



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 FINANCE COMMITTEE AND PUBLIC HEALTH & SAFETY COMMITTEE**
Date/Time: **Tuesday, July 8, 2025, at 5:30 PM**
Location: **City Hall (407 Grant Street) - Council Chambers**
Finance Members: Michael Martens (C), Gary Gisselman (VC), Becky McElhaney, Chad Henke, Vicki Tierney
HR Members: Lisa Rasmussen (C), Lou Larson (VC), Becky McElhaney, Sarah Watson, Carol Lukens

FINANCE COMMITTEE AGENDA ITEMS

- Minutes of the previous meeting (06/24/2025).
- Discussion and possible action regarding 2025 General Obligation Promissory Note for Capital Improvements.
- Discussion and possible action on approving Nominal Payment Parcel Report for Business Campus Trail E-W Connector, Project ID 6999-18-11, for the following properties: 8101 International Drive and 7801 International Drive.
CLOSED SESSION pursuant to Section 19.85(1)(e) of the Wisconsin Statutes for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session regarding possible action on Nominal Payment Parcel Report for Business Campus Trail E-W Connector, Project ID 6999-18-11, for the following properties: 8101 International Drive and 7801 International Drive.
RECONVENE into Open Session, if necessary, to take action on Closed Session items.

JOINT FINANCE COMMITTEE AND PUBLIC HEALTH & SAFETY COMMITTEE AGENDA ITEMS

- Discussion and possible action approving contract for emergency shelter services with Bridge Street Mission, Inc.

Adjourn

Michael Martens, Chairperson
Lisa Rasmussen, Chairperson

NOTICE: It is possible that a quorum of members of other committees of the Common Council of the City of Wausau may be in attendance at the above-mentioned meeting. No action will be taken by any such groups.

Members of the public who do not wish to appear in person may view the meeting live over the internet, live by cable TV, Channel 981, and a video is available in its entirety and can be accessed at <https://tinyurl.com/WausauCityCouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail kody.hart2@ci.wausau.wi.us with "Finance Committee Public Comment" in the subject line prior to the meeting start. All public comment, either by email or in person, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the Chair.

This Notice was posted at City Hall and transmitted to the Daily Herald newsroom 07/03/2025 at 4:30 PM.

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

FINANCE COMMITTEE

Date and Time: Tuesday, June 24, 2025, at 5:15 p.m., Council Chambers

Members Present: Michael Martens (C), Gary Gisselman (VC), Chad Henke, Vicki Tierney

Members Absent: Becky McElhaney

Others Present: Maryanne Groat, John Chimel, Lisa Nowak, Anne Jacobson, Jerney Kopp, Matthew Barnes

Noting the presence of a quorum Chairperson Martens called the meeting to order at 5:16 p.m.

Minutes of a previous meeting(s) (05/27/2025, 06/10/2025).

Motion by Gisselman, seconded by Henke, to approve. Motion carried 4-0.

Discussion and possible action regarding budget modification for Wausau Downtown Airport Projects - Airport Terminal Furnishings and Airport Apron Project.

Tierney stated favoritism against borrowing in relation to the timeline of other airport construction projects.

Martens stated that between the current funding and the funding expected from state and federal funding, borrowing should not be needed.

Motion by Gisselman, seconded by Tierney, to approve funding of \$80,666.40 from the 13/31 runway reconstruction and BOA funds for the furnishings and apron work. Motion carried 4-0.

Discussion and possible action to approve the reclassification of selected jobs in the City of Wausau Assessment Department.

Tierney stated concerns with the comparison of salary ranges from other communities in the southern part of the state that have a higher cost of living. It was stated that future comparisons should consider communities similar to the size and location of the City of Wausau. Tierney stated that future reclassifications in which there is a relationship between the Human Resources Department Director and the head of a department should be handled by an outside party instead of internally. Tierney stated support.

Gisselman stated opposition citing the relationship between the Human Resources Director and the City Assessor, as siblings, and the fact that this was one of the first endeavors of the Human Resources Director after recently being hired.

Motion by Tierney, seconded by Henke, to approve. Motion carried 3-1, with Gisselman opposed.

Discussion and possible action regarding budget modification for legal services for the City Attorney's Department.

Motion by Gisselman seconded by Tierney, to approve. Motion carried 4-0.

Discussion and possible action approving sale of Wausau Fire Department Ladder Truck 2.

Without objection, this item was taken out of order from the agenda.

Martens questioned if this would close the sale. It was stated this would close the sale at the end of the week if approved by the Common Council.

Henke questioned if the sale of this equipment fell through then the purchasing of the new equipment also would not move forward. It was stated the intent is for the sale to be contingent on the purchase of the new equipment as if one falls through the other does as well.

Motion by Henke, seconded by Gisselman, to approve of the sale of the fire truck contingent of the closing of the sale. Motion carried 4-0.

Discussion and possible action regarding sole source purchase request and budget modification for the purchase of the Ladder 2 for the Wausau Fire Department.

Without objection, this item was taken out of order from the agenda.

Motion by Henke, seconded by Tierney, to approve the purchase of this truck contingent on the sale of Truck 2. Motion carried 4-0.

Discussion and possible action accepting response from Bridge Street Mission to operate a year round emergency shelter at 325 N. 1st Ave.

Without objection, public comment was provided.

1. Sandi Kelch, address not provided – Spoke in opposition of the proposal.

Tierney questioned if any other community partner had responded to the request for proposals. It was stated there was one proposal for transitional shelter but not emergency shelter, so it was not accepted, and then this proposal from Bridge Street Mission that is before the committee. Tierney stated concerns on the beliefs of this organization but stated that only religious organizations with similar beliefs have stepped up to take on shelter services. It was stated that the contract language would require shelter services to all individuals regardless of sexual or gender orientation.

Henke stated that the shelter services should be accessible to everyone and that the proposal included inclusive aspects.

Martens stated concerns of the treatment of vulnerable populations so shelter services are open and available to all.

Gisselman questioned if all would be welcome to volunteer regardless of sexual or gender identity and religious affiliations. Gisselman stated opposition if this organization limited volunteers for shelter services based on these identities. It was further questioned what the negotiables would be discussed in closed session. It was stated budget and expectations of the contract itself would be negotiated in closed session.

Tierney questioned the tiered volunteer system of the organization. It was stated like-minded volunteers are sought for tasks that involve a higher level of contact with clients and less like-minded volunteers are sought for tasks that involve a lower level of contact with clients.

CLOSED SESSION pursuant to §19.85(1)(e) of the Wisconsin Statutes for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, relating to negotiating a contract with Bridge Street Mission upon recommended acceptance of their proposal.

Motion by Henke, seconded by Tierney, to convene into Closed Session.

Roll Call Vote - Yes: Tierney, Henke, Gisselman, Martens; No: None. Motion carried 4-0.

CONVENED into Closed Session.

RECONVENED into Open Session.

Motion by Henke, seconded by Tierney, to accept the proposal from Bridge Street Mission and direct staff to move forward with a contract that addresses the items discussed in open session to have it ready for approval by the next Finance Committee meeting on July 8, 2025. Motion carried 3-1, with Gisselman opposed.

Adjourn

Motion by Tierney, seconded by Henke, to adjourn the meeting. Motion carried. Meeting adjourned at 6:53 p.m.

