OFFICIAL NOTICE AND AGENDA

of a meeting of a City Board, Commission, Department, Committee, Agency, Corporation, Quasi-Municipal Corporation, or sub-unit thereof.

Meeting of the:	**JOINT ECONOMIC DEVELOPMENT AND FINANCE COMMITTEES**
Date/Time:	**Tuesday, March 10, 2020 at 5:15 PM**
Location:	**City Hall (407 Grant Street) - Council Chambers**
Members: Finance	Lisa Rasmussen (C), Linda Lawrence, Dave Nutting, Michael Martens, Dennis Smith
Members: Econ Dev	Tom Neal (C), Pat Peckham, Lisa Rasmussen, Gary Gisselman and Michael Martens

AGENDA ITEMS

1. Discussion and possible action regarding the Project Plan Amendment 4 Tax Increment District Three
2. Discussion and possible action regarding the Project Plan Amendment 5 Tax Increment District Six
3. Discussion and possible action regarding the Project Plan Amendment 2 Tax Increment District Seven
4. Discussion and possible action regarding the Project Plan Amendment 2 Tax Increment District Eight
5. Discussion and possible action regarding the Project Plan Amendment 1 Tax Increment District Twelve

Adjournment

Tom Neal ED Chair
Lisa Rasmussen Finance Chair

This Notice was posted at City Hall and faxed to the Daily Herald newsroom 3/06/20 at 10:00 AM

IMPORTANT: THREE (3) MEMBERS NEEDED FOR A QUORUM: If you are unable to attend the meeting, please notify Mary by calling (715)261-6621 or via email mary.goede@ci.wausau.wi.us

In accordance with the requirements of Title II of the Americans with Disabilities Act (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 City's ADA Coordinator at (715) 261-6620 or email clerk@ci.wausau.wi.us at least 48 hours prior to the scheduled meeting or event to request an accommodation.

Other Distribution: Media, (Alderpersons: Peckham, Neal, Gisselman, McElhaney, Herbst, Thao), *Mielke, *Jacobson, *Groat, Rayala, Department Heads

TO: FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE

FROM: MARYANNE GROAT

DATE: March 4, 2020

RE: TID 3, 6 ,7 , 8 AND 12

Tax increment law requires full parcels be included in the boundaries of a district. We have several developments underway that developers propose to combine parcels that are both inside a district and outside a district. To comply with the law we must modify the district boundaries. Parcel combinations are a recurring situation in our plan amendments below.

I have highlighted the significant changes proposed in each amendment below.

TID 3 – This is a downtown blight district. One block in the Aspirus/YMCA development area was excluded from the district. The developers/property owners have proposed property combinations that include several parcels along with vacated streets. To comply with state law we must amend boundaries so that the newly combined parcels fall within the boundaries. No additional project costs or other changes are proposed in the project plan.

TID 6 – This is an industrial district that includes the Thomas Street corridor, 17th Avenue and UK. The expenditure period of this district ends May 10, 2020. The proposed amendment is driven by private developments desire to combine parcels that fall in and out of the district. We propose to remove one parcel of land to accommodate the parcel combination.

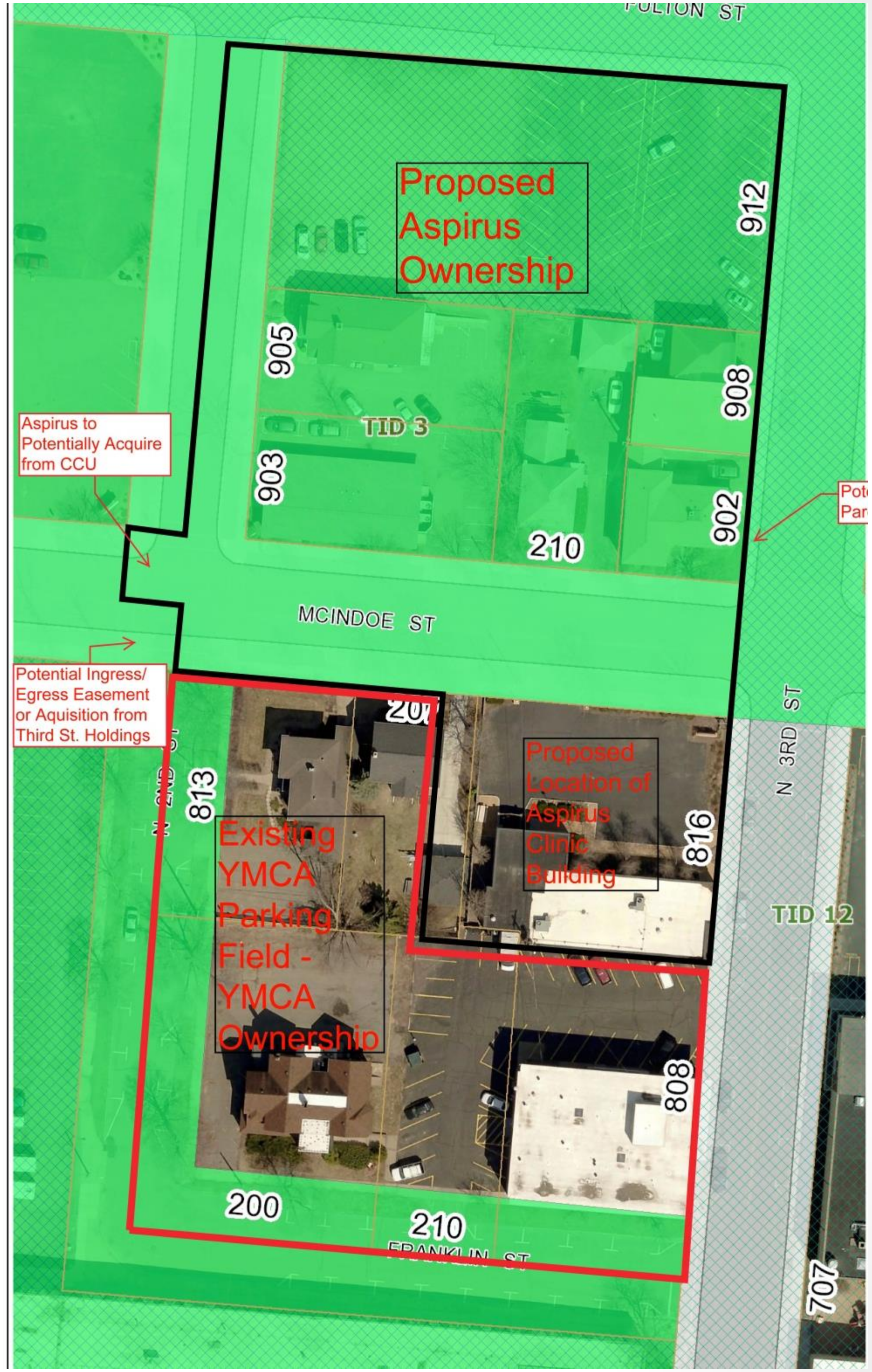
TID 7 – This is a mixed use district that follows the Highway 29 Stewart Avenue corridor. Again developer desire for property combinations is spurring boundary modification. In this district we propose to remove several sites and add some small pieces to complete full parcels.

The expenditure period of this district expires January 2021. We propose to add $1.1 million of street improvements and $100,000 parking improvements within the ½ mile boundary and clarify streetscape improvements incorrectly identified as Stewart Avenue instead of the Highway 52 Parkway in Plan Amendment 1.

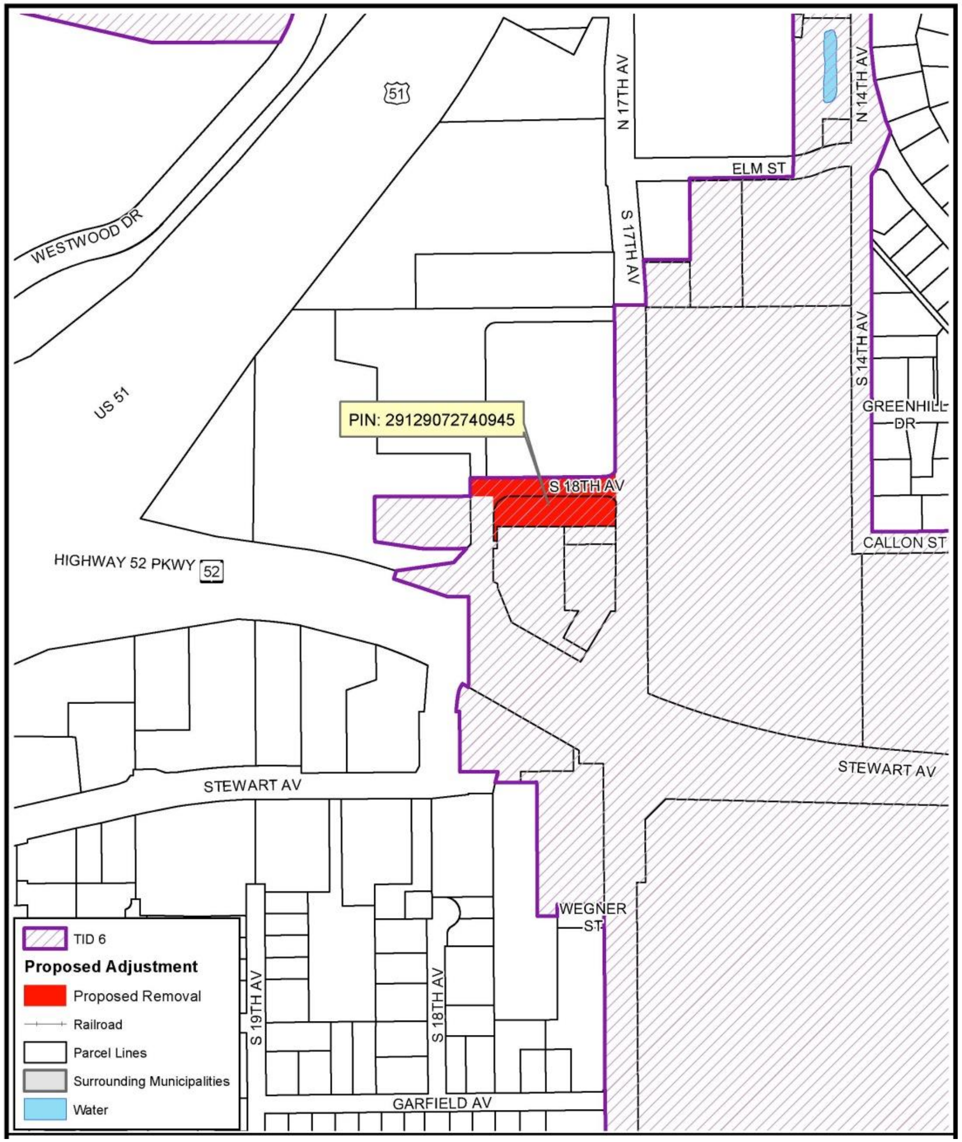
TID 8 – This district is a rehabilitation/conservation district located within the near west side. We propose to amend the district boundaries to accommodate private development parcel combinations and to include the Mountain Lanes redevelopment project. We would add expenditures within the district for developer grant (Mountain Lanes) $601,520 and Street improvements for 18th Avenue of $300,000 within the ½ mile boundary.

TID 12 – This district is a rehabilitation/conservation district located within the downtown. The district overlay significant portions of TID 3. We are proposing removing thirteen parcels from the District boundaries and adding two small parcels. The parcel removals were spurred by developer parcel combinations, coordinating efforts between TID 3 & 12, or incentives are not needed. The two small additions are required to retain a contiguous map. No additional spending is requested.

