

*** All present are expected to conduct themselves in accordance with our City's Core Values ***



OFFICIAL NOTICE AND AGENDA - *REVISED

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

Meeting of the: **COMMON COUNCIL OF THE CITY OF WAUSAU**
Date/Time: **Tuesday, January 24, 2017 at 7:00 pm.**
Location: **City Hall (407 Grant Street, Wausau WI 54403) - Council Chambers**
Members: Patrick Peckham, Romey Wagner, David Nutting, Tom Neal, Gary Gisselman, Becky McElhaney, Lisa Rasmussen, Karen Kellbach, Joe Gehin, Sherry Abitz, Dennis Smith

Call to Order

Pledge of Allegiance / Roll Call / Proclamations

Presentations: **Award Presentation by Wausau Police Department**
***Update on the Wausau Center Mall by Mid-America Asset Management**
(Receiver of the Wausau Center Mall)

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

Committee Reports: (All standing and non-standing committees, commissions or boards)

File #	CMT	Consent Agenda	ACT
17-0101		Minutes of previous meeting(s). (1/10/17)	
17-0111	CISM	Resolution Approving Agreement for the Management and Maintenance of a Stormwater facility (WTH 9 LLC –6701-6705 Stewart Avenue)	Approved 5-0
17-0113	CISM	Ordinance designating no parking on portions of North River Drive from 250 feet north of Fulton Street to 300 feet north of Bridge Street	Approved 5-0

File #	CMT	Resolutions and Ordinances	ACT
17-0103		Confirmation of Mayor's Appointments	
17-0114	COW	Resolution approving action on provision of assessment services	Approved 10-0
15-0614	ED & FIN	Joint Resolution approving the transfer of the leasehold and associated structure at 411 Washington Street; accepting the proposal of Micon Cinemas for the redevelopment of the site and related financing and budget modification	Approved 5-0 Approved 4-1
17-0112	ED & FIN	Joint Resolution Executing a Development Agreement with Liberty Mutual Insurance Company and Affiliates to provide up to 90% of available increment not to exceed \$4.95 million for the development of a \$50 million new facility at 2101 West Bridge Street and the retention of 900 jobs	Approved 5-0 Approved 4-0
16-0307	ED & FIN	Joint Resolution allocating an additional \$100,000 to the Live It Up Wausau program from Tax Increment Financing District #2 funds previously approved for the improvement of housing stock.	Approved 5-0 Approved 4-0
12-1115	ED & FIN	Joint Resolution authorizing changes to the amortization and term of an existing City loan to Bull Falls Brewery from 10 years to 15 years to facilitate continued operations and future growth.	Approved 5-0 Approved 4-0
01-0907	PLAN	Resolution Adopting the City of Wausau Comprehensive Plan 2016 Suspend the Rules (2/3 vote required)	Approved 6-0
02-0432	COUN	Ordinance Amending Chapter 2.16, Rule 15 Financial Matters	

Public Comment & Suggestions
Adjournment

Signed by Robert B. Mielke, Mayor

This Notice was posted at City Hall and faxed to the Daily Herald newsroom on 1/20/17 @ 9:15 am. Questions regarding this agenda may be directed to the City Clerk.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids & services. For information or to request this service, contact the City Clerk at (715) 261-6620.

OFFICIAL PROCEEDINGS OF THE WAUSAU COMMON COUNCIL
held on Tuesday, January 10, 2017, at 7:00 pm in the Council Chambers at City Hall.
Mayor Mielke presiding.

Roll Call

1/10/2017 7:04:30 PM

Roll Call indicated 9 members present.

<u>District</u>	<u>Aldersperson</u>	<u>Present</u>
1	Peckham, Patrick	YES
2	Wagner, Romey	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	McElhaney, Becky	NV
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	NV
9	Gehin, Joe	YES
10	Abitz, Sherry	YES
11	Smith, Dennis	YES

Proclamations

Mayor Mielke proclaimed **January 11, 2017 as Human Trafficking Awareness Day** in the City of Wausau. He presented the proclamation to Tiffany Kent from The Women's Community. She stated there would be a Human Trafficking Awareness Day presentations at the Northcentral Technical College at 1:00 – 3:00 p.m. and 6:00 – 8:00 pm.

Mayor Mielke proclaimed **January 22-28, 2017 as Wausau School Choice Week** and called this observance to the attention of the citizens of Wausau.

Presentation: Award Presentation by Wausau Police Department

Postponed to January 24, 2017.

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

None

Consent Agenda

1/10/2017 7:09:21 PM

Motion by Nutting, second by Abitz to adopt all items on the Consent Agenda as follows:

16-1201 Minutes of previous meeting. (12/13/2016)

17-0104 Preliminary Resolution of the Capital Improvements and Street Maintenance Commission levying Special Assessments for 2017 Alley Paving Project

17-0105 Preliminary Resolution of the Capital Improvements and Street Maintenance Commission levying Special Assessments for 2017 Street Construction Projects

17-0106 Resolution of the Capital Improvements and Street Maintenance Commission approving agreement for the Management and Maintenance of a Stormwater facility (CVS/pharmacy, LLC -102 Central Bridge Street)

98-0715 Ordinance of the Capital Improvements and Street Maintenance Commission authorizing the removal of yield signs and authorizing the installation of stop signs at N. 10th and Jefferson Streets

17-0110 Ordinance of the Capital Improvements and Street Maintenance Commission authorizing the installation of stop signs at S. 12th Avenue and Bopf Street

90-1224 Ordinance of the Finance Committee amending Section 17.10.010 Fees designated

17-0108 Resolution of the Public Health & Safety Committee approving or denying licenses as indicated

Yes Votes: 9 No Votes: 0 Not Voting: 2 Result: PASS

17-0103

1/10/2017 7:10:06 PM

Motion by Abitz, second by Wagner to confirm the Mayor's appointment to the Community Development Authority.

Yes Votes: 9 No Votes: 0 Not Voting: 2 Result: PASS

94-0828

1/10/2017 7:10:44 PM

Motion by Rasmussen, second by Neal to adopt a Resolution approving Tourism Entity Agreement between the City of Wausau, its Room Tax Commission and the Wausau Central Wisconsin Convention & Visitors Bureau, Inc.

Yes Votes: 9 No Votes: 0 Not Voting: 2 Result: PASS

17-0109

1/10/2017 7:11:13 PM

Motion by Rasmussen, second by Gisselman to adopt a Resolution of the Capital Improvements and Street Maintenance Commission approving Detour Agreement with WisDOT regarding STH 29.

Yes Votes: 9 No Votes: 0 Not Voting: 2 Result: PASS

17-0107

1/10/2017 7:16:31 PM

Motion by Gisselman, second by Neal to adopt a Joint Ordinance amending Section 2.82.065 Historic Districts.

Gisselman presented a PowerPoint on the proposed Highland Park District as the fourth Historic District in the City of Wausau.

Yes Votes: 9 No Votes: 0 Not Voting: 2 Result: PASS

17-0108

1/10/2017 7:33:23 PM

Motion by Rasmussen, second by Peckham to adopt a resolution of the Public Health & Safety Committee Creating City the policy marked the "alternative" proposal for awarding Operator's (Bartender's) Licenses.

Rasmussen explained the policy before them has two versions for consideration. The first one, which was approved by the committee, delineates the violations listed in the policy believed to be substantially relevant and that those with a history of those violations remain denied. She noted people will still be allowed to appeal in the event there are corrections to the record, but it is a more hard and fast policy. The proposed alternative version allows the city to take into account additional circumstances related to the offense and the applicant in determining whether an individual is a habitual offender. This allows the committee and Council some wiggle room to consider people who have made major changes in their lives. She noted an appeal form is included with the policy.

Yes Votes: 9 No Votes: 0 Not Voting: 2 Result: PASS

Suspend the Rules

1/10/2017 7:33:46 PM

Motion by Neal, second by Peckham to suspend council rules.

Yes Votes: 9 No Votes: 0 Not Voting: 2 Result: PASS

95-0508

1/10/2017 7:34:30 PM

Motion by Wagner, second by Neal to adopt a Resolution of the Economic Development Committee waiving City's right to purchase property in the Wausau Business Campus in order to allow the title transfer of 8450/8454 Highland Drive from Richard A. Lorbecki and Amy R. Lorbecki Joint Revocable Trust dated May 19, 2014 to Rowan & Wren Investments, LLC

Yes Votes: 9 No Votes: 0 Not Voting: 2 Result: PASS

15-1109

1/10/2017 7:34:57 PM

Motion by Rasmussen, second by Gisselman to adopt a Resolution of the Finance Committee authorizing a 2016 Budget Modification for Legal Services

Yes Votes: 9 No Votes: 0 Not Voting: 2 Result: PASS

02-1005

1/10/2017 7:35:36 PM

Motion by Abitz, second by Nutting to adopt a Resolution of the Finance Committee accepting dedication of a portion of the following for public right-of-way: 1331 W. Thomas Street, 1102 S. 11th Avenue, 1101 S. 11th Avenue, 1041 S. 10th Avenue, 814 W. Thomas Street and 1047 S. 8th Avenue

Yes Votes: 9 No Votes: 0 Not Voting: 2 Result: PASS

Public Comment and Suggestions

None

Adjournment

1/10/2017 7:39:48 PM

Motion by Nutting, second by Abitz to adjourn the meeting. The Mayor called the meeting adjourned at 7:40 p.m.

Robert B. Mielke, Mayor
Toni Rayala, City Clerk

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

RESOLUTION OF THE CAPITAL IMPROVEMENTS & STREET MAINTENANCE COMMITTEE	
Approving Agreement for the Management and Maintenance of a Stormwater facility (WTH 9 LLC – 6701-6705 Stewart Avenue)	
Committee Action:	Approved 5-0
Fiscal Impact:	None
File Number:	17-0111
Date Introduced:	January 24, 2017

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

RESOLUTION

WHEREAS, your Capital Improvements and Street Maintenance Committee met on January 12, 2017 to review the agreement and recommends approval of an Agreement for the Management and Maintenance of a Stormwater Facility for WTH 9 LLC, for stormwater facilities on their property at 6701-6705 Stewart Avenue; now therefore

BE IT RESOLVED the Common Council of the City of Wausau does hereby approve the Agreement, a copy of which is attached hereto and incorporated herein by reference, and the City Clerk is hereby instructed to have the agreement recorded in the office of the Marathon County Register of Deeds.

Approved:

Robert B. Mielke, Mayor

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: January 12, 2017, at 5:30 p.m. in the Council Chambers of City Hall.

Members Present: Gisselman, Abitz, Kellbach, McElhaney, Rasmussen

Also Present: Mayor Mielke, Lindman, Wesolowski, Gehin, Graham, Jacobson

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

Noting the presence of a quorum, at approximately 5:30 p.m. Chairman Gisselman called the meeting to order.

CONSENT AGENDA

A. Approve minutes of the December 8, 2016 meeting

B. Action on Stormwater Maintenance Agreement for WTH 9 LLC at 6701-6705 Stewart Avenue

Rasmussen moved to approve the consent agenda items. Abitz seconded and the motion carried unanimously 5-0.

Agenda Item No.

2B

STAFF REPORT TO CISM COMMITTEE – January 12, 2017

AGENDA ITEM

Action on Stormwater Maintenance Agreement for WTH 9 LLC at 6701-6705 Stewart Avenue

BACKGROUND

Marathon Technical Services has prepared site plans for the construction of a new Commercial building and parking lot located at 6701 and 6705 Stewart Avenue. Construction of a water quality swale, installation of culverts, two infiltration basins, and placement of riprap at outfalls will assist the site in meeting the City and DNR stormwater requirements. To ensure properly functioning post-stormwater facilities year after year, the City requires the owner to sign a maintenance agreement, making the owner inspect and maintain the facilities on a bi-annual basis. The maintenance agreement is attached for your review.

FISCAL IMPACT

None

STAFF RECOMMENDATION

Staff recommends approval of the stormwater maintenance agreement.

Staff contact: Sean Gehin 715-261-6748

AGREEMENT
Document Title

Document No.