For full meeting video on YouTube: <https://www.youtube.com/watch?v=KMac95TvoMk> and <https://www.youtube.com/watch?v=87OQwPBy3Lc>



TO: FINANCE COMMITTEE
FROM: MARYANNE GROAT
DATE: July 2, 2025
RE: 2025– General Obligation Debt Issue

The budget included the following projects:

2025 General Obligation Debt Project List		
TID 3	Mall Project	4,450,000
	Fulton Street/Second	3,120,000
	Public On Street Parking	119,000
	Jefferson Parking Ramp Improvements	600,000
TID 8	Washington Street Retaining Wall	450,000
	Concrete Street Improvements	350,000
Motor Pool	2024 Budget	1,600,000
City General Capital		
	Streets	4,600,000
	Facilities	477,000
Total Issue		15,766,000

In addition to the list above, Ehlers has included \$149,349, which represents the 2024 lead service line project not covered by the state grant and loan. Another financing option would be to approve a one-time transfer to capital projects from the general fund to cover these costs.

The Motor Pool borrowing was included in the 2024 budget, but the borrowing was delayed due to delays in the receipt of purchases.

Proposed Debt Issuance Calendar

- July 8th, Preliminary direction from the Finance Committee
- July 22nd, Finance considers Parameters Resolution and makes a recommendation to the Common Council
- August 12, Council considers Parameters Resolution

Table 1
Existing G.O. Debt Base Case

City of Wausau, WI

Year Ending	Existing Debt											Year Ending
	Total G.O. Debt Payments	Less: TID 3	Less: TID 6	Less: TID 8	Less: TID 10	Less: TID 11	Less: TID 12	Net Tax Levy	Equalized Value (TID OUT)	Tax Rate Per \$1,000	Annual Taxes \$350,000 Home	
2025	11,258,453	(2,128,846)	(1,022,425)	(1,041,368)	(390,210)	(1,214,910)	(856,334)	4,604,360	3,785,126,200	\$1.22	\$425.75	2025
2026	12,000,486	(3,484,563)		(777,893)	(540,971)	(1,222,008)	(1,145,600)	4,829,452	3,930,209,207	\$1.23	\$430.08	2026
2027	9,777,784	(1,832,408)		(775,700)	(580,110)	(1,226,225)	(745,950)	4,617,391	4,080,853,211	\$1.13	\$396.02	2027
2028	9,407,623	(1,837,210)		(768,650)	(574,285)	(1,220,098)	(747,015)	4,260,366	4,237,271,365	\$1.01	\$351.91	2028
2029	8,773,326	(1,536,970)		(756,013)	(567,810)	(1,212,245)	(741,968)	3,958,321	4,399,684,991	\$0.90	\$314.89	2029
2030	7,682,804	(1,423,600)		(505,163)	(531,080)	(1,202,873)	(736,060)	3,284,029	4,568,323,893	\$0.72	\$251.60	2030
2031	6,523,216	(923,650)		(402,088)	(415,750)	(1,197,038)	(689,675)	2,895,016	4,743,426,685	\$0.61	\$213.61	2031
2032	4,752,500	0		(386,250)	(393,750)	(784,755)	(689,405)	2,498,340	4,925,241,126	\$0.51	\$177.54	2032
2033	4,226,951			(342,575)	(380,625)	(786,208)	(689,853)	2,027,691	5,114,024,473	\$0.40	\$138.77	2033
2034	2,327,423			(35,525)	0	(492,568)	(326,755)	1,472,575	5,310,043,841	\$0.28	\$97.06	2034
2035	1,734,916			0		(489,244)	(325,348)	920,325	5,513,576,586	\$0.17	\$58.42	2035
2036	822,745					0	(323,520)	499,225	5,724,910,693	\$0.09	\$30.52	2036
2037	289,113						0	289,113	5,944,345,188	\$0.05	\$17.02	2037
2038	291,550							291,550	6,172,190,556	\$0.05	\$16.53	2038
2039	283,850							283,850	6,408,769,184	\$0.04	\$15.50	2039
Total	80,152,740	(13,167,247)	(1,022,425)	(5,791,223)	(4,374,591)	(11,048,168)	(8,017,481)	36,731,604				Total

Notes:

Legend:

Represents +/- 25% Change over previous year

Table 2

Capital Improvement Plan & Funding Uses

City of Wausau, WI

Projects	Purpose/Dept.	Plan Issue	Funding	2025	2026	Totals
Mall Project	TID 3	2025 G.O. Notes	G.O. Debt	4,450,000		4,450,000
Fulton Street/Second	TID 3	2025 G.O. Notes	G.O. Debt	3,120,000		3,120,000
Public On Street Parking	TID 3	2025 G.O. Notes	G.O. Debt	119,000		119,000
Jefferson Parking Ramp Improvements	TID 3	2025 G.O. Notes	G.O. Debt	600,000		600,000
Washington Street Retaining Wall	TID 8	2025 G.O. Notes	G.O. Debt	450,000		450,000
Concrete Street Improvements	TID 8	2025 G.O. Notes	G.O. Debt	350,000		350,000
Motor Pool	Levy	2025 G.O. Notes	G.O. Debt	1,600,000		1,600,000
Streets	Levy	2025 G.O. Notes	G.O. Debt	4,600,000		4,600,000
Facilities	Levy	2025 G.O. Notes	G.O. Debt	477,000		477,000
Lead Service Line	Denminimus	2025 G.O. Notes	G.O. Debt	149,349		149,349
						0
						0
Actual CIP Costs				15,915,349	0	15,915,349

Percent Inflation	0%	0%	
Inflated Project Costs	15,915,349	0	15,915,349

Sources of Funding			
G.O. Debt		15,915,349	0
Revenue Debt		0	0
Grants/Aids		0	0
Special Assessment		0	0
User Fees		0	0
Tax Levy		0	0
Equipment Replacement Fund		0	0
Cash		0	0
Total		15,915,349	0

Debt Obligations			
2025 G.O. Notes		15,915,349	0
Enter Dated Date and Debt Type		0	0
Enter Dated Date and Debt Type		0	0
Total		15,915,349	0

Notes:

Table 3 Capital Improvements Financing Plan

City of Wausau, WI

	2025					
	G.O. Notes	TID 3 Portion	TID 8 Portion	Motor Pool Portion	City General Capital Portion	Lead Service Line Portion
CIP Projects¹						
Mall Project	4,450,000	4,450,000				
Fulton Street/Second	3,120,000	3,120,000				
Public On Street Parking	119,000	119,000				
Jefferson Parking Ramp Improvements	600,000	600,000				
Washington Street Retaining Wall	450,000		450,000			
Concrete Street Improvements	350,000		350,000			
Motor Pool	1,600,000			1,600,000		
Streets	4,600,000				4,600,000	
Facilities	477,000				477,000	
Lead Service Line	149,349					149,349
Subtotal Project Costs	15,915,349	8,289,000	800,000	1,600,000	5,077,000	149,349
CIP Projects¹	15,915,349	8,289,000	800,000	1,600,000	5,077,000	149,349
Estimated Issuance Expenses	293,040	152,610	14,725	29,449	93,438	2,818
Municipal Advisor (Ehlers)	28,500	14,842	1,432	2,864	9,087	274
Bond Counsel	25,000	13,020	1,256	2,512	7,971	240
Disclosure Counsel	16,250	8,463	817	1,633	5,181	156
Rating Fee	29,000	15,103	1,457	2,914	9,247	279
Maximum Underwriter's Discount	12.00 193,440	100,740	9,720	19,440	61,680	1,860
Paying Agent	850	443	43	85	271	8
Subtotal Issuance Expenses	293,040	152,610	14,725	29,449	93,438	2,818
TOTAL TO BE FINANCED	16,208,389	8,441,610	814,725	1,629,449	5,170,438	152,167
Estimated Interest Earnings	3.50% (92,840)	(48,353)	(4,667)	(9,333)	(29,616)	(871)
Assumed spend down (months)	2.00					
Rounding	4,451	1,743	(58)	(116)	(822)	3,705
NET BOND SIZE	16,120,000	8,395,000	810,000	1,620,000	5,140,000	155,000