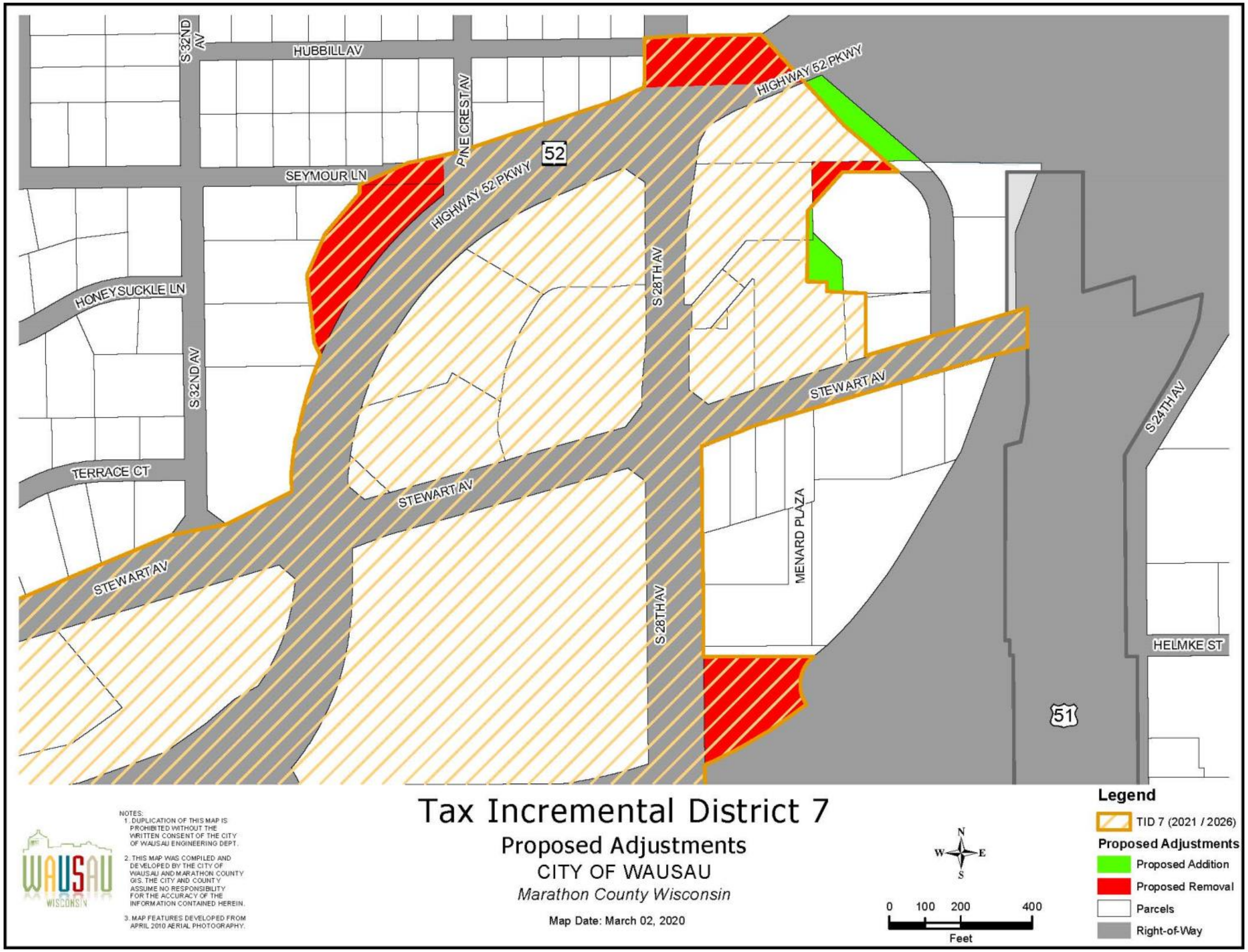
TID 3 – Add 5 parcels for the YMCA & ASPIRUS DEVELOPMENT



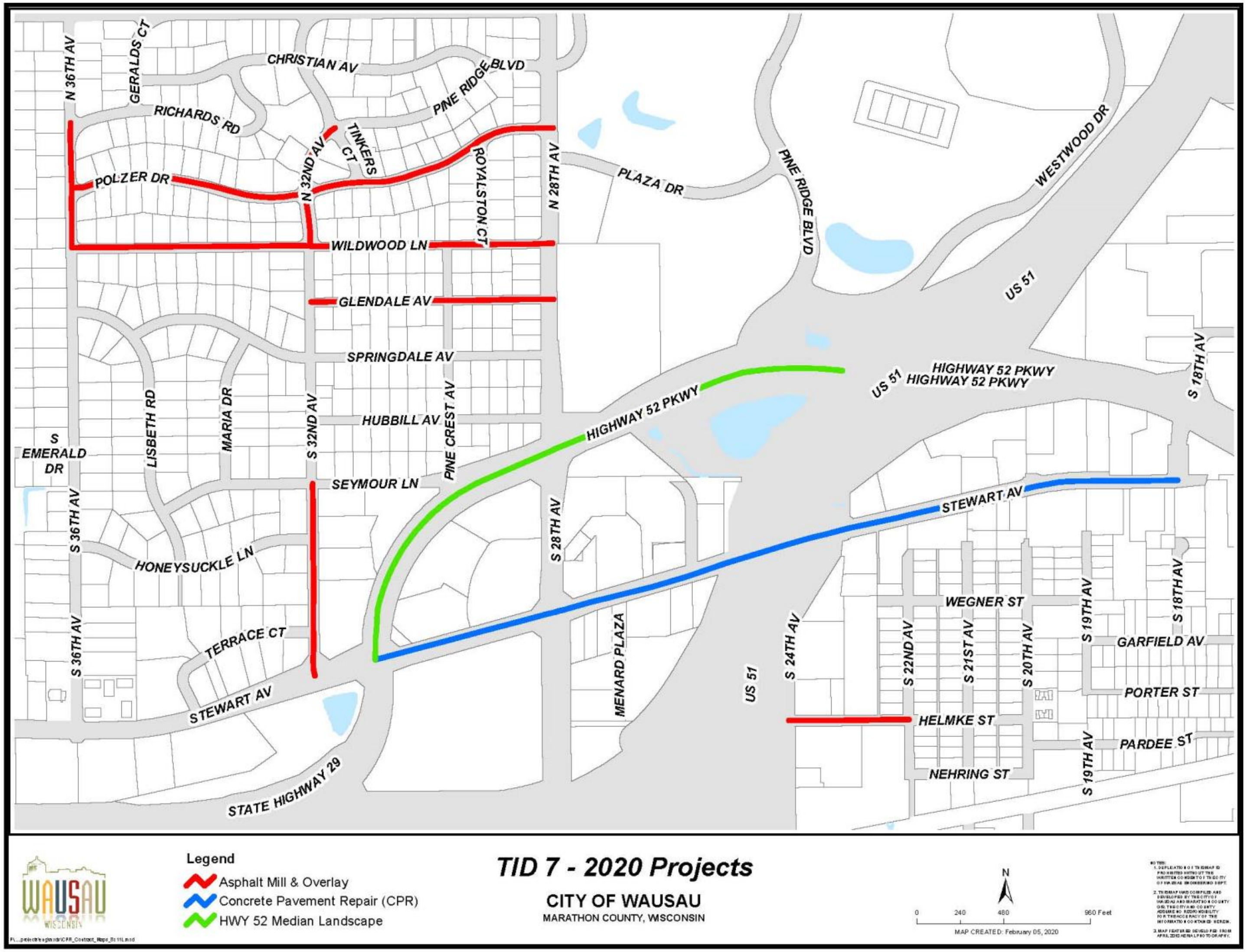
TID 6 – Remove a single parcel



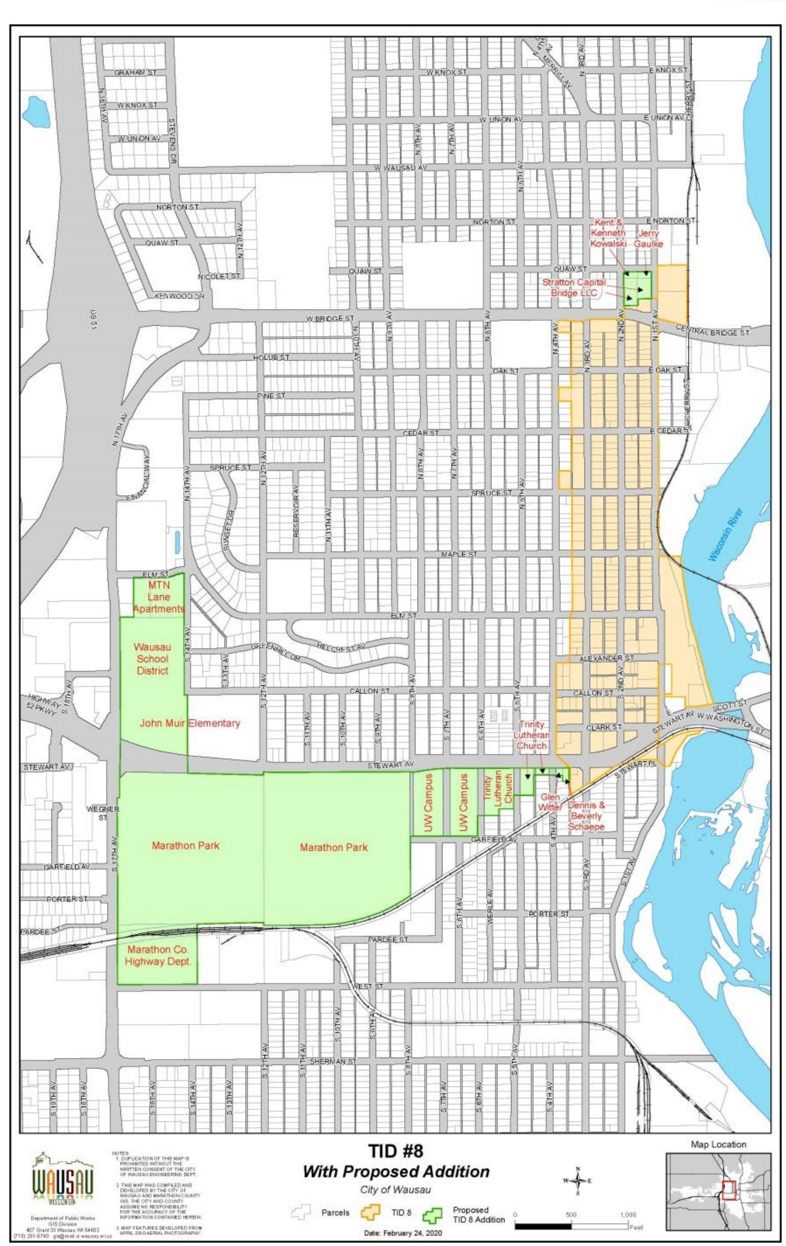
TID 7 Add and remove parcels



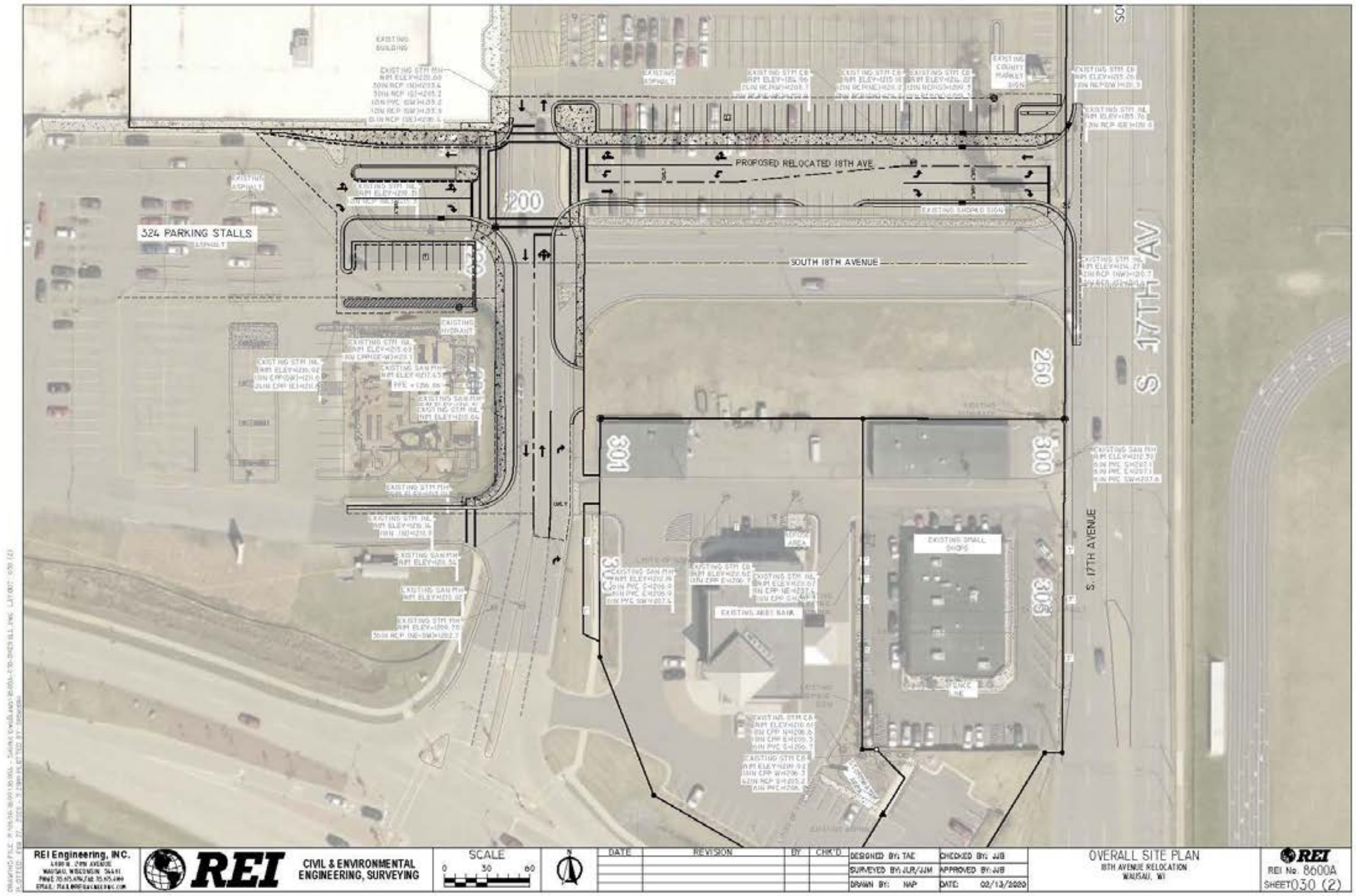
TID 7 – Additional project costs



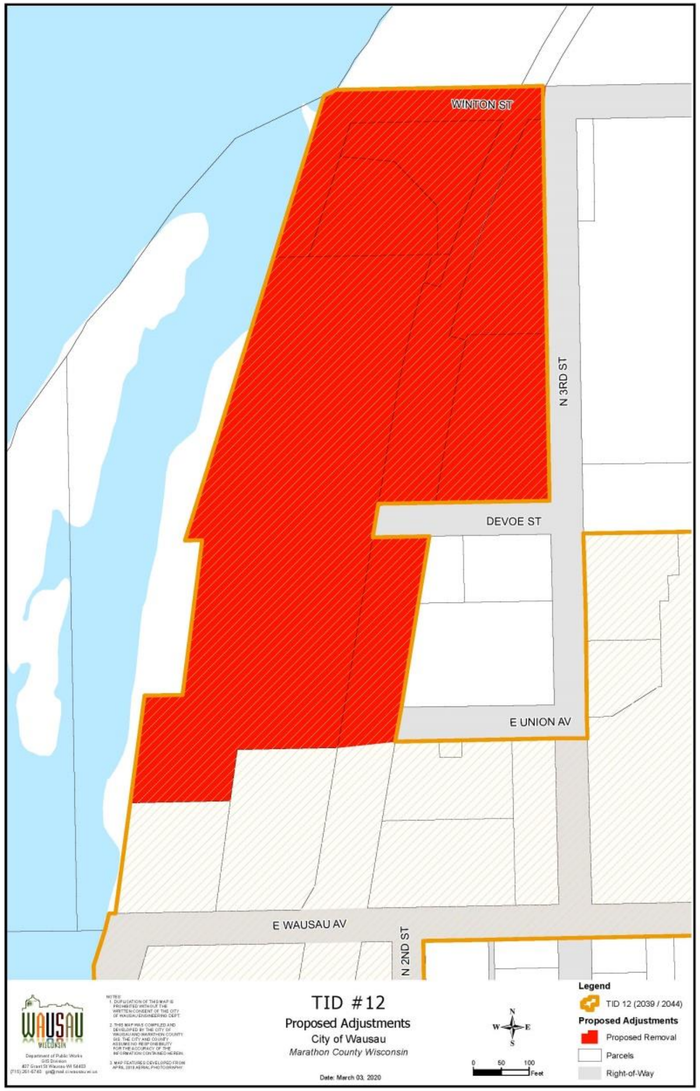
TID 8 Add Parcels Mountain Lanes and Other Development



