

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



OFFICIAL NOTICE AND AGENDA

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

Special Meeting: ECONOMIC DEVELOPMENT COMMITTEE
Date/Time: Tuesday, May 13, 2014 at 4:15 p.m.
Location: City Hall, 2nd Floor Board Room
Members: Bill Nagle (Chair), Tom Neal (Vice Chair), David Oberbeck, Lisa Rasmussen and Romey Wagner

AGENDA ITEMS FOR CONSIDERATION (All Items Listed May Be Acted Upon)

- 1 Public Comment on Matters Appearing on the Agenda
- 2 Consider Negotiations with Olson Tire and Auto regarding the property located at 3515 Stewart Avenue
- 3 **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. (Consider Negotiations with Olson Tire and Auto regarding the property located at 3515 Stewart Avenue)
- 4 **RECONVENE** into open session to take action on closed session item, if necessary

Adjournment

Bill Nagle (Chair)

This notice was posted at City Hall and emailed to the Wausau Daily Herald newsroom on 5/7/14 at 3:00 p.m. Other Distribution: Media, Alderpersons, Mavor, Ravala, Hebert, Stratz, Lawrence.

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.

**OLSON PAVING
TAX INCREMENT DISTRICT 7
ORIGINAL**

USE OF FUNDS

DEVELOPER GRANT	\$ 275,000
DEVELOPER LOAN 0% INTEREST 3 YEAR DEFERRAL 10 YEAR TERM	\$ 100,000

SOURCE OF FUNDS

CURRENT TAX RATE	\$24.11
10 YEAR PROMISSORY NOTE 3% INTEREST \$375,000 PRINCIPAL	\$44,000 ANNUAL AMORTIZATION
DEVELOPER LOAN \$100,000 0% INTEREST 3 YEAR DEFERRAL 10 YEAR TERM	

MINIMUM PROJECT VALUE \$2,200,000

CASH FLOW PROJECTED BY YEAR

Budget Year	Increment Value	Tax Rate	SOURCES OF FUNDS		USES OF FUNDS	Annual Surplus (Deficit)	Accumulated Surplus (Deficit)
			Increment Revenue Projection	Developer Loan Repayment	City Debt Retirement		
2015					44,000	(44,000)	(44,000)
2016	1,410,000	\$24.11	33,995		44,000	(10,005)	(54,005)
2017	1,410,000	\$24.11	33,995	4,762	44,000	(5,243)	(59,248)
2018	1,410,000	\$24.11	33,995	14,285	44,000	4,280	(54,968)
2019	1,410,000	\$24.11	33,995	14,285	44,000	4,280	(50,688)
2020	1,410,000	\$24.11	33,995	14,285	44,000	4,280	(46,408)
2021	1,410,000	\$24.11	33,995	14,285	44,000	4,280	(42,127)
2022	1,410,000	\$24.11	33,995	14,285	44,000	4,280	(37,847)
2023	1,410,000	\$24.11	33,995	14,285	44,000	4,280	(33,567)
2024	1,410,000	\$24.11	33,995	9,528	44,000	(477)	(34,044)
2025	1,410,000	\$24.11	33,995			33,995	(49)
2026	1,410,000	\$24.11	33,995			33,995	33,946
			\$ 373,946	\$ 100,000	\$ 440,000		

CURRENT LAND AND IMPROVEMENT VALUE

3515 Stewart Avenue \$ 790,000

MINIMUM IMPROVED VALUE \$ 2,200,000

INCREMENT VALUE \$ 1,410,000

TAX BY GOVERNMENT UNIT

County	\$ 64,584
City	112,898
Wausau School District	137,355
NTC	25,163
	<u>\$ 340,000</u>

**OLSON PAVING
TAX INCREMENT DISTRICT 7
REVISED**

DEVELOPER INCENTIVES

DEVELOPER GRANT	\$	200,000
DEVELOPER LOAN 0% INTEREST 3 YEAR DEFERRAL 10 YEAR TERM	\$	175,000

SOURCE OF FUNDS

CURRENT TAX RATE	\$24.11
10 YEAR PROMISSORY NOTE 3% INTEREST \$375,000 PRINCIPAL	\$44,000 ANNUAL AMORTIZATION
DEVELOPER LOAN \$175,000 0% INTEREST 3 YEAR DEFERRAL 10 YEAR TERM	