AGREEMENT FOR THE MANAGEMENT AND
MAINTENANCE OF A STORMWATER FACILITY

THIS AGREEMENT made this _____ day of _____, 20____, by and
between the City of Wausau, a municipal corporation of the State of
Wisconsin, hereinafter referred to as "CITY", and WTH 9 LLC

_____ ,
a corporation organized under the laws of the State of Wisconsin, hereinafter
referred to as "OWNER";

WITNESSETH:

WHEREAS, CITY has an interest in and an obligation for the development,
management, and maintenance of stormwater facilities within the corporate
limits of the City of Wausau, which interest and obligation is evidenced in
CITY's stormwater management ordinance and in this agreement which is
being entered into pursuant to that ordinance; and

WHEREAS, OWNER wishes to construct certain buildings on land in the City
of Wausau, and as an inducement for CITY to grant to OWNER a permit to
construct these improvements, OWNER wishes to enter into this agreement for
the management and maintenance of a stormwater facility; and

WHEREAS, the specific provision of the Wausau Municipal Code which provides for stormwater management is
Chapter 15.56 of the Wausau Municipal Code, which code provides for the routine and extraordinary post construction
maintenance of a stormwater management facility, and such a facility is being herein installed for the use and benefit of
the development of OWNER's property, and this agreement will specifically provide for the management and
maintenance of that stormwater facility.

NOW, THEREFORE, the parties hereto agree as follows:

1. That attached hereto, and incorporated herein by reference, is "Exhibit A," a map upon which there is located certain improvements and also a "detention pond" which is the subject of this agreement.
2. OWNER specifically agrees to maintain the detention pond in accordance with the schedules and procedures set forth in "Exhibit B" attached hereto and incorporated herein by reference.
3. OWNER specifically grants CITY access to, from and across the property encompassed in "Exhibit A" in order to evaluate and inspect the pond and, in addition to the detention pond, any other stormwater facilities, which evaluation and inspection will, from time to time, be necessary in order to ascertain that the practices concerning management and maintenance are being followed pursuant to CITY's stormwater management ordinances; CITY shall maintain, as a public record, the results of all site inspections, and shall recommend any corrective actions required to bring the stormwater management practices into proper operating condition.
4. Upon notification to OWNER that maintenance deficiencies exist on property, any corrective actions shall be undertaken by OWNER within a time frame as set forth by CITY, which time frame will be reasonable; should OWNER not satisfactorily complete any directives of CITY, as identified in any inspection report or directive, within the time frame provided by CITY, then the parties agree that CITY shall complete any corrective actions and the cost of those actions, including any administrative charges, shall be paid in full by OWNER or, in lieu thereof, shall be placed as a special assessment on the tax rolls of all of the property described on "Exhibit A" pursuant to Wisconsin Statutes.

Recording Area

Name and Return Address

City of Wausau Engineering Dept.
407 Grant Street
Wausau, WI 54403

PIN:

291.2907.311.0991

5. This agreement is being entered into pursuant to the provisions of Chapter 15.56 of the city ordinances of the City of Wausau, and the parties agree that OWNER will be bound by these provisions or any future amendments to these provisions or any separate provisions relating to stormwater management.
6. These covenants, agreements, and obligations provided for in this agreement shall travel with the land and be binding upon OWNER, its successors and assigns in perpetuity.

OWNER:

By: Mark J. Milanowski
Mark J. Milanowski

By: _____

CITY OF WAUSAU:

By: _____
 Robert B. Mielke, Mayor

By: _____
 Toni Rayala, Clerk

STATE OF WISCONSIN)
) ss.
 COUNTY OF MARATHON)

Personally came before me this 12 day of July, 2016, the above-named Mark J. Milanowski and _____ of _____, LLC, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Pata Vang
 Notary Public, Wisconsin
 My commission: 03-23-2020

STATE OF WISCONSIN)
) ss.
 COUNTY OF MARATHON)

Personally came before me this _____ day of _____, 20___, the above-named Robert B. Mielke, Mayor, and Toni Rayala, Clerk of the City of Wausau, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

 Notary Public, Wisconsin
 My commission: _____

EXHIBIT A

See Grading & Drainage Exhibit

EXHIBIT B

STORMWATER FACILITIES MAINTENANCE SCHEDULE AND PROCEDURES FOR WTH 9 LLC

The Owner, WTH 9 LLC, their successors, and assigns, shall inspect and maintain the following structural and/or non-structural measures. Maintenance inspections by the Owner shall take place at a minimum of twice per year, following Owner's acceptance of the Project from the Site Contractor. Owner shall maintain a written inspection and maintenance log.

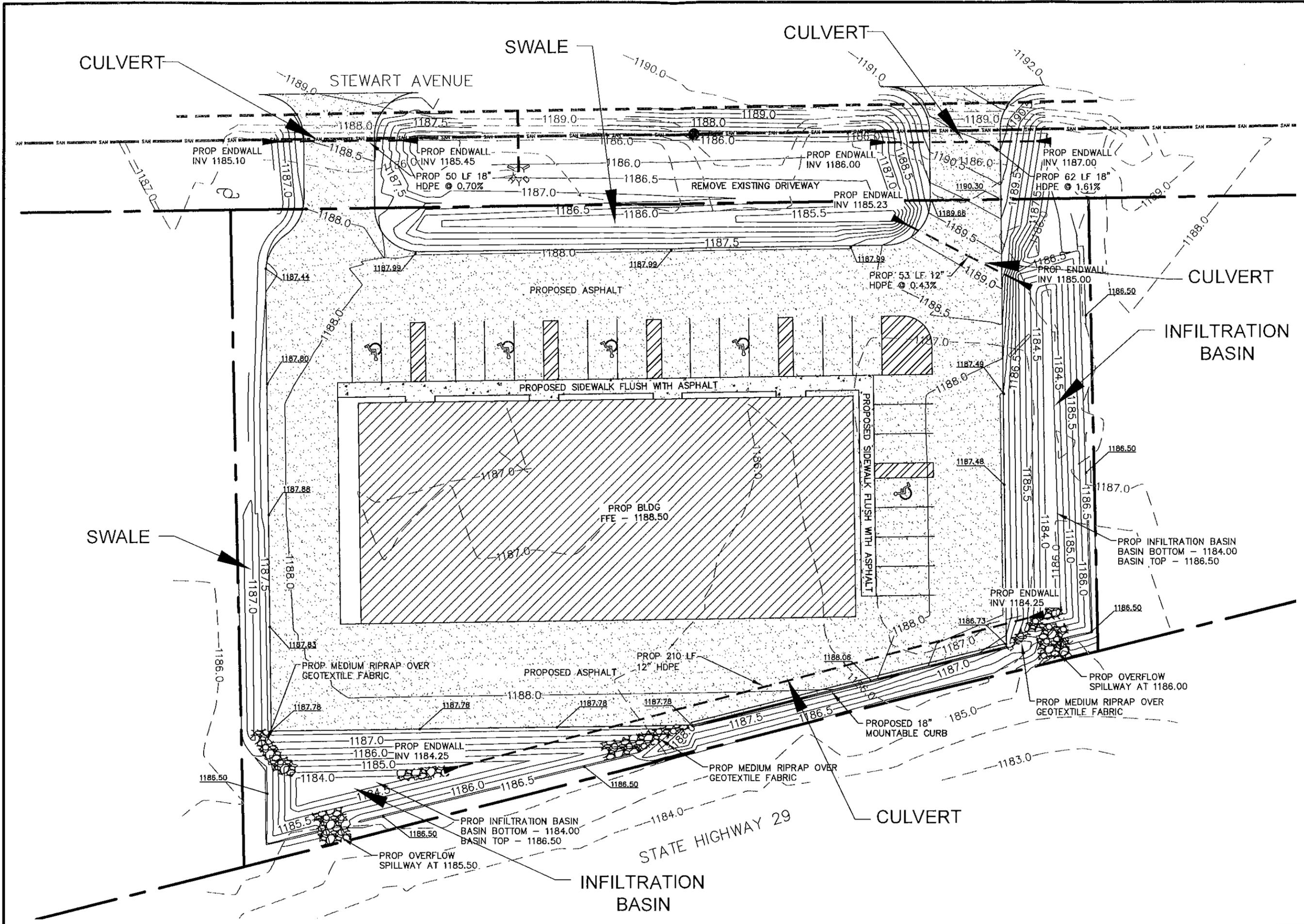
Maintenance and inspection shall be performed within the infiltration facility and its outlet structures on the site and drainage swales.

Maintenance at this location shall consist of the following tasks:

1. DEBRIS: Removal of trash, debris, sediment, and noxious weeds should be done on a regular basis to maintain aesthetics and functionality of the infiltration facility and drainage swale.
2. OUTLET STRUCTURES: Remove accumulated sediment and/or debris from the outlet structures of the infiltration facility.
3. INFILTRATION BASINS: Remove accumulated sediment and/or debris from basin bottoms. At least every five years, roto-till basin bottoms to recondition and promote infiltration.
4. INFILTRATION SWALES: Remove accumulated sediment and/or debris from swale bottoms.
5. CULVERTS: Remove accumulated sediment and/or debris from culverts.
6. RIPRAP: Inspect riprap and replace as may be needed to maintain integrity and a clean appearance of riprap.
7. MOWING: Mow the side slopes, swales, and embankments to promote aesthetic and control weed growth.
8. DRAINAGE SWALE: Maintain free-drainage within drainage swale on site.
9. SNOW PLOWING: Do not snow plow into infiltration device as this will cause premature failure of the device.
10. CLOGGING: If clogging occurs, remove the top 2-3 inches of soil. Chisel plow and add topsoil and compost. Revegetate.

Part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and Part of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 31, T29N R7E, Marathon County, Wisconsin, described as follows:

Parcel 1 of Certified Survey Map No. 14275 recorded in the Office of Register of Deeds for Marathon County Volume 63 of Certified Survey Maps on Page 102.



MARATHON TECHNICAL SERVICES LLC
CONSULTING ENGINEERS
404 FRANKLIN ST - WAUSAU, WI 54403
PHONE & FAX - (715)843-7292
WWW.MTSLLC.NET

REVISION DATE
08/13/2015
09/28/2015
06/08/2016

SURVEYED: VREELAND
DESIGNED: MTS
DRAWN BY: NSB
APPROVED: MWT

GRADING AND DRAINAGE PLAN
6701-6705 STEWART AVENUE
CITY OF WAUSAU, MARATHON CO.

SCALE
1"=30'
SHEET NO.
EXH A

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: January 12, 2017, at 5:30 p.m. in the Council Chambers of City Hall.

Members Present: Gisselman, Abitz, Kellbach, McElhaney, Rasmussen

Also Present: Mayor Mielke, Lindman, Wesolowski, Gehin, Graham, Jacobson

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and received by the

Wausau Daily Herald in the proper manner.

Noting the presence of a quorum, at approximately 5:30 p.m. Chairman Gisselman called the meeting to order.

Discussion and possible action to prohibit parking on North River Drive from 250 feet north of Fulton Street to 300 feet north of Bridge Street

Wesolowski explained that North River Drive was constructed with two ten foot lanes, which does not allow room for on-street parking. An ordinance does need to be created to specify no parking. This would exclude the area where perpendicular parking is provided on the west side of the road.

Rasmussen moved to approve prohibiting parking on North River Drive from 250 feet north of Fulton Street to 300 feet north of Bridge Street. Abitz seconded and the motion carried unanimously 5-0.

AGENDA ITEM
Discussion and possible action to prohibit parking on North River Drive from 250 feet north of Fulton Street to 300 feet north of Bridge Street
BACKGROUND
North River Drive was recently constructed to restrict on-street parking with the exception of designated areas where 90 degree on-street parking will be allowed. An ordinance needs to be created to restrict the parking.
FISCAL IMPACT
None
STAFF RECOMMENDATION
Staff recommends designating North River Drive no parking on the east side of North River Drive from a point 250 feet north of the centerline of Fulton Street to a point 300 feet north of the center line of Bridge Street. Also, designating no parking on the west side of North River Drive from a point 250 feet north of the centerline of Fulton Street to a point 900 feet north of the centerline of Fulton Street, and from a point 1600 feet north of the centerline of Fulton Street to a point 300 feet north of the centerline of Bridge Street.
Staff contact: Allen Wesolowski 715-261-6762

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

RESOLUTION OF THE COMMITTEE OF THE WHOLE	
Approving action on provision of assessment services	
Committee Action: Approved 10-0	
Fiscal Impact:	
File Number: 17-0114	Date Introduced: January 24, 2017

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

RESOLUTION

WHEREAS, the City Assessor gave notice of her retirement on December 1, 2015, effective March 1, 2016, and returned under contract on July 20, 2016; and

WHEREAS, with previous staff retirements and the vacancies of the City Assessor, and the two senior appraiser positions, regular full time staff has been reduced from a prior level of seven FTE's to four FTE's, including three Property Appraisers and an Administrative Assistant I; and

WHEREAS, it was reported at the February 8, 2016 meeting of the Human Resources Committee that a mayoral decision had been made to not fill the City Assessor's position permanently until an organizational efficiency study of the Assessment Department was completed; and

WHEREAS, your Human Resources Committee discussed on October 10, 2016, options for the provision of assessment services and staffing of the department, and directed staff to research how other municipalities structure their assessment departments; and

WHEREAS, the contract of the interim City Assessor expires January 31, 2017, thus necessitating a decision be made regarding whether to contract for the provision of any assessment services, or maintain all or a portion of the currently filled positions in-house; and

WHEREAS, on January 9, 2017, the Committee of the Whole met and after review of information gathered from other municipalities with outsourced services, it was recommended that in-house staff be retained and that a full-time in-house City Assessor be appointed; that no positions be eliminated, but that the current vacancies remain unfilled until such time as a City Assessor is appointed and confirmed by the Council, at which time the City Assessor can evaluate the department; and that the services of GovHR be utilized to recruit a City Assessor.