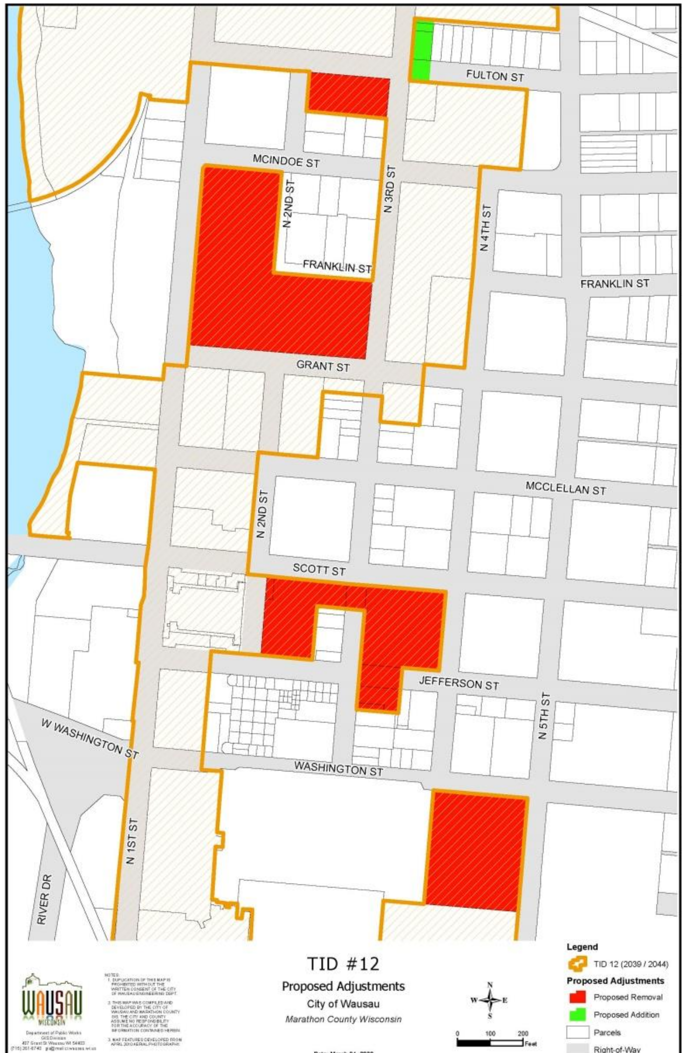
TID 8 Project costs – 18th Avenue



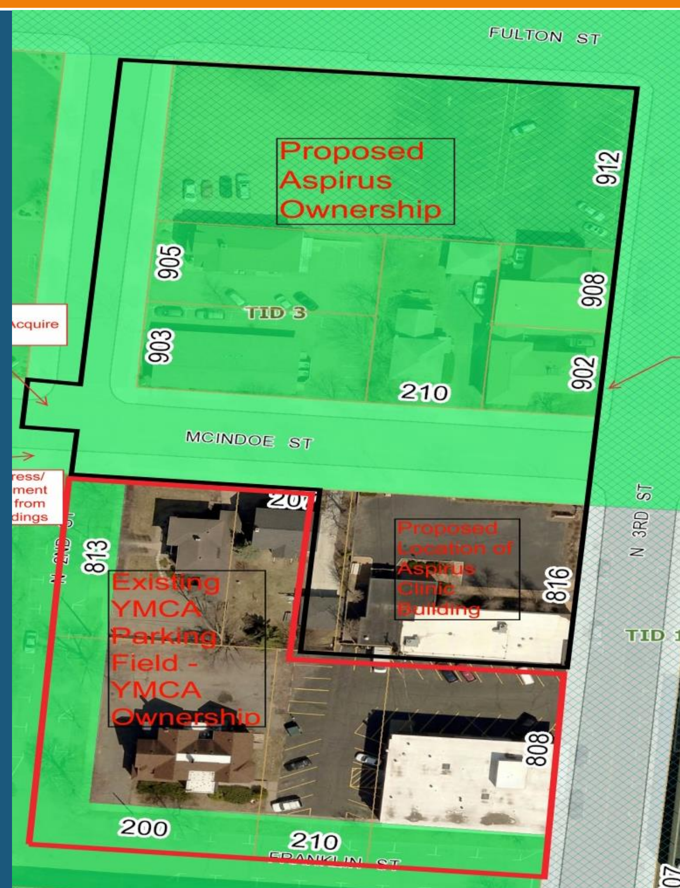
TID 12 – Remove 12 parcels



TID 12 Remove Parcels and add 2 for contiguous territory



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 10, 2020

Joint Review Board: TBD

PLAN DRAFT DATE:

3/3/2020

Table of Contents

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.

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%

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 1/2MILE OF THE DISTRICT BOUNDARIES

No change in project plan costs is proposed with this amendment. A prior plan included river edge improvements within the ½ mile boundary as an eligible cost.

PARCELS ADDITIONS AND REMOVAL TO THE DISTRICT

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

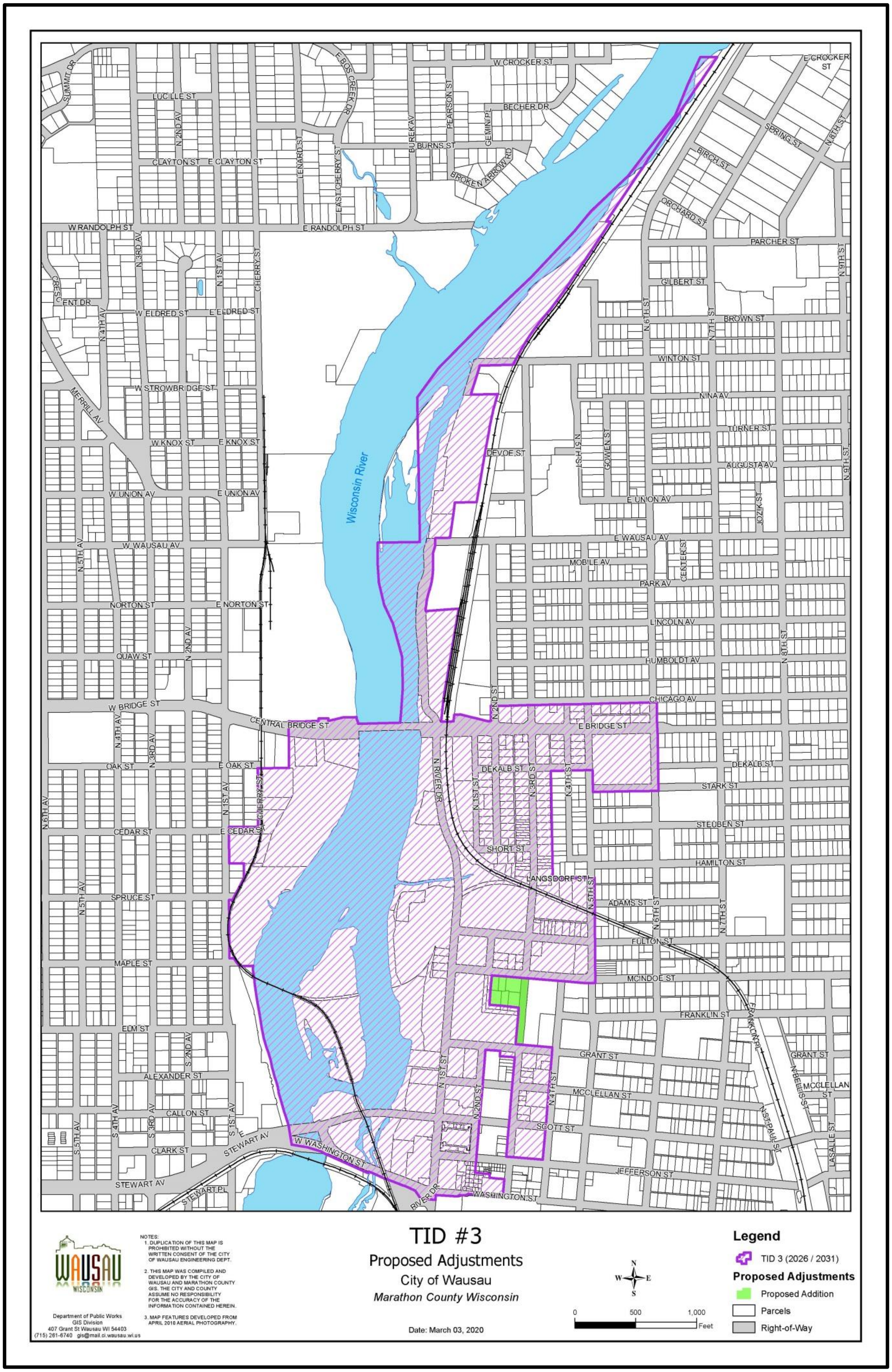
PARCEL ADDRESS	PIN NUMBER	EQUALIZED VALUE 1/1/2019	REASON FOR ADD OR REMOVE
ADD:			
207 McIndoe Street	29129072530185	-	Parcel combination for the Aspirus/YMCA project
813 N 2nd Street	29129072530186	-	Parcel combination for the Aspirus/YMCA project
210 Franklin Street	29129072530480	-	Parcel combination 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

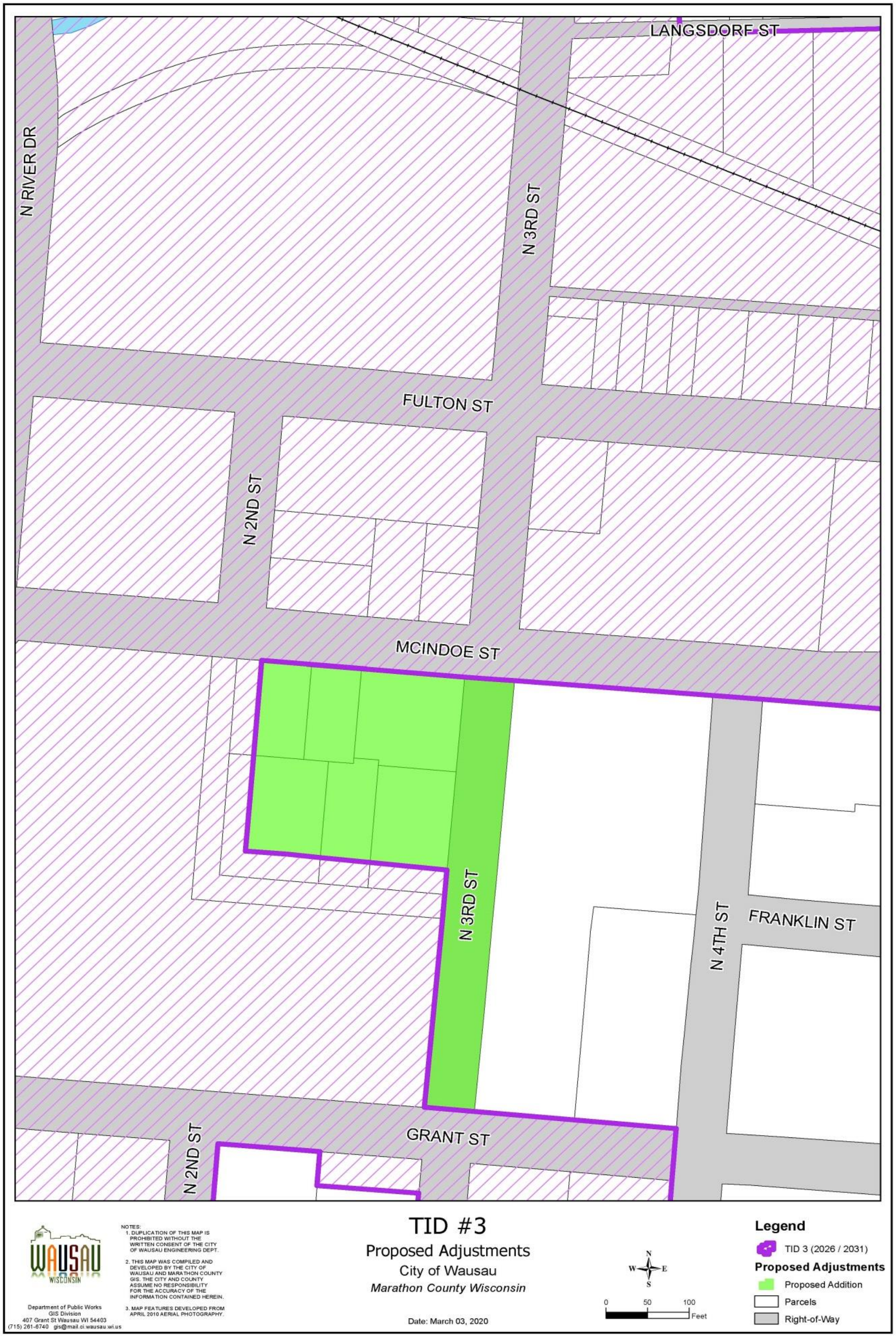
The addition of the Aspirus/YMCA property, if undertaken, will result in additional increment to the district. Some of this increment will have an offset loss in TID 3 since the parcels will be removed from this district. An estimate of $8,000,000 net value annually over a period of 10 years provides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

