FINANCE COMMITTEE
Date and Time: Tuesday, November 10, 2020 @ 5:15 pm., Council Chambers
Members Present: Rasmussen (C), Martens, Herbst, Watson; *By WebEx*: Ryan
Others Present: Groat, Kremer, Barteck, Jacobson, Lindman, Rosenberg, Kaiser, Polley, Rubow, Sippel, Stratz, Peckham, Kilian

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner. The meeting was called to order by Chair, Lisa Rasmussen.

Minutes of the previous meeting(s). (10/15, 10/20, 10/21, 10/22 & 10/27)
Rasmussen noted the budget session minutes of 10/20, 10/21, and 10/22 were not ready and are deferred to the next meeting.

Motion by Watson, second by Herbst to approve the minutes of 10/15/20 & 10/27/20. Motion carried 5-0.

Discussion and possible action approving Developer Agreement with WOZ, Inc.
Rasmussen noted this item was forwarded from the Economic Development Committee approved 4-1. A number of revisions have been made to the developer agreement originally approved by the Council. The revisions include WOZ paying back a substantial amount of the first $1 million, in the amount of $660,000. It allows the city to stop making payments to them of $327,000 each. She indicated the Mayor has been working with WOZ to provide a better deal for taxpayers.

Groat explained the city had agreed to a TID grant of $327,000 annually beginning in 2020 for a seven year period. This will terminate with just one payment of $327,000 being made, saving the city approximately $1,962,000. The loan was a forgivable loan of $1 million that will be converted to a $660,000 loan that would be paid back interest free in the amount of $110,000 per year beginning approximately July 1, 2022. WOZ would release the option on the Sears parking ramp. The other pertinent part of the agreement is for the city to modify our existing agreement to eliminate its board position. Rosenberg commented this will save the city $2.6 million.

Motion by Herbst, second by Martens to approve the Developer Agreement with WOZ, Inc. as amended. Approved 4-0, (*Ryan did not vote due to a WebEx technical problem*).

Discussion and possible action approving Project Plan Amendment 3 of Tax Increment District #7 to serve as a donor district to Tax Increment District #12
Groat stated this is scheduled to go to Plan Commission on November 17th; the Joint Review Board will convene the same day; and it will proceed to Common Council on November 24th along with the developer agreement discussions.

Groat explained the state law allows for a tax increment district that has extra increment to donate that revenue stream to another TID. This project plan amendment is to TID #7 and based on the current cash flow projections it would generate approximately $5.3 million of excess increment over the rest of its life. She indicated the plan was to use about $3.9 million to allocate to TID #12 to help fund the demolition and road costs. She stated the benefit of doing this is there is a known revenue stream that is very dependable and will be able to retire the related debt very quickly reducing interest expense as well as reducing risk for the community overall. The donation of increment would not happen until 2022 or 2023.

Groat pointed out if they choose to do this it would have to be done before the expenditure period of TID #7 ends, which is January 2021. Once Council and the Joint Review Board approves the donation of the increment, it doesn't mean the city has to do it, rather it is available for use and the decision would be made annually as part of the budget process. She further pointed out if they forgo this decision today and then find increment is needed in that district to help with the mall project, it would be too late if they waited a year. She clarified this is an authorizing resolution to allow the opportunity to do it, but does not require them to do it.

Motion by Herbst, second by Watson to approve Project Plan Amendment 3 of TID #7 as a donor district to TID #12. Motion carried 4-1. (*Ryan was the dissenting vote.*)

Discussion and possible action regarding the adoption of the 2020 Business Improvement District Plan and Levy
Motion by Martens, second by Watson to approve the BID Plan. Motion carried 4-1 (*Ryan was the dissenting vote*.)

Discussion and possible action approving the amendment to Community Development Block Grant Program Action Plan adding Coronavirus Aid, Relief, and Economic Security (CARES) Act funding Round III and accepting Round II of CARES funding from the State of Wisconsin
Tammy Stratz, Community Development, stated they held a public hearing and reached out to many non-profits to determine how to assist with the extra funds to help those affected by the pandemic. She noted the CARES II money is coming directly from the State of Wisconsin with the stipulation to utilize the additional funds for programs we approved through the CARES I funding. The recommendation is for it to go to Mcdevco to do additional business grants and loans. North Central Community Action declined the funds because they have received other funds for rental and mortgage assistance.

Motion by Watson, second by Martens to approving the amendment to CDBG Program and accept the CARES funding. Motion carried 5-0.

Discussion and possible action on grant application for CARES Act funding from the EDA for construction of streets/public infrastructure for the mall development
Brad Sippel, Assistant City Planner, stated there is funding available from the EDA that was routed through the CARES Act for economic development programs. He indicated the program they are applying for has been in existence for a while and is typically a 50/50 local match, however, the CARES Act has temporarily changed that to a 20% local match. He stated they have been working with Northcentral Regional Planning Commission, the Chamber of Commerce, and the Greater Wausau Prosperity Partnership to prepare an application for the public infrastructure that would be part of the mall development. This item is seeking commitment for the 20% match in future years; there are five years from the award date to expend the funds.

Motion by Watson, second by Herbst to approve the grant application for CARES Act funding. Motion carried 5-0.

Discussion and possible action on cell phone contract renewal with New Cell, Inc., dba Cellcom
Motion by Martens, second by Herbst to renew the contract. Motion carried 5-0,

Discussion and possible action on 2021 Budget
Groat had no updates.

Kilian commented on the videographer item in the budget and possible future consideration of a Communications Director under which Public Access may serve. He provided Marshfield's model to the clerk.

Discussion and possible action on the 2021 Fee Schedule
Rasmussen reviewed the changes highlighted in yellow. Groat stated the biggest change had to do with the Pet Licensing fees which had not been increased since 2013. The fees support the animal control program.

Motion by Herbst, second by Martens to approve the fee schedule. Motion carried 5-0.

Discussion and possible action on September General Fund financial report
Deferred to the next meeting.

Adjourn
Motion by Watson, second by Herbst to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 5:52 pm.