NOW THEREFORE, BE IT RESOLVED, that the Common Council of the City of Wausau authorizes staff to do all things necessary to take the following action:

1. Maintain the current staffing level and current permanent FTE's;
2. Maintain but leave unfilled, the two senior appraiser positions until such time as a City Assessor is hired and evaluates the structure and staffing of the department;
3. Utilize the services of GovHR to fill the position of the City Assessor, which appointment shall be made by the Mayor and be subject to confirmation by the Common Council.

Approved:

Robert B. Mielke, Mayor

COMMITTEE OF THE WHOLEA STANDING COMMITTEE OF THE COMMON COUNCIL

Date and Time: Monday, January 9, 2017 at 5:00 pm., Council Chambers

Members Present: Peckham, Wagner, Nutting, Neal, Gisselman, McElhaney, Rasmussen {C}, Kellbach, Gehin, Smith and Mielke

Others Present: Jacobson, Klein, Giese, Hampson, Quale, Lispcomb, Mayer, Henrichs and Rayala

Council President Rasmussen noted a quorum and called the meeting to order. Roll call indicated 11 members present.

Discussion and Possible action on provision of assessment services: retaining in-house assessment services compared to contract assessment services. (Presentation on results of cost benefit analysis of options.)

Jacobson gave brief summary of the committee packet.

Mayer summarized the survey data worksheet submitted from the Assessment Department.

Wagner asked why there has been a constant budget for this department whether it was a reevaluation year or not. Giese explained that the department continually keeps the workload up and current for the reevaluation and they plan for it for a number of years. That is why the budget doesn't vary year to year, nor the number of staff.

Giese explained that the state charges all municipalities to do their manufacturing evaluations. This cost used to be in the council's budget, now it is in the assessment budget, approximately \$10,000 to \$12,000. Plus, the additions of risk insurance, and the charges for every computer, monitor and phones.

Wagner said the city should have a nation-wide search for an assessor by a professional service, to find qualified candidates and to fill it as an in-house position. That person should be responsible to determine the size of the department.

Mayer shared research information with the Committee that most cities that contract out assessment services the assessor is in the office at the municipality only two days per month. They usually have an appraiser and an in-house technician on site.

Motion by Nutting, second by Peckham to hire a professional recruiting service to fill the assessor's position at 1.00 FTE and retaining an in-house, full service office and assessment department, with a current staff of 5.00 FTE. Motion passed unanimously.

Discussion and possible action on selection of vendor for the provision of assessment software.

Klein gave a rundown on where the IT department is on the review of the vendor RFP for new software for the assessment department. At this time, he kept the information somewhat generic because the vendor selection has not yet been completed. He said that end of March beginning of April would be when the software would be the goal implemntation; about 4-6 months. When it's all prepared, the cost analysis reporting would be delivered in closed session.

No action was taken on this matter.

Adjourn

Motion by Peckham, second by Neal to adjourn. Meeting adjourned at 6:10 pm.

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

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

Approving the transfer of the leasehold and associated structure at 411 Washington Street; accepting the proposal of Micon Cinemas for the redevelopment of the site and related financing and budget modification.

Committee Action: Econ Dev: Approved 5-0
Finance: Approved 4-1

Fiscal Impact: \$1,000,000 Developer Incentives, Transfer of Sears Building and related administrative costs

File Number: 15-0614

Date Introduced: January 24, 2017

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
	<i>Included in Budget:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Budget Source: Debt Proceeds</i>
	<i>One-time Costs:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount: \$1,000,000 (in addition to \$650,000 for acquisition)</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount \$1,000,000 Annual Retirement \$</i>
	<i>TID Financed:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount: \$1,000,000</i>
	<i>TID Source: Increment Revenue <input type="checkbox"/> Debt <input checked="" type="checkbox"/> Funds on Hand <input checked="" type="checkbox"/> Interfund Loan <input type="checkbox"/></i>		

RESOLUTION

WHEREAS, the City of Wausau created Tax Increment District Number Three in an effort to redevelop Downtown Wausau and the East Riverfront and included real property assembly costs within the project plan, and

WHEREAS, the recently closed Sears store was acquired by the City from Sears Holdings Corporation and a Request for Proposal (RFP) process was undertaken to determine redevelopment opportunities for the site with proposals submitted by both Micon Cinemas and HOM Furniture, and

WHEREAS, the City of Wausau finds it strategic to control the redevelopment of this site as the overlandlord of the Wausau Center Mall and anchor parcels, and

WHEREAS, both the Economic Development and Finance Committees, and multiple sessions of the Common Council have met previously to discuss the acquisition of the property and the potential redevelopment options, and

WHEREAS, the project plan objectives of Tax Increment District Number Three is to:

- Eliminate under-utilized areas that contribute to blight in the Central Business District and impair the sound growth of the community.

- Prevent the recurrence of blight and blighting conditions through public and private investments within the district.
- To carry out “rehabilitation or conservation work” as defined within the Wisconsin Tax Increment Statutes.
- To enhance property values and development potential of properties within and adjacent to the district.
- To strengthen the economic well-being of the Central Business District and surrounding area.
- To increase employment opportunities available in the community.
- To increase total and per capita income in the community.
- To help implement the Redevelopment Plan and any amendments to the plan.

WHEREAS, the Finance Committee and Economic Development Committee have reviewed the developer incentive request and finds the following:

- That the development of a new theater would not occur without the financial assistance from the City of Wausau financed from Tax Increment District.
- That the financial assistance will be supported by a developer agreement.
- The developer incentives for infrastructure improvements are an eligible expense under the tax increment financing laws;
- That this project furthers the purposes of Tax Increment Financing and the objectives of the Tax Increment District Number Three Project Plan objectives;

WHEREAS, the Common Council shall consider and act upon an amendment of Tax Increment District Number Three and the agreement and related transactions authorized herein is contingent upon the adoption by all necessary bodies of that amendment.

WHEREAS, on May 10, 2016, the City of Wausau issued \$4,695,000 Taxable General Obligation Community Development Bonds, Series 2016C of which \$4,100,000 of the proceeds were to be used to finance the proposed redevelopment of the closed JCPenney’s location, and already utilized \$650,000 of those proceeds to purchase the leasehold and building from Sears Holdings Corporation.

NOW THEREFORE BE IT RESOLVED, by the Common Council of the City of Wausau, that contingent upon approval of the Amendment to Tax Increment District Number 3, the following authorizations, directions and orders are made and given:

1. **TAX INCREMENT FINDINGS.** The Common Council of the City of Wausau finds the following:
 - That the development of a new theater would not occur without the financial assistance from the City of Wausau financed from Tax Increment District.
 - That the financial assistance will be supported by a developer agreement.
 - The developer incentives for infrastructure improvements are an eligible expense under the tax increment financing laws;
 - That this project furthers the purposes of Tax Increment Financing and the objectives of the Tax Increment District Number Three Project Plan objectives;
2. **EXECUTION OF AGREEMENT.** The proper City officials are hereby authorized to finalize and execute a Development Agreement and related loan agreements with Micon Cinemas based on the Term Sheet attached for the redevelopment of the site at 411 Washington Street (known as the Sears building).
3. **SPECIFIC AUTHORIZATION FOR LAND TRANSFER AND BUILDING SALE.** The Mayor and proper City officials are hereby authorized and directed to take all necessary actions and to execute the necessary agreements to accomplish the transfer of the existing ground lease or establish a new ground lease in compliance with the terms outlined in the Term Sheet attached.

4. SPECIFIC AUTHORIZATION FOR THE BUILDING SALE. The Mayor and proper City officials are hereby authorized and directed to take all necessary actions and to execute the necessary agreements to sell the Sears Building located at 411 Washington Street to Micon Cinemas.
5. AUTHORIZATION OF FINANCING FOR THE PROJECT. The proper City officials are authorized to use proceeds from 2016C Taxable General Obligation Community Development Bonds to finance the developer incentives and other related activities.
6. PRIOR ACTS SUPERSEDED. All prior resolutions, rules, ordinances or other actions of the Common Council or any parts thereof in conflict with the provisions or adoption of this resolution or related agreements are hereby rescinded in so far as they may conflict.
7. PROJECT BUDGET. The 2017 budget will be amended and published in the official newspaper as follows:
141-343297200 TID Number Three Developer Incentives \$1,000,000
8. TID AMENDMENT. The proper City officials are hereby instructed to begin the amendment of the existing Tax Increment District Number Three.
9. EFFECTIVE DATE. This resolution shall be effective immediately upon its adoption by the Common Council, execution by the Mayor and the Tax Increment District amendment approval.
10. JOINT REVIEW BOARD. Upon execution of the developer agreement the City Clerk shall deliver a copy of the agreement to the Joint Review Board in compliance with the Wisconsin State Statutes.

Approved:

Robert B. Mielke, Mayor

FINANCE COMMITTEE

Date and Time: Tuesday, September 13, 2016 @ 5:15 pm., Council Chambers

Members Present: Rasmussen (C), Smith, Gehin, Kellbach, and Nutting

Others Present: Groat, Lindman, Jacobson, Klein, Kujawa, Schock, Stratz, Mielke, Neal, Gisselman, McElhane, Abitz, and other interested parties.

Discussion and possible action regarding authorizing the purchase of the leasehold and associated structure at 411 Washington Street and related financing and budget modification.

Chris Schock explained we have been in discussions with Sears Holding for the past couple months to purchase the building and the leasehold associated with building. The goal of the city is to move redevelopment quickly and we are very confident that our role in the process is necessary to ensure that we can facilitate a new project at the location as fast as possible. Sears Holding has been cooperative in working with the city and outside counsel has been working very closely on the details of the real estate transaction. Rasmussen pointed out that the purchase price is \$700,000, which is well under its assessed value.

Smith questioned if the city was purchasing the building in hopes of selling it someone else. Schock stated the goal is to have a quick RFP process and then to entertain proposals for a project, which could result in a sale or effectuating some transfer of it for redevelopment. The Council will review proposals and decide how they would like to go forward with it. He indicated there is very positive interest in the redevelopment project, but it cannot be publicly shared at this time.

Smith questioned where the funding for this purchase was coming from. Groat explained earlier this year we borrowed \$4 million to help with the JC Penney's/Youngers project and those funds are in an account waiting for use, so we would use a portion of those proceeds to fund this acquisition.

Groat commented we have a parking structure next to Sears which holds 975 vehicles that we have paid for and are maintaining. It is certainly in our best interests to redevelop Sears as quickly as possible because that asset relies on the activities in the mall and the activities surrounding the downtown to pay the maintenance costs.

Motion by Gehin, second by Kellbach to approve the purchase of the leasehold and associated structure at 411 Washington Street and related financing budget modification. Motion carried 4-1.

Redevelopment Proposal City of Wausau



WAUSAU MICON CINEMAS

Wausau Mall Wausau, WI 54403

Studio 3 Design
Architecture

MN 507.259.5578



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2. Project Management
3. Level of Investment and Financial Viability
4. Successful Examples
5. Organizational Overview
6. Scope/Phasing



WAUSAU MICON CINEMAS
Wausau Mall Wausau, WI 54403

Studio 3 Design
Architecture
MN 507.259.5578





October 14, 2016

Christian Schock, Planning, Community and Economic Development
City of Wausau
407 Grant Street
Wausau, WI 54403

Dear Christian:

We are pleased to submit a proposal for the redevelopment of the former Sears store in downtown Wausau. Hoeft Builders and Micon Cinema are jointly submitting this proposal and would co-own and operate the movie theater and planned commercial development. Hoeft Builders and Micon are currently working on creating a new LLC for the partnership. Micon Cinema owns and operates three movie theaters – two in Eau Claire and one in Chippewa Falls. Micon is a very successful family owned business – co owned by Mike & Connie Olson, Dan Olson and Nathan Woodworth.

