



\*\*\* 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.

<b>Meeting:</b>	<b>ECONOMIC DEVELOPMENT COMMITTEE</b>
<b>Date/Time:</b>	<b>Thursday, September 18, 2014 at 4:30 p.m.</b>
<b>Location:</b>	<b>City Hall, 2nd Floor, Board Room</b>
<b>Members:</b>	Bill Nagle (C), Tom Neal (VC), Romey Wagner, David Oberbeck and Lisa Rasmussen

### AGENDA ITEMS FOR CONSIDERATION/ACTION

- 1 Public Comment on Matters Appearing on the Agenda
- 2 Approval of the Minutes from 9/2/14
- 3 Presentation and Possible Action on Proposed Development Project with MetroPlains for the property at 1418 North 1st Street (Savo Supply)
- 4 Presentation and Possible Action on Proposed Development Project with Bill & Julie Greenwood, Sole Proprietors, for the property at 1212 North 1st Street
- 5 Discussion and Possible Action on Proposed Amendment to the Development Agreement with Scannell Properties #92, LLC, regarding the property located at 7800 International Drive
- 6 Update on Negotiations with CBL & Associates Properties, Inc. (Wausau Center Mall)
- 7 **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.
  - Presentation and Possible Action on Proposed Development Project with Bill & Julie Greenwood, Sole Proprietors, for the property at 1212 North 1st Street
  - Discussion and Possible Action on Proposed Amendment to the Development Agreement with Scannell Properties #92, LLC, regarding the property located at 7800 International Drive
  - Update on Negotiations with CBL & Associates Properties, Inc. (Wausau Center Mall)
- 8 **RECONVENE** into open session to take action on closed session items, if necessary
- 9 Consideration and Approval of the Tax Increment District Budgets for 2015
- 10 Discussion and Action on Wayfinding Request for Proposals
- 11 Update on City Development Agreements

Adjournment

Bill Nagle (Chair)

**This notice was posted at City Hall and emailed to the Wausau Daily Herald newsroom on 09/11/14**

It is possible and likely that members of, and possibly a quorum of the Council and/or members of other committees of the Common Council of the City of Wausau may be in attendance at the above-mentioned meeting to gather information. **No action will be taken by any such groups.**

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.

Other Distribution: Media, Alderpersons, Mayor, Department Heads, Hebert, Lawrence, Lenz, Stratz

## ECONOMIC DEVELOPMENT COMMITTEE

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Time and Place: The Economic Development Committee met on Tuesday, September 2, 2014 at 6:30 p.m. in the 1<sup>st</sup> Floor Maple Room at City Hall, 407 Grant Street, Wausau

ED Members Present: Bill Nagle (Chair), Romey Wagner and Lisa Rasmussen

Others Present: Maryanne Groat, Mayor Jim Tipple, Anne Jacobson, Nan Giese, Ann Werth, Brad Lenz, Coleman Peiffer, Megan Lawrence, Rick LaFrombois, Kevin Fabel, Kristen Fish, Garry Gisselman, Larry Lee, AJ Gordon and Rob Mielke

In accordance with Chapter 19, Wisc. Stats., notice of this meeting was posted and sent to the Daily Herald in the proper manner.

### **CALL TO ORDER**

Nagle noted there was a quorum and called the meeting to order at approximately 6:35 p.m.

Neal arrived at 6:36 p.m.

### **PUBLIC COMMENT ON MATTERS APPEARING ON THE AGENDA**

No comments were made.

### **UPDATE ON THE WAUSAU CLUB REDEVELOPMENT (309 MCCLELLAN STREET)**

Coleman Peiffer, Wausau Club RFP Selection Committee Member, gave a brief outline of where the project is to date. The committee has met three times to review, discuss and give feedback on the one proposal that was received from Mark Goffin, Elk Creek Architectural. The Committee has asked Goffin to look for other avenues of funding and to provide market reports, which Goffin has done. Staff is looking to bring the proposal to the ED Committee at the September 18, 2014 meeting. One of the main challenges for the Wausau Club will be to make it ADA compliant, an elevator being the main cost. Overall, the selection committee felt their uses were good for the community, but felt the proposal financial commitment request was high.

### **APPROVAL OF THE MINUTES FROM 7/17/14 AND 7/22/14**

Wagner motioned to approve the minutes. Neal seconded and the motion carried unanimously 4-0

### **UPDATE ON THE BUSINESS CAMPUS TRAIL PROJECT**

Lawrence reported that businesses in the Business Campus have asked for a pedestrian trail for their workforce. Staff has been working on the design and in obtaining easements. The initial cost estimate is \$1.6 million for an approximately 5 mile trail done in 2 phases. Trail would be bike and pedestrian compatible, approximately 10 feet wide and available to the public. Rasmussen stated that this would be an enhancement for the Business Campus. Lawrence stated that some of the businesses have concerns about utilities, truck traffic and landscaping.

### **UPDATE ON THE RIVERFRONT PROJECT**

Jay Demma, Stantec, was added to the meeting via phone. Demma stated that data has been collected and the market study was reviewed. Market study showed demand for housing was strong, retail should be more focused on entertainment, office demand will be driven by the natural cycle of downtown demand and that there was not a big demand for hotel space. The website has had about 700 visitors, with 50 or so comments. A public meeting was held in July 16, 2014 with over 100 in attendance and the committee has those results in the packet. The next steps will involve putting together the Implementation Plan which will look at public infrastructure projects, identify spacing of developments, identify tactics for engaging development, financing tools and the regulatory structure. This plan should be ready over the next month or so.

Wagner expressed some concern over the length of time that this project is taking. Demma replied that things could be shovel-ready after the plan is approved. Nagle also indicated a desire start the development process. Neal echoed those statements regarding progress and stated that the concepts seemed to be very similar so we should be able to move development forward and that the project could benefit from a branding effort. Demma pointed out that planning the process is still important, especially for things such parking and regulations. Lenz stated that the plan can be as flexible as we want it to be.

Oberbeck arrived at 7:11 p.m.

Lenz further stated that the remediation portion is starting and that this is really a series of different projects going on with different start and stop dates and that it will be helpful to have criteria to judge and guide development. Rasmussen would like to see the interest and energy in the community continued but felt that planning is a vital aspect. Rasmussen would like to see the renderings out in the community. Committee directed staff to continue with updates, bring vetted developers to meetings and find a name for the project.

**PRESENTATION AND POSSIBLE ACTION ON PROPOSED DEVELOPMENT WITH LINETEC (725 SOUTH 75<sup>TH</sup> AVENUE)**

Linetec was represented by Rick Marshall, Andy Joswiak and Chris Menard. Rick Marshall gave a presentation of the third line expansion project. The expansion would cost approximately \$15 million, add about 93 jobs over 4 years and take around 12 months to complete. Wages would start at \$14.40/hour and progress up. According to Marshall, strong market issues are driving this expansion. The request from the State and City is for \$2-3 million. Apogee has looked at the possibility of this line being added in Michigan.

A.J. Gordon, Gordon Aluminum in Schofield, spoke in support of the company and the project, stressing the importance of business partnerships and the continuing rise of all metal businesses in the area.

**UPDATE ON NEGOTIATIONS WITH CBL & ASSOCIATES PROPERTIES, INC. (WAUSAU CENTER MALL)**

The agreement has not been signed, but an amended offer has been received.

**CONSIDER NEGOTIATIONS FOR THE BIDDING ON PROPERTY LOCATED IN THE WAUSAU BUSINESS CAMPUS AT 101 NORTH 72<sup>ND</sup> AVENUE**

There is currently an accepted offer contingent upon the results of the soil borings.

**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**

**\*PRESENTATION AND POSSIBLE ACTION ON PROPOSED DEVELOPMENT WITH LINETEC (725 SOUTH 75<sup>TH</sup> AVENUE)**

**\*UPDATE ON NEGOTIATIONS WITH CBL & ASSOCIATES PROPERTIES, INC. (WAUSAU CENTER MALL)**

**\*CONSIDER NEGOTIATIONS FOR THE BIDDING ON PROPERTY LOCATED IN THE WAUSAU BUSINESS CAMPUS AT 101 NORTH 72<sup>ND</sup> AVENUE**

Motion by Neal, second by Rasmussen to convene in closed session. Roll Call Vote: Ayes: Nagle, Rasmussen, Neal, Wagner and Oberbeck; Noes: 0. Motion carried 5-0.

**RECONVENED BACK INTO OPEN SESSION**

Motion by Rasmussen, second by Neal, to proceed with the proposed development project with Linetec. Motion carried 5-0. Committee would like this item on the next Finance and Council agendas (rules suspension).

## **UPDATE ON THE O'MALLEY AUTOMOTIVE GROUP DEVELOPMENT INCENTIVES AT 3405 STEWART AVENUE**

There was a snag with the land due to the dog park language. Staff has asked State Senator Petrowski to look into this issue with the DOT and we will hopefully have an answer by Thursday. Wagner wants to know that answer as soon as possible. Lawrence will inform the committee. Depending on the answer from Petrowski, Committee did not feel that it was necessary to bring issue back.

## **DISCUSSION AND POSSIBLE ACTION ON WAYFINDING REQUEST FOR PROPOSALS**

Lawrence stated that there is money in the budget to conduct a wayfinding study. Rasmussen stated that the feedback she receives from the public is that our signage is difficult and that we need to have a plan for what to do in order to create a sense of place. Neal expressed a concern about the cost of the study. Oberbeck felt that we should also focus on getting rid of clutter.

Motion made by Rasmussen, seconded by Oberbeck, to authorize starting the process for a wayfinding study and to bring back the RFP for review. Motion carried 5-0.

## **DISCUSSION AND POSSIBLE ACTION REGARDING OCTOBER ECONOMIC DEVELOPMENT MEETING IN THE BUSINESS CAMPUS**

Staff proposed having the October 16, 2014 Economic Development Meeting at the Entrepreneurial and Education Center with tours at various Business Campus businesses. Rasmussen suggested splitting the tours into small groups and inviting the full Council. Committee agreed that the October 16, 2014 Economic Development Meeting will be at the Entrepreneurial and Education Center at 4:00 p.m.

## **ADJOURN**

Neal motioned to adjourn. Rasmussen seconded and the motion carried unanimously 5-0.

The meeting was adjourned at 9:28 p.m.

Respectfully Submitted,  
ECONOMIC DEVELOPMENT COMMITTEE

Chairperson  
Bill Nagle



**TO:** ECONOMIC DEVELOPMENT COMMITTEE MEMBERS  
**FROM:** MEGAN LAWRENCE  
**DATE:** SEPTEMBER 3, 2014  
**SUBJECT:** METRO PLAINS

**Background:**

On March 4, the City of Wausau released an RFP to redevelop the Savo Supply building located at 1418 N 1<sup>st</sup> Street. The City received two full proposals and one conceptual idea by the April 30 deadline. A citizen selection committee was formed to review the proposals and recommend a project to the Economic Development Committee. The following citizens served on the Committee:

Kasey Taube  
Tom Mudrovich  
Tom Neal  
Dave Oberbeck

The Selection Committee chose Metro Plain's \$5.2 million proposal to redevelop Savo Supply into 29 apartments called Badger Bag Lofts.

Enclosed is Metro Plains' proposal and presentation for your consideration.

# METROPLAINS

- Mission -

Meeting residential and mixed-use development needs of communities by building alliances with governments and community organizations through the effective rehabilitation of historic buildings into housing.

