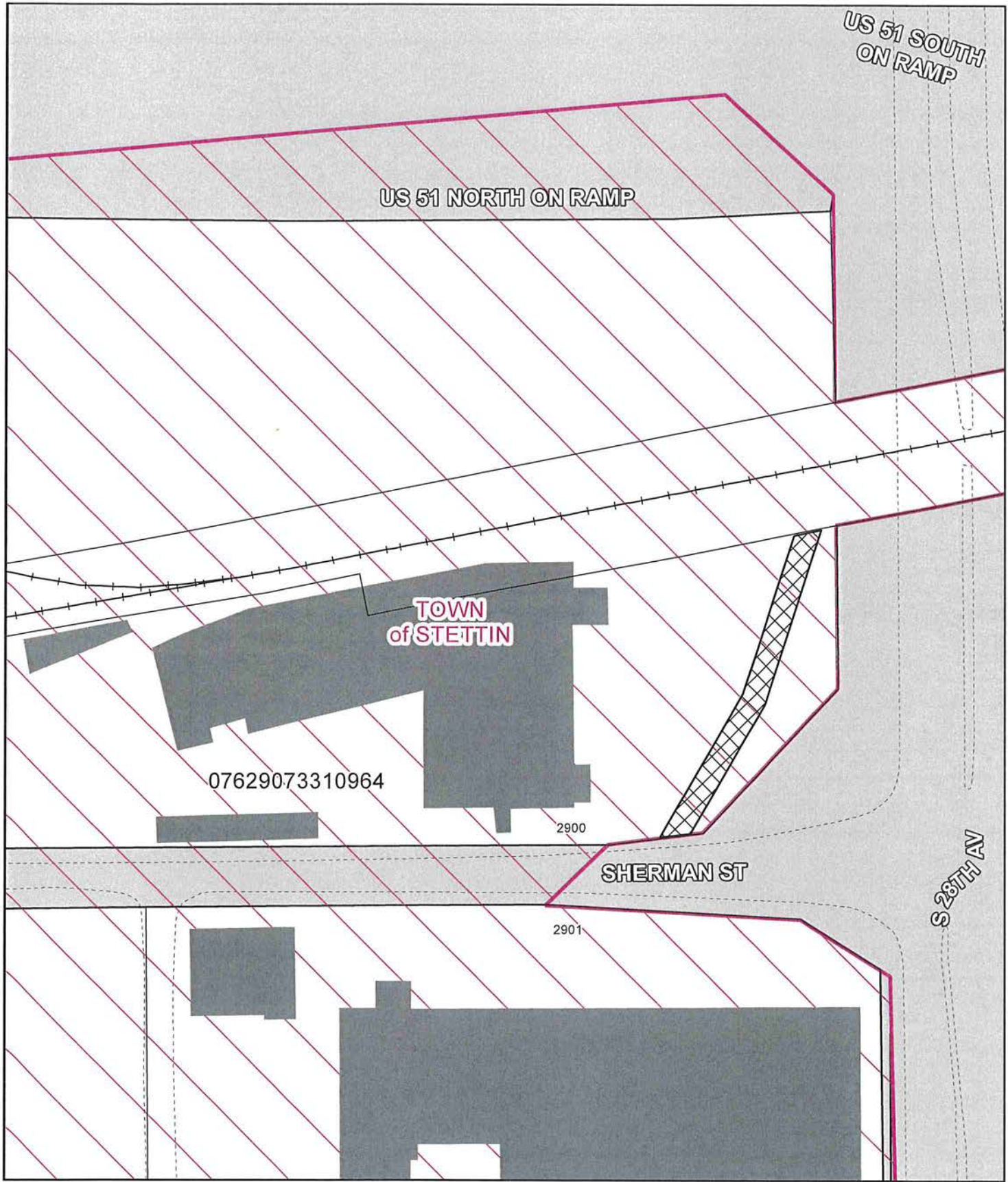
and also;