MINIMUM PROJECT VALUE \$2,200,000

CASH FLOW PROJECTED BY YEAR

Budget Year	Increment		SOURCES OF FUNDS		USES OF FUNDS	Annual Surplus (Deficit)	Accumulated Surplus (Deficit)
	Value	Tax Rate	Increment Revenue Projection	Developer Loan Repayment	City Debt Retirement		
2015					44,000	(44,000)	(44,000)
2016	1,410,000	\$24.11	33,995		44,000	(10,005)	(54,005)
2017	1,410,000	\$24.11	33,995	8,250	44,000	(1,755)	(55,760)
2018	1,410,000	\$24.11	33,995	25,000	44,000	14,995	(40,765)
2019	1,410,000	\$24.11	33,995	25,000	44,000	14,995	(25,770)
2020	1,410,000	\$24.11	33,995	25,000	44,000	14,995	(10,775)
2021	1,410,000	\$24.11	33,995	25,000	44,000	14,995	4,221
2022	1,410,000	\$24.11	33,995	25,000	44,000	14,995	19,216
2023	1,410,000	\$24.11	33,995	25,000	44,000	14,995	34,211
2024	1,410,000	\$24.11	33,995	16,750	44,000	6,745	40,956
2025	1,410,000	\$24.11	33,995			33,995	74,951
2026	1,410,000	\$24.11	33,995			33,995	108,946
			\$ 373,946	\$ 175,000	\$ 440,000		

CURRENT LAND AND IMPROVEMENT VALUE

3515 Stewart Avenue \$ 790,000

MINIMUM IMPROVED VALUE \$ 2,200,000

INCREMENT VALUE \$ 1,410,000

PROJECT INCREMENT BY OVERLYING TAXING JURISDICTION

County	\$ 50,337
City	87,994
Wausau School District	107,056
NTC	19,613
	<u>\$ 265,000</u>

FIRE-EX SYSTEMS ENGINEERING, INC

"CONSULTING, DESIGN, & ENGINEERING OF FIXED PIPE FIRE PROTECTION SYSTEMS"



May 6, 2014

Honorable Mayor Tipple
City of Wausau
407 Grant Street
Wausau, WI 54401

Re: Support for 3515 Stewart Ave Zoning Change

Dear Mr. Mayor;

Today we received a notice of application and hearing regarding a proposed zoning change for the property described to be known as 3515 Stewart Avenue, Wausau, WI 54401. If I am correct, that property is the same property I see each day through my office window located across the street at 3500 Stewart Avenue. When I read of Mr. Olson's application for a change, I couldn't wait to write this letter in support of the change as requested. What is described is far better for the area and the city of Wausau than what presently stands as the remnants of Stettin Elementary.