# WHY AFFORDABLE HOUSING?

## LIHTC Affordable Housing Defined

- Range of rents to accommodate a range of incomes.
- Not age restricted. Seniors and younger households are welcome.
- There are no subsidies for monthly rental payments (aka “subsidized housing”).
- Rents are set low enough to allow tenants to afford other living expenses.
- Tenants have sufficient income to pay asking rents, and pass background checks.
- Tenants can remain as incomes rise.
- Market rate isn’t feasible – Gorman presented that there would be a \$2.3 Million gap due to rents not supporting costs of historic renovation.

# WHY AFFORDABLE HOUSING?

## Housing Tax Credit Program Background

- Created in the Tax Reform Act of 1986 as a solution to eliminating new Section 8 subsidized housing.
- Provides Federal block grants to states, to determine goals for the program, that fall within Federal guidelines.
- US Treasury allocates approximately \$7.5 billion annually, on a per capita basis, to each state.
- Governor Walker appoints the WHEDA board to allocate \$125 million annually in Wisconsin.

# WHY AFFORDABLE HOUSING?

## Housing Tax Credit Program Background

- Investors ensure compliance with property obligations or suffer tax recapture.
- Provides workforce housing to support job growth.
- Housing Tax Credits are supported by the Paul Ryan budget plan and are included in the Dave Camp tax reform discussion draft.
- Properties pay property taxes, create construction jobs, and provide funds for redevelopment.
- Wikipedia is an excellent source – type into Google: “Wikipedia housing tax credit”

# WHY AFFORDABLE HOUSING?

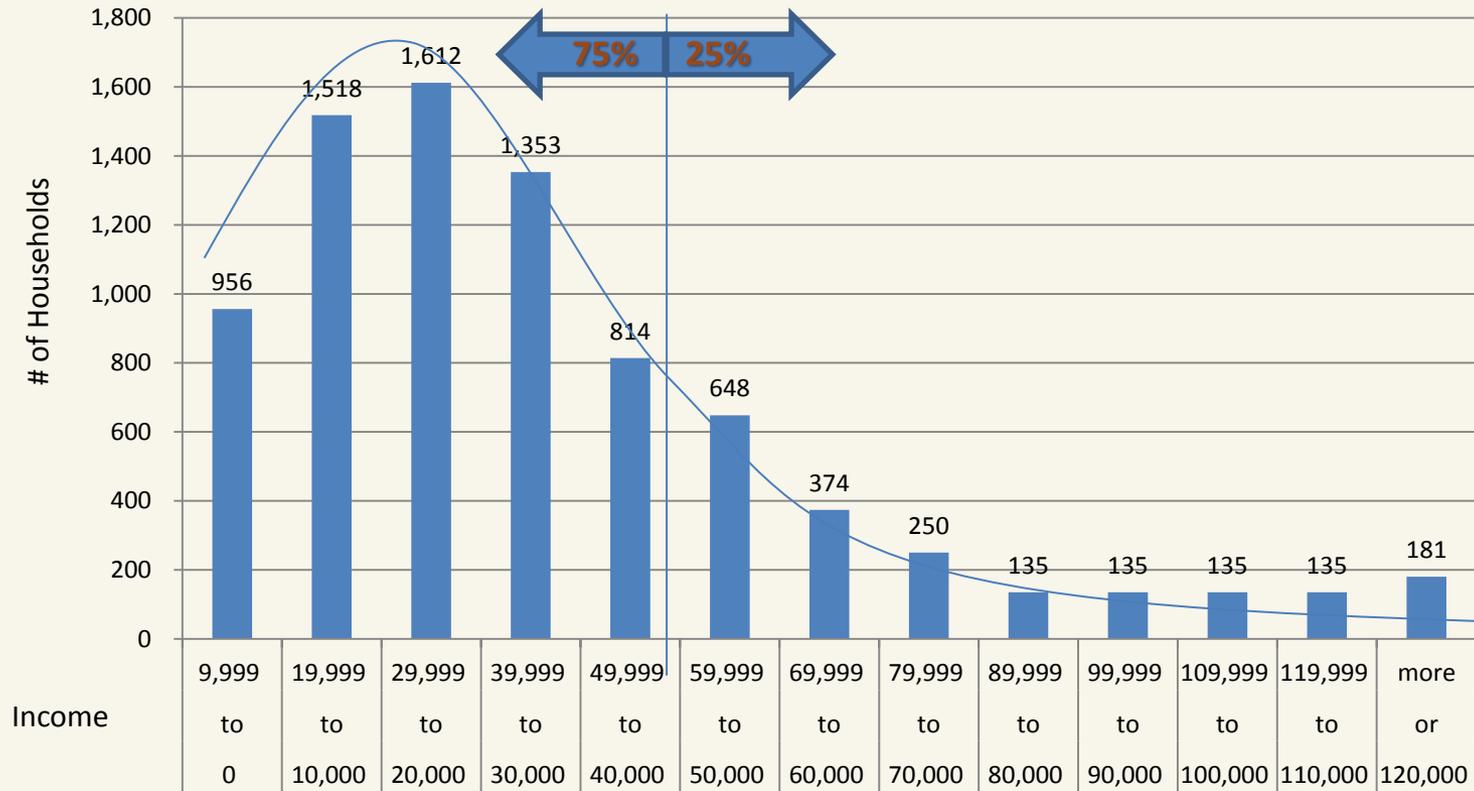
## Resident Profiles

	<i>Single Woman</i>	<i>Single Mother, Two Sons</i>	<i>Single Man</i>	<i>Single Woman</i>	<i>Couple without kids</i>
Age(s)	Twenties	Twenties	Thirties	Thirties	Sixties
Job	Clerk	Paramedic	Teacher	Customer Service Rep	Retired, Professor
Income	14,000	29,240	34,690	34,420	70,000
Bedrooms Desired	1	3	1	2	2
Rent	364	867	713	775	775

\* Salary data is from US Dept. of Labor May, 2013 Wisconsin Statewide Data Metro and Non-Metro Areas

# WHY AFFORDABLE HOUSING?

## Resident Profiles of Wausau



\* Based on 2011 Market Study for Federal Building (2010 Census Data).

# WHY AFFORDABLE HOUSING?

## Overburdened Renters

	<i>Wausau</i>
30-34% of Income Spent on Housing	8.8%
>35% of Income Spent of Housing	22.7%
Total	31.5%

\* Based on 2011 Market Study for Federal Building (2010 Census Data).

# TENANT PROFILE

## Trolley Quarter Flats



# TENANT PROFILE

## Federal Building Lofts



# TENANT PROFILE

## Trolley Quarter Flats and Federal Building Artist Lofts

- Employers

-East Bay

-Marathon County Youth

Services

-Kocourek Chevy

-Hsu's Ginseng

-ProNails

-Excel Clean/Trigs

-Starbucks

-El Mezcal

-Kelly Services

-St. Claire's

-Deb

-Graebel Van Lines

-Cellcom

-Royal Nails

-Crossmark

-Christian Assembly

-Flipside Graphics

-Wausau Awards & Engraving

-Red Eye

-City Grill

-Krueger Floral

-First Weber

-Self-Employed (Design Co.)

-Buffalo Wild Wings

-Home Health Aid for Family

-Self-Employed (Then & Now)

-TJ Maxx/Glass Hat

-Dressbarn/Self-Employed

(You Paint)