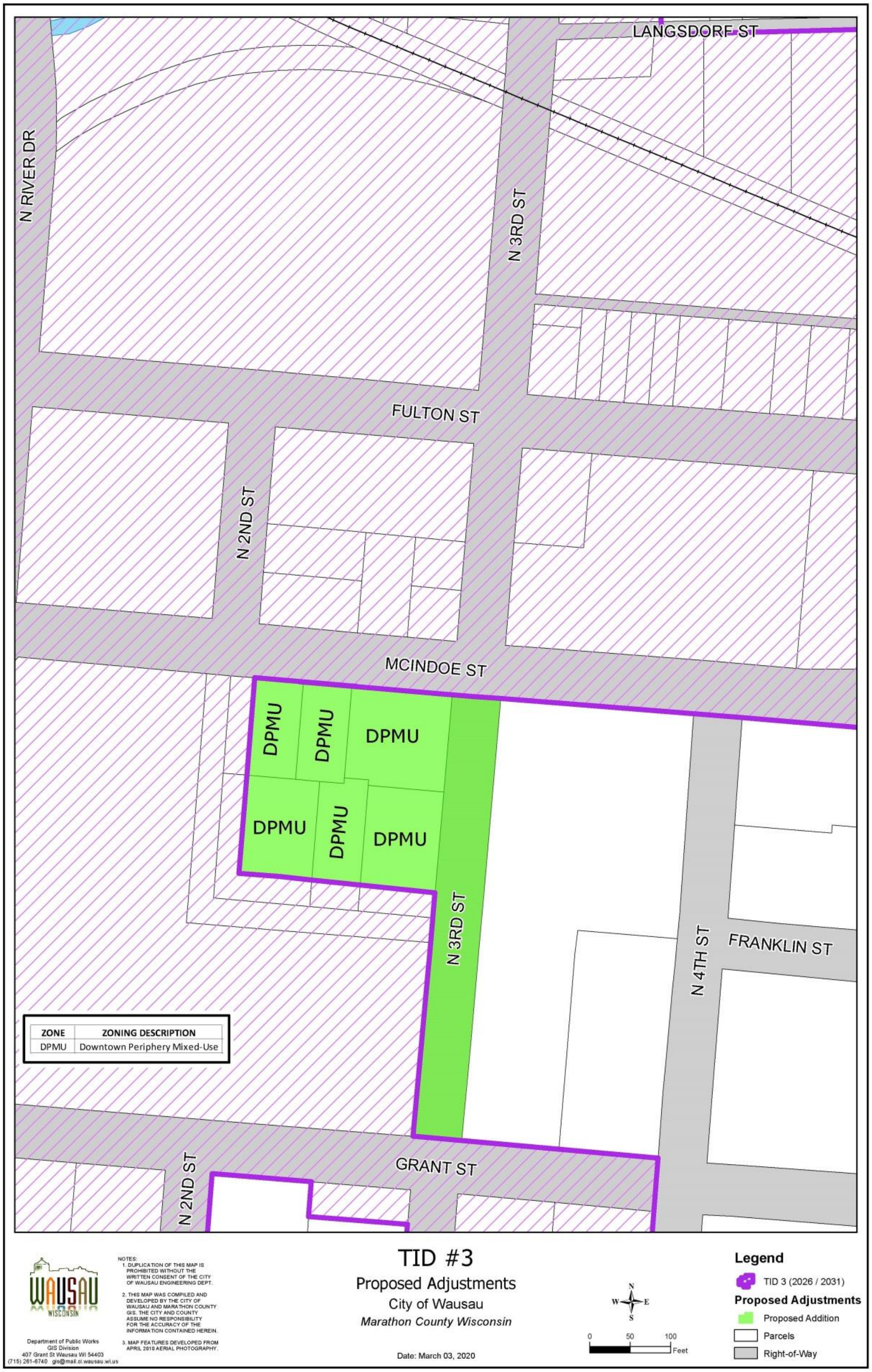
MAP OF TAX INCREMENT DISTRICT NUMBER THREE AMENDMENT



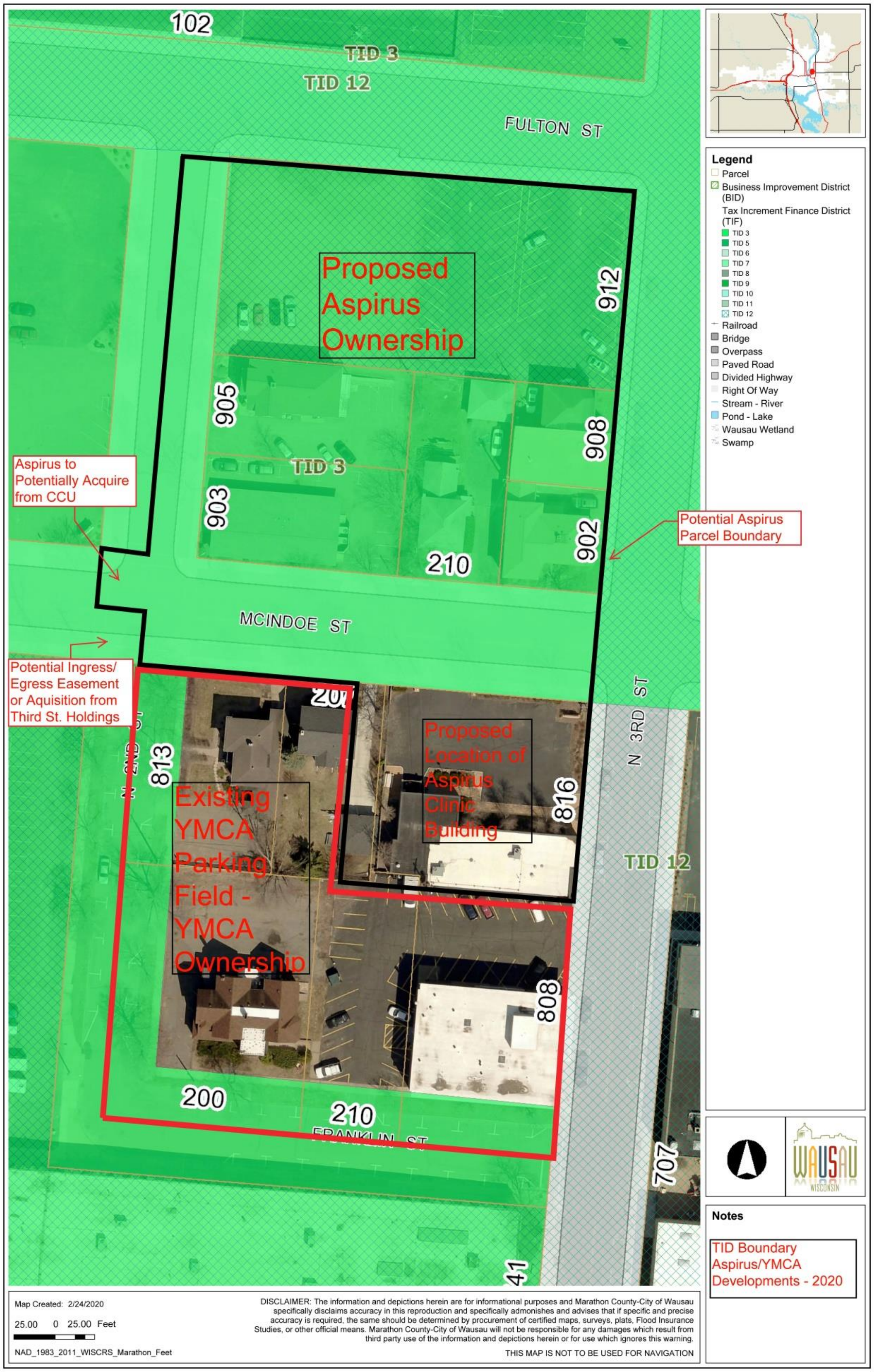
MAP OF TAX INCREMENT DISTRICT NUMBER THREE AMENDMENT AREAS



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



PARCEL COMBINATION



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 Financing District Number 3, City of Wausau (TID #3)			
Committee Action:	Plan Commission *pending* Finance Committee *pending* Economic Development Committee *pending*		
Fiscal Impact:	The project plan is not an expenditure commitment		
File Number:	94-0907	**Date Introduced:**	March 24, 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 Three was created by the City in September 1, 1994; and

WHERAS, 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 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 Four to Tax Incremental District Number Three, 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 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 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 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;

11. That the effective date of adding the amended territory and related property values 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 Four to Tax Incremental District Number Three and the project plan.

Approved:

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Robert B. Mielke Mayor

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,

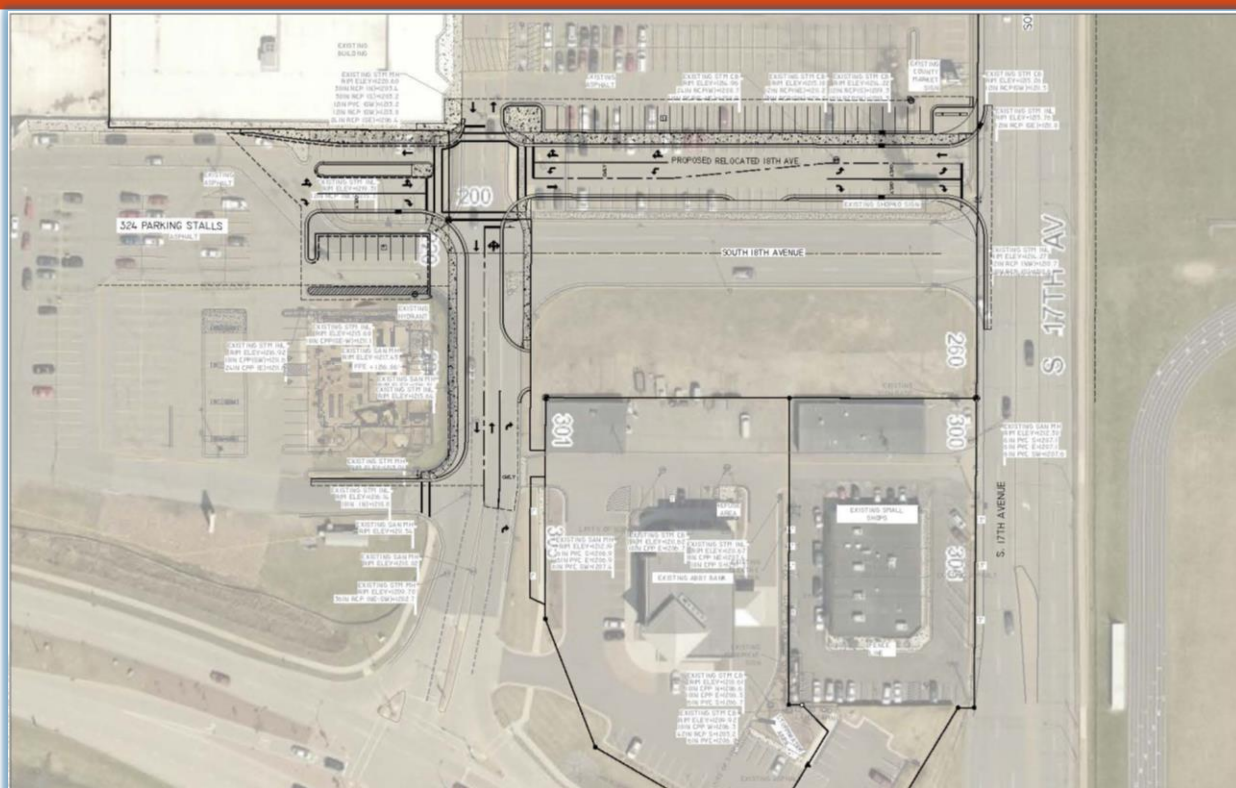
BE IT FURTHER RESOLVED, that this executed resolution be signed by at least three members of the Board and submitted to the City of Wausau no later than seven days after Board action.

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

Joint Review Board Members	**Representing**
______________________________	City of Wausau
______________________________	Citizen Member
______________________________	Marathon County
______________________________	Northcentral Technical College
______________________________	Wausau School District

Opinion forth coming

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 10, 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.