Notes:

1) Project Total Estimates

Table 4
Allocation of Debt Service - 2025 G.O. Notes

City of Wausau, WI

Year Ending	TID 3 Portion				TID 8 Portion			Motor Pool Portion			City General Capital Portion			Lead Service Line Portion			Year Ending	Totals		
	Principal	Est. Rate ¹	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total		Principal (4/1)	Interest	Total
2025																	2026	1,525,000	577,244	2,102,244
2026	1,260,000	3.45%	283,493	1,543,493	75,000	29,232	104,232	130,000	59,968	189,968	50,000	198,754	248,754	10,000	5,798	15,798	2027	1,850,000	497,990	2,347,990
2027	1,330,000	3.45%	228,178	1,558,178	80,000	25,494	105,494	145,000	53,056	198,056	280,000	186,104	466,104	15,000	5,158	20,158	2028	2,100,000	429,853	2,529,853
2028	1,380,000	3.45%	181,430	1,561,430	85,000	22,648	107,648	150,000	47,968	197,968	470,000	173,167	643,167	15,000	4,641	19,641	2029	2,200,000	355,458	2,555,458
2029	1,425,000	3.47%	132,901	1,557,901	85,000	19,707	104,707	155,000	42,691	197,691	520,000	156,037	676,037	15,000	4,122	19,122	2030	2,320,000	276,108	2,596,108
2030	1,475,000	3.55%	81,996	1,556,996	90,000	16,635	106,635	160,000	37,162	197,162	580,000	136,720	716,720	15,000	3,595	18,595	2031	2,400,000	191,008	2,591,008
2031	1,525,000	3.66%	27,908	1,552,908	95,000	13,299	108,299	165,000	31,302	196,302	600,000	115,445	715,445	15,000	3,055	18,055	2032	900,000	130,213	1,030,213
2032		3.75%	0	0	95,000	9,779	104,779	170,000	25,095	195,095	620,000	92,840	712,840	15,000	2,499	17,499	2033	950,000	95,050	1,045,050
2033		3.85%	0	0	100,000	6,073	106,073	175,000	18,539	193,539	660,000	68,510	728,510	15,000	1,929	16,929	2034	975,000	57,506	1,032,506
2034		3.95%	0	0	105,000	2,074	107,074	185,000	11,516	196,516	665,000	42,671	707,671	20,000	1,245	21,245	2035	900,000	19,125	919,125
2035		4.25%	0	0			0	185,000	3,931	188,931	695,000	14,769	709,769	20,000	425	20,425	2036	0	0	0
2036			0	0			0		0	0		0	0				Total	16,120,000	2,629,553	18,749,553
Total	8,395,000		935,905	9,330,905	810,000	144,938	954,938	1,620,000	331,227	1,951,227	5,140,000	1,185,016	6,325,016	155,000	32,466	187,466				

Notes:

1) Estimated Rate assumes AA- sale of 6/26/25 + .45

Table 5
Financing Plan Tax Impact
City of Wausau, WI

Year Ending	Existing Debt													Proposed Debt							Year Ending		
	Total Debt Payments	G.O. Debt Expense	Less: TID 3	Less: TID 6	Less: TID 8	Less: TID 10	Less: TID 11	Less: TID 12	Net Debt Service Levy	Change From Prior Year Levy	Equalized Value (TID OUT)	Tax Rate Per \$1,000	Annual Taxes \$350,000 Home	2025 G.O. Notes 16,120,000 Dated: 9/18/2025	Abatements		Debt Service Levy		Taxes				
														Total Principal and Interest	Less: TID 3	Less: TID 8	Total Net Debt Service Levy	Levy Change from Prior Year	Total Tax Rate for Debt Service	Annual Taxes \$350,000 Home		Annual Taxes Difference From Existing	
2025	11,258,453	0	(2,128,846)	(1,022,425)	(1,041,368)	(390,210)	(1,214,910)	(856,334)	4,604,360		3,785,126,200	\$1.22	\$425.75	0	0	0	4,604,360		\$1.22	\$426	\$0	2025	
2026	12,000,486	0	(3,484,563)		(777,893)	(540,971)	(1,222,008)	(1,145,600)	4,829,452	225,091	3,930,209,207	\$1.23	\$430.08	2,102,244	(1,543,493)	(104,232)	5,283,971	679,611	\$1.34	\$471	\$40	2026	
2027	9,777,784	0	(1,832,408)		(775,700)	(580,110)	(1,226,225)	(745,950)	4,617,391	(212,060)	4,080,853,211	\$1.13	\$396.02	2,347,990	(1,558,178)	(105,494)	5,301,710	17,739	\$1.30	\$455	\$59	2027	
2028	9,407,623	0	(1,837,210)		(768,650)	(574,285)	(1,220,098)	(747,015)	4,260,366	(357,026)	4,237,271,365	\$1.01	\$351.91	2,529,853	(1,561,430)	(107,648)	5,121,140	(180,569)	\$1.21	\$423	\$71	2028	
2029	8,773,326	0	(1,536,970)		(756,013)	(567,810)	(1,212,245)	(741,968)	3,958,321	(302,044)	4,399,684,991	\$0.90	\$314.89	2,555,458	(1,557,901)	(104,707)	4,851,171	(269,970)	\$1.10	\$386	\$71	2029	
2030	7,682,804	0	(1,423,600)		(505,163)	(531,080)	(1,202,873)	(736,060)	3,284,029	(674,292)	4,568,323,893	\$0.72	\$251.60	2,596,108	(1,556,996)	(106,635)	4,216,506	(634,665)	\$0.92	\$323	\$71	2030	
2031	6,523,216	0	(923,650)		0	(402,088)	(415,750)	(1,197,038)	2,895,016	(389,014)	4,743,426,685	\$0.61	\$213.61	2,591,008	(1,552,908)	(108,299)	3,824,817	(391,689)	\$0.81	\$282	\$69	2031	
2032	4,752,500	0	0		0	(386,250)	(393,750)	(784,755)	2,498,340	(396,675)	4,925,241,126	\$0.51	\$177.54	1,030,213	0	(104,779)	3,423,774	(401,043)	\$0.70	\$243	\$66	2032	
2033	4,226,951	0	0		0	(342,575)	(380,625)	(786,208)	(689,853)	(470,649)	5,114,024,473	\$0.40	\$138.77	1,045,050	0	(106,073)	2,966,669	(457,106)	\$0.58	\$203	\$64	2033	
2034	2,327,423	0	0		0	(35,525)	0	(492,568)	(326,755)	1,472,575	5,310,043,841	\$0.28	\$97.06	1,032,506	0	(107,074)	2,398,008	(568,661)	\$0.45	\$158	\$61	2034	
2035	1,734,916	0	0		0	0	0	(489,244)	(325,348)	920,325	(552,251)	5,513,576,586	\$0.17	\$58.42	919,125	0	0	1,839,450	(558,558)	\$0.33	\$117	\$58	2035
2036	822,745	0	0		0	0	0	0	499,225	(421,100)	5,724,910,693	\$0.09	\$30.52	0	0	0	499,225	(1,340,225)	\$0.09	\$31	\$0	2036	
2037	289,113	0	0		0	0	0	0	289,113	(210,113)	5,944,345,188	\$0.05	\$17.02	0	0	0	289,113	(210,113)	\$0.05	\$17	\$0	2037	
2038	291,550	0	0		0	0	0	0	291,550	2,438	6,172,190,556	\$0.05	\$16.53	0	0	0	291,550	2,438	\$0.05	\$17	\$0	2038	
2039	283,850	0	0		0	0	0	0	283,850	(7,700)	6,408,769,184	\$0.04	\$15.50	0	0	0	283,850	(7,700)	\$0.04	\$16	\$0	2039	
2040	0	0	0		0	0	0	0	0	(283,850)	6,654,415,816	\$0.00	\$0.00	0	0	0	0	(283,850)	\$0.00	\$0	\$0	2040	
2041	0	0	0		0	0	0	0	0	0	6,909,478,026	\$0.00	\$0.00	0	0	0	0	0	\$0.00	\$0	\$0	2041	
2042	0	0	0		0	0	0	0	0	0	7,174,316,711	\$0.00	\$0.00	0	0	0	0	0	\$0.00	\$0	\$0	2042	
2043	0	0	0		0	0	0	0	0	0	7,449,306,602	\$0.00	\$0.00	0	0	0	0	0	\$0.00	\$0	\$0	2043	
2044	0	0	0		0	0	0	0	0	0	7,734,836,791	\$0.00	\$0.00	0	0	0	0	0	\$0.00	\$0	\$0	2044	
2045	0	0	0		0	0	0	0	0	0	8,031,311,285	\$0.00	\$0.00	0	0	0	0	0	\$0.00	\$0	\$0	2045	
2046	0	0	0		0	0	0	0	0	0	8,339,149,578	\$0.00	\$0.00	0	0	0	0	0	\$0.00	\$0	\$0	2046	
2047	0	0	0		0	0	0	0	0	0	8,658,787,241	\$0.00	\$0.00	0	0	0	0	0	\$0.00	\$0	\$0	2047	
2048	0	0	0		0	0	0	0	0	0	8,990,676,542	\$0.00	\$0.00	0	0	0	0	0	\$0.00	\$0	\$0	2048	
2049	0	0	0		0	0	0	0	0	0	9,335,287,082	\$0.00	\$0.00	0	0	0	0	0	\$0.00	\$0	\$0	2049	
2050	0	0	0		0	0	0	0	0	0	9,693,106,464	\$0.00	\$0.00	0	0	0	0	0	\$0.00	\$0	\$0	2050	
2051	0	0	0		0	0	0	0	0	0	10,064,640,979	\$0.00	\$0.00	0	0	0	0	0	\$0.00	\$0	\$0	2051	
2052	0	0	0		0	0	0	0	0	0	10,450,416,326	\$0.00	\$0.00	0	0	0	0	0	\$0.00	\$0	\$0	2052	
2053	0	0	0		0	0	0	0	0	0	10,850,978,353	\$0.00	\$0.00	0	0	0	0	0	\$0.00	\$0	\$0	2053	
2054	0	0	0		0	0	0	0	0	0	11,266,893,829	0	0	0	0	0	0	0	0	0	0	2054	
Total	80,152,740	0	(13,167,247)	(1,022,425)	(5,791,223)	(4,374,591)	(11,048,168)	(8,017,481)	36,731,604					18,749,553	(9,330,905)	(954,938)					631	Total	

Notes:

Table 6**General Obligation Debt Capacity Analysis - Impact of Financing Plan***City of Wausau, WI*

Existing Debt				
Year Ending	Projected Equalized Value (TID IN) ¹	Debt Limit	Existing Principal Outstanding	% of Limit
2024	4,387,427,300	219,371,365	71,382,535	33%
2025	4,564,899,799	228,244,990	61,722,535	27%
2026	4,749,551,103	237,477,555	51,362,914	22%
2027	4,941,671,598	247,083,580	43,052,534	17%
2028	5,141,563,413	257,078,171	34,841,616	14%
2029	5,349,540,900	267,477,045	27,005,158	10%
2030	5,565,931,127	278,296,556	20,023,159	7%
2031	5,791,074,392	289,553,720	13,990,618	5%
2032	6,025,324,756	301,266,238	9,557,533	3%
2033	6,269,050,604	313,452,530	5,518,902	2%
2034	6,522,635,222	326,131,761	3,294,725	1%
2035	6,786,477,399	339,323,870	1,620,000	0%
2036	7,060,992,056	353,049,603	830,000	0%
2037	7,346,610,898	367,330,545	560,000	0%
2038	7,643,783,091	382,189,155	280,000	0%
2039	7,952,975,972	397,648,799	(0)	0%
2040	8,274,675,780	413,733,789		0%
2041	8,609,388,422	430,469,421		0%

Proposed Debt				
Combined Principal				Year Ending
2025 G.O. Notes	Existing & Proposed	% of Limit	Residual Capacity	
	\$71,382,535	33%	\$147,988,830	2024
16,120,000	\$77,842,535	34%	\$150,402,455	2025
14,595,000	\$65,957,914	28%	\$171,519,642	2026
12,745,000	\$55,797,534	23%	\$191,286,046	2027
10,645,000	\$45,486,616	18%	\$211,591,555	2028
8,445,000	\$35,450,158	13%	\$232,026,887	2029
6,125,000	\$26,148,159	9%	\$252,148,397	2030
3,725,000	\$17,715,618	6%	\$271,838,102	2031
2,825,000	\$12,382,533	4%	\$288,883,705	2032
1,875,000	\$7,393,902	2%	\$306,058,628	2033
900,000	\$4,194,725	1%	\$321,937,036	2034
0	\$1,620,000	0%	\$337,703,870	2035
0	\$830,000	0%	\$352,219,603	2036
0	\$560,000	0%	\$366,770,545	2037
0	\$280,000	0%	\$381,909,155	2038
0	\$0	0%	\$397,648,799	2039
0	\$0	0%	\$413,733,789	2040
	\$0	0%	\$430,469,421	2041

Notes:

1) Projected TID IN EV based on 5-year average at 4.05% annual inflation.