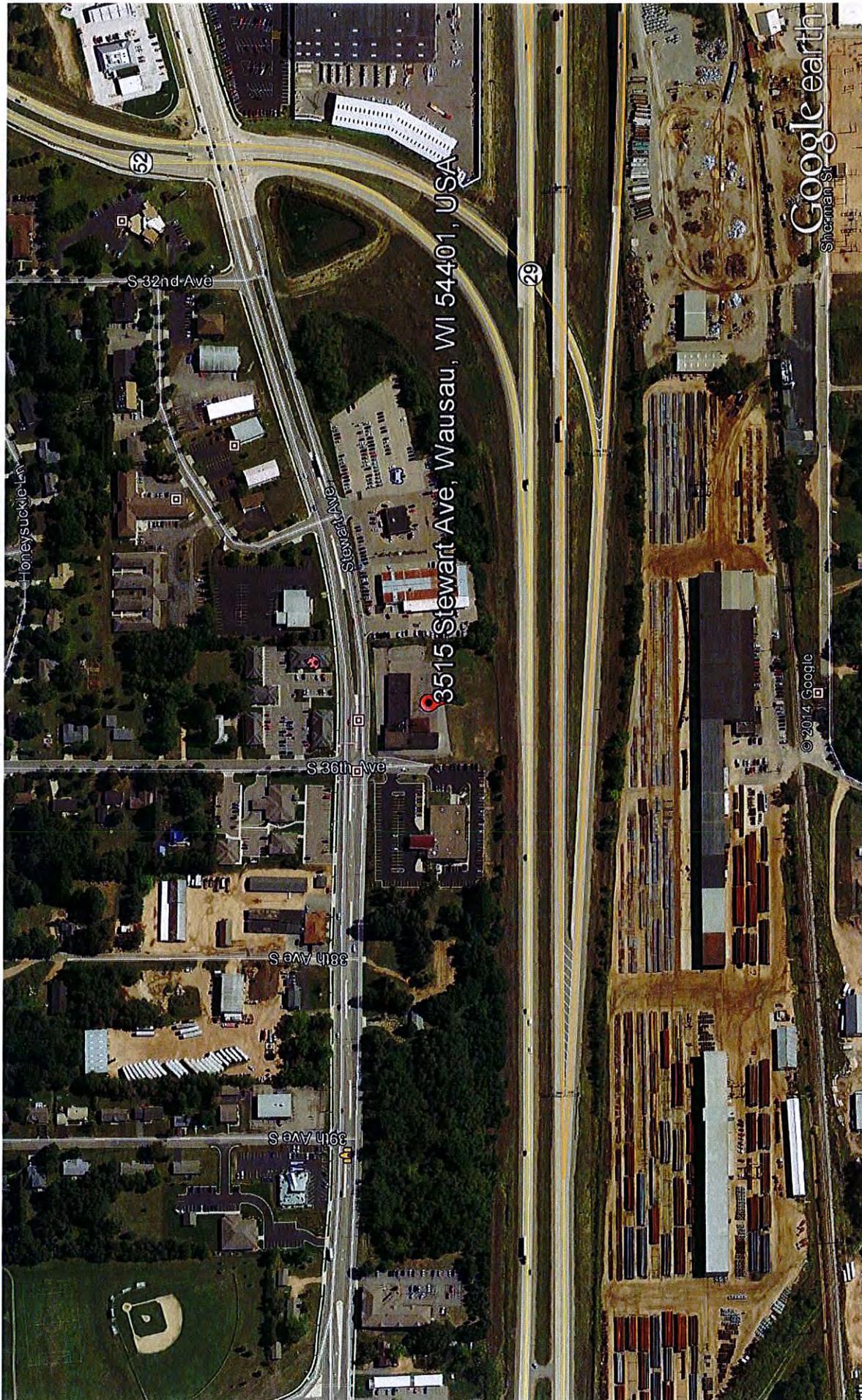
My father Ron Slaby and myself are the owners of the building I office from at 3500 Stewart. Please inform the committee that we are both in strong support of the change.

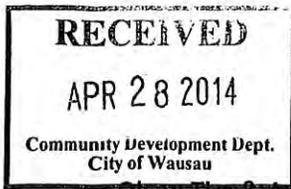
Thank you.

Sincerely,

Russ Slaby

Russ Slaby





Olson Tire & Auto Service / AOK Property II Expansion on West Side

Thank you for taking the time to meet with us today. I am pleased to inform you that we have an accepted offer for the Stettin School property from the O'Malley family. While we have that accepted offer, we have a list of contingencies that we need to fulfill to accommodate our construction and expansion.

As way of providing the group with a bit of our company's background I'd like to share a timeline of our activity. We opened here in 1987, a downtown Wausau location in a six bay, old style Goodyear tire store built in the early 1970's. After approximately five years here, we purchased our facility and began improving and updating the property and the facility. We completed our first significant expansion in 1997 as we continued to grow in terms of sales and staffing. Then in 2005 we embarked on a major reconstruction and expansion that ended up transforming our whole corner and the entrance to Wausau from the south coming up Grand Avenue. What started as four to five city lots, many with blighted single family homes or ramshackle duplexes, evolved during construction and negotiations into both Integrity First and Olson Tire & Auto Service developing this visual improvement. Finally, in late 2012 and early 2013 we again expanded and working with the city in all aspects of the construction eliminated more blighted property and resulted in our addition of the carwash/deep cleaning/storage facility. This last expansion brings our entire parcel to approximately a two million dollar facility in downtown Wausau, both in value and in tax base.

We now are poised to expand again to meet both our customers' needs, our burgeoning staff and the opportunities we are not able to service from this location. In locating an appropriate place to expand we have had numerous negotiations and discussions with various entities and land owners. We believe we have found an excellent location for this endeavor, both for us and for the city and community we serve.

During our negotiations, we uncovered several potential obstacles to the successful project completion and we are here today to begin a dialogue to overcome these items.