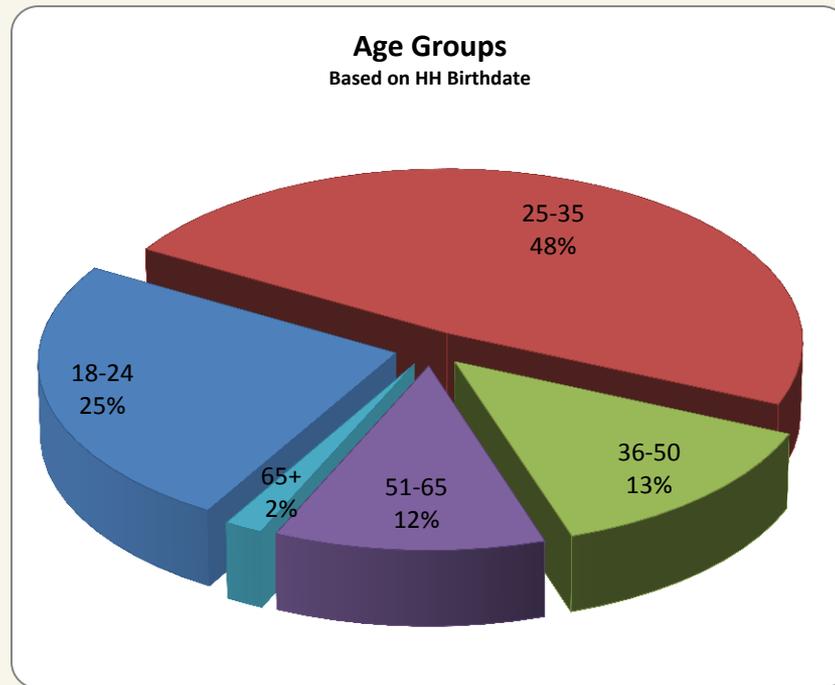
-Semco

-Krasowski Dental/Connexus

-Master Cuts

# TENANT PROFILE

## Trolley Quarter Flats and Federal Building Artist Lofts

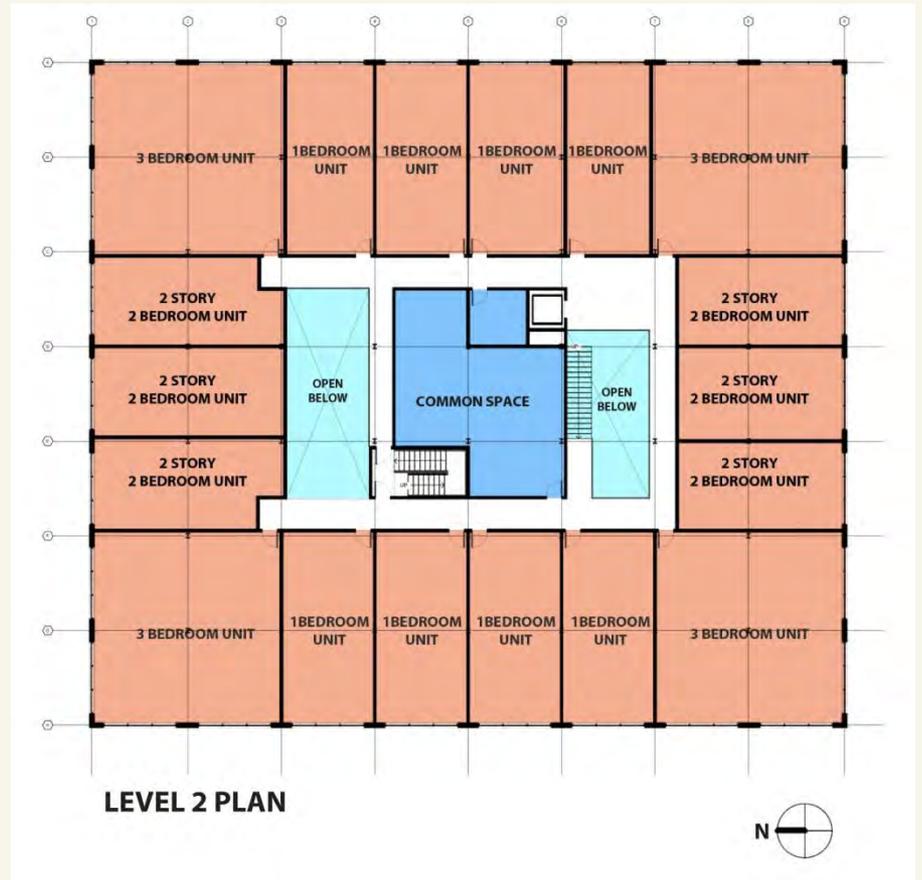
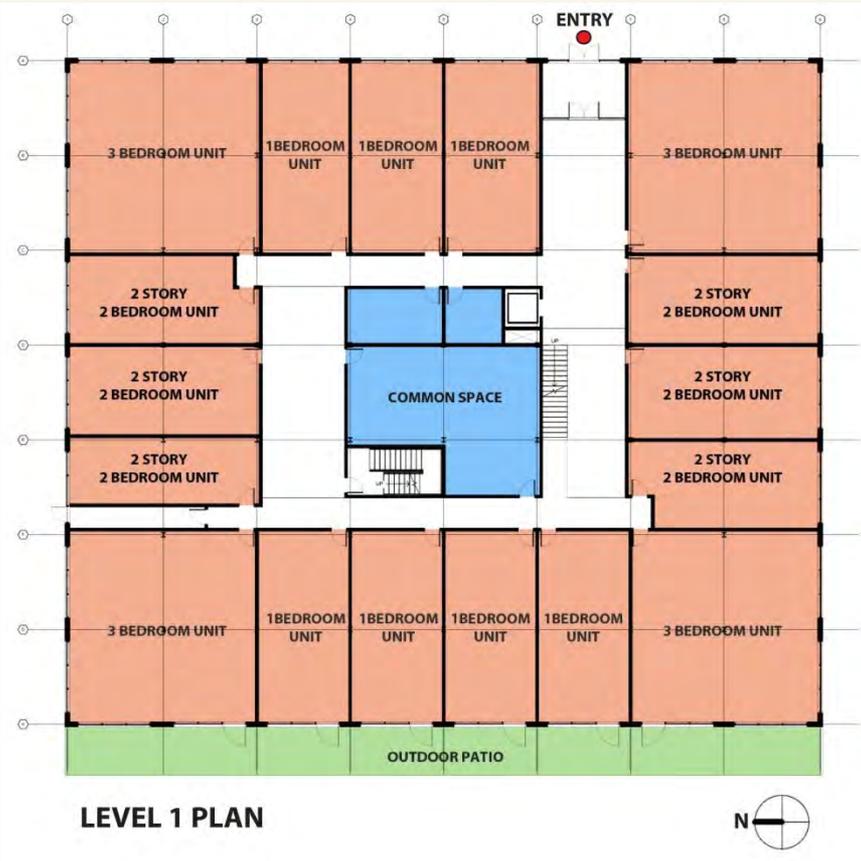


# PROPOSED DEVELOPMENT

- Integrating SHPO requirements for historic features and loft character for living
- Utilizing the unique structural system and light bays
- Orientating 29 units around perimeter with circulation within



# PROPOSED DEVELOPMENT



# PROPOSED DEVELOPMENT

## Income and Rent

- Mixed income development consisting of market rate and affordable units
- 29 units with a combination of 1, 2, and 3 bedrooms

<u>Unit Size</u>	<u>Income Limit</u>	<u>Number Of Units</u>	<u>Gross Rent</u>	<u>Utility Allowance</u>	<u>Net Rent</u>
1 BR	30%	3	\$ 365	\$ 63	\$ 301
1 BR	50%	3	\$ 608	\$ 63	\$ 545
1 BR	60%	5	\$ 713	\$ 63	\$ 650
1 BR	Market	4	\$ 713	-----	\$ 650
2 BR	30%	3	\$ 438	\$ 77	\$ 361
2 BR	60%	1	\$ 775	\$ 77	\$ 698
2 BR	Market	1	\$ 775	-----	\$ 698
3 BR	30%	1	\$ 610	\$ 92	\$ 518
3 BR	50%	4	\$ 801	\$ 92	\$ 710
3 BR	60%	2	\$ 867	\$ 92	\$ 775
3 BR	Market	1	\$ 867	-----	\$ 775
<b>Total Units</b>		<b>29</b>			

# PROPOSED DEVELOPMENT

## Development Costs and Sources of Funding

Budget is projected at approximately \$5,200,000 based on general contractor input, recently completed projects, and understanding of the WHEDA Scoring to be successful including:

- Efficient Credit Usage
- Appropriate Local Participation
- Maximizing Both Housing and Historic Tax Credit Pricing

SOURCES	
First Mortgage	\$ 675,000
Housing Tax Credits	2,894,056
Federal Historic Tax Credits	883,136
State Historic Tax Credits	815,941
<b>TOTAL SOURCES</b>	<b>\$ 5,268,132</b>

USES	
Land and Building	\$ 200,000
Construction	3,770,000
Contingency	337,000
Architectural and Engineering	110,000
Interim Costs	200,000
Financing Fees and Expenses	41,750
Related Costs	93,382
Developers Overhead and Profit	375,000
Project Reserves	101,000
<b>TOTAL USES</b>	<b>\$ 5,268,132</b>

A proposal to the City of Wausau Community Development Department for the  
redevelopment of the Sav-O-Supply Building into the

# Badger Bag Lofts



April 29, 2014

A collaboration between

METRO *Plains* + MSR

# EXECUTIVE SUMMARY 1

This development consists of the substantial rehabilitation of the old Sav-O-Supply building (the former Badger Bag and Paper Manufacturer Company) into 29 apartments called the Badger Bag Lofts, in respect to the history of the building. The project is located south of E. Bridge Street with views of the river to the west. The area has been a focus of investment and redevelopment over the past few years. The apartments will be available to anyone meeting a range of income levels and will have a mix of one-, two-, and three-bedroom units. It is our goal to compliment and strengthen the residential environment created with the completion of Trolley Quarter Flats, creating a strong contribution to the City's vision for the riverfront rehabilitation.

The building features a two-story structural clay tile infilled between steel beams and columns. Its pitched roof contains two large skylight bays running parallel to each other complimenting the exposed steel truss system running throughout. The building fronts 1st Street on the east elevation and the river on the west elevation. The exterior walls vary in condition, however the building is structurally in good condition.



# EXECUTIVE SUMMARY 1

The facility will be converted into fifteen one-bedroom, six two-bedroom, and eight three-bedroom apartments. The one-bedroom sizes are roughly 700 sqft, the two-bedroom sizes 1,100 sqft, and the three-bedroom sizes 1,300 sqft. We will provide apartment rental rates that are affordable to households with a wide range of incomes. Rents will be determined based upon location, number of bedroom/bathrooms, and size of units. The units will serve income levels at 30%, 50%, and 60% of AMI. The rents will not be subsidized, and tenants will undergo income and background checks for suitability.

The building was constructed circa 1920. Due to the history of the Badger Bag and Paper Manufacturer Company, we intend to formalize its historical status by nominating it for listing on the National Register of Historic Places. If approved, this will result in all work meeting the requirements for the substantial rehabilitation of historic structures as defined by the National Park Service division of the Department of the Interior and the Wisconsin Historical Society. The substantial rehabilitation will enhance the existing external appearance of the building. This will be accomplished through retaining and restoring as much of the existing details, openings, window locations and entries as possible. A new elevator will be installed in the building to service all floors. The intent of the interior design will be to reflect the historic location and use of the interior spaces. The building will be designed for full accessibility to all units on all levels.

The interior unit construction will consist of new partition walls, doors, frames and cabinets. The entire building, in addition to restoring significant elements, will include new fixtures, flooring, electrical systems, mechanical systems, plumbing systems, roof, windows and finishes. The building will have community areas incorporated for the residents.

Public utilities, including water, sewer, gas and electricity, are currently present at the site. The substantial rehabilitation will upgrade or provide new utilities to service the facility and meet current codes. This substantial rehabilitation will be done according to all applicable codes and guidelines, including, but not limited to, local zoning codes, state building codes, and National Park Service preservation guidelines. In addition, the facility will meet life safety and handicap accessibility requirements. The building, once completed, will be new construction within its historical context.

## APPROACH 2

MetroPlains, LLC (Developer) and Meyer, Scherer, and Rockcastle (Architect) are collaborating on the Badger Bag Lofts. This team will work together from early concept development through project completion. We have found that by having the team members engaged early on, the communication is open and a highly appealing, functional design is achieved cost-effectively. MetroPlains will have a Project Construction Manager, a Project Financing Manager and a Project Manager Assistant working throughout the feasibility development, concept design, construction, and ongoing asset management.

Both MetroPlains and MS&R have extensive experience which qualifies them to be suitable for such a task. MetroPlains has experience in the historic rehabilitation of a wide variety of building types into housing and commercial uses. The types include schools, hotels, power plants, hospitals, post offices, trolley barns (Wausau), and others. MS&R also has extensive experience with historic structures including preservation of significant landmark spaces. This team enjoys infusing many of these structures with modern elements that complement the existing historical features.

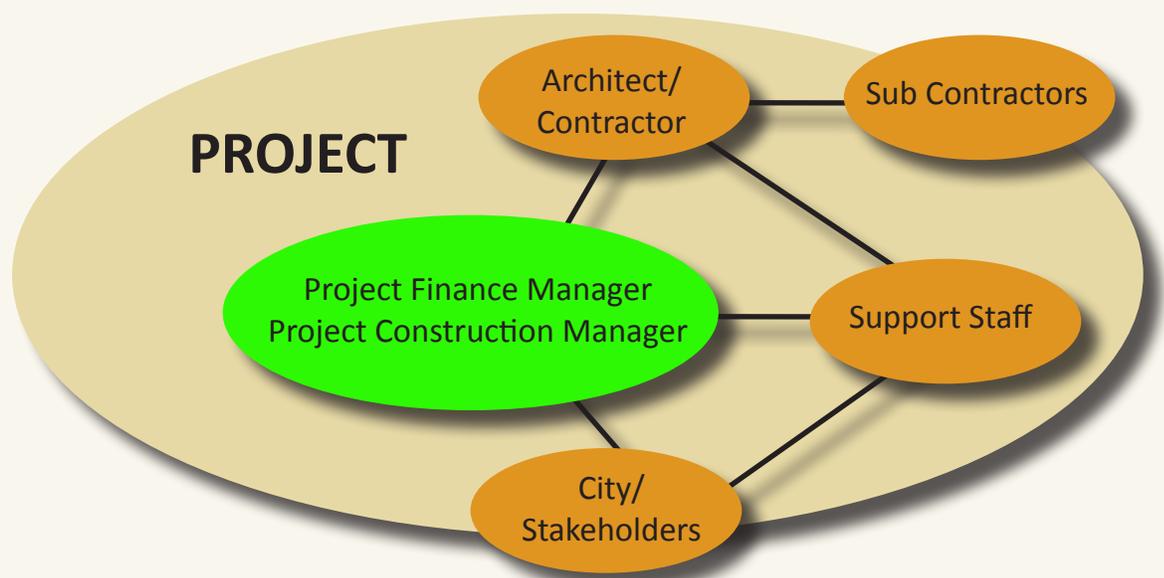
All entities sincerely believe the best projects truly happen with collaboration, not only between Developer, Architect and Contractor, but with all stakeholders involved in a development of this type. Although the names are not specifically part of this proposal, we would commit to engaging all possible community stakeholders, including City staff and departments, local, state, and federal historic interests, and interested businesses and residents from the neighborhood.