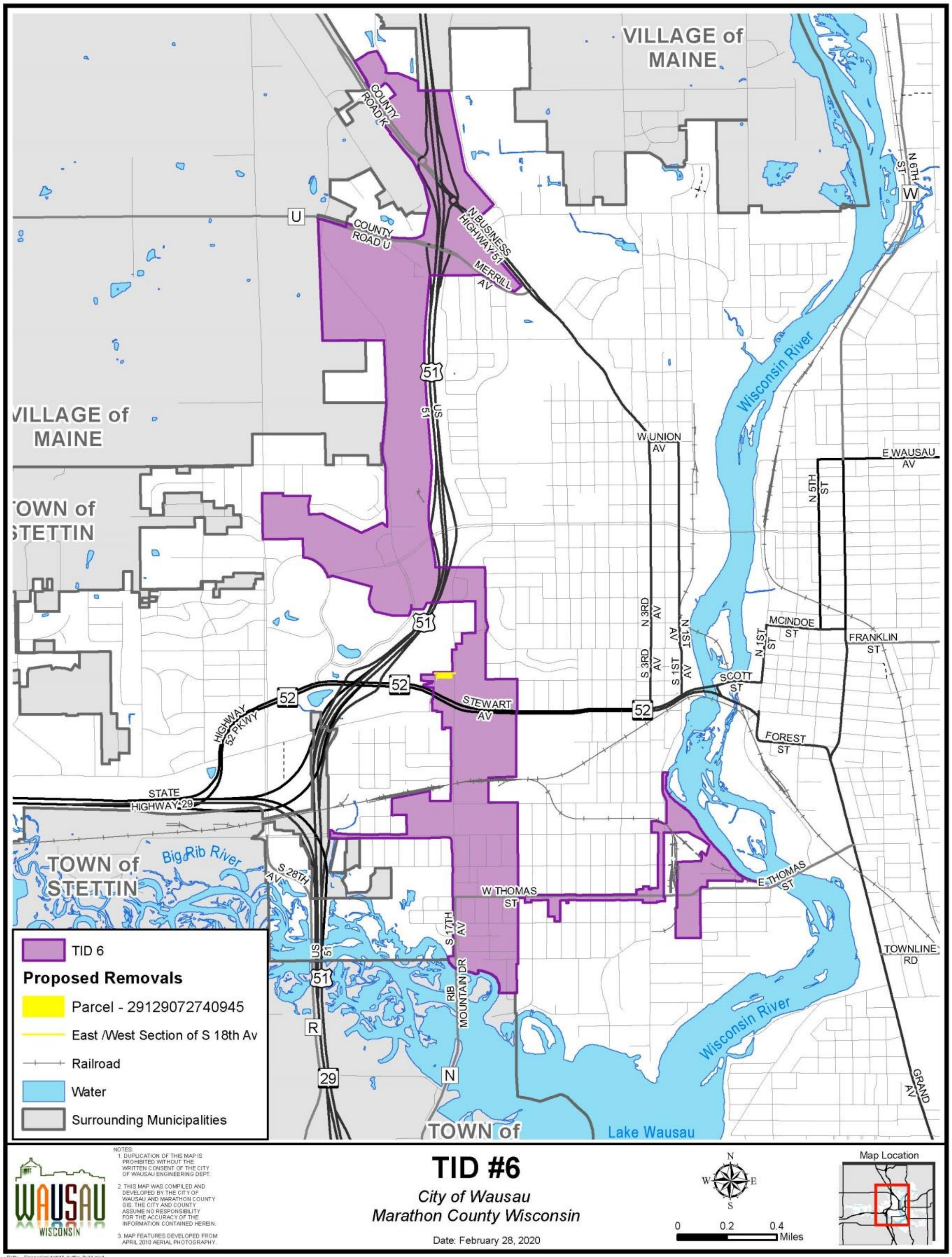
AVAILABLE FINANCING METHODS

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

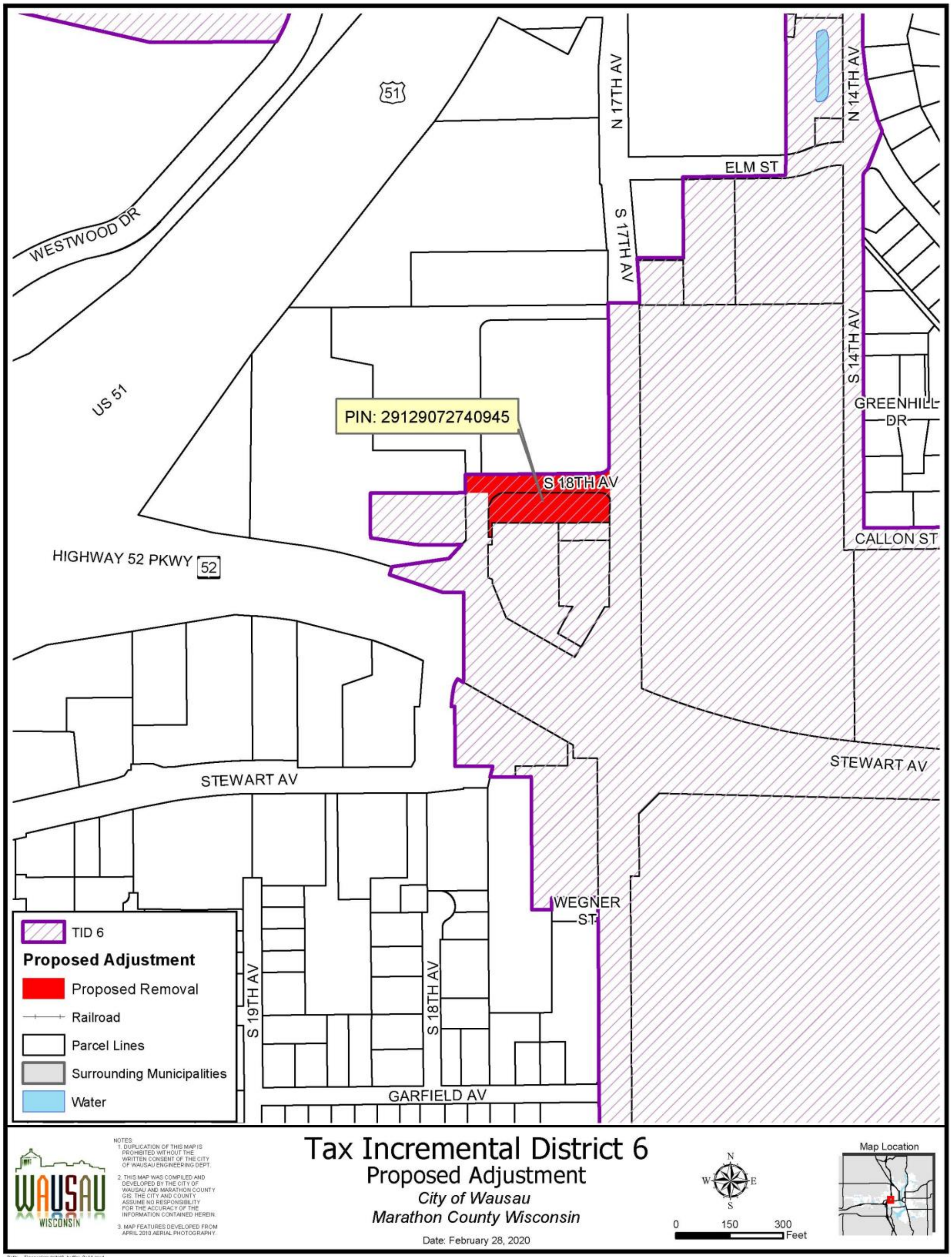
CALCULATION OF THE SHARE OF PROJECTED INCREMENT ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS

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



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



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

RESOLUTION OF THE PLAN COMMISSION, ECONOMIC DEVELOPMENT AND FINANCE COMMITTEES

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

Committee Action:	Econ Development Committee: *pending* Finance Committee *pending* Plan Comm: *pending*
Fiscal Impact:	This amendment will remove a single parcel from the district
File Number: 05-0406	**Date Introduced:**

FISCAL IMPACT SUMMARY				
COSTS	*Budget Neutral*	Yes ☒ No ☐		
COSTS	*Included in Budget:*	Yes ☐ No ☐	*Budget Source:*	
COSTS	*One-time Costs:*	Yes ☐ No ☐	*Amount:*	
COSTS	*Recurring Costs:*	Yes ☐ No ☐	*Amount:*	
SOURCE	*Fee Financed:*	Yes ☐ No ☒	*Amount:*	
SOURCE	*Grant Financed:*	Yes ☐ No ☒	*Amount:*	
SOURCE	*Debt Financed:*	Yes ☐ No ☒	*Amount*	*Annual Retirement*
SOURCE	*TID Financed:*	Yes ☒ No ☐	*Amount:*	
SOURCE	*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. 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

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Robert B Mielke, Mayor

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

Joint Review Board Members	**Representing**
______________________	City of Wausau
______________________	Citizen Member
______________________	Marathon County
______________________	Northcentral Technical College
______________________	Wausau School District

Opinion forth coming

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 10, 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 1/2mile 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.

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%

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 $1,400,000general obligation promissory notes for public works projects in 2020.

PROJECT COSTS LOCATED WITHIN 1/2MILE 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.

DETAILED LIST OF PROJECT COSTS

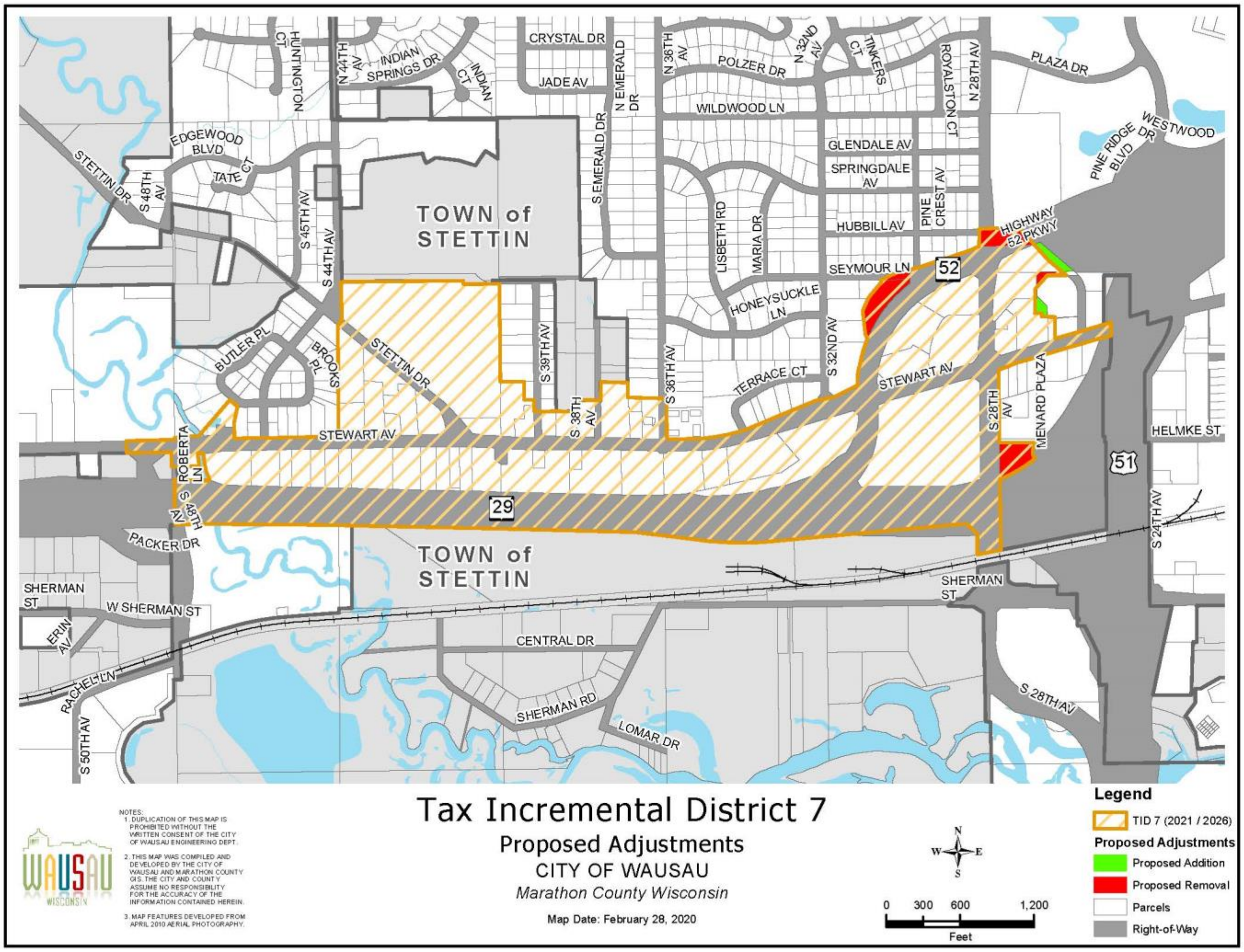
The following table outlines the project costs located within the district and ½ mile boundary.