Part of Parcel 2 of Certified Survey Map No. 2975 recorded in the Office of Register of Deeds for Marathon County in Volume 11 of Certified Survey Maps on Page 145, being part of the Northeast $\frac{1}{4}$, Section 33, Township 29 North, Range 7 East, Town of Stettin, Marathon County, Wisconsin, described as follows:

A 20 foot wide strip of land centered on the following described centerline:

Commencing at the East $\frac{1}{4}$ corner of said Section 33; thence $S89^{\circ}34'W$, along the South line of said Northeast $\frac{1}{4}$, 270 feet; thence $N0^{\circ}30'40''W$, 24.75 feet to the South line of said Parcel 2; thence $N82^{\circ}48'29''E$, along said South line, 55 feet to point of beginning of said centerline;

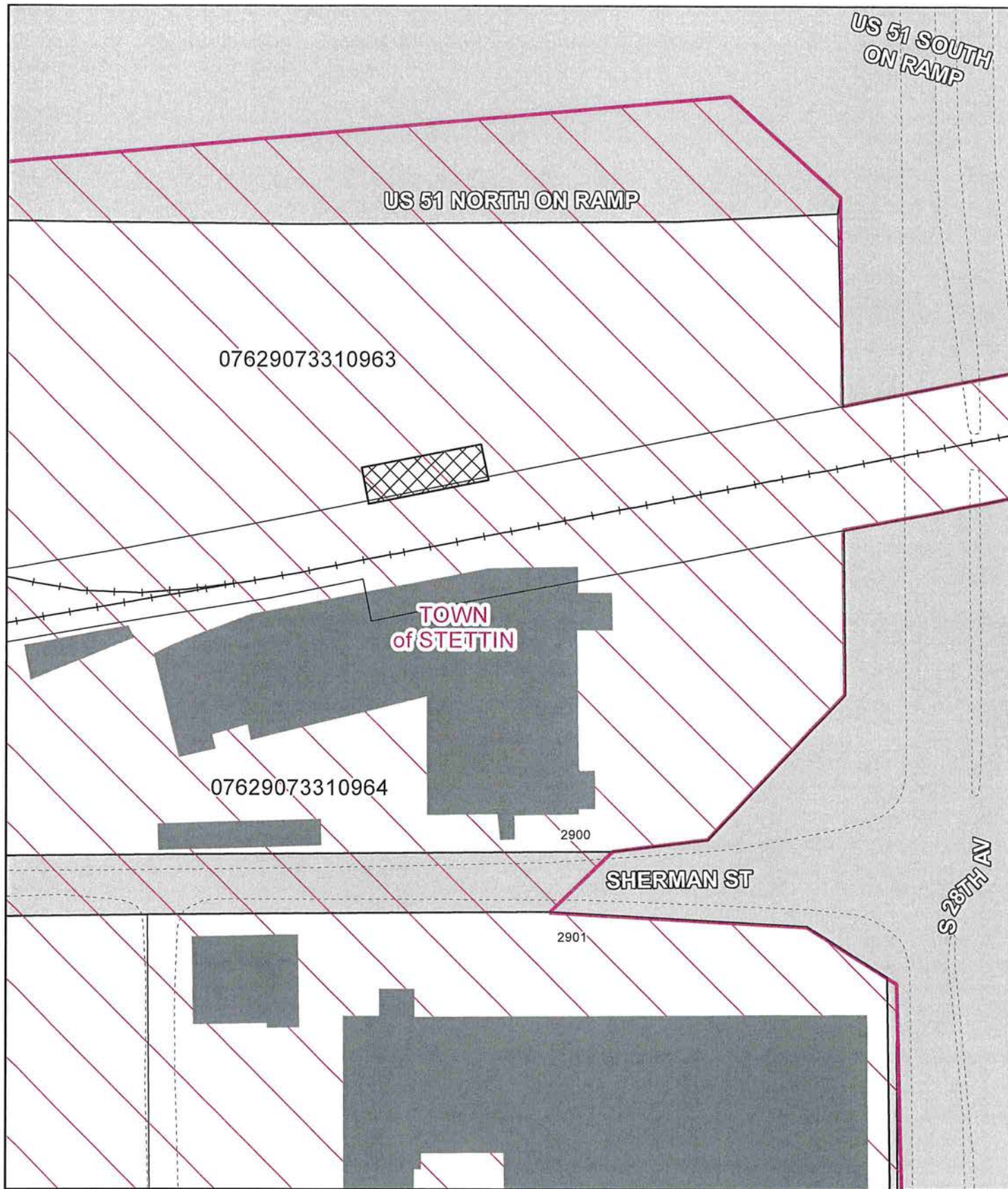
Thence $N30^{\circ}00'W$, 130 feet; thence $N18^{\circ}00'W$, approximately 143 feet to the Northerly line of said Parcel 2 and the end of said centerline, containing approximately 5,470 square feet;