1. As we shared, we faced a difficult time locating parcels for us to be able to expand onto and consequently ended up finding a great parcel but it has a significant encumbrance. While it ultimately will be a perfect location once improvements are made and existing improvements are removed, we are at the outset beyond the budgeted acquisition cost for the project.
2. We uncovered an access or ingress/egress issue that requires some participation most likely from multiple parties (City, Marshfield Clinic, Olson Tire) to make the site both useable and viable, along with the costs to complete that.
3. We received preliminary estimates for the site development including demolition, abatement, and infrastructure concerns of over \$200,000 with total site improvements to reach over \$400,000.

What we are asking of you

We would like \$375,000 of assistance in the site development to correct the easement issues, resolve the watershed and storm water retention and financially assist in the abatement and demolition of the existing structures. We would like to receive a minimum of that assistance in the form of a \$275,000 grant – which can be inclusive of some in-kind city investment in utility and site development costs. We also would consider matching a city initiative regarding housing assistance for staff purchase of housing within the city limits, and we would be receptive to an equipment loan at minimal or no interest and useable terms as additional methods to accomplish this project and request. We are willing to work with all city departments to address mutually agreeable outcomes.

I would like to note that during our 2005 expansion and each subsequent one we have always worked collaboratively with the City agencies to save taxpayers money and develop cost effective solutions that work using a shared vision of a true partnership. As examples, we have worked with city staffing to manage Division Street watershed and catch basins that manage and mitigate storm water runoff, even to the point of placing some within our property for best drainage. When city staff and contractors had already completed curb work and street construction on Forest Street and yet additional lighting was important for our high traffic corner we partnered to have the City supply the lighting and we supply the ongoing electricity. The city in 2005 and in 2013 also desired our façades to be a bit dressier than an average tire store or detail shop owner may want, and in both occasions we have worked thru McDevco partnerships to dramatically improve the aesthetics of our facilities. And I am proud to say we paid back our first investment loan from them earlier than it was due.

Our timetable for this new project is to open Olson Tire for business in March of 2015. Subway perhaps could be open prior to that dependent on construction timetables. Our financial package and commitments are due by June 30th, 2014. We look forward to finalizing this exciting opportunity with the city. I have taken the liberty of including a couple of testimonials from the community partners we support to provide you with some additional perspective of whom we are and how we try to operate our business.

I thank you in advance for your consideration. Please feel free to contact me with any questions.

Warmest regards,



Kent

Kent Olson
President
Olson Tire & Auto Services, Inc.
w.) 715-845-8473, c.) 715-573-0739



City of Wausau TIF Application

Please complete the following information and return it along with a \$25 fee made payable to Community Development.

DEVELOPER

Company: Olson Tire & Auto Service, Inc. / AOK Property LLC
 Main Office Location: 601 Forest St, Wausau N297 River View Ave Merrill
 Type of Business: Retail Automotive & Light Truck Service, Repairs, Tires & Wheels.
 Reason for Application Assistance: Redevelopment of blighted parcel & Expansion of existing businesses.

PROPERTY INFORMATION

Parcel 1

Address: 3515 STEWART AVE, WAUSAU, WI
 Size: 2.495 ACRES.
 Current Use: ABANDONED PUBLIC SCHOOL - BLIGHTED
 Current Assessed Value: 790,000.
 Current Property Taxes: 19,046.02

Parcel 2

Address: _____
 Size: _____
 Current Use: _____
 Current Assessed Value: _____
 Current Property Taxes: _____

Parcel 3

Address: _____
 Size: _____
 Current Use: _____
 Current Assessed Value: _____
 Current Property Taxes: _____

PROPOSED IMPROVEMENTS

- Demolition of: BLIGHTED & ABANDONED PUBLIC SCHOOL
- Combine _____ parcels and _____
 - Total acres: _____
- Construct: RETAIL AUTOMOTIVE & LIGHT TRUCK FACILITY, ALONG W/ RESTAURANT
 - Total Square Feet: APPROX 13,000 SQ FT INITIALLY W/ ROOM FOR 7,000 MORE.
 - Improvement Value: APPROX 1.4 MILLION
- Renovate: _____

- o Total Square Feet: _____
- o Improvement Value: _____

RETURN ON INVESTMENT ANALYSIS

Project Costs

- Property Acquisition: 1.0 million
- Demolition: 109,200
- Site Development: 186,655
- Building One: 1.3 million
- Building Two: _____

Jobs Created

- 01501 - Immediate / 3yr. Subway - Immediate*
- Up to \$15,000: 2-3 / 2-3 8-10
 - \$15,001-\$30,000: 2 / 4-5 3-4
 - \$30,001-\$45,000: 3-5 / 7-9
 - \$45,001-\$60,000: 2 / 3-4
 - \$60,001 and above: - 1 1-2

Description of Employee benefits: Full Health Care, Dental, STD, LTD + Life. 401K, Paid Uniforms, Vacation + personal days, Training & Personal Development, Testing provided, Holiday pay and a Transportation Assistance program for their personal use vehicles.