CONVENTIONAL SYMBOLS		
SECTION LINE	---	SECTION CORNER SYMBOL
QUARTER LINE	---	SECTION CORNER MONUMENT
SIXTEENTH LINE	---	GEODETIC SURVEY MONUMENT
NEW REFERENCE LINE	---	SIXTEENTH CORNER MONUMENT
NEW R/W LINE	---	SIGN
EXISTING R/W OR HE LINE	---	OFF-PREMISE SIGN
PROPERTY LINE	---	COMPENSABLE
LOT, TIE & OTHER MINOR LINES	---	NON-COMPENSABLE
SLOPE INTERCEPT	---	ELECTRIC POLE
CORPORATE LIMITS	---	TELEPHONE POLE
UNDERGROUND FACILITY (COMMUNICATIONS, ELECTRIC, ETC)	---	PEDESTAL (LABEL TYPE) (TV, TEL, ELEC, ETC.)
NEW R/W (FEE OR HE) (MATCHING VARIES BY OWNER)	---	ACCESS RESTRICTED BY ACQUISITION
TEMPORARY LIMITED EASEMENT AREA	---	NO ACCESS (BY STATUTORY AUTHORITY)
EASEMENT AREA (PERMANENT LIMITED OR RESTRICTED DEVELOPMENT)	---	ACCESS RESTRICTED (BY PREVIOUS PROJECT OR CONTROL)
TRANSMISSION STRUCTURES	---	NO ACCESS (NEW HIGHWAY)
BUILDING	---	PARCEL NUMBER 25
BRIDGE	---	UTILITY NUMBER 40
CULVERT	---	PARALLEL OFFSETS

CONVENTIONAL UTILITY SYMBOLS	
WATER	---
GAS	---
TELEPHONE	---
OVERHEAD TRANSMISSION LINES	---
ELECTRIC	---
CABLE TELEVISION	---
FIBER OPTIC	---
SANITARY SEWER	---
STORM SEWER	---
ELECTRIC TOWER	---

CONVENTIONAL ABBREVIATIONS			
ACCESS RIGHTS	AR	POINT OF COMPOUND CURVE	PCC
ACRES	AC	POINT OF INTERSECTION	PI
AHEAD	AH	PROPERTY LINE	PL
ALUMINUM	ALUM	RECORDED AS	(100')
AND OTHERS	ET AL	REEL / IMAGE	R/I
BACK	BK	REFERENCE LINE	R/L
BLOCK	BLK	REMAINING	REM
CENTERLINE	C/L	RESTRICTIVE DEVELOPMENT	RDE
CERTIFIED SURVEY MAP	CSM	EASEMENT	
CONCRETE	CONC	RIGHT	RT
COUNTY	CO	RIGHT OF WAY	R/W
COUNTY TRUNK HIGHWAY	CTH	SECTION	SEC
DISTANCE	DIST	SEPTIC VENT	SEPV
CORNER	COR	SQUARE FEET	SF
DOCUMENT NUMBER	DOC	STATE TRUNK HIGHWAY	STH
EASEMENT	EASE	STATION	STA
EXISTING	EX	TELEPHONE PEDESTAL	TP
GAS VALVE	GV	TEMPORARY LIMITED	TLE
GRID NORTH	GN	EASEMENT	
HIGHWAY EASEMENT	HE	TRANSPORTATION PROJECT PLAT	TTP
IDENTIFICATION	ID	UNITED STATES HIGHWAY	USH
LAND CONTRACT	LC	VOLUME	V
LEFT	LT		
MONUMENT	MON		
NATIONAL GEODETIC SURVEY	NGS		
NUMBER	NO		
OUTLOT	OL		
PAGE	P		
POINT OF TANGENCY	PT		
PERMANENT LIMITED EASEMENT	PLE		
POINT OF BEGINNING	POB		
POINT OF CURVATURE	PC		

CURVE DATA ABBREVIATIONS	
LONG CHORD	LCH
LONG CHORD BEARING	LCB
RADIUS	R
DEGREE OF CURVE	D
CENTRAL ANGLE	Δ/DELTA
LENGTH OF CURVE	L
TANGENT	T
DIRECTION AHEAD	DA
DIRECTION BACK	DB

NOTES:

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), MARATHON COUNTY, NAD83 025 JIN US SURVEY FEET. VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY "X" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

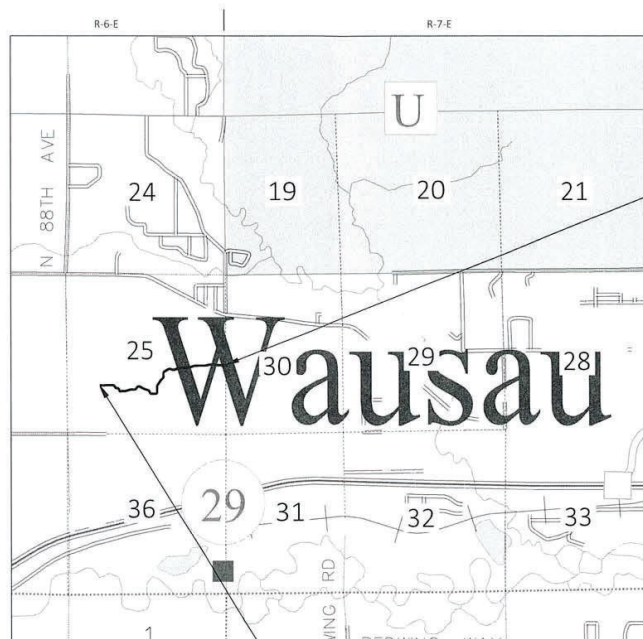
DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS" OF PUBLIC RECORD.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE CITY OF WAUSAU.

PARCEL AND UTILITY IDENTIFICATION NUMBERS MAY NOT POINT TO ALL AREAS OF ACQUISITION, AS NOTED ON THE DETAIL PAGES.

INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE DETAIL PAGES.



RECEIVED

JUN 24 2025

MARATHON COUNTY
CLERKS OFFICE

END RELOCATION ORDER

STA. 60+81.66
Y = 203,936.126
X = 256,164.911

340.27 FEET SOUTH AND
43.03 FEET EAST OF THE
EAST QUARTER CORNER OF
SECTION 25, T-29-N, R-6-E,
CITY OF WAUSAU, MARATHON
COUNTY, WI

BEGIN RELOCATION ORDER

STA. 10+00.00
Y = 203,263.783
X = 251,917.688

1508.85 FEET NORTH AND
1557.77 FEET WEST OF THE
SOUTH QUARTER CORNER OF
SECTION 25, T-29-N, R-6-E,
CITY OF WAUSAU, MARATHON
COUNTY, WI

LAYOUT
SCALE 0 4000
TOTAL NET LENGTH OF CENTERLINE = 5081.67'

R/W PROJECT NUMBER 6999-18-11	SHEET NUMBER 1	TOTAL SHEETS 2
MSA PROJECT NUMBER 02013055		
PLAT OF RIGHT OF WAY REQUIRED FOR BUSINESS CAMPUS TRAIL E-W CONNECTOR S84TH AVE TO S 72ND AVE		
BUSINESS CAMPUS TRAIL	MARATHON COUNTY	
CONSTRUCTION PROJECT NUMBER 6999-18-11		



146 North Central Ave, Marshfield WI 54449
(715) 384-2133



05/07/2025
(DATE)

(Professional Land Surveyor)



PROJECT LOCATION

THIS PLAT IS A GRAPHIC REPRESENTATION AND IS FOR
REFERENCE PURPOSES ONLY. DEEDS MUST BE CHECKED TO
DETERMINE PROPERTY BOUNDARIES AND ACCESS RIGHTS.