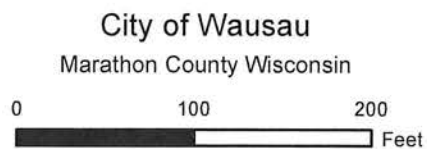
- Legend**
- Parcels
 - Proposed Easement
 - Building Footprints
 - Road Edge
 - Right-of-Way
 - Railroad
 - Surrounding Municipality



EXHIBIT 2



Map Date: March 9, 2020



Legend

- Parcels
- Proposed Easement
- Building Footprints
- Road Edge
- Right-of-Way
- Railroad
- Surrounding Municipality

Map Location



CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE COMMON COUNCIL

Authorizing negotiation and execution of two Sanitary Sewer Force Main Access Easement Agreements with Veritas Steel LLC as Grantor.

Committee Action: Pending

Fiscal Impact: None

File Number: 20-0407

Date Introduced: April 14, 2020

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☒ No ☐	
	<i>Included in Budget:</i>	Yes ☐ No ☐	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐ No ☐	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> ☐ <i>Debt</i> ☐ <i>Funds on Hand</i> ☐ <i>Interfund Loan</i> ☐		

RESOLUTION

WHEREAS, the City of Wausau has a sewer force main located within the Union Pacific Railroad right-of-way within or adjacent to the City of Wausau Industrial Park; and

WHEREAS, to facilitate the maintenance, operation and repair of such sewer force main, it is necessary to install certain manhole structures with force main access points at five locations along the sewer force main; and

WHEREAS, the installation and construction of such manhole structures with force main access points requires the City to acquire two separate permanent easements and rights-of-way and perpetual rights to enter upon certain real property owned by Veritas Steel LLC as Grantor to access the sewer force main; and

WHEREAS, installation of the manhole structures with force main access points is anticipated to occur in this 2020 construction season.

NOW THEREFORE BE IT RESOLVED the Common Council of the City of Wausau does hereby approve the negotiation and execution of the two Sanitary Sewer Force Main Access Agreements substantially in the form of those which are attached hereto and incorporated herein by reference, and the proper City officials are hereby authorized and directed to execute said agreements.

Approved:

Robert B. Mielke, Mayor

**SANITARY SEWER FORCE
MAIN ACCESS EASEMENT
AGREEMENT**

THIS AGREEMENT, made this ____ day of _____, 2020 by and between, Veritas Steel LLC, a limited liability company, duly organized and existing under and by virtue of the laws of the State of Delaware, and qualified to do business in the State of Wisconsin, 3526 Sherman Street, Wausau, Wisconsin 54401, Grantor, and the City of Wausau, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, 407 Grant Street, Wausau, Wisconsin 54403, Grantee;

WITNESSETH:

That in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration paid to Grantor by Grantee, receipt of which is hereby acknowledged, Grantor, has this day conveyed, transferred, and delivered unto Grantee a permanent easement and right-of-way and perpetual right to enter upon the real estate hereinafter described at any time for ingress and egress to, from, upon and over the lands hereinafter described to provide access to other property owned by Grantee or in which Grantee otherwise has an interest, for the purpose of construction, reconstruction, maintenance, inspection and/or repair of a sanitary sewer and sanitary sewer force main on such other property owned by Grantee or in which Grantee has an interest.