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

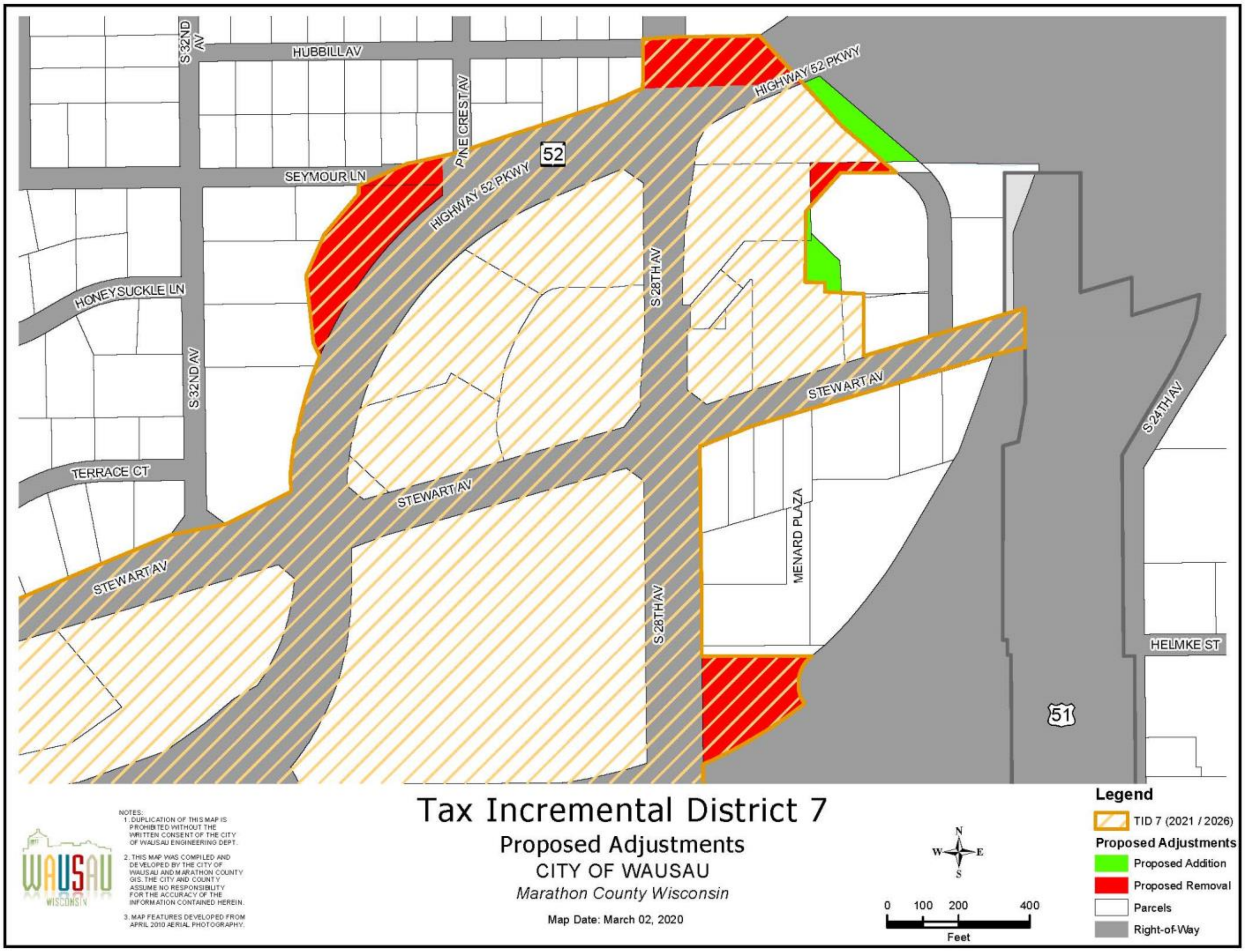
CALCULATION OF THE SHARE OF PROJECTED INCREMENT ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS DUE TO ADDITIONAL PROJECT COSTS

	2019		Aditional 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

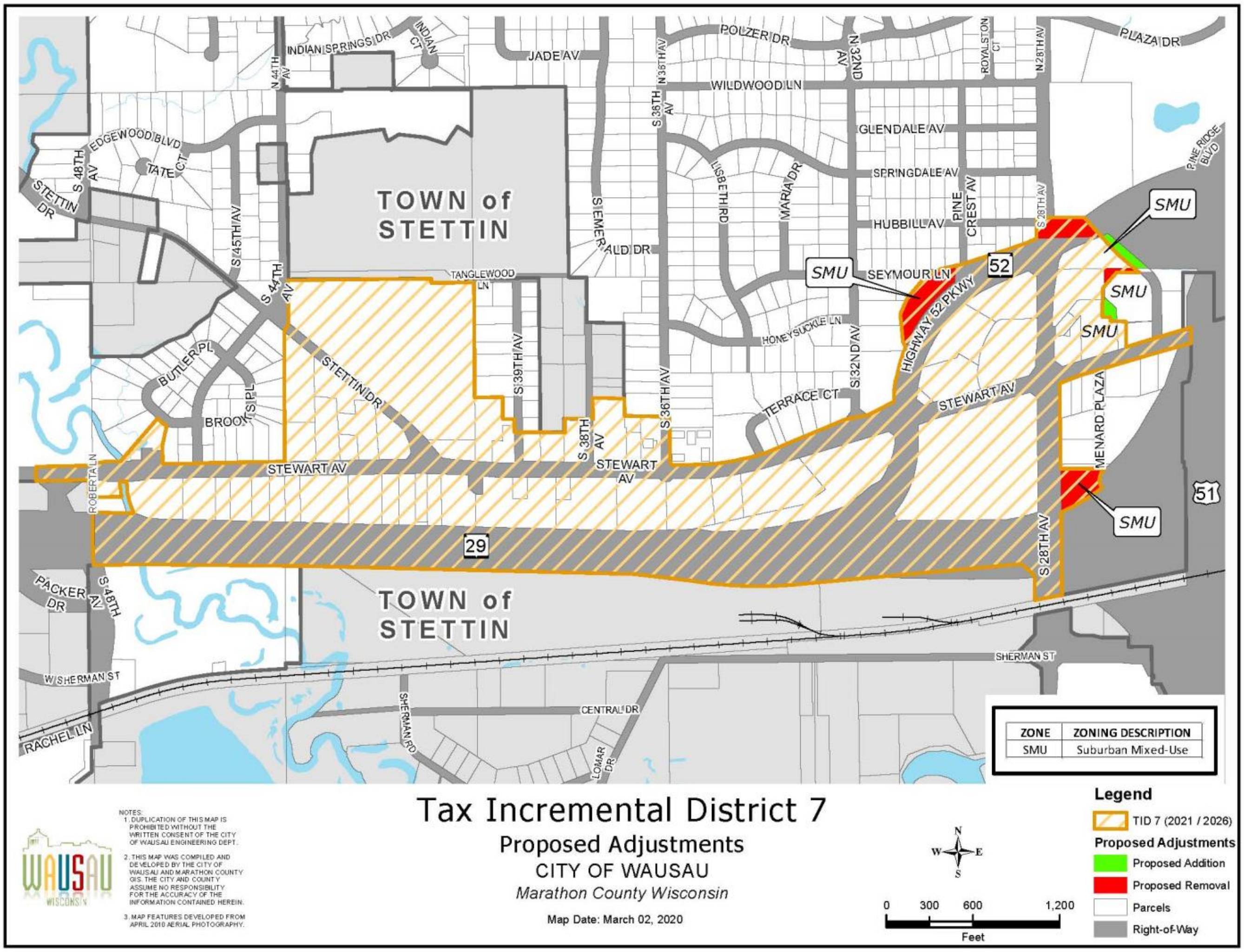
MAP OF TAX INCREMENT DISTRICT SEVEN AMENDMENT AREAS



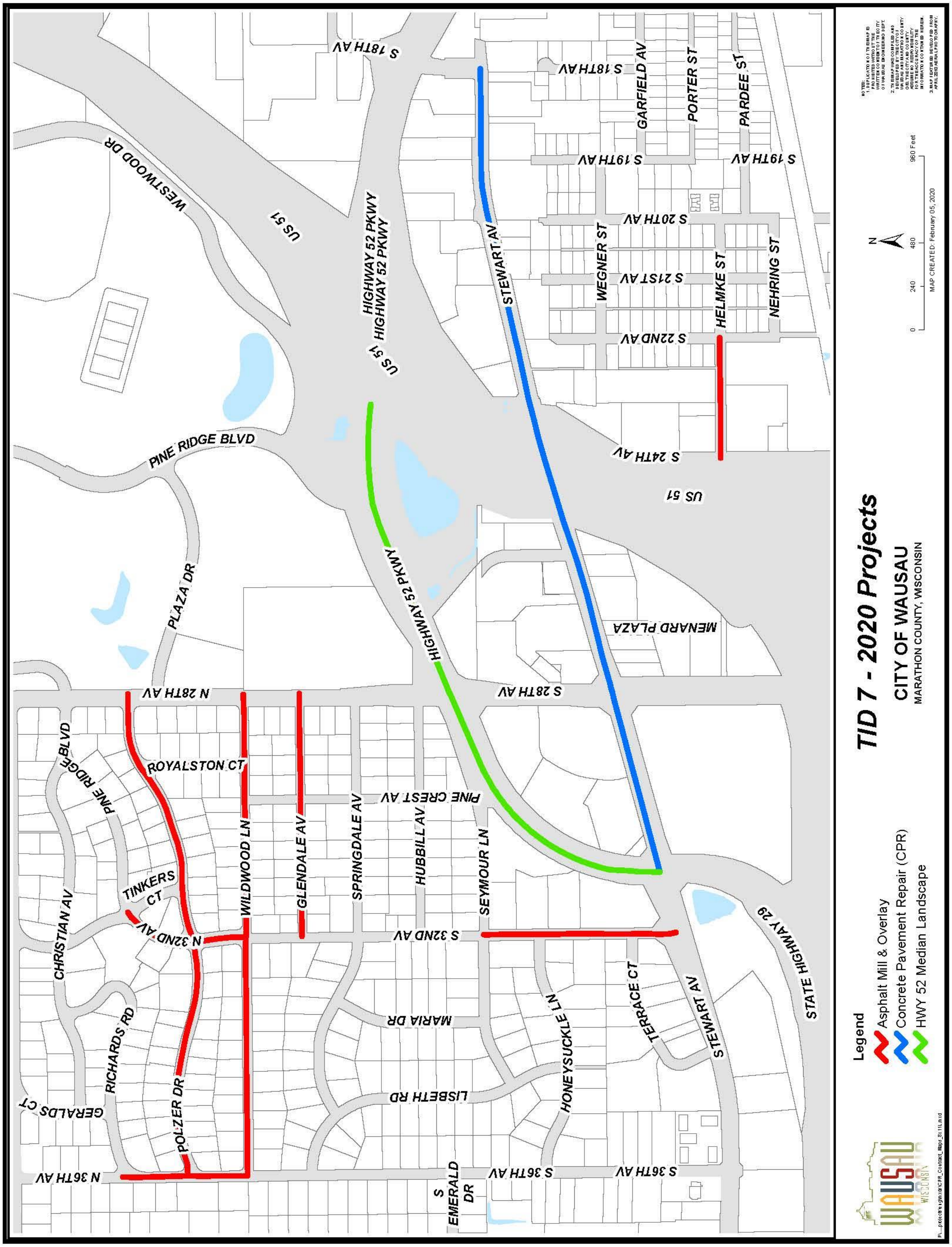
CLOSE UPS OF AREAS ADDED AND REMOVED



MAP OF TAX INCREMENT DISTRICT SEVEN EXISTING USES AND CONDITIONS



MAP OF PROPOSED STREET AND STREETSCAPE IMPROVEMENTS WITHIN THE TERRITORY AND ½ MILE BOUNDARIES



CITY OF WAUSAU
TID 7
CASH FLOW PROJECTION

	Year	USES OF FUNDS: Existing Annual Debt Service	Proposed Debt Issue	Administrative, Organization, & Discretionary Costs	Developer Incentives	Other Project Costs	SOURCES OF FUNDS: Other Income	Special Assessment Income	Debt Proceeds	Tax Increment	Annual Surplus (Deficit)	Cumulative Balance
ACTUAL												
1	2006	$2,454		$8,963		$341,235			$350,000		($2,652)	($2,652)
2	2007	$62,953		$43,501		$629,179	$4,418		$469,962		($261,253)	($263,905)
3	2008	$153,820		$7,223		$3,404,359	$6,523	$142,006	$3,655,000	$100,046	$338,173	$74,268
4	2009	$607,955		$5,006		$980,731	$7,849	$73,225	$680,000	$389,929	($442,689)	($368,421)
5	2010	$663,182		$16,716		$173,275	$10,541	$46,848	$78,000	$349,929	($367,855)	($736,276)
6	2011	$647,328		$17,500		$51,357	$13,500	$47,650		$392,106	($262,929)	($999,205)
7	2012	$735,028		$11,718		$852	$10,871	$35,776	$110,105	$367,717	($223,129)	($1,222,334)
8	2013	$631,824		$12,589	$438,484	$17,697	$24,203	$6,664	$445,000	$322,877	($301,850)	($1,524,184)
9	2014	$671,117		$7,002		$2,595	$11,136			$416,819	($252,759)	($1,776,943)
10	2015	$631,954		$9,619	$75,000	$41,432	$8,039			$532,544	($217,422)	($1,994,365)
11	2016	$613,851		$5,850		$440	$40,442			$574,301	($5,398)	($1,999,763)
12	2017	$562,113		$2,807		$117,240	$9,493			$525,634	($147,033)	($2,146,796)
13	2018	$505,835		$3,903			$9,632			$954,823	$454,717	($1,692,079)
ESTIMATED												
14	2019	$130,545		$5,051	$435,942		$19,796			$774,874 *	$223,132	($1,468,947)
15	2020	$51,350		$8,150	$229,738	$1,400,000	$26,267		$1,400,000	$1,024,683	$761,712	($707,235)
16	2021	$42,400	$500,000	$4,000	$295,262		$20,000			$1,024,683	$203,021	($504,214)
17	2022	$41,600	$500,000	$4,000			$20,000			$1,024,683	$499,083	($5,131)
18	2023	$40,600	$500,000	$4,000			$20,000			$1,024,683	$500,083	$494,952
19	2024									$1,024,683	$1,024,683	$1,519,635
20	2025									$1,024,683	$1,024,683	$2,544,318
TOTAL		$6,795,909	$1,500,000	$177,598	$1,474,426	$7,160,392	$262,710	$352,169	$7,188,067	$11,849,697		

* Tax Revenue reduced due to assessment disputes

	2020
Street Improvements	$1,100,000
Streetscape	$200,000
Parking Improvements	$100,000
	$1,400,000

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: *pending*
Finance Committee *pending*
Plan Commission: *pending*

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:*
	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

WHERAS, 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

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 forth coming

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 10, 2020

Joint Review Board: TBD

PLAN DRAFT DATE:

3/2/2020

Table of Contents

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.
- 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.
- 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.