REVISION DATE	CITY OF WAUSAU DEPARTMENT OF ENGINEERING
	APPROVED FOR THIS REPRESENTATION 06/24/25 <i>Emily K. Pierce</i> (Signature)

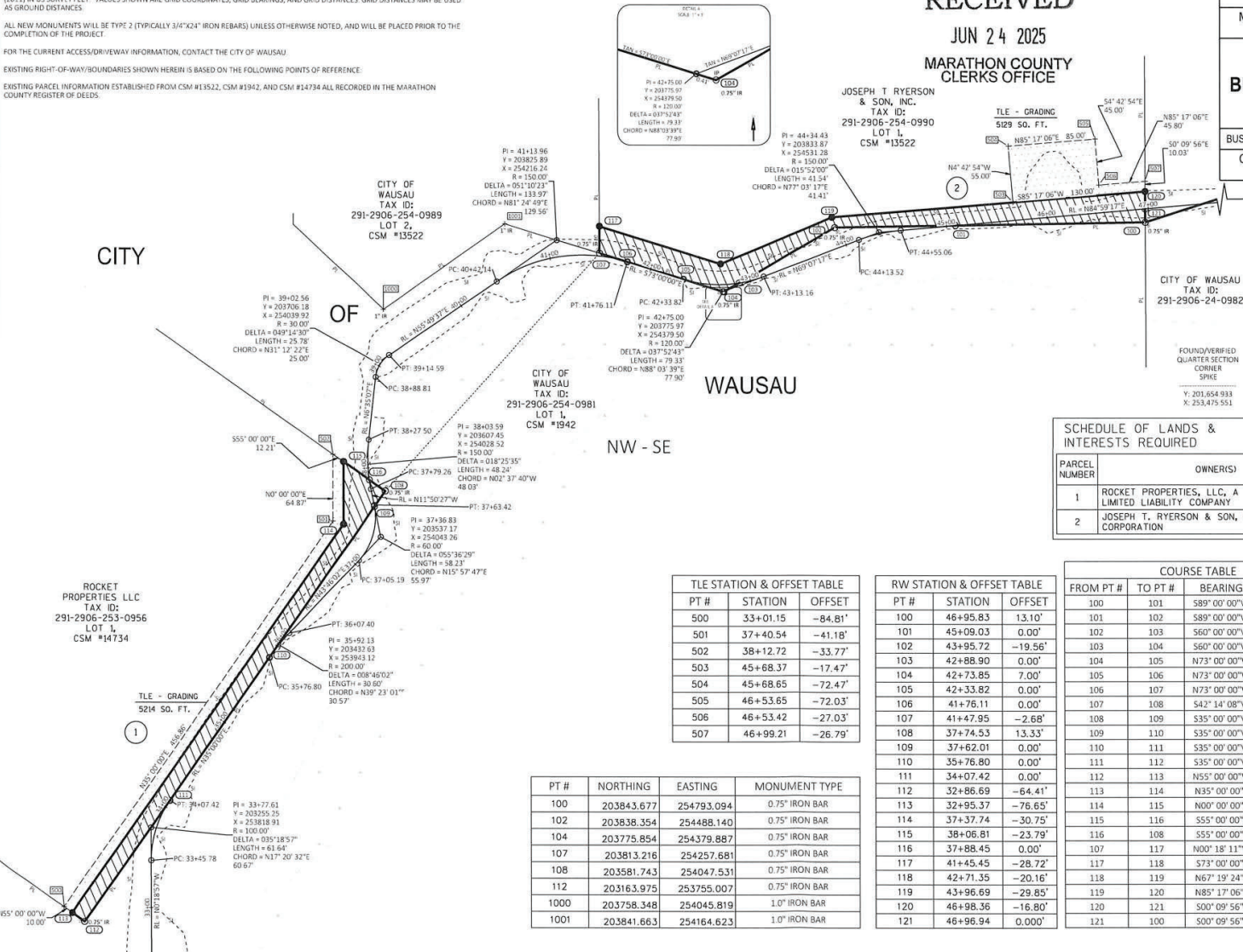
POSITIONS SHOWN ON THIS PLAN ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), MARATHON COUNTY, NAD83 (2011) IN US SURVEY FEET. VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4"x24" IRON REBARS) UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE CITY OF WAUSAU.

EXISTING RIGHT-OF-WAY/BOUNDARIES SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE:

EXISTING PARCEL INFORMATION ESTABLISHED FROM CSM #13522, CSM #13942, AND CSM #14734 ALL RECORDED IN THE MARATHON COUNTY REGISTER OF DEEDS.



RECEIVED

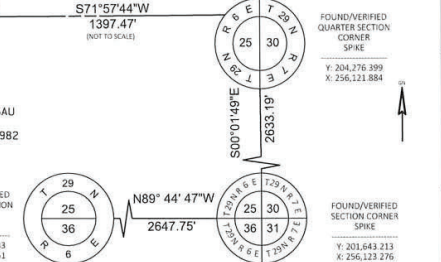
JUN 24 2025

MARATHON COUNTY
CLERKS OFFICE

R/W PROJECT NUMBER 6999-18-11	SHEET NUMBER	TOTAL SHEETS
MSA PROJECT NUMBER 02013055	2	2

PLAT OF RIGHT OF WAY REQUIRED FOR
BUSINESS CAMPUS TRAIL E-W CONNECTOR
S84TH AVE TO S 72ND AVE

BUSINESS CAMPUS TRAIL	MARATHON COUNTY
CONSTRUCTION PROJECT NUMBER 6999-18-11	



SCHEDULE OF LANDS & INTERESTS REQUIRED					OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE MUNICIPALITY.				
PARCEL NUMBER	OWNER(S)	INTEREST(S) REQUIRED	R/W SF REQUIRED			TLE SF			
			NEW	EXISTING	TOTAL				
1	ROCKET PROPERTIES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE/TLE	8525	--	8525	5214			
2	JOSEPH T. RYERSON & SON, INC., A DELAWARE CORPORATION	FEE/TLE	11463	--	11463	5129			

TLE STATION & OFFSET TABLE		
PT #	STATION	OFFSET
500	33+01.15	-84.81'
501	37+40.54	-41.18'
502	38+12.72	-33.77'
503	45+68.37	-17.47'
504	45+68.65	-72.47'
505	46+53.65	-72.03'
506	46+53.42	-27.03'
507	46+99.21	-26.79'

RW STATION & OFFSET TABLE		
PT #	STATION	OFFSET
100	46+95.83	13.10'
101	45+09.03	0.00'
102	43+95.72	-19.56'
103	42+88.90	0.00'
104	42+73.85	7.00'
105	42+33.82	0.00'
106	41+76.11	0.00'
107	41+47.95	-2.68'
108	37+74.53	13.33'
109	37+62.01	0.00'
110	35+76.80	0.00'
111	34+07.42	0.00'
112	32+86.69	-64.41'
113	32+95.37	-76.65'
114	37+37.74	-30.75'
115	38+06.81	-23.79'
116	37+88.45	0.00'
117	41+45.45	-28.72'
118	42+71.35	-20.16'
119	43+96.69	-29.85'
120	46+98.36	-16.80'
121	46+96.94	0.000'