The permanent easement and perpetual right of entry is legally described as set forth on Exhibit 1 attached hereto and made a part hereof and is further depicted on the map attached hereto and made a part hereof as Exhibit 2.

In further consideration of this easement by Grantor, Grantee forever agrees to hold Grantor harmless from all damages, loss, or claims which may arise from the existence, use, and/or maintenance of said permanent easement. Grantee further agrees that it will attempt to return the disturbed lands subject to this easement to a similar condition which existed prior to any construction, reconstruction, maintenance, inspection or repair.

No buildings, structures or other improvements, except asphalt pavement, sidewalk, or curb and gutter, shall be constructed upon or across the permanent easement lands; nor shall trees or shrubs be planted upon the permanent easement lands. Grantor shall not park any vehicles, store materials, or in any way otherwise block the easement subject to this Agreement in order to permit Grantee full access under this Agreement for the purpose of making emergency or other repairs. Grantee may remove any trees, brush or other vegetation necessary to provide or maintain access.

Grantor covenants that it is lawfully seized and possessed of the real estate above described and that it will defend the title thereto against the lawful claims of all persons whomsoever.

This agreement shall run with the land, encumbering the property encompassed by the easement in perpetuity, and shall be binding upon and shall inure to the benefit of the parties hereto and to their respective successors and assigns.

Recording Area

Name and Return Address
City of Wausau
Office of City Attorney
407 Grant Street
Wausau, WI 54403

PIN: 076-2907-332-0990
076-2907-331-0998

IN WITNESS WHEREOF, this agreement has been duly executed the day and year first above written.

CITY OF WAUSAU BY:

VERITAS STEEL LLC BY:

Robert B. Mielke, Mayor

Mary Goede, Deputy Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this____day of_____, 2020 the above named Robert B. Mielke, Mayor, and_____, Clerk for the City of Wausau, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin
My commission expires:_____

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this____day of_____, 2020, the above named _____, of_____, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin
My commission expires:_____

This instrument was drafted by
Tara G. Alfonso, Assistant City Attorney
for the City of Wausau
407 Grant Street
Wausau WI 54403-4783

Legal Description for Proposed Access Easement
Veritas Steel LLC
076-2907-332-0990
3526 Sherman Street
076-2907-331-0998

Part of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 33, Township 29 North, Range 7 East, Town of Stettin, Marathon County, Wisconsin, described as follows:

Commencing at the North $\frac{1}{4}$ corner of said Section 33; thence S89°26'27"W, along the North line of said Northwest $\frac{1}{4}$, 2630.64 feet to the Northwest corner of said Section 33; thence S20°30'E, approximately 2799 feet to the Northerly right-of-way of the Chicago and North Western Railroad, the point of beginning;

Thence N0°00'E, 100 feet; thence N85°46'E, 275 feet; thence S0°00'W, 100 feet to said Northerly Railroad right-of-way; thence S85°46'W, along said Northerly right-of-way, 275 feet to the point of beginning, containing approximately 27,425 square feet.

STATE HIGHWAY 29

STATE HIGHWAY 29 US 51 SOUTH ON RAMP

07629073320990

07629073310998

TOWN
of STETTIN

SWEET
WATER LN
SHERMAN
RD
SHERMAN
ST



Map Date: March 9, 2020

City of Wausau
Marathon County Wisconsin

0 100 200
Feet

Legend

- Parcels
- Proposed Easement
- Building Footprints
- Road Edge
- Right - of - Way
- Railroad
- Surrounding Municipality

Map Location



**SANITARY SEWER FORCE
MAIN ACCESS EASEMENT
AGREEMENT**

THIS AGREEMENT, made this ____ day of _____, 2020 by and between, Veritas Steel LLC, a limited liability company, duly organized and existing under and by virtue of the laws of the State of Delaware, and qualified to do business in the State of Wisconsin, 3526 Sherman Street, Wausau, Wisconsin 54401, Grantor, and the City of Wausau, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, 407 Grant Street, Wausau, Wisconsin 54403, Grantee;