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%

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 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 1/2MILE 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

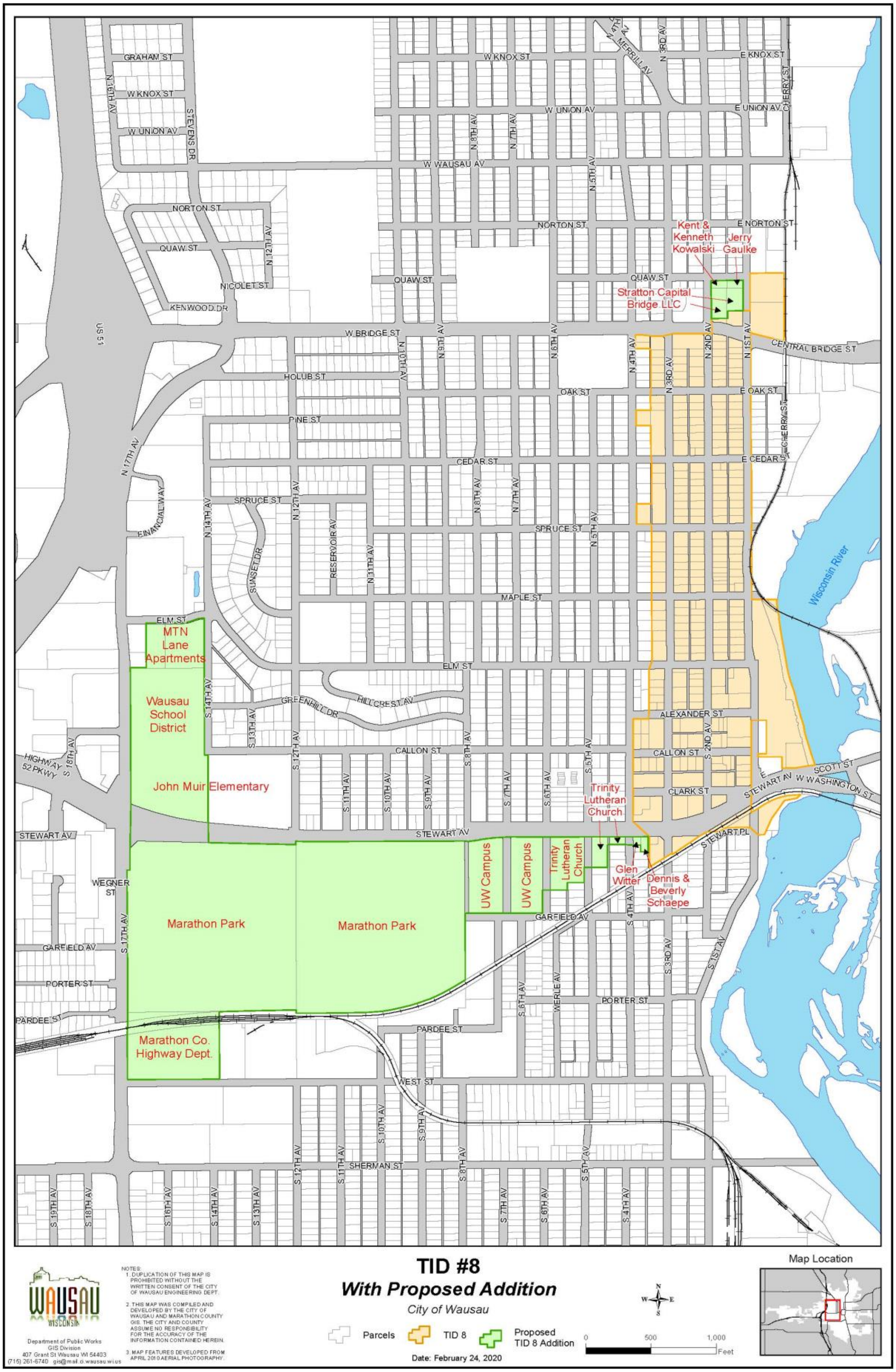
Value Added	Total Valuation Added	January 1, Valuation Year	Budget Year/Revenue Year	Tax Rate	Tax Increment	100% Developer Payment	Increment towards Infrastructure Projects
	-	2019	**2020**	$ 26.39	$ -		$ -
2,000,000	2,000,000	2020	**2021**	26.39	52,787	39,592	13,195
3,000,000	5,000,000	2021	**2022**	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

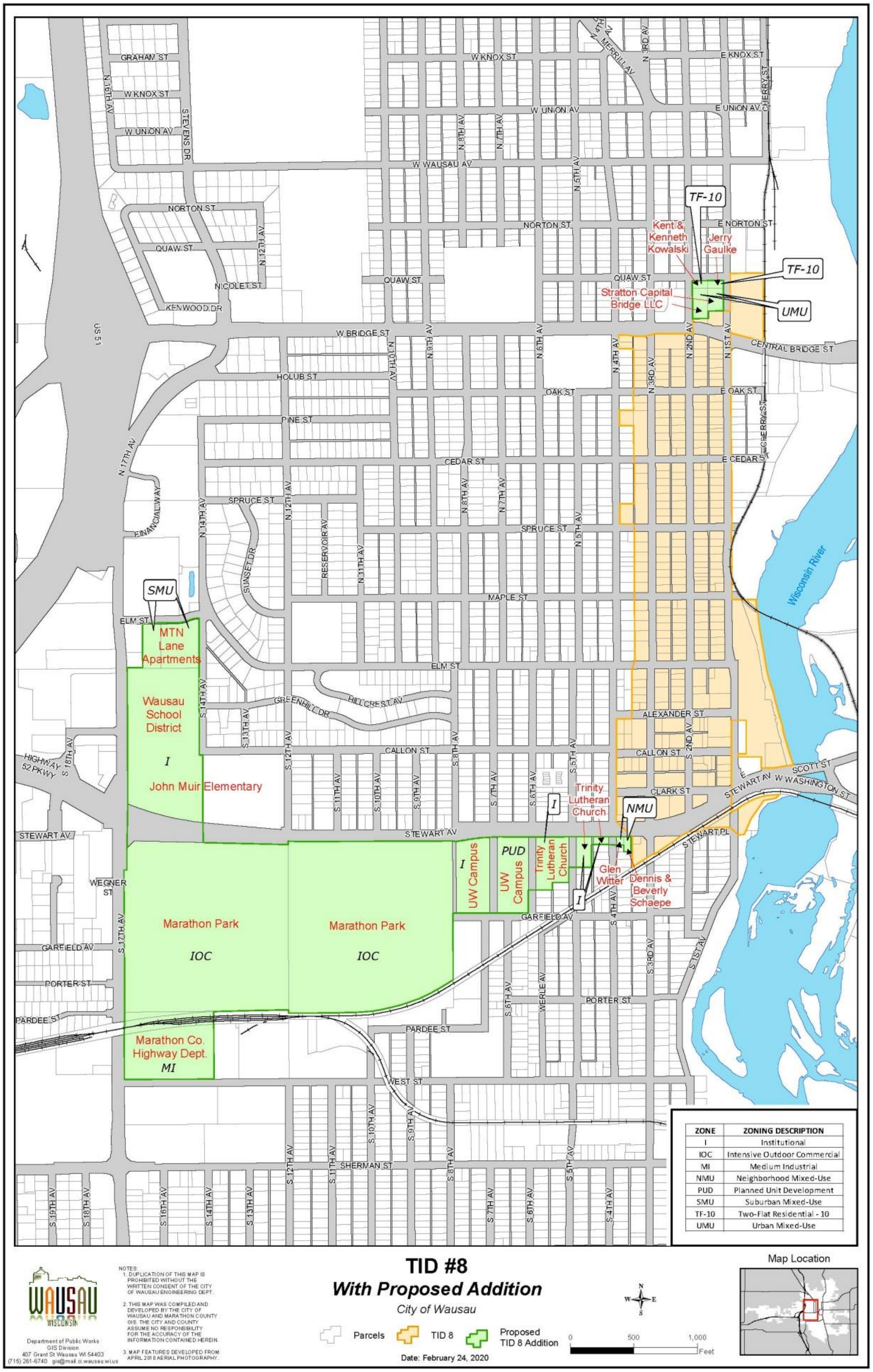
County	$ 12,839,765	18.30%
Technical College	3,450,560	4.92%
City	26,096,694	37.19%
School District	27,786,021	39.60%
TOTAL	$ 70,173,040	

	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
	226,982	60,997	461,324	491,205	1,240,508

MAP OF TAX INCREMENT DISTRICT NUMBER EIGHT AMENDMENT AREA



MAP OF TAX INCREMENT DISTRICT NUMBER EIGHT AMENDMENT AREA EXISTING USES AND CONDITIONS



CITY OF WAUSAU

TAX INCREMENTAL DISTRICT NUMBER EIGHT

CASH FLOW PROJECTIONS

		USES OF FUNDS						SOURCES OF FUNDS				
	Year	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	Annual Surplus (Deficit)	Cumulative Balance
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 Forgiveable 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

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 8, City of Wausau (TID # 8)

Committee Action:	Plan Commission *pending* Finance Committee *pending* Economic Development Committee *pending*
Fiscal Impact:	The project plan will add territory and project costs
File Number: 12-0316	**Date Introduced:** March 24, 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 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

WHERAS, 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

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 forth coming

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 10, 2020

Joint Review Board: TBD

PLAN DRAFT DATE:

3/3/2020

Table of Contents

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.

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%

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 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 1/2MILE OF THE DISTRICT BOUNDARIES

No change in project plan costs is proposed with this amendment. The original project plan listed the following within the ½ mile boundary: developer incentives, parking infrastructure, river edge trail development and street improvements.

PARCELS REMOVED AND ADDED TO THE DISTRICT

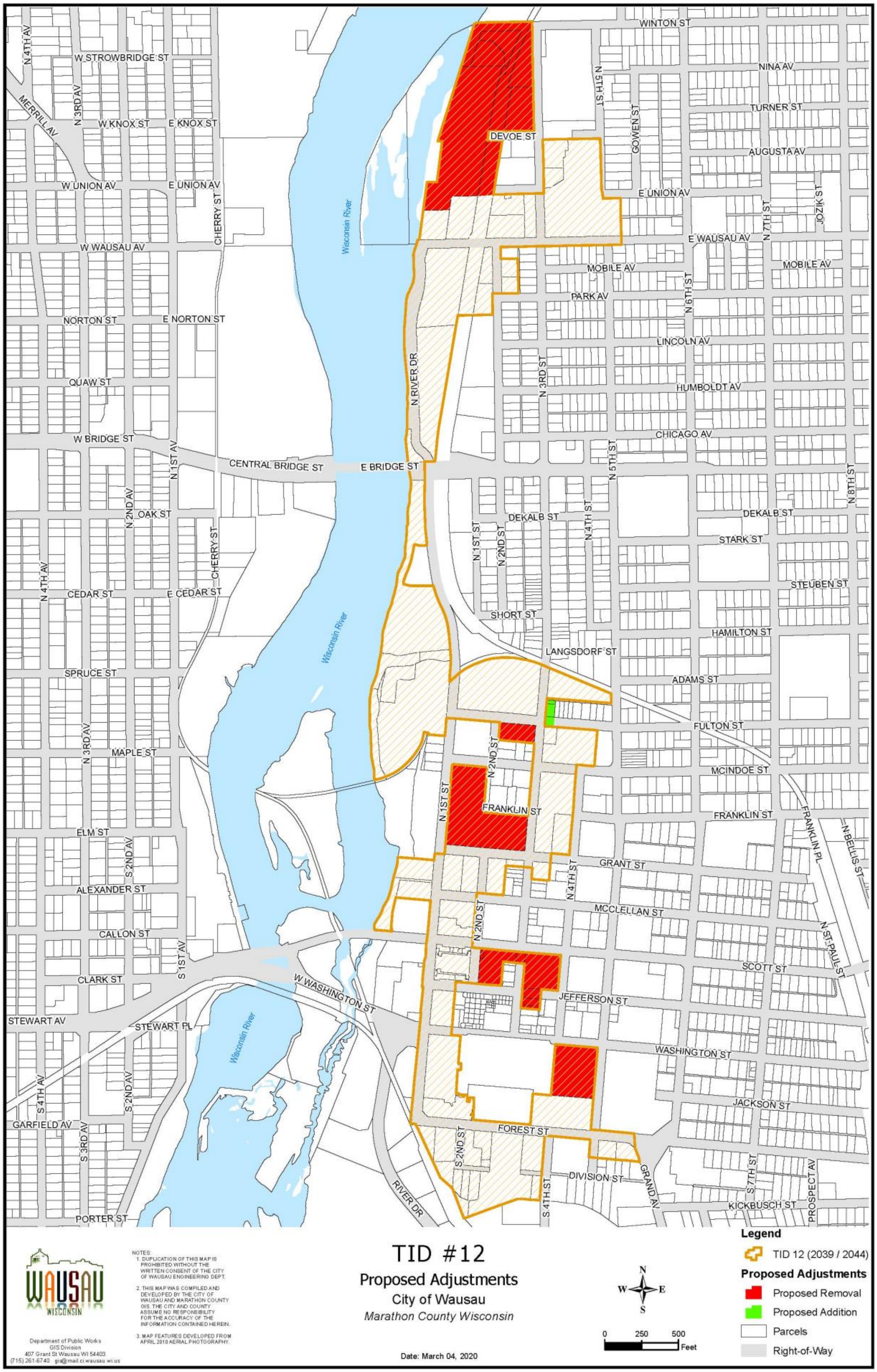
PARCEL ADDRESS	PIN NUMBER	VALUE*	REASON FOR ADD OR REMOVE
REMOVE:			
101 Dovoe Street	29129072430961	10,614,700	TID 3 will manage the redevelopment efforts. TID 12 is financially penalized due to the overlay rules of this city owned property
2414 N 3rd Street	29129072430987	53,500	Parcels not needed 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 contingunous map
1007 N 3rd Street	29129072530134	90,500	Maintain contingunous map