Value of Property

- Pros: Excellent Re development opportunity to spur development
- Cons: Property currently encumbered by Abraham School.
- Lot Size (in acres): 2.495
- Improvement Square Footage: 108,683 total - Current approx 13,000 + 7,000 future
- Current Assessed Values: Land \$ 770,000 + Improvements \$ - = 770,000
- Calculated Property Value: Land \$ 975,000 + Improvements \$ 1.3 mil = 2,275,000

Projected Property Taxes

- Current Property Taxes: \$ 19,046
- Calculated Property Taxes: 42,046
- Calculated Tax Increment: 23,000 Annually + *PERSONAL PROPERTY TAXES*

Requested City Participation

- Property Acquisition
 - o Purchase: \$ _____
- Site Preparation
 - o Demolition: \$ _____
 - o Preparation: \$ _____
- Financial Assistance - Grants
 - o Amount: \$ 275,000
- Financial Assistance - Loans
 - o Amount: \$ 100,000
 - o Interest: 0 %
 - o Duration: 7-10 yrs.

Please return to Community Development, Attn: Heather Wessling, 407 Grant Street, Wausau, WI 54403.

**SITE OPINION OF PROBABLE CONSTRUCTION COST
KENT OLSON-WESTSIDE FACILITY**

20-Mar-14

Item No.	Item Description	Estimated Quantity	Unit	Unit Cost	Cost	
General						
1	Mobilization	1	LS	\$ 5,000.00	\$ 5,000.00	
2	Traffic Control	1	LS	\$ 3,000.00	\$ 3,000.00	
3	Erosion Control (Track Pad, Inlet Protection, Silt Fence, Etc.) & Storm Water Management	1	LS	\$ 4,000.00	\$ 4,000.00	
					Subtotal	\$ 12,000.00
Removals						
4	Building Demolition (Per Owner)	1	LS	\$ 50,000.00	\$ 50,000.00	
5	Demolition Abatement	1	LS	\$ -	\$ 40,458	
6	Site Clearing & Topsoil Strip/Stockpile	1	LS	\$ 1,500.00	\$ 1,500.00	
7	Asphalt Removal	4,000	SY	\$ 1.00	\$ 4,000.00	
8	Fence Removal	240	LF	\$ 2.50	\$ 600.00	
9	Concrete Removal	20	SY	\$ 5.00	\$ 100.00	
10	Well Abandonment	1	LS	\$ 3,000.00	\$ 3,000.00	
					Subtotal	\$ 59,200.00
Site Work, Paving, and Restoration						
11	Common Excavation (Site Only)	3,000	CY	\$ 7.00	\$ 21,000.00	
12	Site Restoration	1	LS	\$ 1,500.00	\$ 1,500.00	
13	HMA Asphaltic Pavement, 3-inch	975	TON	\$ 80.00	\$ 78,000.00	
14	Base Aggregate Dense	2,000	TON	\$ 20.00	\$ 40,000.00	
15	Pavement Marking	1	LS	\$ 5,000.00	\$ 5,000.00	
16	Concrete Sidewalk, 4-inch	80	SF	\$ 10.00	\$ 800.00	
17	Concrete Apron, 6 inch	180	SF	\$ 10.00	\$ 1,800.00	
18	24 inch Curb and Gutter	1,000	LF	\$ 15.00	\$ 15,000.00	
					Subtotal	\$ 163,100.00
Storm water Management						
19	12 inch-24 inch HDPE Storm Pipe	600	LF	\$ 30.00	\$ 18,000.00	
20	Storm water Management (Outfall, Overflow Weir, Riprap, Geofabric, Detention Pond)	1	LS	\$ 10,000.00	\$ 10,000.00	
21	Storm Manhole (With Frame and Cover)	4	EA	\$ 2,000.00	\$ 8,000.00	
					Subtotal	\$ 36,000.00
Utilities						
22	6 inch Sanitary Sewer Service Schedule 40	200	LF	\$ 25.00	\$ 5,000.00	
23	6 inch Water Service Ductile Iron	200	LF	\$ 30.00	\$ 6,000.00	
24	Electrical	1	LS	\$ -	\$ -	
25	Telecommunication	1	LS	\$ -	\$ -	
26	Gas	1	LS	\$ -	\$ -	
					Subtotal	\$ 11,000.00
Miscellaneous						
27	Site Lighting and Electrical (14 lights, base, conduit and supply distribution)	1	LS	\$ 21,000.00	\$ 21,000.00	
28	Trash Enclosure	1	LS	\$ 2,700.00	\$ 2,700.00	
29	Signage	1	LS	\$ -	\$ -	
30	Patio Fencing	1	LS	\$ 2,500.00	\$ 2,500.00	
31	Landscaping (Allowance)	1	LS	\$ 5,000.00	\$ 5,000.00	
					Subtotal	\$ 31,200.00
					Total Onsite Cost	\$ 312,500.00
Offsite Improvements						
32	Reconstruct Shared Driveway	1	LS	\$ -	\$ -	
33	Demolition (Remove Asphalt, Curb and Gutter)	1	LS	\$ 6,000.00	\$ 6,000.00	
34	Erosion Control (Inlet Protection, Silt Fence, Etc.) & Storm Water Management	1	LS	\$ 1,000.00	\$ 1,000.00	
35	Common Excavation	180	CY	\$ 11.00	\$ 1,980.00	
36	HMA Asphaltic Pavement, 4-inch	90	TON	\$ 85.00	\$ 7,650.00	
37	Base Aggregate Dense	121	TON	\$ 25.00	\$ 3,025.00	
38	24 inch Curb and Gutter	250	LF	\$ 18.00	\$ 4,500.00	
39	Pavement Marking	1	LS	\$ 1,500.00	\$ 1,500.00	
40	Signal Improvements	1	LS	\$ -	\$ -	
41	Restoration	1	LS	\$ 1,500.00	\$ 1,500.00	
42	8 inch Sanitary Sewer and Appurtenances (Connect to existing, 3 manholes)	1	LS	\$ 18,000.00	\$ 18,000.00	
43	8 inch Watermain and Appurtenances(Connect to existing, 3 valves & valvebox, 1 hydrant)	1	LS	\$ 20,000.00	\$ 20,000.00	
					Subtotal	\$ 65,155.00
					Total Cost with Offsite Improvements	\$ 377,655.00