MetroPlains starts with a market analysis by looking at our existing portfolio of properties and the Wausau market to determine the type of housing that meets the needs of the community. MetroPlains has two properties located in Wausau from which to gather detailed information. MetroPlains uses income and expense information from these sources to develop a realistic operating budget.

The Project Finance Manager and Project Construction Manager works closely with the contractor and Architect to estimate construction costs and develop space layout. Different financing tools are explored at this stage as well to ensure the most effective use of resources and develop a project proforma that meets the expectations of lenders and investors.

The construction process is supervised by the Project Construction Manager on behalf of MetroPlains as owner. The General Contractor and Architect report to the Project Construction Manager. Additionally, our investor and lender require a third party construction inspector to be present at the monthly construction progress meetings. The contractor is held to specific timing, quality, and applicable federal and state standards that MetroPlains is proud to say is reflected in the Apartment Communities developed over the years.

When construction is complete, the MetroPlains team utilizes a detailed Transition Plan to coordinate effectively with the Property Manager during marketing and lease-up. When the transition period is over, MetroPlains continues to own the property for at least 15 years and as such manages the asset for long term performance that goes above and beyond the typical expected ownership time frame for many real estate development companies.



# PROJECT DELIVERABLES 3

The concepts presented in this proposal reflect an understanding of the needs for stakeholders, the City’s long-term planning, and good design practice. Our team has significant experience in this project type, in working with municipalities, and in designing for adaptive reuse. The design process included meeting as a team to determine the building programs - number of housing units, unit mix and amenities - to analyze the site in terms of existing conditions and long-term visioning, and to consider options for the future development. Monthly construction meetings provide status updates and a forum to discuss and resolve issues in a timely manner.

In terms of predicted vulnerabilities, there are always uncertainties which exist during the development of an historic property. First, we are looking at registering the building as historic due to the use for the Badger Bag and Paper Company and the importance of the paper industry in Wisconsin. Other uncertainties encompass environmental unknowns, surprises coming with more in-depth investigation of the structure, and funding uncertainties. Upon being selected as developer, we would work to eliminate each of these vulnerabilities through our due diligence process.

<b>Badger Bag Lofts</b>	
<b>Sources and Uses of Funds</b>	
<b>SOURCES</b>	<b>Total</b>
First Mortgage	\$ 675,000
Partnership Investment - Housing Tax Credits	2,894,056
Partnership Investment - Federal Historic Tax Credits	883,136
GP Loan - State Historic Tax Credit	815,941
<b>TOTAL SOURCES</b>	<b>\$ 5,268,132</b>
<b>USES</b>	
Land and Building	\$ 200,000
Construction	3,770,000
Contingency	377,000
Architectural and Engineering	110,000
Interim Costs	200,000
Financing Fees and Expenses	41,750
Related Costs	93,382
Developers Overhead and Profit	375,000
Project Reserves	101,000
<b>TOTAL USES</b>	<b>\$ 5,268,132</b>

# PROJECT DELIVERABLES 3

Our track record for completing successful developments is significant. MetroPlains has completed the substantial rehabilitation of over fifty buildings that are on the National Register of Historic Places. We are confident and excited in the potential of the Badger Bag Lofts to be redeveloped.

Badger Bag Lofts		
Rents		
Apartment Type	Apartments	Rent
One - Bedroom	3	\$ 364
One - Bedroom	3	\$ 608
One - Bedroom	9	\$ 713
Two - Bedroom	3	\$ 438
Two - Bedroom	3	\$ 775
Three - Bedroom	1	\$ 505
Three - Bedroom	4	\$ 802
Three - Bedroom	3	\$ 867
Total Units	29	

# PROJECT MANAGEMENT APPROACH **4**

MetroPlains, LLC is structured internally to work on a team basis. The MetroPlains team is comprised of three MetroPlains employees and include Rob McCready and Randy Schold, who together have over 40 years of real estate development experience. Rob's role would primarily be financial management, and Randy's primary responsibility would be design and construction. The MS&R team would include Paul Mellblom as Principal-in-Charge of the architectural and engineering components. No employees have ever been convicted of a felony.

Both firms share a sincere commitment to work collaboratively from start to finish. The project experience for the firms is located under Section 6 "Success Urban Redevelopment." We have included other successful historic and new construction projects to show our full capabilities.

The developer fee will follow the Wisconsin Housing and Economic Development Authority (WHEDA) requirements for Low-Income Housing Tax Credit projects.



**Randy Schold**, Partner  
Project Construction Manager  
MetroPlains, LLC

Randy's focus is corporate planning, stakeholder relationships, and project development. His philosophy as an owner is the best results are produced by an open discussion of ideas. He is responsible for the planning and design of many of the firm's projects. His passion is combining old and new to create interesting and functional spaces for people to live.

Randy's leadership on new construction and historic rehabilitation projects has contributed to MetroPlains being honored for the quality of its architecture by the American Institute of Architects. His dedication has been recognized through serving as a Board member of the national AIA Committee on Historic Resources and as advisor to the State of Minnesota on Historic Building Codes.

# PROJECT MANAGEMENT APPROACH 4



**Rob McCready**, Partner  
Project Finance Manager  
MetroPlains, LLC

Rob's strengths are debt and equity financing, tax credit analysis, public finance applications, and project structuring. In addition to his role as a project manager, Rob's primary responsibility as an owner is the company's financial management, including working with accounting staff and consultants on cash flow analysis, financial statements, and tax returns.

Rob's goal always is to find the simplest solution to complex problems, while also meeting the needs of team members, project partners, and other stakeholders. While his forte is crunching numbers, there is great satisfaction in visiting the completed projects and meeting residents who are excited about their new home.

A registered architect and MS&R principal, Paul joined the firm in 2000 and has 22 years of professional experience designing a diverse mix of project types. He holds a Master of Architecture from the University of Texas at Austin and a Bachelor of Science in Mechanical Engineering from Tulane University.

Paul is an active member of the community, donating his time to various organizations. He received a 2005 AIA Minnesota Young Architects Award and was honored in 2007 with a Twin Cities Business Monthly Emerging Leader Award for his dedication and leadership in the area of community service.



**Paul Mellblom**  
**AIA, LEED AP BD+C**  
Principle in Charge  
Architect  
MS&R

# LEVEL OF INVESTMENT / FINANCIAL VIABILITY 5

MetroPlains, LLC/ MetroPlains Partners, LLC has continued success in raising capital and construction financing for its projects. Investors and lenders MetroPlains has recently collaborate with include the following:

- Wells Fargo
- US Bank
- Citigroup
- Enterprise Community Investment
- National Equity Fund
- Commerce Bank
- Blackridge Bank
- Sunrise Bank
- Security First Bank
- WNC Associates

This group of lenders and investors has continued interest in MetroPlains projects due to both financial stability and development track record.

MetroPlains, LLC and its principals have not been debarred from housing agencies or lending institutions.

# SUCCESSFUL URBAN REDEVELOPMENT 6



**Trolley Quarter Flats**, Wausau, WI  
Rehabilitation and New Construction  
General Occupancy  
40 Units  
Completed in 2011  
MetroPlains and MS&R

Trolley Quarter Flats consists of the rehabilitation of a historic trolley barn and complimented with new construction to provide 40 new living units and community space in a downtown Wausau riverfront redevelopment district.

Trolley Quarter Flats offers 10 one-bedroom, 19 two-bedroom, and 11 three-bedroom spacious apartments. The interior of each unit have a combined living/dining space, bedrooms, kitchen, and full bathroom. The complex has a commons area with an on-site leasing office, a community activity area, a community loft and community outdoor patio.

The former post office, federal court, and office facility has undergone a complete renovation into warm and inviting apartment homes. With the variety in one-, two- and three-bedroom apartments, the building is a place for all ages and is targeted to a broad range of incomes. In particular, the building lends itself to being attractive to Wausau's creative class. The spectacular resident common spaces include the transformed post office lobby and former courtroom. With their grand character, these spaces have the added potential to provide opportunities for community events and activities such as art exhibits and performances, in conjunction with resident interests.



**Federal Building Lofts**, Wausau, WI  
Historic Rehabilitation  
General Occupancy  
21 Units  
Completed in 2012  
MetroPlains and MS&R

# SUCCESSFUL URBAN REDEVELOPMENT 6



**The Firehouse**, Duluth, MN  
Historic Rehabilitation  
General Occupancy  
12 Units  
Completed in 2012  
MetroPlains

This project is a redevelopment of the historic, first fire hall, Fire House No. 1, in the Central Hillside neighborhood in Duluth. The site provides dramatic views of Lake Superior and proximity to downtown employment and services.

Firehouse includes 12 apartments - 6 one-bedroom, 5 two-bedroom, and 1 three-bedroom units. All units provide residents with the modern elements for living while maintaining the historic features of the building. The interior of each unit have a combined living/dining space, bedrooms, kitchen, washer and dryer, and full bathroom. The residents have access to a community room, fitness center and playground.

Firehouse Flats is a newly constructed apartment building located in the Central Hillside neighborhood of Duluth. This project compliments The Firehouse, a newly renovated historic apartment building.

Firehouse Flats is made up of 28 spacious apartments; 2 one-bedroom, 23 two-bedroom, and 3 three-bedroom. Each unit provides residents with living/dining space, bedrooms, kitchen, washer/dryer, full bathroom and underground parking. Residents can enjoy the large community room, fitness center, outdoor playground, rooftop terrace, or a short walk to the Canal on Lake Superior or Downtown Duluth.



**Firehouse Flats**, Duluth, MN  
New Construction  
General Occupancy  
28 Units  
Completed in 2012  
MetroPlains

# SUCCESSFUL URBAN REDEVELOPMENT 6



**Riverwood Pines**, Little Falls, MN  
Historic Rehabilitation  
General Occupancy  
24 Units  
Completed in 2007  
MetroPlains

Riverwood Pines is the rehabilitation of the former Our Lady of Angels Academy. The building was originally built in 1911, wings in 1930. The building continued to serve as a school until 1968. From 1968 to 1974 the school district used the building for alternative options and has stood vacant since.

With its simple symmetrical masonry façade, highlighted main entry and the central copula above the entry, the design of Our Lady of Angels Academy reflects the architectural features found in turn of the century masonry building. The renovation maintained and enhanced the existing external appearance of the building. Original window openings and staircases are maintained and restored to their original conditions.

Built originally in 1920 as the Linograph Company Building, it housed the rapidly expanding production of the Linograph, an early newspaper typesetting machine. The building is listed on the National Register for its historic integrity and its importance to the understanding of the history of industrial development in Davenport.

The building has been transformed into loft-style apartments. Much of the original character of the building was retained, including the exposed mushroom concrete columns and exposed concrete ceilings. With guidance from the Iowa State Preservation Office, newer incompatible window materials were removed, and replaced by window systems sympathetic to the original industrial steel windows. This allows for all apartments to be flooded with natural light.



**Riverwalk Lofts**, Davenport, IA  
Historic Rehabilitation  
General Occupancy  
42 Units  
Completed in 2009  
MetroPlains

# SUCCESSFUL URBAN REDEVELOPMENT 6



**Vantage Flats**, Minneapolis, MN  
New Construction  
General Occupancy  
40 Units  
Completed in 2008  
MetroPlains

Vantage Flats consists of affordable, workforce housing in an energy efficient building within a compact site along the METRO Blue Line light rail transit corridor. The development is comprised of 37 rental apartments in a four-story building over two levels of structured parking. The building also features a community room with a rooftop deck overlooking Minnehaha Park and the Mississippi River valley.