* COMPUTED AS THE BASE VALUE FOR REMOVAL AND 1/1/2019 VALUE FOR ADDS

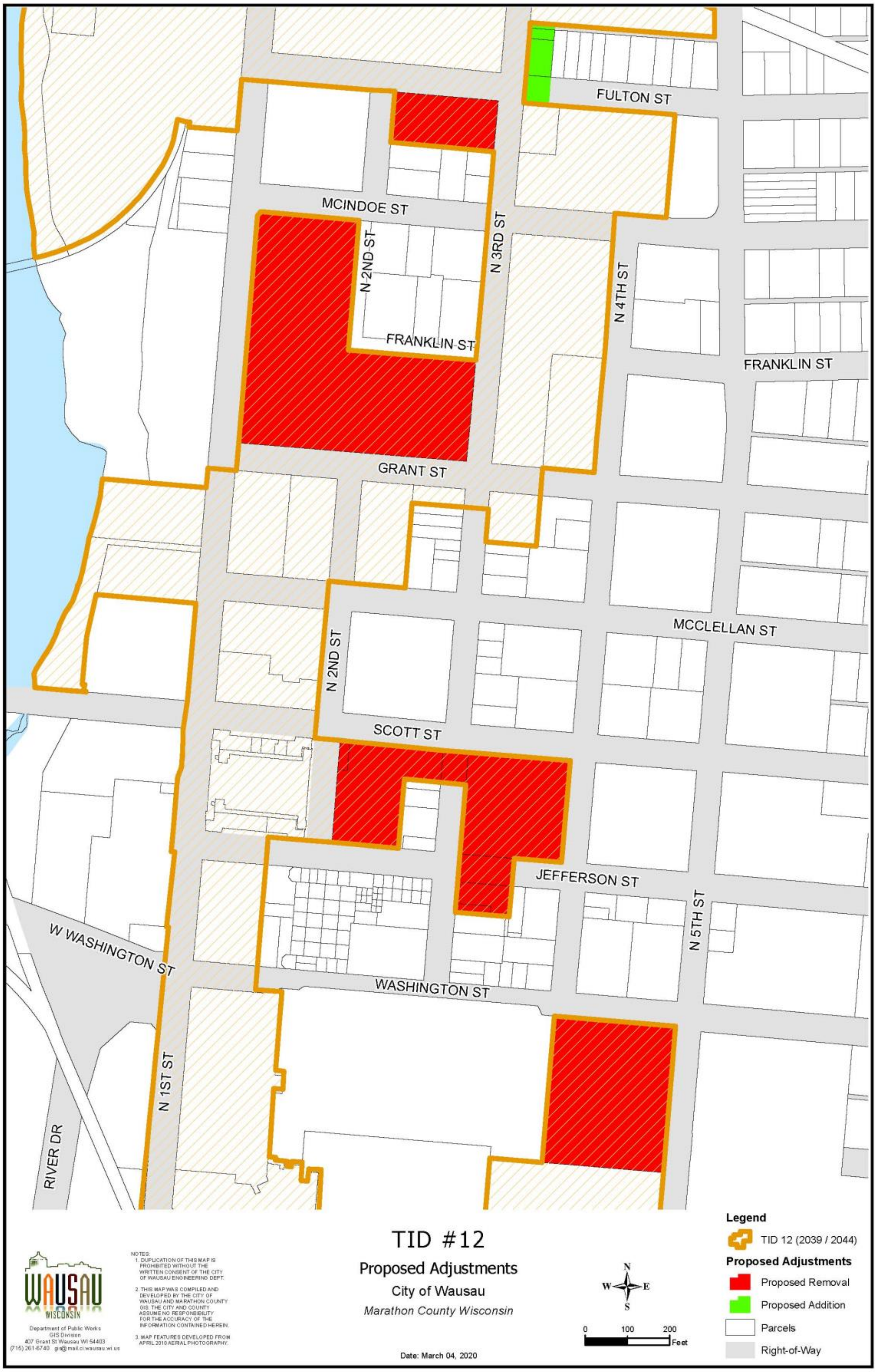
CALCULATION OF THE SHARE OF PROJECTED INCREMENT ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS

The removal of parcels does not require this computation. The added parcels are not expected to impact the increment in a meaningful way.

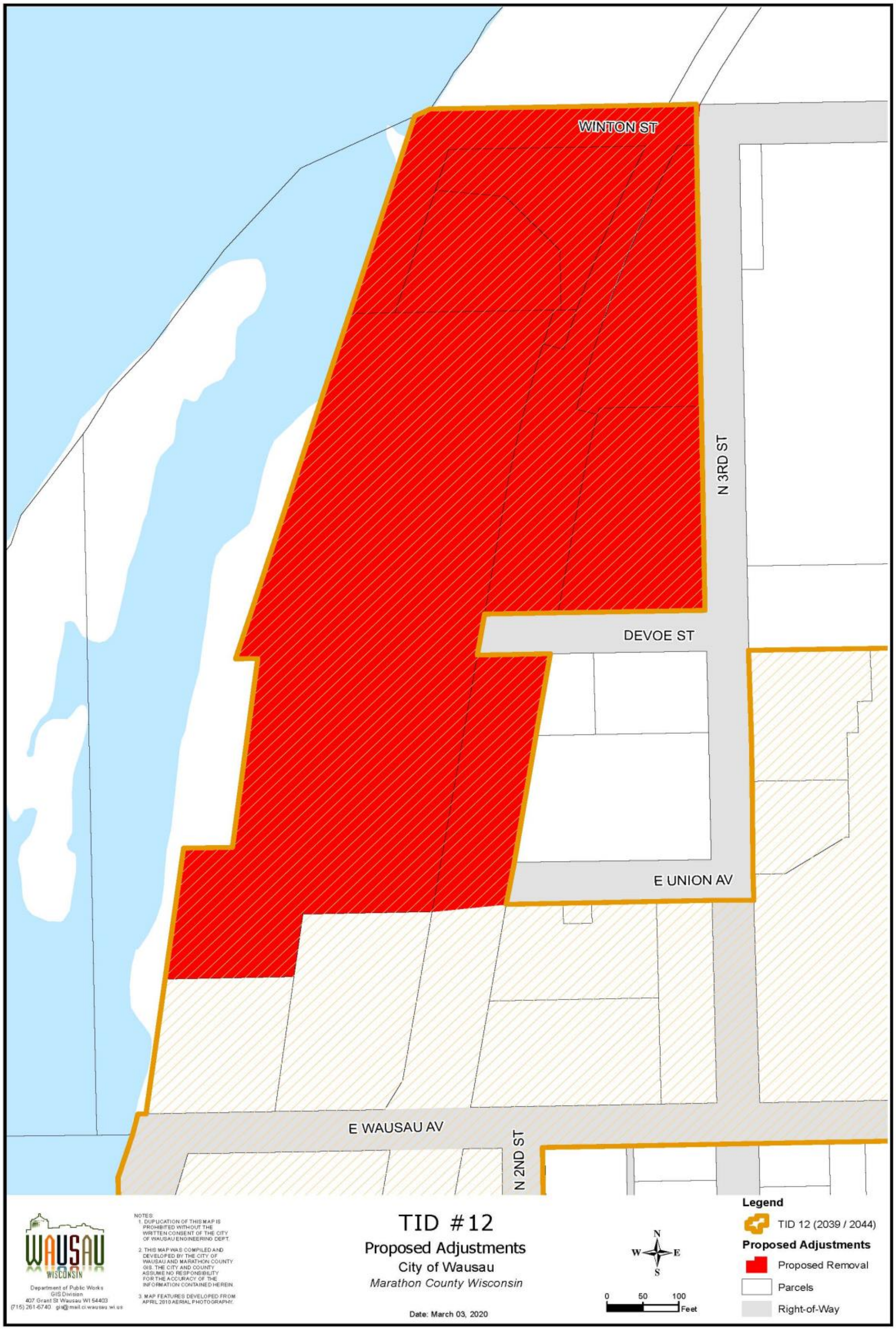
MAP OF TAX INCREMENT DISTRICT NUMBER TWELVE AMENDMENT AREA



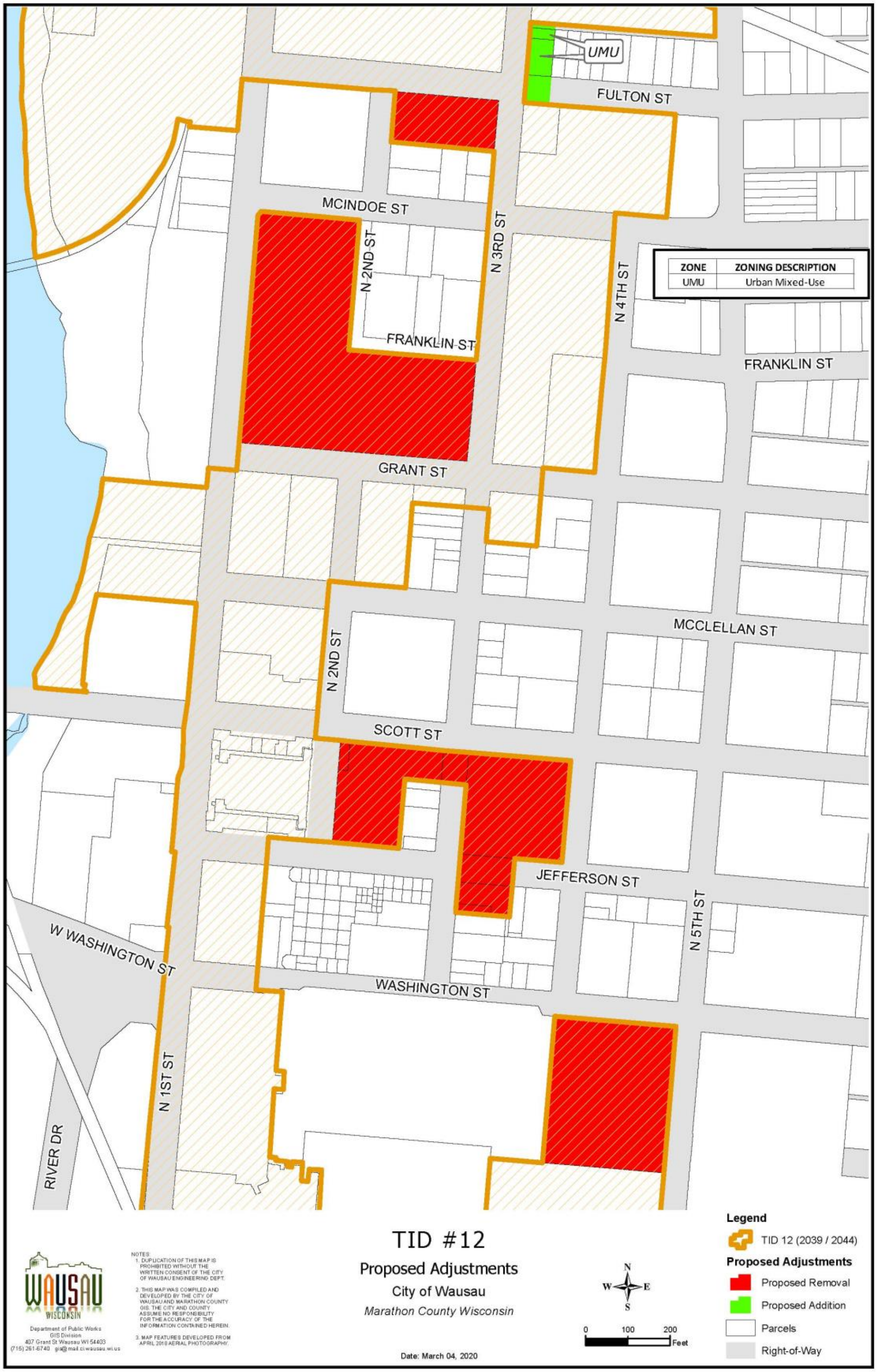
MAP OF TAX INCREMENT DISTRICT NUMBER TWELVE AMENDMENT AREAS CLOSE UP SOUTH AREA



MAP OF TAX INCREMENT DISTRICT NUMBER TWELVE AMENDMENT AREAS CLOSE UP NORTH AREA



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



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 *pending* Finance Committee *pending* Economic Development Committee *pending*		
Fiscal Impact:	The project plan is a territory amendment with no additional projects		
File Number:	17-0716	**Date Introduced:**	March 24, 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

WHERAS, 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 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

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 forthcoming