In providing this Opinion of Probable Cost (OPC), the client understands that Becher-Hoppe Associates, Inc. (BHA) does not have control over price of labor, equipment, materials, or the Contractors means or methods of pricing. The OPC provided is made of BHA's professional qualifications and related experience. BHA makes no warranty, expressed or implied, to the accuracy of opinions as compared to bid or actual costs.

+ Abatement.

Opinion of Probable Cost

Olson Tire - West Side Facility

Project budget prepared by Becher-Hoppe Associates, Inc.



17-Mar-14

General				\$ 24,875
Permits		\$	10,975	
Staking		\$	3,900	
Temporary Utilities		\$	10,000	
On-Site Improvements				\$ 287,500
Site and Facility associated work (SITE OPINION OF PROBABLE CONSTRUCTION COST)				
Facility - General Construction				\$ 877,600
Repair Garage	7,000	\$	68.00	\$ 476,000
Car Wash	1,000	\$	65.00	\$ 65,000
Retail	3,200	\$	58.00	\$ 185,600
White Box Tenant Space	1,800	\$	48.00	\$ 86,400
Drive Canopy	1,700	\$	38.00	\$ 64,600
Mechanical - Plumbing/Fire Protection				\$ 67,320
Repair Garage	7,000	\$	5.00	\$ 35,000
Car Wash	1,000	\$	18.00	\$ 18,000
Retail	3,200	\$	3.85	\$ 12,320
White Box Tenant Space	1,800			\$ 2,000
Mechanical - Heating/Ventilation/Air Conditioning/Exhaust				\$ 70,000
Repair Garage	7,000	\$	10.00	\$ 70,000
Car Wash	1,000	\$	10.00	\$ 10,000
Retail	3,200	\$	4.00	\$ 12,800
White Box Tenant Space	1,800			\$ 7,500
Electrical /Fire Alarm				\$ 105,220
Repair Garage	7,000	\$	8.75	\$ 61,250
Car Wash	1,000	\$	22.50	\$ 22,500
Retail	3,200	\$	5.60	\$ 17,920
White Box Tenant Space	1,800			\$ 3,550
Subtotal - Construction Cost				\$ 1,432,515
Contingency - Construction (After Bid)			10%	\$ 143,252
Construction Budget				\$ 1,575,767
Architectural/Engineering Services				\$ 71,000
A/E Reimbursables				\$ 1,000
Bidding Documents - Plan Reproduction				\$ 800
Agency Approval Fees (Building/HVAC/Plumbing Review)				\$ 3,500
Builders Risk Insurance				\$ -
Furnishings/Fixtures/Equipment				\$ -
Land Purchase				\$ 1,045,000
Off-Site Improvements				\$ 65,155
Site and associated work (SITE OPINION OF PROBABLE CONSTRUCTION COST)				
Project Budget				\$ 2,762,222
Building S.F. - Construction Cost				
Repair Garage		\$	91.75	
Car Wash		\$	115.50	
Retail		\$	71.45	
White Box Tenant Space		\$	48.00	
Building Construction Total				\$ 1,145,015
On-Site Improvements Total				\$ 287,500