Hoeft Builders specializes in design/build, construction management and real estate development projects. We have an ownership portfolio of \$40 million currently and own medical clinics, retail centers, senior living facilities and more. We are looking forward to working hand-in-hand with the City of Wausau to redevelop the former Sears store and to enhance downtown Wausau for years to come. Thank you.

Sincerely,

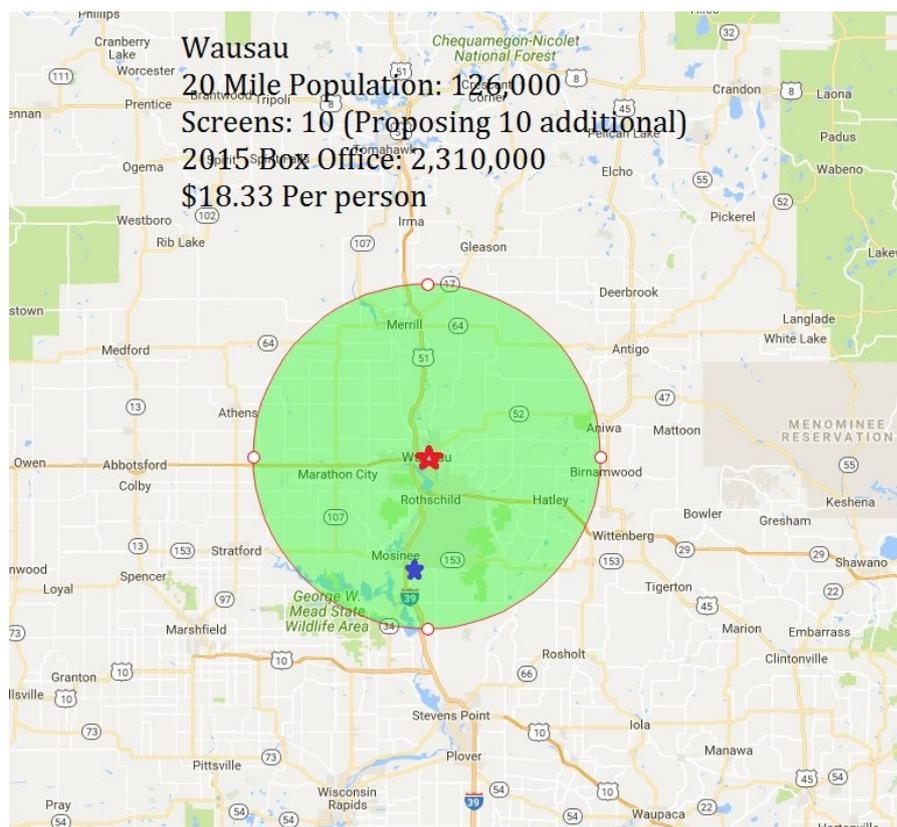
The Partnership Team

Mike and Connie Olson, Dan Olson, Nathan Woodworth, Peter Hoeft and Robb Majeski

Project Deliverables:

We are pleased to submit a proposal for the redevelopment of the former Sears store in downtown Wausau. Hoelt Builders and Micon Cinema are jointly submitting this proposal and would co-own and operate the movie theater and planned commercial development. Hoelt Builders and Micon are currently working on creating a new LLC for the partnership (in this proposal referred to as the team) which will own and operate the new movie theatre and commercial property on the former Sears site in downtown Wausau. The team proposes to build a 45,000 sq.ft., 10 screen movie theatre, create up to 12,000 sq.ft. of additional commercial space for lease and an outdoor plaza to redevelop and enhance downtown Wausau. The projected real estate value will be \$7.5 million. \$4 million will be spent on theatre equipment, seating, kitchen equipment, concessions and décor. This will be financed on a short term amortization driving the initial operating costs significantly higher. The team projects that the new movie theatre would employ up to 75 with 10 FTE and that the theatre will bring 400,000 patrons through the mall on an annual basis. The team projects that the new Micon 10 theatre will have annual sales revenue of \$3 to \$5 million. These figures are based on Micon Cinema annual sales and employees in Eau Claire and Chippewa Falls. The team strongly believes that the movie theatre and commercial space will be a true destination in downtown Wausau. Currently, there is not a movie theatre within 12 miles of downtown Wausau.

The team will purchase the property from the City of Wausau for the purchase price of \$800,000.00. The property will be a clean site at the time of closing, therefore the City of Wausau will be responsible for demolition of the building. The team will identify which portion of the building will remain to the City. The team is asking the City of Wausau for \$3 million in TIF funds to support the project. We have attached a spreadsheet showing the payback on the TIF expenditure to be completely returned to the City of Wausau through tax payments in year 15. (See next page for spreadsheet).



Project Deliverables:

TIF

10/12/2016

Micon - Wausau

Mill Rate	0.0255700	TIF Requested
Loan term # years	20	\$ 3,000,000
Assessed Value	\$7,500,000	

Year	Property tax Yearly	TIF Balance Yearly
1	\$191,775	\$2,808,225
2	\$191,775	\$2,616,450
3	\$191,775	\$2,424,675
4	\$191,775	\$2,232,900
5	\$191,775	\$2,041,125
6	\$191,775	\$1,849,350
7	\$191,775	\$1,657,575
8	\$191,775	\$1,465,800
9	\$191,775	\$1,274,025
10	\$191,775	\$1,082,250
11	\$191,775	\$890,475
12	\$191,775	\$698,700
13	\$191,775	\$506,925
14	\$191,775	\$315,150
15	\$191,775	\$123,375
16	\$191,775	\$68,400
17	\$191,775	\$260,175
18	\$191,775	\$451,950
19	\$191,775	\$643,725
20	\$191,775	\$835,500
Totals	\$3,835,500	

Project Management:

The Development Team includes the following:

Nathan Woodworth

Dan Olson

Mike and Connie Olson

Peter Hoeft

Robb Majeski

Nathan Woodworth

Nathan has served as President of WKM Properties in Winona, Minnesota since 2009. WKM Properties is a commercial property management and real estate investment company. WKM owns and manages 15 buildings, 300,000+ sq.ft. of space and has 50 tenants currently. Additionally, Nathan is a managing member of Micon Cinemas and 50% owner of 10 screens and 3 locations. Nathan is a licensed Real Estate Broker and serves on the board of directors for the Winona YMCA. Nathan received his Bachelor of Science degree from the University of Colorado in 2003.

Mike and Connie Olson

Mike and Connie Olson established Micon Cinemas in 2004 in Chippewa Falls, Wisconsin. Mike has been in the theatre business since 1971. Mike worked for various family owned theatre groups and Carmike and Excellence Cinemas from 1971 to 2003. It was 2003, when Mike and Connie decided to open their own movie theatre in Chippewa Falls. Micon Cinemas Stadium 8 opened in June 2004. Today, Mike and Connie continue to co-own and operate Micon Cinemas with their son Dan Olson and son-in-law Nathan Woodworth.

Dan Olson

Dan serves as General Manager and co-owner of Micon Cinemas. Dan joined the family business in 2010, when Micon purchased Grengs Theatres—London Square seven-plex, Cameo Budget and the Gemini Drive In all in Eau Claire. Dan has been instrumental in the expansion of Micon Cinemas in all three locations. The Downtown Budget theatre was transformed into dinner and movie theatre in 2014. Currently Micon is adding a new bar/restaurant addition in its lobby in Chippewa Falls and Eau Claire and Micon is remodeling several auditoriums in Eau Claire. Dan earned his Bachelor of Science degree from the University of Wisconsin-Stout in Business in 2007.

Peter Hoeft

Peter has been leading Hoeft Builders for 12 years. Since 2004, Peter has owned the company and grown the business from \$1 million to \$30 million in annual sales. Peter specializes in real estate development, project financing and project management. Peter and his development partner Robb Majeski have acquired, developed and currently own \$40 million in commercial real estate. Peter earned his Bachelor of Science degree in Construction Management from Colorado State University. Peter and Robb developed the River Prairie development in Altoona.

Robb Majeski

Robb has owned Cottagewood Group for 12 years. His responsibilities range from land acquisition to real estate management. Peter Hoeft and Robb have acquired, developed and currently own \$40 million in commercial real estate. Robb specializes in negotiating with city planning and zoning staff, lease terms, managing client relationships and completed real estate projects. Prior to owning the Cottagewood Group, Robb worked in facilities management with Rockwell Automation and received his B.S. degree and M.S. degree in Industrial Safety from the University of Minnesota - Duluth.

Level of Investment & Financial Viability

The projected construction budget on the project is \$7,500,000.00 for the construction of the new 45,000 sq.ft. movie theatre complex and up to 12,000 sq.ft. of commercial space. Micon Cinemas and Hoeft Builders are currently developing a LLC partnership for this project. The Development team of Nathan Woodworth, Dan Olson, Mike and Connie Olson, Peter Hoeft and Robb Majeski will be equal partners in the operation and ownership on the project. None of the development partners have ever had loan defaults, bankruptcies, suspensions or debarments.

Hoeft Builders has completed hundreds of commercial projects over the past 33 years. Our average sales over the last five years is \$19,307,000.00. In 2016 our sales will exceed \$30,000,000.00.

A summary Profit and Loss Statement for Hoeft Builders for 2013, 2014, 2015 are listed below:

	Sales:	Profit:	Net Income:
2013	\$14,603,481.00	\$2,570,065.00	\$1,732,895.00
2014	\$30,965,574.00	\$2,980,913.00	\$1,716,040.00
2015	\$15,539,083.00	\$1,750,649.00	\$ 738,650.00

A summary Profit and Loss Statement for Micon Cinemas Inc. for 2013, 2014, 2015 are listed below:

	Sales:	Profit:	Net Income:
2013	\$1,838,261.00	\$ 768,311.00	\$413,098.00
2014	\$1,796,254.00	\$1,040,496.00	\$305,121.40
2015	\$2,016,416.00	\$1,168,384.00	\$667,100.00



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Successful Examples:

Micon Cinemas purchased Grengs Theatres in 2010 consisting of the London Square Theatre in Eau Claire, the Cameo Budget in downtown Eau Claire and the Gemini Drive In. Micon remodeled and expanded the London Square Cinema in 2011. Micon sold the Gemini Drive In property in 2015 to Chippewa Valley Energy. Micon converted the downtown Budget theatre built in 1940 into a dinner and a movie concept theatre in 2015. Micon is currently adding a bar at its Chippewa Falls Theatre location and is remodeling the auditoriums and adding a bar to its London Square location (See architectural plans for the current projects).

Peter Hoeft and Robb Majeski—Hoeft Builders have successfully developed hundreds of projects in Minnesota and Wisconsin. Two projects in particular that successfully utilized TIF funds are the City of Altoona River Prairie Development and the Chippewa Commons Redevelopment project.

The City of Altoona, a bedroom community adjacent to Eau Claire, set aside the land adjacent to the future Hwy. 53 bypass in 2005 for future commercial development and established a TIF district. In 2009 Robb Majeski and Peter Hoeft purchased 28 acres of property from the City and made a commitment to start developing the River Prairie area. In 2011 Peter and Robb secured Oakleaf Surgical Hospital and Chippewa Valley Orthopedics and Sports Medicine Clinic on 17 acres of land in the River Prairie Development. Robb and Peter negotiated with the City of Altoona and secured a significant TIF incentive package for the project. This project jump started the development of the River Prairie area. Today there are more than 25 businesses located in the River Prairie Development. Hoeft Builders secured Orgel Wealth Management, DeFatta ENT & Facial Plastic Surgery, Northwestern Bank, WESTconsin Credit Union in the River Prairie Development. Woodmans, Kwik Trip, StayBridge, Bernicke Wealth Management are other projects completed in the River Prairie Development.

The Chippewa Commons redevelopment project started in 2015. The center was an 80 percent vacant retail center. Hoeft Builders worked jointly with Gordy's Markets to purchase this retail center. Gordy's committed to opening a 40,000 sq.ft. grocery store in the center. Part of the retail center includes a 90,000 sq.ft. building that was vacated by Kmart in 2012. Currently, the partnership has a Letter of Intent to lease on the 90,000 sq.ft. building. In the year and half that the partnership has owned the Chippewa Commons the vacancy rate has gone from 80 percent to 10 percent with the current LOI in place. The partnership upgraded the exterior of the retail center and renovated the 40,000 sq.ft. space for the new Gordy's Market store.