This development was a collaboration between a for-profit developer (MetroPlains) and a non-profit service provider (Families Moving Forward). This group was brought together by the neighborhood's need for re-development, a non-profit community-focused developer (Northeast CDC), and the Minneapolis task force for Central Avenue redevelopment.

Audubon Crossing consists of 30 new construction apartments over below grade parking. There are 7 one-bedroom apartments, 15 two-bedroom apartments, and 8 three-bedroom apartments. The housing includes a range of rents and targeted income levels, including four apartments dedicated to housing homeless families.



**Audubon Crossing**, Minneapolis, MN  
New Construction  
General Occupancy  
30 Units  
Completed in 2010  
MetroPlains

# SUCCESSFUL URBAN REDEVELOPMENT 6



**The Current**, Grand Forks, ND  
New Construction  
General Occupancy  
40 Units  
Completed in 2008  
MetroPlains

Since the flood of 1997, the City of Grand Forks has been revitalized by redevelopment, investment and a renewed interest in living and working downtown. This four story apartment building is designed to enhance the streetscape with individual entries to access the apartments on the first floor. Tenants on the upper levels have views of either the Red River or the downtown skyline. Photo provided by JLG Architects.

The site redevelopment was a collaboration between MetroPlains and Dakota Commercial, each developing a portion of the site. MetroPlain's development consists of a three-story, 40-unit rental apartment building. The vision of the City and the development team was to create a vibrant new neighborhood on the edge of the downtown district.

The main entrance to The Aurora is located off a small urban plaza located directly across the street from the market rate development commercial space. Interior amenities of our development include a community room with a kitchen, a second floor lounge, community patio and a fitness area. Photo provided by JLG Architects.



**Aurora**, Grand Forks, ND  
New Construction  
General Occupancy  
40 Units  
Completed in 2012  
MetroPlains

# SUCCESSFUL URBAN REDEVELOPMENT 6



**River Park Lofts**, Saint Paul, MN  
Historic Rehabilitation  
116 Units  
MS&R

Located within Saint Paul's Historic Lowertown District, this project entailed the conversion of an office building and adjacent firehouse into 116 loft units. As part of a National Historic District, the design conforms to Secretary of the Interior Standards. The building consists of seven floors of housing, an underground parking level, and a new adjacent parking facility.

A deep void hollowed out of the existing building creates an interior street, providing natural light into the interior of each of the dwelling units. This interior street also creates community among the residents by encouraging them to interact with and get to know one another. Unit designs allow for maximum flexibility of spatial organization by concentrating core functions, thereby also reducing construction costs.

This conversion of a three-story, timber-frame, masonry-wall warehouse into residential lofts carries the development four blocks southwest of the river. 801 Washington Lofts was the first such project in its immediate area to open.

MS&R's design respects the original historic building's modest exterior, while dramatically recasting its form and function inside. An interior street provides secure access and visibility to all units on the interior, while the first floor units have direct outside street access to allow them to function as residential or commercial spaces. The expansive ceiling heights provide space for mezzanine levels within most units, creating opportunities for unit customization.



**801 Washington Lofts**, Minneapolis, MN  
Historic Rehabilitation  
MS&R

# SUCCESSFUL URBAN REDEVELOPMENT 6



## Upper Market Street Housing,

Wilmington, DE

Historic Rehabilitation

36 Units

MS&R

This project entails the conversion of an existing three-story historic building into apartments. Currently occupied by a fully functioning pharmacy on the first floor and basement, the building is located in the Upper Market Street Historic District of Wilmington, Delaware. The design places 26 studio and one-bedroom rental units within the second and third floors of the existing structure, as well as an additional fourth floor above.

MS&R's role in this project has spanned more than 30 years, ranging from historic district planning and stabilization of mill ruins to programming and design of the Mill City Museum itself. Located within the ruined walls of the National Historic Landmark 1874 Washburn A Mill, the museum focuses on the stories of grain farming and trading, railroading, water power, flour milling, food product development (Betty Crocker), as well as the related people, labor, and immigrant stories. With multiple entries on two levels and an outdoor courtyard, the museum functions as a porous link between downtown Minneapolis and the river. The complex also contains a mix of private office space and residential lofts.



## Mill City Museum, Minneapolis, MN

Historic Rehabilitation

MS&R

# DEVELOPMENT ORGANIZATION'S OVERVIEW 7

**Official Registered Name:**

MetroPlains, LLC

Established: 2007

DUNS: 029505632

Address: 801 Washington Avenue North #108 - Minneapolis, MN 55401

Phone: 651.523.1241

Fax: 651.523.1255

**Key Contacts:**

Randy Schold, Co-President/Project Manager:

Phone: 651.523.1243

Email: [rschold@metroplains.com](mailto:rschold@metroplains.com)

Rob McCready, Co-President/Project Manager:

Phone: 651.523.1252

Email: [rmccready@metroplains.com](mailto:rmccready@metroplains.com)

Both Rob and Randy listed above are authorized to contractually bind the organization.

## Project Description

Since the Sav-O-Supply Company vacated, the years have been hard on the building. The facility, however, has several redeeming characteristics which make it very viable and desirable for rehabilitation. The basic structural system- the steel columns, beams, and trusses- is in very good condition. Additionally, this structural system provides for expansive, uninterrupted spaces which lend themselves to repositing the building into loft-style housing.

The central core of the building has the potential to be a light-filled court and common space area, with natural light provided by the two existing large clerestory skylights. Because of its' history as a manufacturing plant, all four sides of the building have substantial window openings, which beg to be filled with historically appropriate new window systems. To many, this work might seem too daunting, and the unfortunate result would be the demolition of an important historic building. To our team, we see a building with wonderful historic character waiting patiently to be repositioned.



# SCOPE OF WORK 8

The building, in our proposal, will be transformed into an important contributing building to the Wausau waterfront redevelopment initiative. The exterior work will entail replacement of the windows, sympathetic to the original windows and architecture of the building. This includes the large rooftop skylight bays running east to west, allowing for natural light into the interior of the building. The facade will of course need extensive repairs and re-finishing of the concrete stucco material.



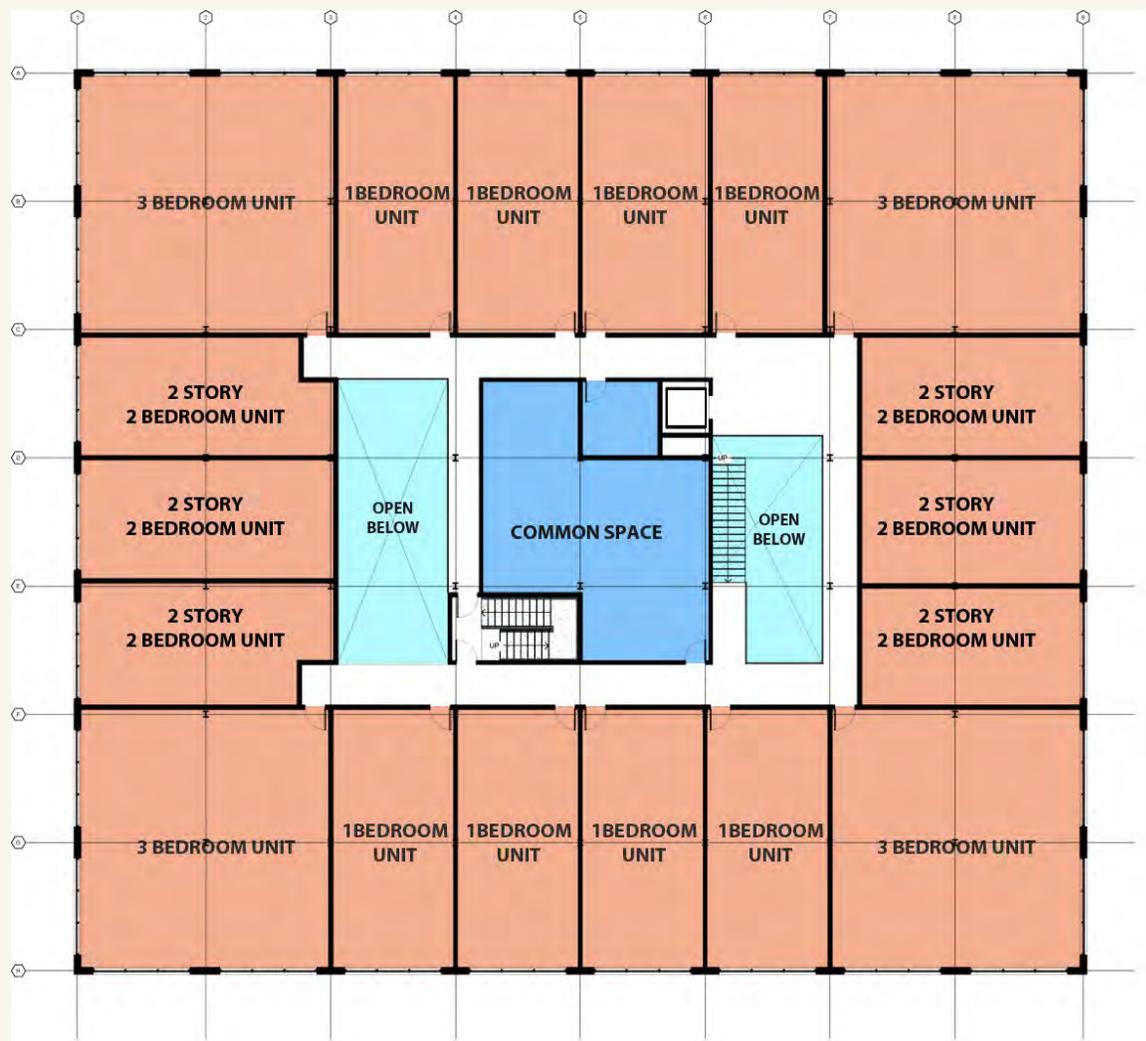
**PERSPECTIVE**



**SOUTH ELEVATION**

# SCOPE OF WORK 8

The existing floor plates of the building suggest a unique design concept. The center of the building will be opened up allowing for a light-filled court/common space area. The natural light from the skylights will penetrate down to the first floor level. This light will also filter into the interior sections of the units with interior windows, which have the potential to look into the interior court area. Eight three-bedroom units will occupy the four corners. Fifteen one-bedroom units run along the east and west walls of the building on both floors, and six two-bedroom units line north and south elevations in a two-story loft concept. The common spaces for the residents will reside in the center, on both floors.



**LEVEL 2 PLAN**





**LEVEL 1 PLAN**



The site will consist of parking on the south side of the building, allowing one space for each one-bedroom and two spaces for two- and three-bedroom units. Guest parking will also be incorporated. A patio will run the length of the building on the west side taking advantage of the views to the riverfront. The remainder of the site will be developed into green space. A connecting bridge constructed by the City is proposed to cross over the railroad tracks, encouraging enjoyment and use of the green space by both the residents and the neighboring community.



**SITE PLAN**

## Projected Timeline

Our project timeline assumes funding awarded by May 2015. The schedule below illustrates the timeline for project completion.



**Estimate Costs of Labor and Materials**

The development cost are anticipated to be \$5.3 million. Please see section 3 “Project Deliverables” for the Sources and Uses breakdown.

**Conditions of Completion**

The historic designation will need to be approved for the Badger Bag Lofts. This will generate close to \$1.7 million of historic tax credits to fund the redevelopment. The lofts will also be submitted to WHEDA for low-income housing tax credits. Our history with WHEDA has a high success rate of projects being funded.