See the attached Site Opinion of Probable Construction Cost:
Note all highlighted areas are the responsibility of the owner to obtain pricing

In providing this Opinion of Probable Cost (OPC), the client understands that Becher Hoppe Associates, does not have control over price of labor, equipment, materials, or the Contractors means or methods of pricing. The OPC provided is made of BHA's professional qualifications and related experience. BHA makes no warranty, expressed or implied, to the accuracy of opinions as compared to bid or actual costs.

April 28, 2014

Kent Olson, President
Olson Tire and Auto Service, Inc.
601 Forest Street
Wausau, WI 54403

Re: Letter of Support for Expansion Project

Dear Kent:

Congratulations on the success of Olson Tire and Auto Service, Inc. and your announcement of the expansion plans. I am pleased to write this letter of support.

We have known each for the past seven years and I can honestly say your involvement, dedication, commitment and genuine passion for the auto industry and of the greater Wausau community is admirable.

At Northcentral Technical College we have experienced your commitment first-hand as you have been a very active member of the advisory committee for years. Your leadership on that committee has helped us guide the curriculum that has kept the auto program pertinent to meet industry needs.

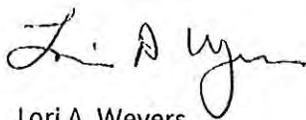
When we were in need of an adjunct instructor, it was you we turned to. You identified one of your employees who was willing to teach and he has evolved into an excellent instructor.

As a local employer, you have hired our graduates and worked with us and the local K-12s to help develop the Wheels to Work Program. Your leadership also was instrumental in the successful Youth Apprenticeship Program that has led to successful employment for local youth within your company.

Looking forward, I appreciate your willingness to serve on the NTC Ad Hoc Advisory Committee as we develop the vision for the Transportation Center of Excellence. There is an opportunity to make the Wausau area a transportation hub and it is vital that we have sufficient technicians with advanced training to fill the needs to maintain existing businesses and attract new businesses into our community.

Kent, you have been a tremendous supporter of education at many levels but also a supporter of the community. I respect the passion and critical thinking you have openly displayed and look forward to the opportunity to continue our partnership in support of the greater Wausau community and those who we serve.

Sincerely,



Lori A. Weyers
President



NORTH CENTRAL WISCONSIN WORKFORCE DEVELOPMENT BOARD

April 25, 2014

To: City of Wausau & Other Interested Parties:

Please accept this letter as personal and professional verification of Kent Olson's commitment and capability to create, retain, and expand job opportunities in North Central Wisconsin. I have known Kent since 1990 when our paths first crossed at the Wausau Area Chamber of Commerce. Today, Kent serves as the Chairman and I serve as Executive Director of the North Central Wisconsin Workforce Development Board.

It would be difficult to identify an individual in our community with a greater passion and commitment, both time and resources, to growing the labor talent pool. Kent, owner and president of Olson's Tire and Auto Service, has served on NCWWDB's Board for 14 years, serving the last four years as its' chairman. In 2013, Governor Walker appointed Kent to the Wisconsin Council on Workforce Investment (CWI), an entity that advises the Governor and the Wisconsin Department of Workforce Development on development of workforce strategies and allocation of workforce training funds. Kent serves as co-chair of CWI's Talent Development, Attraction, and Retention Subcommittee.

