

JOINT REVIEW BOARD, CITY OF WAUSAU

Time and Date: The Joint Review Board met at 7:45 a.m. on August 14, 2013, in the 2nd Floor Board Room of Wausau City Hall.

Members Present: Gary Gisselman (C), Jane Kittel, John OPolka, Noel Tordsen, Kristi Kordus (arrived at 7:50 a.m.)

Others Present: Ann Werth, Maryanne Groat, Mayor Tipple, Brad Lenz, Brad Marquardt, Melissa Engen

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the *Wausau Daily Herald* in the proper manner.

Call to Order

Noting the presence of a quorum, at approximately 7:45 a.m. Chairman Gisselman called the meeting to order.

Approve minutes of the April 1, 2013 meeting

Kittel moved to approve the minutes of the previous meeting. OPolka seconded, and the motion carried unanimously 4-0.

Wisconsin Statutory Obligations of the Joint Review Board

Kordus arrive at 7:50 a.m.

Groat said that 2 documents were sent along with the packet. The first document from Department of Revenue and explains what the responsibilities are for the members and what the cities responsibility is as far as presenting the justification for the tax incremental district. The second document is supplemental date for the joint review board members from the Department of Revenue. Both of the documents provide good information about the process and what the main goals and objectives of tax incremental districts should be. If there is a question of a legality of the district, this would be a time to ask.

Proposed Projects and Benefit resulting from the Creation of Tax Incremental District Number Ten

Werth said that this is an exciting venture for the city. The reason for the creation of this TID is for 2 businesses in the industrial park. The first business is Linetec, which is part of the Apogee Corporation, which has had considerable growth in the recent years. They are looking at bringing in a lot of work from one of their other plants and are also looking at some acquisitions. They have asked that 75th Avenue be vacated, as they have structures on both sides of the street. Page 3 of the plan shows flooding issues and they have asked the city to help with the vacation and drainage issues. A \$1.2 million additional will help get new equipment, create a new line, and build an office building over the street. There will 50 new employees in the next 3-5 years. These employees will be unskilled, skilled, and management salaried employees. Wausau Window & Wall is another Apogee company that has had a major investment in the area recently. Werth said the second business is Wausau Coated Products which was started in the early 1980's and have had a 10% growth every year for the last 3 years. They have expanded their markets globally. Currently they are landlocked; there is a navigable creek to the east, street to the west, Wausau Lift Truck to the south, and have an offer to purchase the old Fiskars property. The Fiskars property is approximately 13 acres. 77th Avenue will need to be vacated and an alternative street route will need to

be created to enable the expansion. They also expect to hire 50 new employees in the next 3-5 years. Altogether 100 jobs will be created, which will be all living wage jobs. The south side of 29 is the original park and is old, worn, and tattered. Werth said everyone is amazed on how the way-finding project has been accepted in the industrial park, and it is planned to continue to way-finding project to the south side as well. When businesses come in, they don't know that there are 2 different parks. The 29 and 72nd Avenue intersection is sad looking. The old Badger Attachments building is located on 60th Avenue and is currently owned by AnchorBank. This vacant building has high ceilings with the option of cranes and welding, which is something that is always being requested. There is a lot of potential with the railroad spur that could be shipped to Chicago. Mayor Tipple has connections with the railroad. There are potential grants that could be used to entice businesses to the area. This may also be a great opportunity and for Planet Label, which is growing. Kordus asked what they do. Werth answered that Wausau Coated Products does a lot of wine labels and Planet Label does packaging.

Gisselman said that no action is necessary today; this is just an informative session. It is an opportunity to ask questions.

Kordus said that on page 16 of the plan, it indicates that TID 4 is already closed. Groat said the district was closed earlier this year. Kordus said that by the time this district gets going, TID 2 would be closed and Groat agreed. Kittel said that the extra map is helpful. OPolka asked if the ½ mile buffer area is spendable if it overlaps into a different district. Groat said that you could, but there isn't much over since TID 4 is closed and TID 2 is beyond the expenditure period. There isn't an opportunity to choose to allocate funds.

Timetable For Adoption of Project Plans

Groat said that the timetable is indicated on the cover of the project plan. The Economic Development Committee met on August 12 and voted unanimously to support the new TID. The Finance Committee met on August 13 and also voted unanimously to support it. The Plan Commission will hear about it on August 20. The recommendation will be sent to Common Council on September 10. As long as it works with all members, this committee will vote on the district on September 17. Groat said that a copy of the resolution is in the plan if there are any concerns.

Updates/Set next meeting date and time

The next meeting is scheduled for September 17, 2013 at 7:45 a.m.

Werth said that in TID #9, the 1st batch is being brewed either today or tomorrow. The brewmaster flew down from Canada. A little help was needed to turn the recipe bigger. The heavyweight tile was brought in from Germany. The parking lot will be completed next week. Werth added that CVS is up. Mayor Tipple said that according to the marquee, it will open on August 25.

Adjourn.

Kordus moved to adjourn. Kittel seconded. Motion to adjourn carried unanimously and the meeting adjourned at approximately 8:05 a.m.