**TO:** ECONOMIC DEVELOPMENT COMMITTEE MEMBERS  
**FROM:** MEGAN LAWRENCE  
**DATE:** SEPTEMBER 3, 2014  
**SUBJECT:** WAUSAU ON THE WATER (WOW)

**Background:**

Sole proprietors, Bill and Julie Greenwood, are planning a new business venture for Wausau's East Riverfront development. Wausau On The Water, or WOW, is a family entertainment center featuring an assortment of entertainment opportunities including an arcade, video games, pool tables, shuffle board and more. WOW will also feature a restaurant and patio with riverfront dining available. WOW is interested in purchasing the only existing building on Wausau's East riverfront, 1212 N 1<sup>st</sup> Street in order to pursue this development opportunity.

- The City of Wausau would enter into an 85 year land lease with WOW. WOW would purchase the building and retain ownership.
- In order for the project to move forward, planned improvements must take place on the riverfront including the construction of 1<sup>st</sup> Street, the wharf and a parking lot.
- WOW's total project costs are \$1,361,000
- The nature of the project does not lend itself to traditional financing. WOW is seeking the following assistance from the City:
  - \$521,000 15 year loan at 2.75%
  - \$100,000 Property Acquisition loan 0% interest/7years
  - \$54,000 Grant- Landscaping
- The City would retain full and final approval on interior and exterior designs.

The Economic Development Committee is being asked to consider this project as the catalyst to spur future development.

# Wausau on the Water (WOW) Family Entertainment Center

Bill & Julie Greenwood, Sole Proprietors



# Wausau on the Water Concept

- \* WOW Family Entertainment Center will feature a large assortment of entertainment options including an arcade and video games, pool tables, shuffle board and more.



# Wausau on the Water Concept

- \* WOW will also feature a full service restaurant and bar with seating for up to 200, including a riverfront patio.



# Wausau on the Water Mission

- \* WOW's mission is to provide a modern, family friendly entertainment experience for families from all walks of life. We pledge to bring to each customer a personal, and professional entertainment experience for family bonding and/or a team building experience.
- \* WOW plans to provide excellent service and a modern relaxing atmosphere to enjoy your favorite sports game or social gathering in any season and for any reason.

# Wausau on the Water benefits Wausau

- \* Wausau's first riverfront project –catalyst to future development
- \* Positions waterfront as destination, entertainment area
- \* Complements future riverfront uses and amenities
- \* Riverfront dining offered
- \* Unique, destination attraction – draw from large trade area
- \* Increased tourism amenities
- \* Creates 8 full time jobs with benefits and 32 part time jobs

# Wausau on the Water Project Costs

- \* \$600,000 Building Improvements
- \* \$156,000 Kitchen and Bar Equipment
- \* \$385,000 Redemption Games
- \* \$30,000 Furniture
- \* \$100,000 Computer System
- \* \$30,000 Televisions
- \* \$60,000 Working Capital

**Total = \$1,361,000**

# Wausau on the Water Project Financing

- \* \$600,000 Abby Bank
- \* \$240,000 Private Capital
- \* \$521,000 City loan (15 years/2.75%)
- \* **Total = \$1,361,000**

# Wausau on the Water Requested City Assistance

The nature of the site does not lend itself to traditional financing options.  
WOW is seeking the following assistance from the City of Wausau:

\$521,000 15 year loan at 2.75%

\$100,000 Property Acquisition Loan 0%interest/7years

WOW will enter 85 year land lease with City

## **In Kind Contributions:**

1. \$150,000 parking lot – funded by WEDC grant
2. \$200,000 Wharf – funded by WEDC grant
3. \$54,000 Landscaping – funded from TID #3

# City of Wausau's Return on Investment

- \* Up to \$115,000 interest earned on the life of the loan
- \* Parking lot and wharf are included in \$1 million WEDC grant and provide infrastructure for further development

# Wausau on the Water Phase 2

- \* Phase 2 – 5 Year Outlook – Possible Additions
  - \* 5,000 square foot building addition
  - \* Add one new amenity each year
  - \* Possibilities include Paddle Boats, Laser Tag, Mini Golf, Rock Climbing Wall, Ropes Course, Giant Swing, Zipline

# THANK YOU

Bill & Julie Greenwood



**TO:** ECONOMIC DEVELOPMENT COMMITTEE MEMBERS  
**FROM:** MEGAN LAWRENCE  
**DATE:** SEPTEMBER 3, 2014  
**SUBJECT:** WAUSAU WINDOW & WALL

**Background:**

On August 20, 2007 the City of Wausau entered into a Development with Scannell Properties Inc for the construction of a manufacturing facility for Wausau Window and Wall located at 7800 International Drive.

Terms of the agreement required Wausau Window & Wall to meet a minimum assessed value of \$19 million, which did not occur.

On August 13, 2014, the Common Council denied Wausau Window's request to amend the 2007 agreement. Now the Economic Development Committee is being asked to consider a payment plan so that Wausau Window and Wall may budget for \$312,072.19 currently due under the 2007 agreement.

Wausau Window respectfully requests any interest payments are waived. Wausau Window will pay the \$312,072.19 over the remaining ten years of the agreement. Beginning this year, Wausau Window will pay the property tax at the minimum valuation of \$19 million, plus \$31,200 per year.

In round numbers, Wausau Window would pay as follows:

Annual property tax	\$450,000
Additional payment	<u>+\$31,200</u>
Total	\$481,200

Wausau Window & Wall is a well respected industry leader and one of our City's largest employers. The construction of their new facility increased their property taxes from \$39,110 on West Street to \$405,000 on International Drive. Please consider assisting Wausau Window & Wall with the requested payment plan.



**TO: ECONOMIC DEVELOPMENT COMMITTEE**

**FROM: MARYANNE GROAT**

**DATE: SEPTEMBER 11, 2014**

**RE: 2015 TAX INCREMENT DISTRICT BUDGETS**

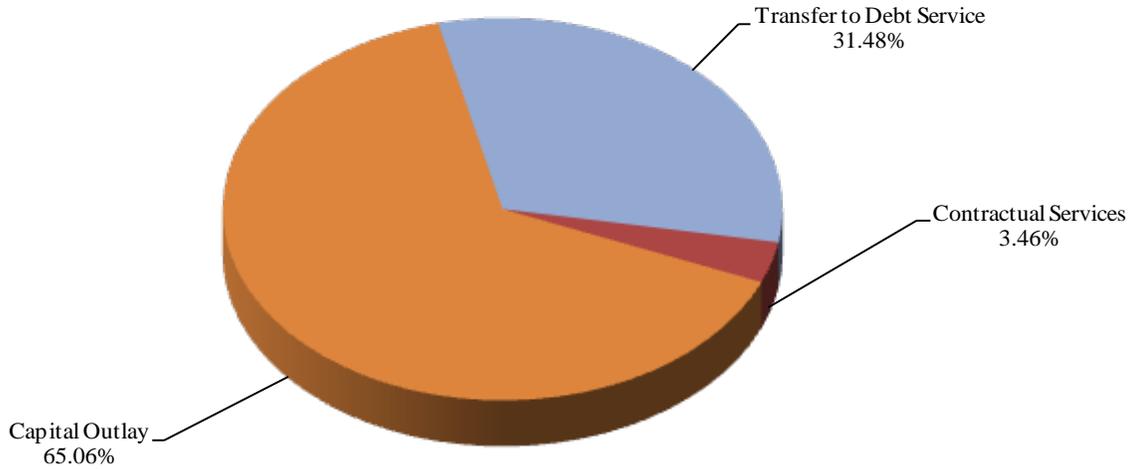
Attached are the proposed 2015 tax increment district budgets for the Economic Development Committee's consideration. These budgets represent a compilation of existing obligations such as developer agreement payments, infrastructure contracts and debt obligations along with new infrastructure projects proposed for 2015 and anticipated contractual services and administrative costs. Revenue sources include tax increment, special assessment income, loan repayments, grants, debt proceeds and other revenue sources.

The budget for each district contains a cash flow projection so that you can see the impact of projects and debt issuance. I am requesting the committee recommend 2015 tax increment district budgets which will then be forwarded to the Finance Committee for consideration.



## TAX INCREMENT DISTRICT NUMBER THREE FUND

### BUDGET:



BUDGET SUMMARY								
	2012		2013		2014		2015	
	Actual	Actual	Adopted Budget	Modified Budget	Estimated Actual	Department Request	Adopted	
Contractual Services	\$ 116,049	\$ 209,791	\$ 89,150	\$ 89,150	\$ 165,980	\$ 230,000	\$ 230,000	
Debt Service	33,171							
Fixed Charges					12,251			
Grants, Contributions & Donat	275,000	1,000	10,000	10,000			-	
Capital Outlay	701,471	1,135,783	585,000	4,945,945	2,646,086	4,325,000	4,325,000	
Transfer to Debt Service	8,452,388	2,815,752	2,197,602	2,197,602	2,197,602	2,092,976	2,092,976	
<b>Total Expenses</b>	<b>\$ 9,578,079</b>	<b>\$ 4,162,326</b>	<b>\$ 2,881,752</b>	<b>\$ 7,242,697</b>	<b>\$ 5,021,919</b>	<b>\$ 6,647,976</b>	<b>\$ 6,647,976</b>	
Tax Increment	\$ 2,082,134	\$ 1,851,630	\$ 1,801,039	\$ 1,801,039	\$ 1,801,039	\$ 1,850,692	\$ 1,850,692	
Intergovernmental Grants and Aids		166,538			40,000			
Public Charges for Services	8,485	9,721			7,248			
Miscellaneous Revenue	178,455	53,727	14,900	14,900	1,240,325	1,751,302	1,751,302	
Debt Proceeds	9,005,000	1,108,000		1,214,402	1,185,000			
Transfer from Other Funds				1,239,432	1,239,432			
<b>Total Revenues</b>	<b>\$ 11,274,074</b>	<b>\$ 3,189,616</b>	<b>\$ 1,815,939</b>	<b>\$ 4,269,773</b>	<b>\$ 5,513,044</b>	<b>\$ 3,601,994</b>	<b>\$ 3,601,994</b>	

### BUDGET HIGHLIGHTS AND ORGANIZATIONAL CHANGE:

The details of the 2014 estimated actual and 2015 budget project costs are presented below:

## TAX INCREMENT DISTRICT NUMBER THREE FUND

PROJECT COSTS	2014	2015
Riverfront Remediation	\$ 2,365,802	\$ 600,000
Land Acquisition	169,337	
Professional and Administrative Services	178,231	170,000
1st Street Construction and Streetscape	40,331	600,000
Street Lighting	65,616	
River Edge Trail Improvements	5,000	1,325,000
McClellan and Grant Street Street Improvements		200,000
Wharf		400,000
Utility Relocation		1,000,000
Wayfinding		60,000
Parking Lot		200,000
	<u>\$ 2,824,317</u>	<u>\$ 4,555,000</u>

### DISTRICT VALUATIONS:

YEAR	EQUALIZED VALUATION	PERCENTAGE INCREASE
1994	\$ 9,719,600	
1995	10,989,700	13.07%
1996	10,100,700	-8.09%
1997	10,195,800	0.94%
1998	10,596,400	3.93%
1999	11,130,900	5.04%
2000	11,377,100	2.21%
2001	17,246,000	51.59%
2002	21,877,500	26.86%
2003	25,324,400	15.76%
2004	37,527,900	48.19%
2005	46,201,500	23.11%
2006	54,013,600	16.91%
2007	61,948,100	14.69%
2008	122,085,200	97.08%
2009	116,758,800	-4.36%
2010	115,776,400	-0.84%
2011	113,527,400	-1.94%
2012	107,384,900	-5.41%
2013	106,038,900	-1.25%
2014	113,066,800	6.63%

## TAX INCREMENT DISTRICT NUMBER THREE FUND

### DISTRICT FUTURE OBLIGATIONS:

The District is currently retiring twelve debt issues. These issues are detailed below along with a consolidated schedule of maturities.