Evidence of Kent's community leadership is boundless, and includes: co-founder and current co-chair of the Wisconsin Automotive and Truck Education Association, which is dedicated to building a pipeline of future workers and upgrading the skills of incumbent workers; the Northcentral Technical College Youth Apprenticeship Program, which hires and mentors high school juniors and seniors; and the Northcentral Technical College Transportation Advisory Council. In response to lack of transportation as a barrier to gainful employment, Kent co-founded the "Wheels to Work" Program in Marathon County. Students and incumbent workers receive real-life work experience repairing vehicles, while qualifying individuals receive financial and vehicle maintenance education and a refurbished vehicle.

Kent has also been recognized as a community leader by his own industry. Last year, Kent received the first Goodyear Tire & Rubber Company "Put More Good On The Road" award. This new award honors dealers that "give the most back to the community where they do business". And, finally, Kent's commitment to the Wausau community is evidenced by multiple expansions of Olson Tire and Auto Service at its Forest Street site – including a Subway shop, carwash, and detail shop. These expansions represent major investments in the long-term economic well-being of the community. Undoubtedly, Kent will continue to make these investments.

In my experience, Kent has been a tireless advocate for investments in education and training which not only increase the skills and earnings of the workforce, but improve the productivity and competitiveness of businesses. He also has a history of "rolling up his sleeves" to get that work done. I believe our community has long been the beneficiary of Kent's passion and leadership.

Cordially,

Rene R. Daniels
Executive Director

North Central Wisconsin School-to-Career Partnership

To: Wausau Chamber of Commerce
From: Connie M. Braun, Youth Apprenticeship Coordinator
Date: March 7, 2007
Re: Recommendation of Olson Tire & Auto Services, Inc.
for Wausau Area Small Business of the Year

1000 W. Campus Dr.
Wausau, WI 54401
Tel. 715-675-3331
1-888-682-7144
Fax. 715-675-4358

Laurie Sager Borowicz
Dean, K-16 Relations &
Student Success
Ext. 4185
Email: sager@ntc.edu

Connie M. Braun
Youth Apprenticeship
Coordinator
Ext. 4712
Email: braun@ntc.edu

Wendy Peterson
Associate Dean, K-16
Relations
Ext. 4752
Email: petersow@ntc.edu

Carol Ann Okite
Program Assistant
Ext. 4037
Email: okite@ntc.edu

It is a privilege to recommend Olson Tire & Auto Services, Inc. for the Wausau Area Small Business of the Year award.

Through the years, Kent Olson has been the strongest advocate for the Youth Apprenticeship program in north central Wisconsin. The Youth Apprenticeship program is a rigorous one- or two-year statewide program for high school juniors and seniors. The program combines academic and technical instruction with mentored, paid, on-the-job learning, making a real world connection for students.

Kent believes in importance of work-based learning in the development of a highly skilled workforce in the automotive industry and has demonstrated that belief. Since 1995, he has opened the doors of Olson Tire & Auto Services, Inc., providing a valuable learning opportunity to 15 youth apprentices. This commitment has instilled excellent employability skills and a strong work ethic in these students as well as emphasized the need for continuing education and technical training to become highly skilled professionals in their field.

He has been the "rallying voice" for the Automotive Technician Youth Apprenticeship Program, encouraging automotive dealerships and independents to hire and mentor youth apprentices. At the October, 2005, Business-Education Leadership Summit, Kent was a panelist with business representatives in the finance, engineering, mechanical design, and automotive career fields in a breakout session—"Business Involvement in Work-Based Learning Programs-- What is the ROI?"

Through his efforts in WATEA, he has been an integral force in the creation of the state-of-the-art automotive program at Wausau East High School. Through his willingness to speak at career awareness events, career fairs, expos, and numerous school-to-career functions, Kent has provided outstanding leadership to the automotive industry and work-based learning in Wausau and throughout the state. In doing so, he has encouraged many young people to pursue careers in the automotive industry. He is, indeed, a positive role model for students as they contemplate their future careers.

Kent Olson and the service team at Olson Tire & Auto Services, Inc. deserve recognition for their quality service to customers, their investment in the education of youth, and their promotion of the Wausau area as a "place of choice" for highly skilled workers. I highly recommend them for the Wausau Area Small Business of the Year award.