COURSE TABLE			
FROM PT #	TO PT #	BEARING	DISTANCE
100	101	S89° 00' 00"W	187.25'
101	102	S89° 00' 00"W	117.75'
102	103	S60° 00' 00"W	108.02'
103	104	S60° 00' 00"W	16.98'
104	105	N73° 00' 00"W	41.58'
105	106	N73° 00' 00"W	57.72'
106	107	N73° 00' 00"W	28.49'
107	108	S42° 14' 08"W	312.64'
108	109	S35° 00' 00"W	18.30'
109	110	S35° 00' 00"W	179.07'
110	111	S35° 00' 00"W	169.38'
111	112	S35° 00' 00"W	143.25'
112	113	N55° 00' 00"W	15.00'
113	114	N35° 00' 00"E	460.01'
114	115	N00° 00' 00"E	61.02'
115	116	S55° 00' 00"E	30.92'
116	108	S55° 00' 00"E	19.08'
107	117	N00° 18' 11"W	26.19'
117	118	S73° 00' 00"E	124.71'
118	119	N67° 19' 24"E	117.68'
119	120	N85° 17' 06"E	308.67'
120	121	S00° 09' 56"E	16.86'
121	100	S00° 09' 56"E	13.15'



REVISION DATE	DATE 05/07/2025	SCALE, FEET 0 50 100	HWY: BUSINESS CAMPUS TRAIL	STATE R/W PROJECT NUMBER 6999-18-11	PLAT SHEET 4. 01
GRID FACTOR			COUNTY: MARATHON	MSA PROJECT NUMBER 02013055	PS&E SHEET E

FILE NAME: RW PLAT WAUSAU TRAIL 6999-18-11.DWG
LAYOUT NAME: Sheet 4 01 50ft scale
PLOT DATE: 5/7/2025 11:55 AM
PLOT BY: EMILY PIERCE
PLOT NAME:
PLOT SCALE:
WISDOT/CADDS SHEET 75



Wausau Police Department

515 Grand Ave

Wausau, WI 54403

Ph. 715-261-7800

Memo

Date: June 30, 2025

To: Members of the Public Health and Safety Committee, Finance Committee, and Wausau City Council

From: Chief Matthew Barnes

Subject: Recommendation to Contract for Emergency Night Shelter Services with Bridge Street Mission

Overview

The Wausau Police Department, in partnership with Marathon County, recently issued two Requests for Proposals (RFPs) seeking a provider for emergency shelter services in the City of Wausau.

The initial RFP yielded no responses. As a temporary solution, the Wausau Police Department opened an interim night shelter on May 1, 2025, with the intent to operate it through the end of the year. This approach aimed to buy time for community partners to prepare proposals for the reissued RFP.

Following the re-publication of the RFP, one proposal was received—from Bridge Street Mission. No other organizations submitted proposals.

Proposal Summary

Bridge Street Mission's proposal meets all outlined requirements of the RFP. Most notably, it includes a plan to sustain shelter operations beyond the end of the contract period without continued financial support from the City of Wausau or Marathon County.

The proposed funding request spans five years:

- **2026:** \$350,000
- **2027:** \$300,000
- **2028:** \$250,000
- **2029:** \$200,000
- **2030:** \$150,000

Matthew Barnes
Chief

Todd Baeten
Deputy Chief

Melinda Pauls
Patrol Captain

Benjamin Graham
Detective Captain



Wausau Police Department

515 Grand Ave

Wausau, WI 54403

Ph. 715-261-7800

Beginning in 2031, Bridge Street Mission intends to maintain shelter operations independently.

For reference, the City is currently spending approximately \$30,000 per month to operate the interim WMC Shelter—amounting to \$240,000 of anticipated expense in 2025.

Facility and Services

Bridge Street Mission has designated 8,200 square feet within their existing facility for renovation into shelter space. The estimated renovation cost is \$1,000,000, which Bridge Street Mission will fund and raise independently.

Planned shelter accommodations include:

- Separate sleeping areas for men and women
- Private rooms for individuals unable to stay in communal spaces

Although not part of the RFP, Bridge Street Mission's facility will also have a men's recovery center, a women's recovery center, a commercial kitchen, and a day shelter. Having all these services under one roof is advantageous. These programs will operate independently and have separate participation requirements.

Importantly, the draft contract contains language requiring non-discriminatory access to services. Bridge Street Mission commits to providing shelter "regardless of faith, gender, or lifestyle," ensuring an inclusive and equitable admission process.

Recommendation

Bridge Street Mission's proposal not only meets but exceeds the expectations set forth in the RFP. The organization has a proven track record of effective community partnership and service expansion.

I recommend the Council approve a contract with Bridge Street Mission for emergency night shelter services. Their proposal presents a cost-effective, sustainable solution aligned with our

Matthew Barnes
Chief

Todd Baeten
Deputy Chief

Melinda Pauls
Patrol Captain

Benjamin Graham
Detective Captain



Wausau Police Department

515 Grand Ave

Wausau, WI 54403

Ph. 715-261-7800

strategic goals. As City and County staff continue developing a comprehensive response to homelessness, these shelter services will be a vital component of that strategy.

Thank you,

Matthew Barnes
Chief of Police
City of Wausau

Matthew Barnes
Chief

Todd Baeten
Deputy Chief

Melinda Pauls
Patrol Captain

Benjamin Graham
Detective Captain

CONTRACT FOR EMERGENCY SHELTER SERVICES

This Contract for Emergency Shelter Services ("Contract") is entered into on July 9, 2025, by and between the City of Wausau ("City") and Bridge Street Mission, Inc., a Wisconsin non-profit corporation ("Provider"). The parties agree as follows:

1. PURPOSE The purpose of this Contract is to set forth the terms under which Provider will operate an emergency shelter for unhoused individuals in the City of Wausau, consistent with the Request for Proposals ("RFP") dated March 2025 and Provider's response thereto dated April 2025, which are incorporated by reference. In the event that either the RFP or the Provider's response thereto are inconsistent with a term referenced in this agreement, the terms of this agreement supersede and are controlling.

2. SCOPE OF SERVICES Provider shall deliver the following services and meet the following requirements:

(a) Shelter Operations

- Operate an emergency shelter 365 days per year from approximately 7:00 PM to 7:00 AM with an indoor waiting area from 5:00 PM.
- Provide a clean, safe, and sanitary environment compliant with all applicable federal, state, and local regulations.
- Ensure separate sleeping areas for men and women with permanent walls and doors.
- Provide segregated areas based on sobriety levels or unique needs, as feasible.
- Allow for surge capacity during extreme weather or other extraordinary conditions, up to 75 individuals.
- Provide access to secure intake procedures and trained staff on-site at all hours of operation.
- Provide emergency shelter services to all regardless of faith, gender, or lifestyle ensuring a non-discriminatory admission process

(b) Meals and Amenities

- Provide a nutritious evening meal for all shelter residents and a continental breakfast in the morning.
- Securely store guest belongings in designated bins.
- Offer laundry facilities and gender-neutral restrooms/showers.

- Maintain a non-smoking campus with a designated smoking area.

(c) Case Management and Service Coordination

- Facilitate access for case management professionals and other ancillary service providers.
- Work to connect shelter guests to long-term housing and support services.
- Implement an accountability mechanism, in consultation with staff from the City and Marathon County, to encourage participation in supportive services such as mental health, substance abuse treatment, and job training.
- Incorporate, after consultation with staff from the City and Marathon County, a requirement for guests to contribute to shelter operations through tasks such as meal service or cleaning when practicable.
- Collaborate with community agencies to reduce long-term shelter dependency.