	Original Amount		Balance 12/31/2014
	Borrowed	Repaid	
1995 State Trust Fund Loan	\$ 750,000	\$ 750,000	\$ -
1996 General Obligation Bonds	757,555	757,555	-
Mirman Promissory Note	300,000	300,000	-
McDevco Promissory Note	1,146,447	1,146,447	-
1997 General Obligation Note	4,000,000	4,000,000	-
1998 General Obligation Bonds	856,402	856,402	-
2001 General Obligation Note	475,800	475,800	-
2001 State Trust Fund Loan	1,617,503	1,617,503	-
2002 State Trust Fund Loan	2,415,665	2,415,665	-
2003 State Trust Fund Loan	2,617,794	2,617,794	-
2003 State Trust Fund Loan	5,057,592	5,057,592	-
2003 State Trust Fund Loan	3,908,949	3,908,949	-
2003D General Obligation Note	3,285,000	3,285,000	-
2004A General Obligation Note	643,534	643,534	-
2004 General Obligation Refunding Bond	13,445,000	12,540,000	905,000
2005B General Obligation Note	2,000,000	1,835,000	165,000
2007 General Obligation Note	1,396,190	975,947	420,243
2008 General Obligation Note	270,000	150,000	120,000
2009 General Obligation Note	320,000	150,000	170,000
2010A General Obligation Note	1,580,447	570,000	1,010,447
2012A General Obligation Note - Taxable	2,725,000	520,000	2,205,000
2012B General Obligation Note Refunding	6,280,000	350,000	5,930,000
2014B Community Development Bond	1,185,000		1,185,000
Foundation Loan	1,530,000	1,530,000	-
Foundation Loan - Savo Supply	358,000		358,000
Foundation Loan - Riverfront Property Acquisition	750,000		750,000
	<u>\$ 59,671,878</u>	<u>\$ 46,453,188</u>	<u>\$ 13,218,690</u>

Schedule of Maturities			
Year	Principal	Interest	Total
2015	1,795,081	297,895	2,092,976
2016	1,660,081	244,566	1,904,647
2017	1,760,081	206,727	1,966,808
2018	2,390,000	922,404	3,312,404
2019	1,645,000	114,448	1,759,448
2020	1,665,447	78,339	1,743,786
2021	1,233,000	44,687	1,277,687
2022	390,000	23,450	413,450
2023	90,000	17,675	107,675
2024	90,000	15,650	105,650
2025	95,000	13,338	108,338
2026	95,000	10,725	105,725
2027	100,000	7,800	107,800
2028	105,000	4,725	109,725
2029	105,000	1,575	106,575
	<u>\$ 13,218,690</u>	<u>\$ 2,004,004</u>	<u>\$ 15,222,694</u>

## TAX INCREMENT DISTRICT NUMBER THREE FUND

### DISTRICT OBLIGATIONS:

The City of Wausau on September 13, 2005, entered into a developer agreement with Dudley Investments, LLC. The development entailed the construction of a 100,000 square foot office building with costs estimated at \$14,000,000 to \$15,000,000. The city agreed to provide permit parking for 500 workers downtown, construct a skywalk and provide environmental remediation and necessary upgrades to street, sidewalk, street lighting and utilities. The skywalk obligation remains outstanding.

On February 14, 2012 the City of Wausau entered into a development agreement with Collaborative Consulting LLC. In exchange for the creation of 200 full time jobs the city agreed to provide developer assistance in the amount of \$200,000 and ten \$1,000 grants to their employees for housing assistance. Nine of the housing assistance grants remain outstanding.

### CASH FLOW PROJECTIONS:

The District cash flow predicts a conservative static increment for the periods of 2013 to maturity. Cash flow predicts negative fund balance during the years 2012-2022 but provides for a return on investments through the life of the District.

### TID #3 CASH FLOW PROJECTIONS

Year	EXPENSES			REVENUES				Annual Surplus (Deficit)	Accumulated Balance
	Total Annual Debt Service	Capital Expenditures and Other Project Costs	Administrative, Organization & Discretionary	Debt Proceeds	Other Income	Transfer from Holtz Krause Fund	Project Increment		
2013	2,815,752	1,298,296	48,275	1,108,000	229,987		1,851,630	(972,706)	(2,105,440)
2014	2,197,602	2,774,317	50,000	1,185,000	1,287,573	1,239,432	1,801,039	491,125	(1,614,315)
2015	2,092,976	4,505,000	50,000		1,751,302		1,850,692	(3,045,982)	(4,660,297)
2016	1,904,647		35,000				2,084,945	145,298	(4,514,999)
2017	1,966,808		35,000				2,095,370	93,562	(4,421,436)
2018	3,312,404		35,000				2,330,847	(1,016,557)	(5,437,993)
2019	1,759,448		35,000				2,342,501	548,053	(4,889,940)
2020	1,743,786		35,000				2,479,214	700,428	(4,189,512)
2021	1,277,687		35,000				2,491,610	1,178,923	(3,010,590)
2022	413,450		35,000				2,504,068	2,055,618	(954,972)
2023	107,675						2,516,588	2,408,913	1,453,942
2024	105,650						2,529,171	2,423,521	3,877,463
2025	108,338						2,541,817	2,433,479	6,310,942
2026	105,725						2,554,526	2,448,801	8,759,743
2027	107,800						2,567,299	2,459,499	11,219,242
2028	109,725						2,580,135	2,470,410	13,689,652
2029	106,575						2,593,036	2,486,461	16,176,113
2030							2,606,001	2,606,001	18,782,114
2031							2,619,031	2,619,031	21,401,145
	\$ 20,236,048	\$ 8,577,613	\$ 393,275	\$ 2,293,000	\$ 3,268,862	\$ 1,239,432	\$ 44,939,521		

# TAX INCREMENT DISTRICT NUMBER FIVE FUND

## MISSION:

To fund the third expansion of the City's industrial park.

## RESPONSIBILITIES:

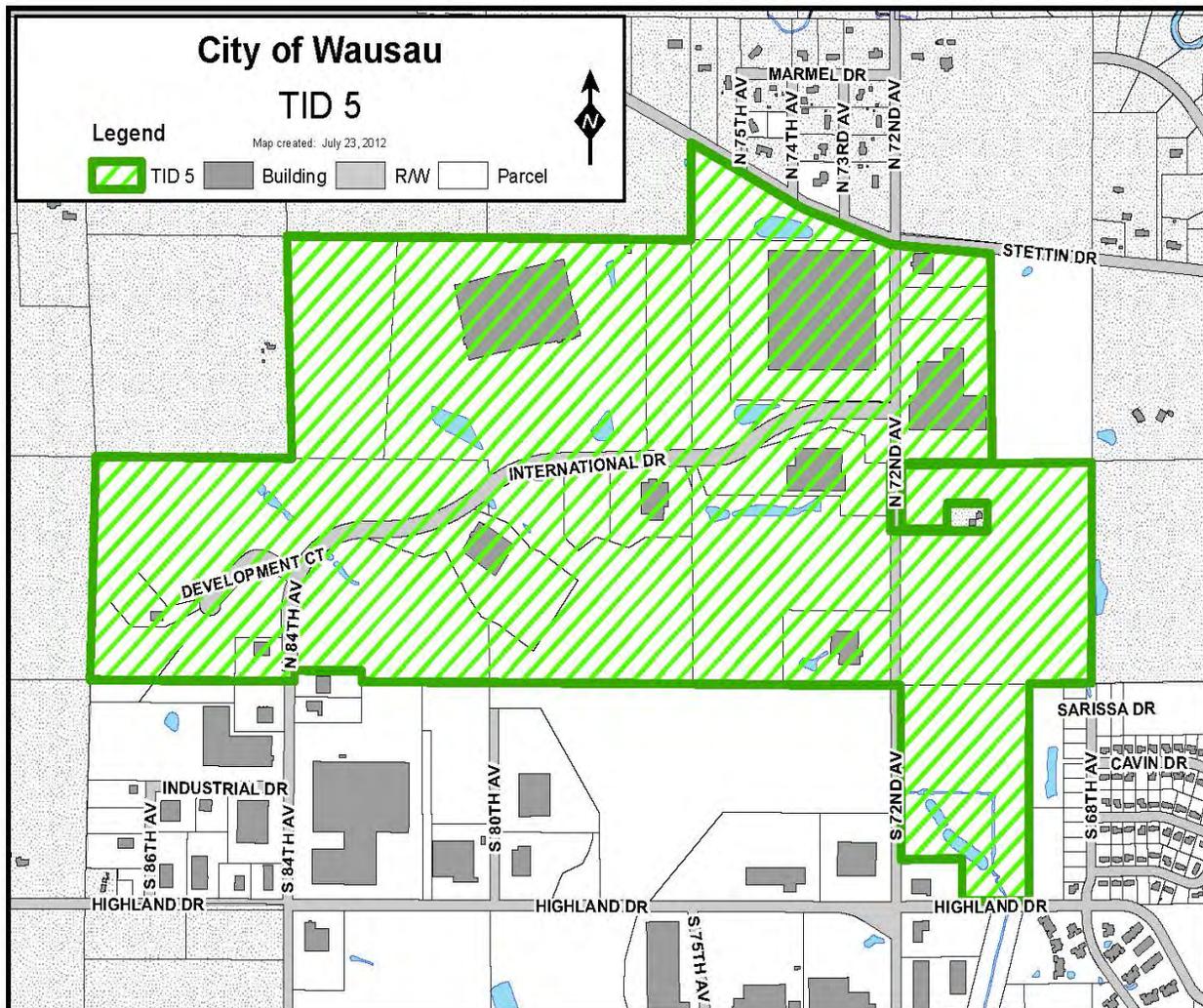
This fund accounts for the receipt of district increment, and other program income generated from the project. These funds are applied to debt service and other eligible capital costs.