Successful Examples:

Micon Eau Claire



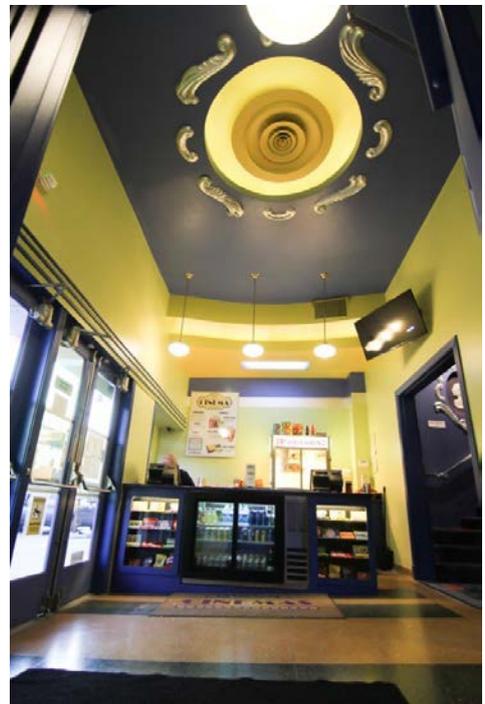
Micon Downtown Eau Claire



Micon Chippewa Falls



Micon Downtown Cinema



Micon Downtown Cinema



Organizational Overview:

Micon Cinemas, Inc.

475 Chippewa Mall Drive

Chippewa Falls, WI 54729

715-720-2291

Owned by Mike and Connie Olson, Dan Olson and Nathan Woodworth

Mike and Connie Olson started Micon Cinema in 2004. Micon expanded operations in 2010 purchasing the three movie theatres owned by Gene Grengs in Eau Claire.

Micon Cinemas continues to grow and expand. In 2015 Micon turned the Budget Cameo downtown cinema into dinner and movie theatre and are currently remodeling its main Eau Claire theatre and Chippewa Falls theatre.

Hoeft Builders, Inc.

2423 Rivers Edge Drive

Altoona, WI 54720

715-833-1761

715-833-1720 fax

Owned by Peter Hoeft, Peter is the contact and authorizing agent to contractually bind for the company. Hoeft Builders started operations in Eau Claire in 1983. Hoeft Builders is an innovative and experienced general contractor/construction management firm. We specialize in design/build, construction management and real estate development projects in Wisconsin and Minnesota. For more than 30 years we have been a proud partner in building businesses and communities throughout the upper Midwest.

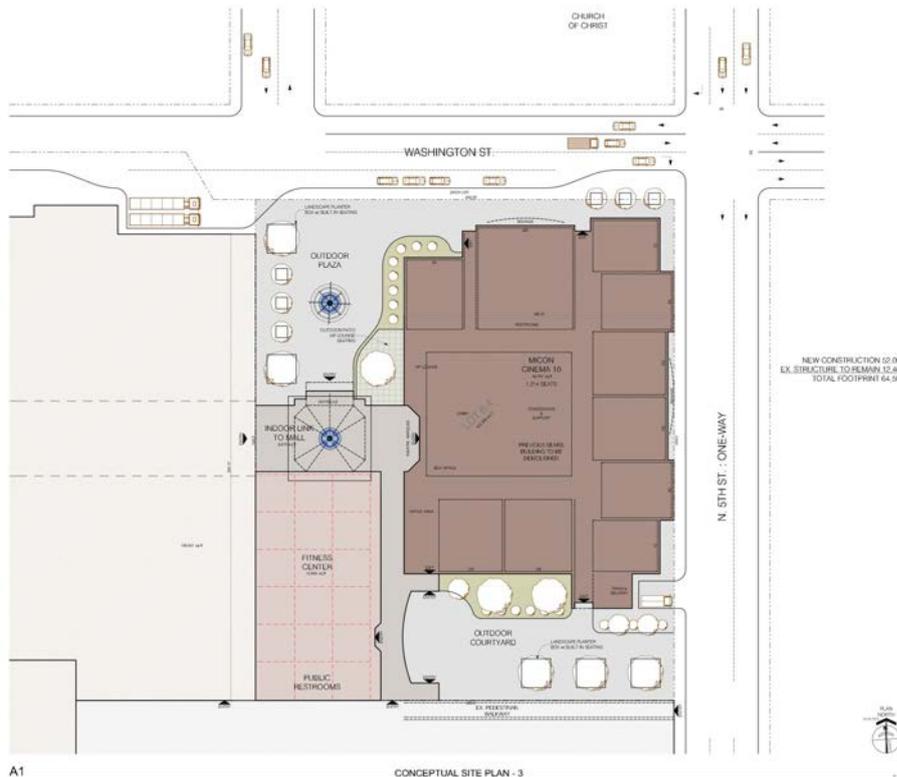
Scope/Phasing:

The Development team plans to start construction on the project in 2017 once the development agreement is in place with the City of Wausau. It is the intention to open during the holiday season in 2017. Hoeft Builders will be the general contractor on the project.



WAUSAU MICON CINEMAS
 Wausau Mall Wausau, WI 54403

**Studio 3 Design
 Architecture**
 MN 55725-5578



**Studio 3 Design
 Architecture**

601 Woodland Ave.
 Wausau, WI 54403-1001
 Phone: 715.839.3100
 Fax: 715.839.3101
 Website: www.studio3design.com
 Contact: Diana Dyer, AIA, LEED AP

**MICON CINEMAS
 ADDITION & REMODELING**

Wausau Mall
 Wausau, WI 54403

Client: Six Cities Theaters Group, LLC
 475 Douglas Street
 Wausau, WI 54403
 Contact: Dan Ober

**PRELIMINARY
 KEY FOR CONSTRUCTION**
 PRINTED 08.20.16

001	001000	Client Name	001
002	002000	Client Address	002
003	003000	Client Phone	003
004	004000	Client Email	004
005	005000	Client Website	005
006	006000	Client Logo	006
007	007000	Client Contact	007
008	008000	Client Notes	008
009	009000	Client Other	009
010	010000	Client Misc	010

Stamp: Prepared and the seal of
 Studio 3 Design LLC
 475 Douglas Street
 Wausau, WI 54403
 Printed 08.20.16

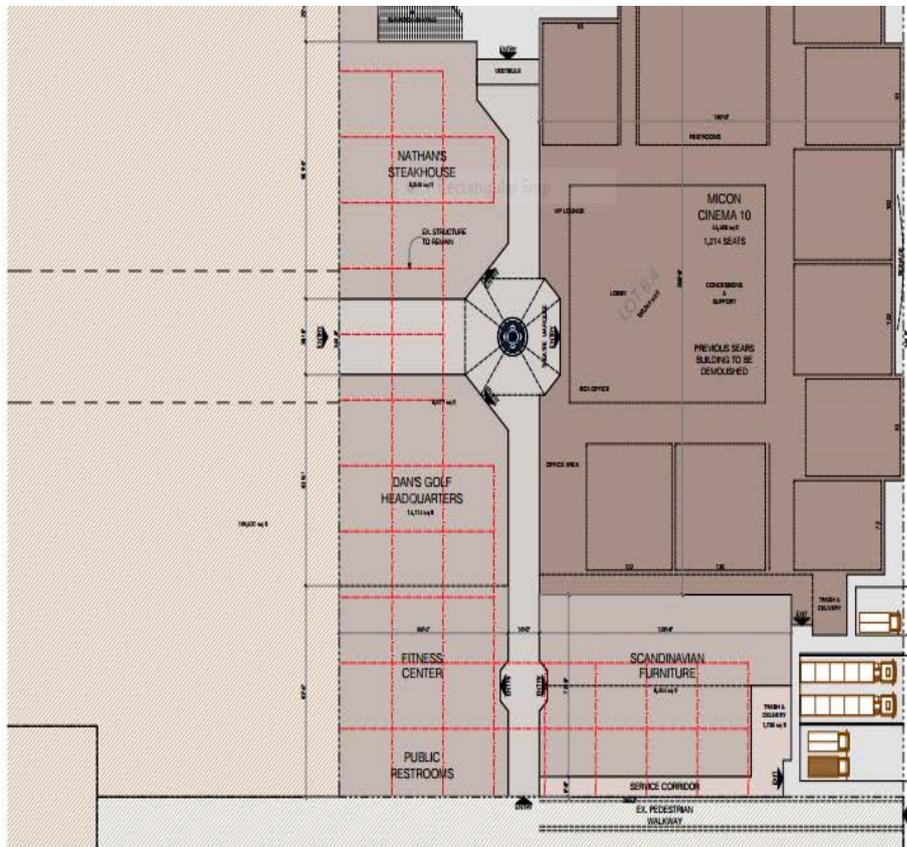
Scale: 1/8" = 1'-0"

**CONCEPTUAL
 SITE PLAN -
 SCHEME 3**

SD-3.1

Scope/Phasing:

The Development team plans to start construction on the project in 2017 once the development agreement is in place with the City of Wausau. It is the intention to open during the holiday season in 2017. Hoeft Builders will be the general contractor on the project.



N. 5TH ST. : ONE-WAY

NEW CONSTRUCTION 60,000 SF
 EX. PORTION TO REMAIN 26,000 SF
 TOTAL FOOTPRINT 86,000 SF

400 Woodland Ave.
 Oshkosh, WI 54901-1470
 av_design@yahoo.com
 Phone: 507.259.5578
 Contact: Dawn Engel, Assoc. AA

MICON CINEMAS
 ADDITION & REMODELING
 Wausau Mall
 Wausau, WI 54403

Owner:
 East Chaire Theatre Group, LLC
 475 Chippewa Mall Drive
 Suite 215
 Chippewa Falls, WI 54729
 Contact: Dan Olson

DRAWING INFORMATION
PRELIMINARY
 NOT FOR CONSTRUCTION
 PRINTED 06.20.16

SC#	ISSUE#	Client Review Set

Drawings, specifications and other visual aids, as well as all other documents of service are the property of Studio 3 Design LLC. Where the project for which they are made is not used for any other site related to the site for which they are prepared, except by agreement in writing.

Model File: MCON Wausau 062016
SHEET TITLE
 CONCEPTUAL
 SITE PLAN 1:20

August 12, 2015

Dear prospective client,

Working with Hoeft Builders was stress-free, and dare we even say, fun? Those are not words most people would use to describe their contractors! This is a group of good home town guys who bring world class service and experience. We never heard the words "no we can't". They were always happy to go leaps and bounds beyond what we expected during the busy and stressful time of building a new home for our practice. Each of the team members were present, available, and ready to jump in. They were full of ideas, recommendations and suggestions for us, who were new in the area and new business owners. They never stopped at the brick and mortar but helped us with every detail of the operation. We felt confident and comfortable that they would not only get the job done but get it done right.

Every single person we interacted with was professional and approachable. Peter Hoeft and his team effortlessly managed an orchestra that constructed a building before our eyes...from the plot of frozen ground to the beautiful final product of a functional building with classy details and personal touches. You can't help but to like these guys...they went from builders to friends...we would do it all over again but only with Hoeft Builders!

Sincerely,



Drs. Robert and Rima DeFatta

August 13th, 2015

RE: Hoeft Builders

To whom it may concern:

Advanced Laser recently completed a 4 million dollar expansion with Hoeft as our construction manager. We put considerable effort into picking a contractor, and ultimately picked Hoeft because of their approach to our project. A few highlights of our project:

- Fulltime onsite Hoeft manager – this made for a seamless single point of contact. Any question we had was quickly and professionally addressed.
- Extensive detail regarding project cost and schedule – There were virtually no “surprises” throughout the project. It was completed on time and on budget.
- Reputation in the market – before selecting Hoeft we networked with colleagues and received very positive feedback.
- Quality of the finished product – At every step of the process, Hoeft kept us up to date and part of the process. Corners were never cut; their attention to detail is impressive.
- Even after project completion, Hoeft continues to assist us in getting the most out of our new building. Although the project is complete, Hoeft continues to be an asset to our organization.

Hoeft will be at the top of our list for future construction projects, they are a pleasure to work with.

If I can answer any questions please do not hesitate to contact me directly at the number listed below.