(d) Data and Reporting

- Maintain a secure system for tracking utilization and demographics.
- Provide updated data to the City and Marathon County upon request.
- Submit regular financial and programmatic reports, including monthly invoices in an agreed-upon format.

(e) Health and Safety

- Implement written health and safety procedures for residents, staff, and visitors.
- Utilize appropriate accommodations for individuals with mental health diagnoses or other special considerations.
- Cooperate fully with law enforcement investigations and maintain preventative safety practices.

(f) Self-Sufficiency Planning

- Work toward a goal of full operational self-sufficiency by the end of **the five year term**, eliminating reliance on financial support from local governments.

3. TERM AND COMMENCEMENT DATE This Contract shall be effective upon the date first above written, but shall commence upon the later of:

- The completion of required renovations to the Provider's facility located at 325 N. 1st Avenue, Wausau, WI, as evidenced by a certificate of occupancy, and
- Confirmation by Provider of adequate funding to complete such renovations.

If construction is not, or will not reasonably be, completed by June 1, 2026, either party may unilaterally terminate this Contract by providing written notice to the other party.

This Contract shall continue for a period of one (1) year from the date of commencement. The Contract shall automatically renew for up to four (4) additional one-year terms.

4. COMPENSATION AND BUDGET The City shall pay Provider a fixed fee in monthly installments not to exceed \$29,370.09/month, subject to an annual not-to-exceed amount of \$350,000 in 2026. Payments shall be made upon submission of monthly invoices in a format approved by the City. Provider shall submit an annual operating budget detailing projected expenses and identifying any indirect costs or other funding sources.

Provider will not be reimbursed for costs outside of the approved budget. Funding for subsequent years (2027-2030) may be considered annually based on service effectiveness and budget availability.

2027: \$25,000 fixed monthly fee not to exceed \$300,000.00.

2028: \$20,833.33 fixed monthly fee not to exceed \$250,000.

2029 \$16,667.00 fixed monthly fee not to exceed \$200,000

2030 \$12,500.00 fixed monthly fee not to exceed \$150,000

5. REPORTING AND COMPLIANCE Provider agrees to:

- Submit monthly financial and programmatic reports.
- Maintain and provide access to documentation demonstrating compliance with this Contract.
- Permit the City or its designee to audit service delivery and financial records.
- Provide a representative to attend and answer questions related to shelter operations upon request of the Public Health and Safety Committee. Not to exceed six meetings in a calendar year.

6. AMENDMENTS No modification of this Contract shall be valid unless in writing and signed by both parties. The parties may agree to extend or modify this Contract by mutual written consent.

7. TERMINATION This Contract may be terminated:

- **For cause**, by either party, upon thirty (30) days written notice if the other party materially fails to meet the service delivery obligations outlined in this Contract and fails to cure such default pursuant to Section 8;
- **Without cause**, by mutual written agreement of the parties;
- **Unilaterally**, prior to the commencement of services, per Section 3 above.

8. NON-APPROPRIATION OF FUNDS Notwithstanding any other provision of this Agreement, the City of Wausau may terminate this Agreement, in whole or in part, without penalty or further payment obligation, if funds are not appropriated or otherwise made available for the continued performance of this Agreement in any subsequent fiscal year. Such termination shall become effective on the last day for which funds were appropriated. In the event of such termination, the Provider shall be paid for all services or goods delivered and accepted prior to the effective date of termination. The City shall give the Provider written notice of such termination as soon as reasonably practicable after the decision is made not to appropriate funds. The City agrees to use its best efforts to obtain and appropriate funds for the continuation of this Agreement.

This provision shall not be construed so as to permit the City to terminate this Agreement to acquire similar services or goods from another party.

9. RIGHT TO CURE Before terminating this Contract for cause, the non-defaulting party shall provide written notice specifying the nature of the breach and a thirty (30) day period to cure the default. If the defaulting party does not cure the breach within the specified time period, the non-defaulting party may terminate the Contract in accordance with Section 7.

10. GENERAL PROVISIONS

- **Independent Contractor:** Provider is an independent contractor and not an employee or agent of the City.
- **Insurance:** Provider shall maintain Commercial General Liability insurance during the term of this contract, covering bodily injury and property damage on an occurrence basis, including Contractual Liability insurance for the indemnity provided under this contract and Product and Completed Operations, on a primary

and non-contributory basis, with waiver of subrogation, including contractual liability and products/completed operations and abuse and molestation coverage, in the amounts of \$1 million per occurrence and \$2 million aggregate; professional liability; all-risk property insurance on buildings and equipment, automobile liability in a combined single limit per occurrence of not less than \$1 million, and workers' compensation as required by law.

- **Indemnification:** Provider agrees to indemnify and hold harmless the city from any claims arising from their operations.
- **Non-Discrimination:** Provider shall provide emergency night shelter services under this contract on a non-discriminatory basis, regardless of faith, gender, or lifestyle and no beneficiary of services under this contract shall be required to participate in any explicitly religious activity.

Provider agrees to comply with applicable federal, state, and local laws and regulations, including those concerning non-discrimination and civil rights protections.

- **Governing Law:** This Contract shall be governed by the laws of the State of Wisconsin.
- **Entire Agreement:** This document and referenced attachments represent the entire agreement.

IN WITNESS WHEREOF, the parties have executed this Contract as of the dates shown below:

CITY OF WAUSAU:

By: _____
Doug Diny, Mayor

Date: _____

BRIDGE STREET MISSION, INC.:

By: _____
Craig Vincent, Executive Director

Date: _____

DRAFT

**JOINT RESOLUTION OF THE FINANCE COMMITTEE AND
PUBLIC HEALTH & SAFETY COMMITTEE**

Approving Contract for Emergency Shelter Services with Bridge Street Mission, Inc.

Committee Action: Finance (07/08/2025) Approved 3-1
(6/24/2025) Pending
Public Health & Safety Pending

Fiscal Impact: Monthly installments not to exceed \$29,370.09, subject to an annual not to exceed amount of \$350,000 for 2026

File Number: 25-0704

Date Introduced: July 8, 2025

FISCAL IMPACT SUMMARY

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

RESOLUTION

WHEREAS, on March 10, 2025, the City, in partnership with Marathon County, released a Request for Proposal (RFP) for the operation of a 365-day-per-year emergency shelter and associated services and one proposal was received but did not meet the qualifications of the proposal; and

WHEREAS, on April 18, 2025, the City, in partnership with Marathon County, released a second Request for Proposal (RFP) for the operation of a 365-day-per-year emergency shelter and associated services; and

WHEREAS, one proposal was received from Bridge Street Mission; and

WHEREAS, your Finance Committee, on June 24, 2025, discussed and recommended accepting the proposal from Bridge Street Mission and to direct staff to draft a contract and bring the matter back to the July 8, 2025 Finance Committee; and

WHEREAS, your Finance Committee and Public Health and Safety Committee, on July 8, 2025, discussed and recommended entering into a contract with Bridge Street Mission for a 365-day-per-year emergency shelter and associated services.

NOW, THEREFORE, BE IT RESOLVED the Common Council of the City of Wausau does hereby approve entering into a contract with Bridge Street Mission, Inc. for a 365-day-per-year emergency shelter and associated services and authorizes the proper city officials to execute a contract substantially in the form of that attached hereto.

Approved:

Doug Diny, Mayor