WITNESSETH:

That in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration paid to Grantor by Grantee, receipt of which is hereby acknowledged, Grantor, has this day conveyed, transferred, and delivered unto Grantee a permanent easement and right-of-way and perpetual right to enter upon the real estate hereinafter described at any time for ingress and egress to, from, upon and over the lands hereinafter described to provide access to other property owned by Grantee or in which Grantee otherwise has an interest, for the purpose of construction, reconstruction, maintenance, inspection and/or repair of a sanitary sewer and sanitary sewer force main on such other property owned by Grantee or in which Grantee has an interest.

The permanent easement and perpetual right of entry is legally described as set forth on Exhibit 1 attached hereto and made a part hereof and is further depicted on the map attached hereto and made a part hereof as Exhibit 2.

In further consideration of this easement by Grantor, Grantee forever agrees to hold Grantor harmless from all damages, loss, or claims which may arise from the existence, use, and/or maintenance of said permanent easement. Grantee further agrees that it will attempt to return the disturbed lands subject to this easement to a similar condition which existed prior to any construction, reconstruction, maintenance, inspection or repair.

No buildings, structures or other improvements, except asphalt pavement, sidewalk, or curb and gutter, shall be constructed upon or across the permanent easement lands; nor shall trees or shrubs be planted upon the permanent easement lands. Grantor shall not park any vehicles, store materials, or in any way otherwise block the easement subject to this Agreement in order to permit Grantee full access under this Agreement for the purpose of making emergency or other repairs. Grantee may remove any trees, brush or other vegetation necessary to provide or maintain access.

Grantor covenants that it is lawfully seized and possessed of the real estate above described and that it will defend the title thereto against the lawful claims of all persons whomsoever.

This agreement shall run with the land, encumbering the property encompassed by the easement in perpetuity, and shall be binding upon and shall inure to the benefit of the parties hereto and to their respective successors and assigns.

Recording Area

Name and Return Address

City of Wausau
Office of the City Attorney
407 Grant Street
Wausau, WI 54403

PIN: 076-2907-331-0998

IN WITNESS WHEREOF, this agreement has been duly executed the day and year first above written.

CITY OF WAUSAU BY:

VERITAS STEEL LLC BY:

Robert B. Mielke, Mayor

Mary Goede, Deputy Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this ____ day of _____, 2020 the above named Robert B. Mielke, Mayor, and _____, Clerk for the City of Wausau, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin
My commission expires: _____

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this ____ day of _____, 2020, the above named _____, of _____, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin
My commission expires: _____