Sincerely,



John K. Walton
President

Advanced Laser Machining Inc.
(715) 720-8093 x104



August 12, 2015

To: Future Client of Hoeft Builders

WESTconsin Credit Union just finished a major remodeling project at our newly acquired office in Chippewa Falls, Wisconsin. After careful consideration we chose Hoeft Builders to complete this project for us. The one requirement we had besides quality of the work was that we wanted the project done in a much expedited time frame. Hoeft delivered on this requirement! Everything Hoeft said they would deliver on they did. They provided us with a construction schedule upfront. That schedule was performed almost exactly as stated and in some areas work was completed ahead of schedule. It was an incredibly smooth process. This project was easily the best construction experience I have encountered. I would recommend Hoeft Builders to any company looking to expand, rebuild/remodel, or taking on a brand new project!

Respectfully,

A handwritten signature in black ink that reads "Jim Wookey". The signature is written in a cursive, flowing style.

Jim Wookey-CCUE
Chief Operations Officer
WESTconsin Credit Union

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

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

Executing a Development Agreement with Liberty Mutual Insurance Company and Affiliates to provide up to 90% of available increment not to exceed \$4.95 million for the development of a \$50 million new facility at 2101 West Bridge Street and the retention of 900 jobs.

Committee Action: Econ Dev: Approvel 5-0
 Finance: Approved 4-0

Fiscal Impact: Up to \$4,950,000

File Number: 17-0112

Date Introduced: January 24, 2017

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
	<i>Included in Budget:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount: up to \$4,900,000 TID financing over not to exceed 6 years.</i>
SOURCE	<i>Fee Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>TID Financed:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount: up to \$4,950,000 TID #6 financing</i>
	<i>TID Source: Increment Revenue <input checked="" type="checkbox"/> Debt <input type="checkbox"/> Funds on Hand <input type="checkbox"/> Interfund Loan <input type="checkbox"/></i>		

RESOLUTION

WHEREAS, Liberty Mutual, the successor to Wausau Insurance has a long and storied history in the City of Wausau and remains one of the City’s largest employers with a total annual payroll which exceeds \$54mil; and

WHEREAS, the City has a long and successful track record of public-private partnerships for development throughout the City and within the Wausau Business Campus which includes the construction of public infrastructure to facilitate private investment and job creation as noted within the Tax Increment Financing District #6 Plan and the City’s Economic Development Agreement Process Guidelines; and

WHEREAS, the project plan objectives of TID #6 is to:

- Increase the employment opportunities in the community.
- Increase the per capita income in the community.
- Increase the industrial property tax base.
- Accommodate new industries and the expansion of existing industries.
- Increase the availability of industrial sites.

- Provide appropriate financial incentives to encourage business expansion and attraction, thereby facilitating the creation of new jobs and increased tax base.
- Improve infrastructure, attractiveness and amenities of the business park to remain competitive within the market.
- To enhance the development and foster renewal of industrial sites within and adjacent to the District and;

WHEREAS, the Finance Committee and Economic Development Committee have reviewed the incentive request and finds the following:

- That the development of a new facility for Liberty Mutual would not occur without the financial assistance from the City of Wausau financed from Tax Increment District Number Six.
- That the financial assistance will be supported by a developer agreement.
- The developer incentives for infrastructure improvements are an eligible expense under the tax increment financing laws;
- That this project furthers the purposes of Tax Increment Financing and the objectives of the Tax Increment District Number Six Project Plan objectives;
- That incentives and refund payments made at the discretion of the common council is a listed project plan cost within the Tax Increment District Six Project Plan;

WHEREAS, the Common Council shall consider and act upon an amendment of Tax Increment District Number Six and the agreement and related transactions authorized herein is contingent upon the adoption by all necessary bodies of that amendment, and

WHEREAS, an existing business- Liberty Mutual- will construct a new building of approximately 150,000 sq.ft. facility at a total cost of approximately \$50mil and commit to the retention of 900 FTE jobs;

NOW THEREFORE BE IT RESOLVED, by the Common Council of the City of Wausau, that contingent upon approval of the Amendment to Tax Increment District Number 6, the following authorizations, directions and orders are made and given:

1. **TAX INCREMENT FINDINGS.** That the Common Council of the City of Wausau finds the following:
 - That the development of a new facility for Liberty Mutual would not occur without the financial assistance from the City of Wausau financed from Tax Increment District Number Six.
 - That the financial assistance will be supported by a development agreement.
 - The developer incentives for infrastructure improvements are an eligible expense under the tax increment financing laws;
 - That this project furthers the purposes of Tax Increment Financing and the objectives of the Tax Increment District Number Six Project Plan objectives;
 - That incentives and refund payments made at the discretion of the common council is a listed project plan cost within the Tax Increment District Six Project Plan;
2. **EXECUTION OF AGREEMENT** The proper City officials are hereby authorized to finalize and execute a Development Agreement and related increment sharing agreements that provide of payment of up to 90% of available increment annually for 6 years not to exceed a total of \$4.95mil in substantial conformance with the attached Term Sheet and that final approval of the agreement is delegated to the Mayor for execution of the agreement.

3. TID AMENDMENT. That the Mayor and staff are authorized to complete an amendment of the Tax Increment District Six Project Plan and boundaries and convene the Joint Review Board for the purposes of these amendments.
4. EFFECTIVE DATE. This resolution shall be effective immediately upon its adoption by the Common Council, execution by the Mayor and the Tax Increment District amendment approval.
5. That the City Clerk mail a copy of the executed development agreement to the Joint Review Board Members in compliance with the Wisconsin State Statutes.

Approved:

Robert B. Mielke, Mayor

Economic Development Term Sheet
City of Wausau and Liberty Mutual

Project:

Liberty Mutual Insurance Company (“Liberty Mutual”) is a U.S. financial services firm that currently operates a significant operations facility in the Wausau area. This multi-billion dollar corporation employs more than 50,000 people in over 800 offices throughout the world and is a member of the Fortune 100.

The company currently leases space in Wausau. The company is contemplating the construction of a new building of up to 150,000 square feet to house its operations and existing financial services employees (the “Project”). The Project is currently estimated to involve a capital investment in real and personal property (including site preparation, building construction and architecture and engineering costs) of approximately \$50 million. The Project also involves the previously announced transfer of ownership of the company’s existing Wausau facilities to a third party entity and the retention of the company’s current local workforce, which consists of approximately 900 employees and contractors (“Base Employment Level”). The average annual salary level of the company’s employees in Wausau is approximately \$60,000 per year (exclusive of benefits)

Purpose:

To provide Liberty Mutual with Tax Increment District (“TID”) financial assistance as the desired site
in

Wausau will require significant capital outlays before construction can begin as sloping terrain will substantially affect design, engineering and construction costs of the Project. Preliminary cost estimates project an investment differential of approximately 10% to develop the site due to rock/ledge and the challenging topography of the site for both the building and parking. A new facility with adequate parking will allow Liberty Mutual to remain in Wausau as a long-term community partner.

Property Tax Refund:

Liberty Mutual will be entitled to an annual property tax refund (“TID Refund”) equal to 90% of the incremental real and personal property taxes attributable to the Project. The TID Refund will be in the maximum amount of \$4,950,000, to be paid over a period of six (6) consecutive years, commencing with the first year real property taxes are payable on the new facility (the “Term”); provided, that Liberty Mutual may extend the Term for one additional year in the event of unforeseen delays in Project completion. Liberty Mutual will report its actual employment levels during the Term and the TID Refund will be adjusted as follows:

If for any year during the Term Liberty Mutual maintains an employment level:

- (i) equal to or greater than 90% of the Base Employment Level, then Liberty Mutual will be entitled to the full TID Refund for that year;
- (ii) equal to or greater than 75% of the Base Employment Level but less than 90%, then Liberty Mutual will be entitled to a partial TID Refund, with the amount to be prorated based on the actual retention level for that year;
- (iii) less than 75% of the Base Employment Level, then Liberty Mutual would not be entitled to a TID Refund for that year;

and, in each case, provided Liberty Mutual also maintains an average annual salary level for all Wausau-based Liberty Mutual employees equal to 90% of the Base Salary Level.

The final terms of the TID Refund, Project scope and terms and conditions will be set forth in a definitive project development agreement to be negotiated and executed by the Mayor and city staff prior to final project approval.

JOINT FINANCE COMMITTEE AND ECONOMIC DEVELOPMENT COMMITTEE

Date and Time: Tuesday, January 10, 2017 @ 5:00 pm., Council Chambers

Finance Members Present: Rasmussen (C), Smith, Gehin, Nutting. *Not Present:* Kellbach

ED Members Present: Neal (C), Peckham, Gehin, Rasmussen, Wagner

Others Present: Groat, Lindman, Jacobson, Mielke, Schock, Gisselman, Abitz, Goede, Glenn Speich, Ryan Ashton; also Bill Lynch, Joanne Bragg, and Chad Sweeney – Liberty Mutual Insurance

JOINT ITEM: Discussion and possible action on the proposed development at 2101 West Bridge Street and the associated amendment to the Project Plan and Boundaries for Tax Increment District No. 6, City of Wausau, Wisconsin

Mayor Mielke introduced the proposal for a new office building for Liberty Mutual Insurance in the city. He indicated Liberty Mutual will be making a significant \$50 million investment. The city will provide a reverse TIF to assist in the development of the property, which has significant topographic challenges for a structure of this size, for a period of six years. This incentive requires no upfront borrowing and the project will generate historically significant taxable value for the city. Liberty Mutual commits to retaining all 900 jobs in Wausau as a long term partner. He introduced Bill Lynch, Chief State & Local Public Affairs Officer; Joanne Bragg, VP Workplace Management; and Chad Sweeney, Senior Principal of Liberty's consultant on the project.

Bill Lynch provided an overview of Liberty Mutual Insurance; its presence in Wausau and particularly in Wisconsin; and about their philanthropic outreach in the state and locally. Joanne Bragg provided a project description, parameters, timeline and fiscal impact. She explained they are proposing to build a new building on the portion of land they retained after the rest of the property was sold to Aspirus. They are planning a building of approximately 150,000 square feet to meet the evolving needs of the workforce and future business needs. It has the potential to be a \$50 million investment to develop the site, construct the building and fully equip it. She indicated the average salary of their existing jobs is \$60,000 excluding all benefits. The real and personal property tax is projected at \$10.5 million. She stated they anticipated the first quarter of 2019 to complete and occupy the building.

JOINT 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:

► Discussion and possible action on the proposed development at 2101 West Bridge Street and the Associated Amendment to the Project Plan and Boundaries for Tax Increment District No. 6, City of Wausau, Wisconsin

FINANCE: Motion by Nutting second by Gehin to convene in Closed Session. Roll Call Vote: Ayes: Nutting, Gehin, Smith, and Rasmussen. Noes: 0. Motion carried 4-0.

ED: Motion by Wagner, second by Peckham to convene in Closed Session. Roll Call Vote: Ayes: Rasmussen, Peckham, Wagner, Gehin, and Neal. Noes: 0. Motion carried 5-0.

Both committees RECONVENED into Open Session, to take action on Closed Session item and continue with business.

FINANCE: Motion by Nutting, second by Gehin to approve the proposed development at 2101 West Bridge Street and the associated Amendment to the Project Plan and Boundaries for TID #6. Motion carried 4-0.

ED: Motion by Wagner, second by Peckham to approve the proposed development at 2101 West Bridge Street and the associated Amendment to the Project Plan and Boundaries for TID #6. Motion carried 5-0.



Liberty Mutual[®]

INSURANCE

Wausau, WI Project Overview

City of Wausau

Economic Development and Finance Committees

Joanne Bragg, VP Workplace Management, Liberty Mutual Insurance

Bill Lynch, Chief State & Local Affairs Officer, Liberty Mutual Insurance

Chad Sweeney, Senior Principal, Ginovus, LLC

January 10, 2017

Liberty Mutual Overview

- Liberty Mutual is a diversified insurer and the fifth largest property and casualty insurer in the United States.
- Liberty Mutual employs more than 55,000 people in over 800 offices throughout the world.
- Liberty Mutual ranks 73rd on the Fortune 100 list of largest companies in the U.S. based on 2015 revenue.

Liberty Mutual Wisconsin/Wausau Overview

- Liberty Mutual began operations in Wisconsin in 1919 and currently has approximately 900 workers in Wausau.
- Liberty Mutual also has nearly 200 employees working in offices located in Milwaukee, Green Bay, Madison, Waukesha and Appleton.
- In 2016 Liberty Mutual sold its former headquarters building in Wausau to Aspirus and continues to lease space from Aspirus.
- Liberty Mutual is committed to continuing our insurance operations in Wausau and long-standing presence in the community.

Philanthropic Outreach

Give with Liberty, Liberty Mutual's employee giving program:

- Wisconsin employees pledged \$241,068 in 2016 to 221 WI-based nonprofits – Liberty Mutual matches those pledges 50%
- Examples of the organizations that benefit by our employee donations and our company match include United Way of Marathon County, Marathon County Humane Society, American Cancer Society, and The Women's Community, Inc. of Wausau

Serve with Liberty, Liberty Mutual's employee service program:

- Over 500 Wisconsin employees participated in 2016
 - Employees served on weekdays over two weeks at 32 Wisconsin nonprofits

Project Description

- Liberty Mutual is contemplating the construction of a new building on an adjacent land parcel that we retained following the sale of our building to Aspirus.
 - New building being evaluated will be up to 150,000 square feet
 - Plan to develop new office space to meet the evolving needs of our workforce and meet future business needs
 - Potential \$50 million investment to construct and equip a new building

Liberty Office – Hoffman Estates, IL



Liberty Office – Indianapolis, IN



Liberty Office – Warrenville, IL



Project Parameters

■ Employment

- Approximately 900 jobs comprising the following types of roles:
 - Insurance service and production roles, information technology roles including software development, corporate functions

■ Payroll

- Average Salary of Existing Jobs: \$60,000 (excluding benefits)
- Annualized Payroll: \$54,000,000 based on 900 positions

■ Capital Investment

- A total of \$50,000,000 for site development, building and parking garage construction, soft costs, and personal property investments such as furniture, fixtures, and equipment

Fiscal Impact

- Approximately 900 jobs with an average annual salary of \$60,000
- \$10.5 million in net real and personal property taxes collected over 15 years
- Significant number of construction jobs and other local economic impact

Project Timeline

January 2017	Final Internal Project Approvals
Q1 2017	Design, Permitting & Incentive Approval
Q2 2017	Commence Site Work
Q3 2017	Commence Construction
Q1 2019	Substantially Complete Construction and Occupy New Facility

Thank You

For more information, please contact:

Joanne Bragg

VP Workplace Management, Liberty Mutual Insurance
857-224-2958 / Joanne.Bragg@LibertyMutual.com

Bill Lynch

Chief State and Local Affairs Officer, Liberty Mutual Insurance
617-574-5688 / William.Lynch@LibertyMutual.com

Chad Sweeney

Senior Principal, Ginovus, LLC
317-437-4700 / Chad@Ginovus.com

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

JOINT RESOLUTION OF THE ECONOMIC DEVELOPMENT COMMITTEE AND FINANCE COMMITTEE	
Allocating an additional \$100,000 to the Live It Up Wausau program from Tax Increment Financing District #2 funds previously approved for the improvement of housing stock.	
Committee Action:	Econ Dev: Approved 5-0 Finance: Approved 4-0
Fiscal Impact:	\$100,000
File Number:	16-0307
Date Introduced:	1/24/2017

FISCAL IMPACT SUMMARY			
COSTS	<i>Budget Neutral</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
	<i>Included in Budget:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount: \$100,000</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount: \$100,000</i>
	<i>TID Source: Increment Revenue <input type="checkbox"/> Debt <input type="checkbox"/> Funds on Hand <input checked="" type="checkbox"/> Interfund Loan <input type="checkbox"/></i>		

RESOLUTION

WHEREAS, the City of Wausau has a long track record of successful housing and community development programs which allocate down payment assistance funds that improve homeownership accessibility; and

WHEREAS, the City acknowledges that successful workforce and economic development programs must proactively address housing diversity and the homesteading of local employees to be rooted in a local neighborhood and community- especially within the City; and

WHEREAS, the City of Wausau Live It Wausau program has been a model program which engages with employers as partners in ensuring their employees are better connected to the local community; and

WHEREAS, the City previously allocated one year of tax increment from Tax Increment Financing District #2 funds to housing stock improvements as allowed by law; and created a Housing Stock Improvement Fund to account for this activity, and

WHEREAS, the City together with stakeholders including local businesses, the Community Foundation of North Central Wisconsin, the Wausau Region Chamber of Commerce and the Wisconsin Housing

and Economic Development Authority (WHEDA) has worked to design a new down payment assistance program specifically for local employees; and

WHEREAS, the goals of Live It Up Wausau are to increase awareness and resources for homeownership with local employees, increase homeownership rates within the City, increase resources for the renovation of homes in older neighborhoods, and to root local employees within core neighborhoods thru downpayment assistance; and

WHEREAS, Live It Up Wausau is designed to combine city, federal, employer and private contributions to create a no-interest, partly-forgivable loan for down payment assistance to employees of participating businesses who wish to buy homes within the City of Wausau- effectively linking workforce retention and economic development efforts with housing improvement and homeownership goals.

NOW THEREFORE BE IT RESOLVED, that the City allocate the Live It Up program an additional \$100,000 from Tax Increment Financing District #2 funds; and

BE IT FURTHER RESOLVED, that the Finance Director and proper City officials are authorized to modify the budget for Tax Increment District Number Two Fund and publish the budget modification in the official newspaper as required.

Increase Account: 138-338097200 100,000

Approved:

Robert B. Mielke, Mayor

JOINT FINANCE COMMITTEE AND ECONOMIC DEVELOPMENT COMMITTEE

Date and Time: Tuesday, January 10, 2017 @ 5:00 pm., Council Chambers

Finance Members Present: Rasmussen (C), Smith, Gehin, Nutting. *Not Present:* Kellbach

ED Members Present: Neal (C), Peckham, Gehin, Rasmussen, Wagner

Others Present: Groat, Lindman, Jacobson, Mielke, Schock, Gisselman, Abitz, Goede, Glenn Speich, Ryan Ashton; also Bill Lynch, Joanne Bragg, and Chad Sweeney – Liberty Mutual Insurance

JOINT ITEM: Discussion and possible action on the recapitalization of funding for the Live It Up Wausau Program.

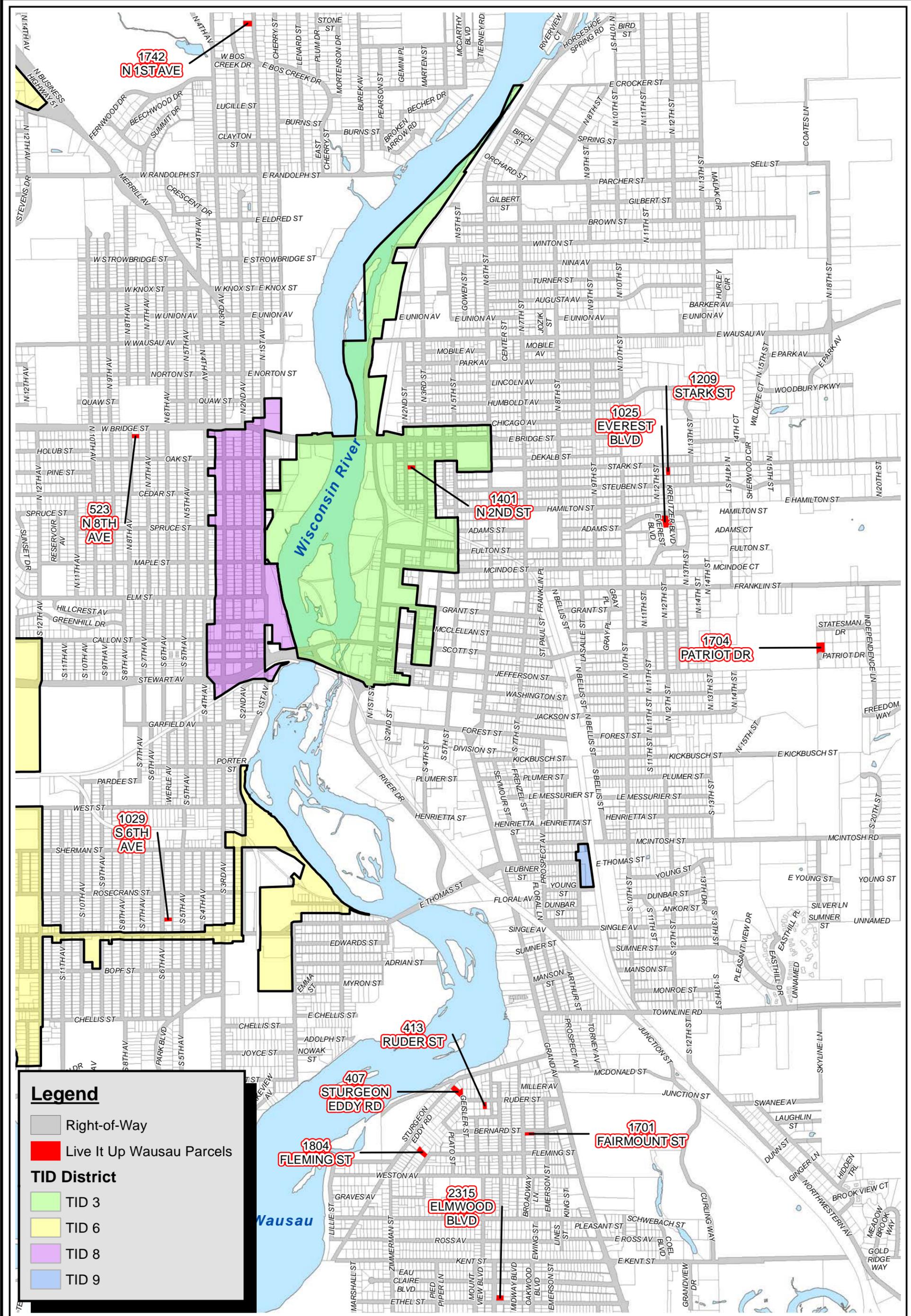
Schock provided an overview of the Live It up Wausau Program for 2016, noting they had 20 businesses and raised nearly \$50,000 of private resources and allocated \$150,000 of public resources. He reviewed the map in their packets of the geographic diversity of homes throughout the city in various neighborhoods that were involved in the program. There was a lot of diversity in the home values as well, which was the intent of the program which was meant as an economic development homesteading tool, not just a needs based tool. He indicated the funds have all been allocated and we will start to receive loan payments back as it starts to revolve. He requested they recapitalize using additional TID #2 funds established for programs like this, for 2017 to continue the program.

Wagner suggested publishing the names of the businesses that participated to celebrate the fact that they have employees that are investing in the city.

Groat explained TID #2 established this Housing Stock Improvement Fund and the increment that was donated to the fund was \$633,000. They have used \$250,000 for funding the loan to Blenker Construction for the Third Street multi-use housing; \$130,000 to Live It Up Program; and \$20,000 for marketing. There is approximately \$230,000 left in the fund and is the only fund that has some flexibility and no federal regulations.

ED: Motion by Gehin, second by Peckham to approve recapitalization of the Live It Up Wausau Program in the amount of \$100,000 for 2017. Motion carried 5-0.

FINANCE: Motion by Nutting, second by Gehin to Peckham to approve recapitalization of the Live It Up Wausau Program in the amount of \$100,000 for 2017. Motion carried 4-0.



Legend

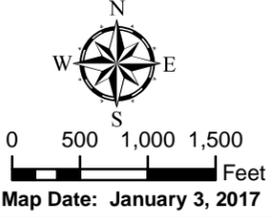
-  Right-of-Way
-  Live It Up Wausau Parcels
- TID District**
-  TID 3
-  TID 6
-  TID 8
-  TID 9

NOTES:
 1. DUPLICATION OF THIS MAP IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY OF WAUSAU ENGINEERING DEPT.
 2. THIS MAP WAS COMPILED AND DEVELOPED BY THE CITY OF WAUSAU AND MARATHON COUNTY GIS. THE CITY AND COUNTY ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 3. MAP FEATURES DEVELOPED FROM APRIL 2010 AERIAL PHOTOGRAPHY.