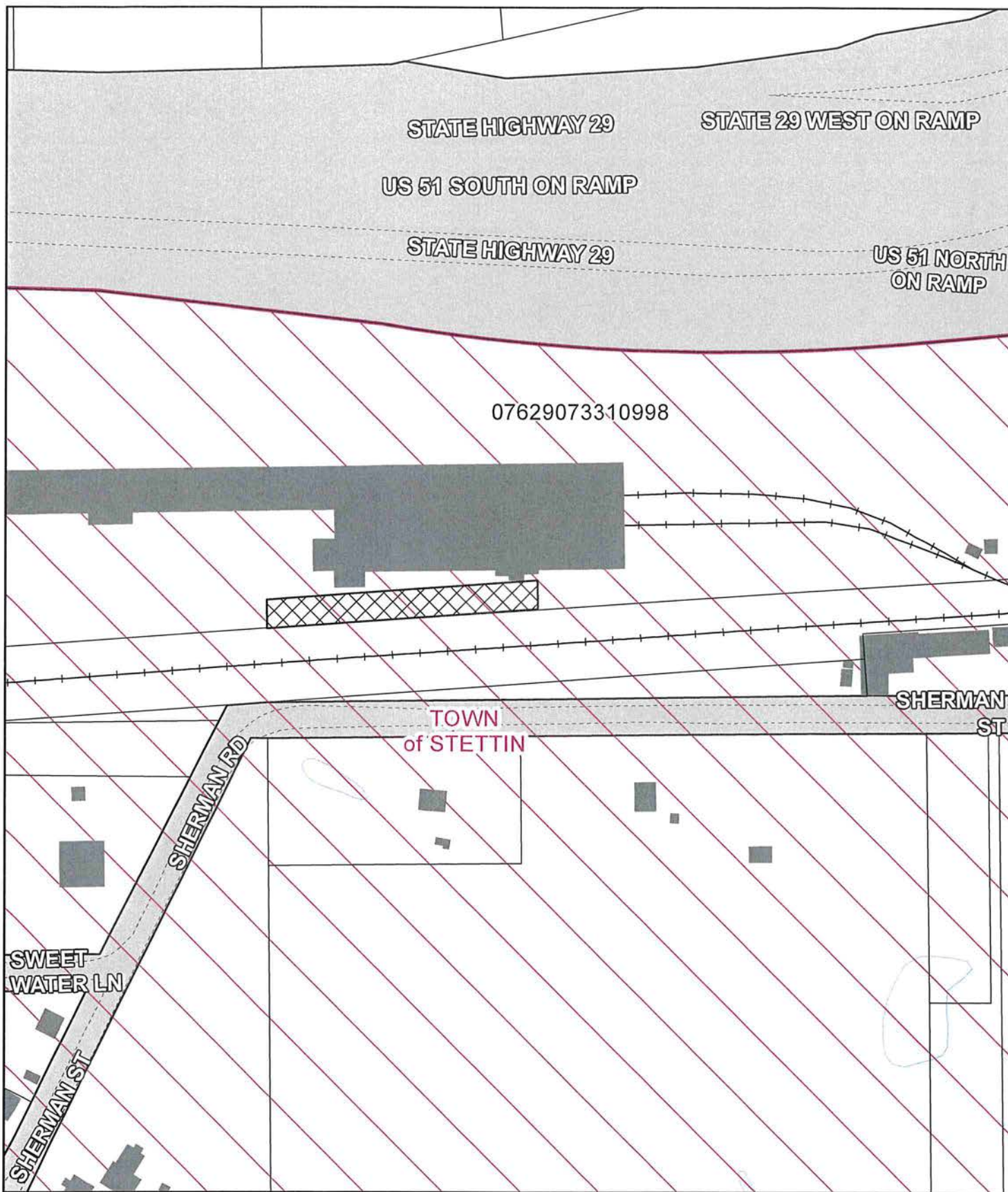
This instrument was drafted by
Tara G. Alfonso, Assistant City Attorney
for the City of Wausau
407 Grant Street
Wausau WI 54403-4783

Legal Description for Proposed Access Easement
Veritas Steel LLC
3526 Sherman Street
076-2907-331-0998

Part of Parcel 1 of Certified Survey Map No. 1037 recorded in the Office of Register of Deeds for Marathon County in Volume 4 of Certified Survey Maps on Page 227, being part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 33, Township 29 North, Range 7 East, Town of Stettin, Marathon County, Wisconsin, described as follows:

Commencing at the Southwest corner of said Northeast $\frac{1}{4}$, also being the Southeast corner of Parcel 2 of said Certified Survey Map No. 1037; thence $N0^{\circ}54'W$, along the East line of said Parcel 2 and along the West line of said Northeast $\frac{1}{4}$, 122.22 feet to the South line of said Parcel 1, the point of beginning;

Thence continuing $N0^{\circ}54'W$, along said West line, 40 feet; thence $N85^{\circ}46'E$, 375 feet; thence $S0^{\circ}54'E$, 40 feet to said South line of Parcel 1; thence $S85^{\circ}46'W$, along said South line, 375 feet to the point of beginning, containing approximately 14,975 square feet.



Map Date: March 9, 2020

City of Wausau
Marathon County Wisconsin

0 100 200
Feet

Legend

- Parcels
- Proposed Easement
- Building Footprints
- Road Edge
- Right-of-Way
- Railroad
- Surrounding Municipality

Map Location