Live It Up Wausau

City of Wausau

Marathon County, Wisconsin



JOINT RESOLUTION OF THE ECONOMIC DEVELOPMENT COMMITTEE AND FINANCE COMMITTEE	
Authorizing changes to the amortization and term of an existing City loan to Bull Falls Brewery from 10 years to 15 years to facilitate continued operations and future growth.	
Committee Action:	Econ Dev: Approved 5-0 Finance: Approved 4-0
Fiscal Impact:	Extend amortization schedule results in approx. \$20,000 of interest
File Number:	12-1115
Date Introduced:	January 24, 2017

FISCAL IMPACT SUMMARY			
COSTS	<i>Budget Neutral</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
	<i>Included in Budget:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount: Loan payments of approximately \$2,834.10</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount \$400,000</i>
	<i>TID Financed:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount</i>
	<i>TID Source: Increment Revenue <input checked="" type="checkbox"/> Debt <input checked="" type="checkbox"/> Funds on Hand <input type="checkbox"/> Interfund Loan <input type="checkbox"/></i>		

RESOLUTION

WHEREAS, the City supported Bull Falls Brewery with a Tax Increment Financing funded grant and loan and has a secondary mortgage position on the subject property; and

WHEREAS, Bull Falls Brewery is seeking a refinancing of existing debt from both their private lender and the City to free up monthly cashflow for operations and expansions; and

WHEREAS, Bull Falls has requested and your Finance Committee and Economic Development Committee has recommended that the new City financing extend the amortization by 60 months with the principal paid in full by the end of the term and the related monthly payment decrease accordingly; and

WHEREAS, the current monthly payment is \$4,792.82 and the principal outstanding is \$327,015.36. The preliminary revised rate is \$2,834.10 which equates to approximately \$20,000 of interest income collected on the loan;

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Wausau authorizes the proper City officials and staff to complete the required paperwork for changes to the loan term and amortization schedule for the City issued debt at Bull Falls Brewery.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Common Council of the City of Wausau authorizes the proper City officials and staff to amend the existing Development Agreement to reflect this change to the loan term.

BE IT FURTHER RESOLVED, that the City Clerk send a copy of the revised agreement to the Joint Review Board.

Approved:

Robert B. Mielke, Mayor

FINANCE COMMITTEE

Date and Time: Tuesday, January 10, 2017 @ 5:00 pm., Council Chambers

Finance Members Present: Rasmussen (C), Smith, Gehin, Nutting.

Members Excused: Kellbach

Others Present: Groat, Lindman, Jacobson, Mielke, Schock, Gisselman, Abitz, Goede, Glenn Speich, Ryan Ashton; also Bill Lynch, Joanne Bragg, and Chad Sweeney – Liberty Mutual Insurance

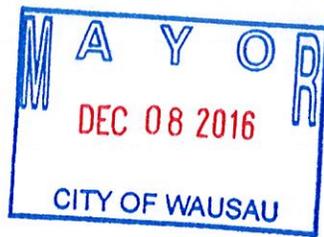
Discussion and possible action on the request to amend the development agreement for the property at 901 East Thomas Street.

Schock explained Bull Falls Brewery is requesting a re-amortization of their loan to extend the payment period to lower their payment on a monthly basis in an effort to free up cash flow as they continue to grow/retool. He indicated they presented to the ED Committee how the changing factors of the brewery industry necessitated them to be proactive to free up cash for their expansion. He noted the bank has agreed to refinance/re-amortize their loan so it is appropriate for us to be requested to do the same. It would change the term length an additional five years.

Rasmussen commented Mike & Don Zamzow explained to ED that with the market saturation beginning in craft brewery, they are actually looking to expand into multiple states. Their cost to market their product and compete for shelf and tap space in other states certainly costs more in terms of outreach.

Motion by Nutting, second by Gehin to approve the request to amend the development agreement for the property at 901 East Thomas Street. Motion carried 4-0.

12/8 Hand delivered by Don Zamzow.



Bull Falls Brewery, LLC
901 East Thomas Street
Wausau, WI 54403
715-842-2337



December 8, 2016

Mayor Robert B. Mielke
Wausau City Hall
407 Grant Street
Wausau, WI 54403

Dear Mayor Mielke:

Thank you for discussing this item with us. Accordingly, we are coming to you with a request for our brewery as outlined below.

Request:

Bull Falls Brewery requests to have the term of its loan with the City of Wausau extended 5 years longer than the original term of 10 years.

Reason:

The reduction in the monthly payments will allow additional cash flow for continued operating profitability as the craft brew industry faces market over saturation.

The resultant reduction in our monthly payments will improve our cash flow situation helping us to continue operating profitably in the current market environment.

Factors:

Bull Falls Brewery has always been focused on growth; hence, the system in our brewery expansion was designed to accommodate demand in our local 13 county core market with a projected increase. It was also designed to handle growth from surrounding markets within Wisconsin and nearby adjoining states.

While the local core market and our community have enthusiastically accepted our Bull Falls products, most of the surrounding territories are not familiar with it, so this anticipated growth is not materializing as quickly as we had planned. As a result, we are readjusting our cost and expense structure to more closely reflect our existing market requirements.

Included in this strategy is the request to lower our required debt payments as it is going take longer to develop the outlying markets than we anticipated, we are also working with our bank and the SBA to structure our loan terms to give us the flexibility to work within this slower growth structure. That is why we are coming to you with this request.

The National Beer Market:

Craft brewers like Bull Falls are fighting for shelf space at the store and handle space at the bar. The last decade has seen unprecedented rapid growth in craft breweries in the U. S. where craft beer volume has grown from under 4% to over 12% of total beer sales in 2015. The number of craft breweries has grown to a current level of over 4000 in the country, each brewery producing a variety of styles numbering in the 10s of 1000s. The industry as a whole is beginning to undergo a re-alignment that will probably continue for 2 or 3 years. The breweries that produce a high quality product and have a loyal local following will thrive and survive.

Bull Falls Brewery:

Bull Falls Brewery is now entering its 10th successful year; having started in 2007 in Wausau. Bull Falls has enjoyed great popularity of its products in Wausau; our local core market. Bull Falls Brewery has become an integral part of the Wausau community participating and contributing in many local causes and adding another destination for Wausau visitors.

While the early growth seems to have leveled off to we are making inroads into Eastern Wisconsin and Minnesota.

Bull Falls Brewery is committed to the Wausau area and plan to be a fixture in this community for years to come.

Sincerely,



D.D. Zamzow

Bull Falls Brewery, LLC

715-842-2337



M.D. Zamzow

Cc: Chris Schock, Planning, Community and Economic Development

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

RESOLUTION OF THE PLAN COMMISSION

Adopting the City of Wausau Comprehensive Plan 2016.

Committee Action: Approved 6-0

Fiscal Impact: None.

File Number: 01-0907

Date Introduced: January 24, 2017

WHEREAS, section 66.10001(4), Wisconsin Statutes establishes the required procedure for a local government to adopt a comprehensive plan, and section 66.1001(2) identifies required elements of a comprehensive plan; and

WHEREAS, the City of Wausau Plan Commission has the authority to recommend that the Common Council adopt a “comprehensive plan” under section 66.1001(4)(b); and

WHEREAS, the City, through the North Central Wisconsin Regional Planning Commission, has prepared the attached document entitled City of Wausau Comprehensive Plan 2016, containing all maps and other descriptive materials, to be the comprehensive plan for the City under section 66.1001, Wisconsin Statutes; now therefore

BE IT RESOLVED; that the Plan Commission of the City of Wausau hereby adopts the attached Comprehensive Plan as the City’s comprehensive plan under section 66.1001(4), Wisconsin Statutes; and

BE IT FURTHER RESOLVED, that the City Clerk certifies a copy of the attached Comprehensive Plan to the Common Council; and

BE IT FURTHER RESOLVED that the Plan Commission hereby recommends that, following a public hearing, the Common Council adopt an ordinance to constitute official approval of the City of Wausau Comprehensive Plan as the City’s comprehensive plan under section 66.1001, Wisconsin Statutes.

Approved:

Robert B. Mielke, Mayor

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, December 20, 2016, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Mielke, Gisselman, Peckham, Lindman, Zahrt, Brueggeman

Others Present: Lenz, Hebert, Lawrence

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

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

Discussion and possible action on adopting the 2016 City of Wausau Comprehensive Plan.

Lenz said that a draft copy of the plan was included in the email link of the packet. The draft is the same as what was brought to the commission in November. At the November meeting, Dennis Lawrence from Regional Planning, gave a brief overview of the plan. This was the first time that the plan was brought as a whole to the commission; in the previous months one or two chapters were brought to the commission at a time. At this time, staff would be looking for a recommendation to formally adopt the plan. It is still in draft form, and a public hearing will need to be held, per the state statutes, so there is time for any edits. The strategy is to get a recommendation to adopt the plan, hold a public hearing, and have it go to Common Council on January 24 for adoption. Lenz said that he has been going through and making some minor edits to this draft. The public hearing will be held on January 24th at 6:00 p.m. and the Common Council will meet at 7:00 p.m. on that same night.

Zahrt said that in the 4th chapter, there was a reference to fiber optic cables insertion, but there hasn't been anything inserted. Lawrence said that there are two or three spots in the plan that need to be added and this is one of those spots. These will be updated prior to the public hearing.

Gisselman said that there are items in the Natural Resources chapter in regards to the Wisconsin River and working with other communities for forest protection. He asked Lawrence how he sees the city doing this, as the plan will be a template for quite a few years. Gisselman asked Lawrence how he sees the city moving in that type of area. Lawrence said that the plan tries to deal with it in two perspectives. One is a broader framework and the other is to identify specific tasks for the city to address. The broader goals should go back to the committees to decide which of the goals are priorities that the city wants to be involved in. Gisselman asked Lawrence if there are certain items in the plan that rose to a high level of needed action. Lawrence said that the implementation chapter identifies thirteen or fourteen priorities that would bubble to the top. There are a lot of the items that the plan addresses that committees could review. Gisselman said that this is a large document that has come from a lot of different places. Lawrence said that some communities will break it down into areas to focus and narrow depending on the available resources.

Gisselman motioned to recommend adoption of the 2016 City of Wausau Comprehensive Plan. Zahrt seconded, and the motion carried unanimously 6-0. This item will go to Common Council on January 24, 2017.



Memorandum

From: Brad Lenz
To: Plan Commission
Date: December 14, 2016
Subject: Staff report for upcoming meeting

This memo summarizes the agenda items for the December 20th Plan Commission meeting. Additional staff comments and discussion will take place at the meeting itself. Attachments to this memo provide additional information for each item.

#1 – Minutes from the November meeting.

Previous meeting minutes should be reviewed. They will be placed on file if approved.

#2 – Comprehensive Plan

City staff has been working with North Central Wisconsin Regional Planning Commission (NCWRPC or Regional Planning) for over a year on the update to the city's comprehensive plan. Last month at Plan Commission, a draft was put together and presented to the commission that was based on the individual chapters previously reviewed by the commission. The current action being sought is for the Plan Commission to formally recommend adoption of the plan to the Common Council. The draft resolution is attached. A public hearing, as required by Wisconsin Statutes, is being scheduled for January 24th, prior to final action by the Common Council.

#3 – Highland Park Historic District.

The city's Historic Preservation Commission held a public hearing to consider creating a new historic district called the Highland Park Historic District. A map of the proposed district is included in the packet. The new district would be located adjacent to the existing East Hill Historic District. The city has a total of three (3) existing historic districts, all of them "Class II" districts. Class II essentially means that any recommendations by the Historic Preservation Commission to property owners within the district are advisory only. Upon creation of the district, home owners within the district would need to apply for a Certificate of Appropriateness for external renovations to their home that are visible from a city street and require a building permit.

The Historic Preservation Commission held a public informational meeting earlier this year in addition to the formal public hearing last month. Homeowners within the district

ORDINANCE OF COMMON COUNCIL

Amending Chapter 2.16 Standing Rules of the Common Council Rule 15, Financial Matters

Committee Action:

Ordinance Number:

Fiscal Impact: None

File Number: 02-0432

Date Introduced: January 24, 2017

The Common Council of the City of Wausau do ordain as follows:

Add ()

Delete ()

Section 1. That Rule 15, Financial Matters, is hereby amended to read as follow:

RULE 15 – FINANCIAL MATTERS

A. ~~Bills and Other Financial Claims.~~ All bills and other financial claims against the City shall be itemized and presented to the finance director for examination. ~~The clerk shall then refer claims to the city's insurance carrier for consideration and to finance committee upon recommendation of the city's insurance carrier, which shall make a recommendation for disposition of the matter at the next council meeting.~~ Payment of bills, regular wages and salaries of officers and employees already provided for in the budget adopted by the council shall be made without submission to the council after ratification by the department/division head submitting them and approval of the finance director.

B. Other Financial Claims. All financial claims shall be referred to the Board of Public Works for consideration upon recommendation of the city's insurance carrier.

BC. Ordinances and Resolutions. The council shall act on all ordinances and resolutions appropriating money or creating any charge against the city, other than the payment of claims for purchases or work previously authorized by the council.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. This ordinance shall be in full force and effect on the day after its publication.

Adopted:

Approved:

Published:

Attest:

Approved:

Robert B. Mielke, Mayor

Attest:

Toni Rayala, Clerk