## DISTRICT FACTS:

Creation Date: July 31, 1997

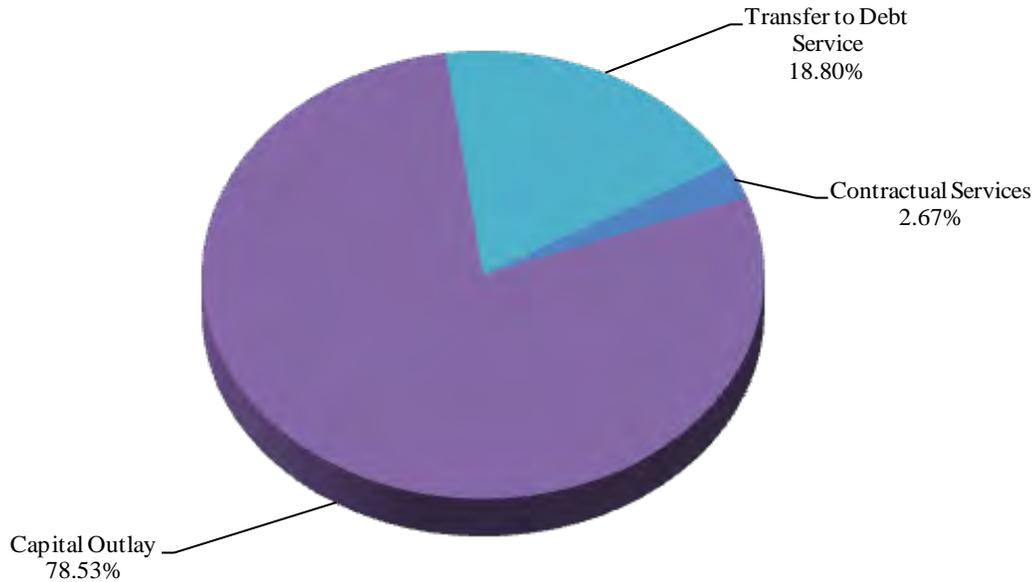
Last Date Project Costs Incurred: July 31, 2015

Mandated Final Dissolution Date: July 31, 2020



## TAX INCREMENT DISTRICT NUMBER FIVE FUND

### BUDGET:



### BUDGET SUMMARY

	2012		2013		2014			2015	
	Actual	Actual	Adopted Budget	Modified Budget	Estimated Actual	Department Request	Adopted		
Contractual Services	\$ 28,332	\$ 19,085	\$ 45,495	\$ 45,495	\$ 44,000	\$ 40,000	\$ 40,000		
Debt Service			27,365	27,365					
Grants & Contributions	290,000	160,000	590,000	1,740,000	1,200,000				
Capital Outlay	25,000		300,000	300,000		1,174,000	1,174,000		
Transfer to Debt Service	2,421,459	548,886	458,923	458,923	458,923	281,028	281,028		
<b>Total Expenses</b>	<b>\$2,764,791</b>	<b>\$ 727,971</b>	<b>\$1,421,783</b>	<b>\$ 2,571,783</b>	<b>\$ 1,702,923</b>	<b>\$ 1,495,028</b>	<b>\$ 1,495,028</b>		
Taxes	\$1,282,945	\$ 1,259,989	\$1,262,699	\$ 1,262,699	\$ 1,288,068	\$ 1,182,063	\$ 1,182,063		
Public Chgs for Services									
Miscellaneous Revenue					50,000				
Other Financing Sources									
<b>Total Revenues</b>	<b>\$1,282,945</b>	<b>\$ 1,259,989</b>	<b>\$1,262,699</b>	<b>\$ 1,262,699</b>	<b>\$ 1,338,068</b>	<b>\$ 1,182,063</b>	<b>\$ 1,182,063</b>		

### BUDGET HIGHLIGHTS:

The 2015 budget provides for administration and contractual services of \$40,000, debt retirement \$281,028 and walkway improvements of \$1,174,000. The 2014 estimated actual expects full payment of the developer agreements Wausau Window and Wall of \$500,000 along with the disbursement of the foundation contribution of \$50,000 and CAG Industrial of \$650,000.

## TAX INCREMENT DISTRICT NUMBER FIVE FUND

### DISTRICT FUTURE OBLIGATIONS:

After the early retirement of the General Obligation Note 2003 and the 2007 State Trust Fund Loans the only issue left to retire is the 2010B GO Note.

	Original Amount		Balance 12/31/2014
	Borrowed	Repaid	
1997 General Obligation Note, Call date April 1, 2005	\$540,000	\$540,000	\$ -
2003 General Obligation Note, Call date April 1, 2013	2,000,000	2,000,000	-
2004B General Obligation Note, Call date April 1, 2009	1,500,000	1,500,000	-
2007 State Trust Fund Loan, Call date annually March 15th	2,956,877	2,956,877	-
2007 State Trust Fund Loan, Call date annually March 15th	500,000	500,000	-
2010B Refunding General Obligation Note	2,440,000	1,625,000	815,000
<b>Total</b>	<b>\$9,936,877</b>	<b>\$9,121,877</b>	<b>\$815,000</b>

### DEBT RETIREMENT:

	Total		
	Principal	Interest	Total
2015	260,000	21,028	281,028
2016	270,000	13,598	283,598
2017	285,000	4,774	289,774
	815,000	39,400	854,400

### DEVELOPER AGREEMENT OBLIGATIONS:

The City has outstanding developer agreements:

- Packaging Tape dated February 13, 2007. The developer funded agreement called for the City to contribute \$62,000 in exchange for facility construction and job creations. These funds have not been requested.
- Polywood Fabrication dated September 11, 2007. The developer funded agreement called for the City to contribute \$152,887 in exchange for facility construction and job creations. These funds have not been requested.

## TAX INCREMENT DISTRICT NUMBER FIVE FUND

### CASH FLOW PROJECTIONS:

The cash flow predicts a positive fund balance for the duration of the district life.

### TAX INCREMENTAL DISTRICT NUMBER FIVE PROJECTED CASH FLOW

Year	USES OF FUNDS						Annual Surplus (Deficit)	Cumulative Balance
	Total Annual Debt Service	Administrative, Organization & Discretionary Costs	Developer Grant & Revolving Loan Funds	Capital Expenditures	Tax Increment	Other Income		
2013	548,886	17,934	160,000	1,151	1,259,989		532,018	(309,353)
2014	458,923	40,000	1,200,000		1,288,068	50,000	(360,855)	(670,208)
2015	281,028	40,000		1,174,000	1,182,063		(312,965)	(983,173)
2016	283,598	18,000			1,187,973		886,375	(96,798)
2017	289,774	18,000			1,193,913		886,139	789,341
<b>TOTAL</b>	<b>1,862,209</b>	<b>133,934</b>	<b>1,360,000</b>	<b>1,175,151</b>	<b>6,112,006</b>	<b>50,000</b>		

### DISTRICT VALUATIONS:

YEAR	EQUALIZED VALUATION	PERCENTAGE CHANGE
1997	\$105,900	-
1998	8,316,200	7752.88%
1999	10,622,200	27.73%
2000	11,962,200	12.62%
2001	12,263,000	2.51%
2002	13,872,700	13.13%
2003	18,785,600	35.41%
2004	17,650,900	-6.04%
2005	18,300,700	3.68%
2006	20,733,000	13.29%
2007	22,632,000	9.16%
2008	30,044,500	32.75%
2009	48,849,000	62.59%
2010	45,633,600	-6.58%
2011	45,419,600	-0.47%
2012	44,938,400	-1.06%
2013	44,916,500	-0.05%
2014	49,545,600	10.31%

# TAX INCREMENT DISTRICT NUMBER SIX FUND

## MISSION:

To fund public infrastructure within the District, and assist with development and redevelopment of the area which is located along the Interstate I-39 corridor with the northern border as County Road U and Thomas Street as the southern border.

## RESPONSIBILITIES:

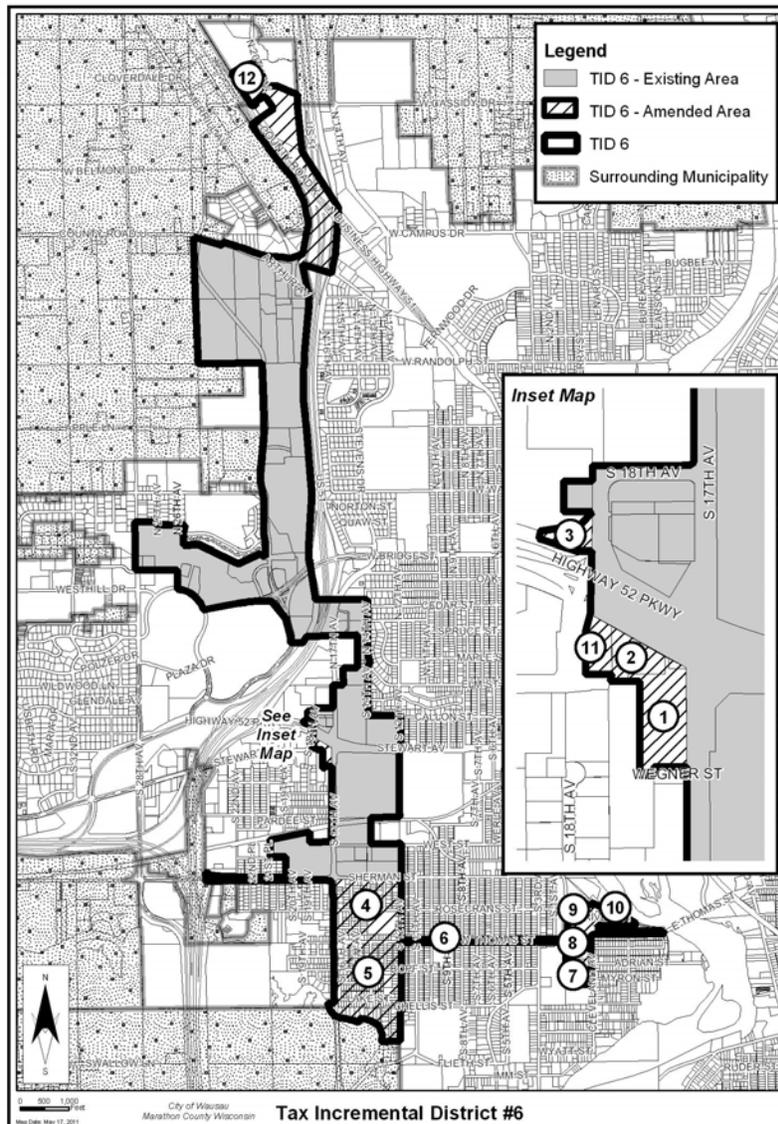
This fund accounts for the receipt of district increment, and other program income generated from the project. These funds are applied to debt service and other eligible capital costs.

## DISTRICT FACTS:

Creation Date: May 11, 2005

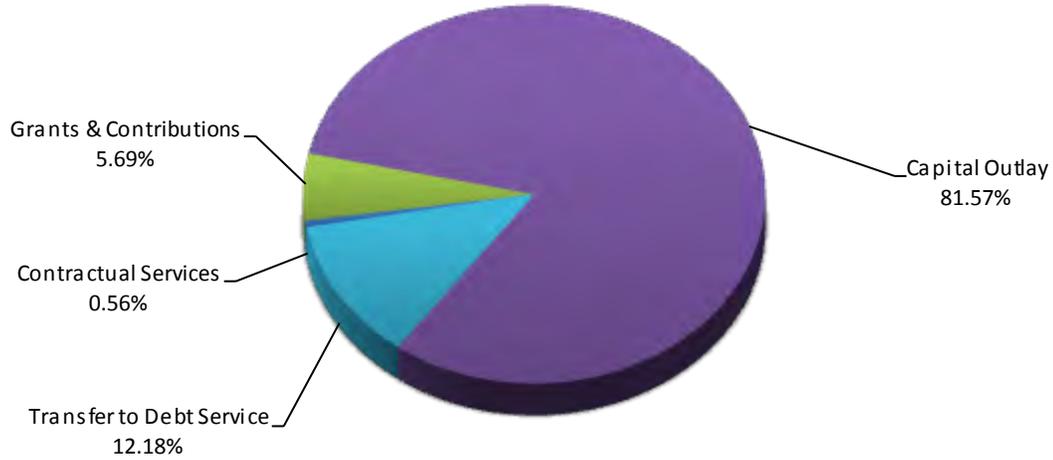
Last Date Project Costs Incurred: May 10, 2020

Mandated Final Dissolution Date: May 10, 2025



## TAX INCREMENT DISTRICT NUMBER SIX FUND

### BUDGET:



BUDGET SUMMARY							
	2012	2013	2014			2015	
	Actual	Actual	Adopted Budget	Modified Budget	Estimated Actual	Department Request	Adopted
Contractual Services	\$ 42,784	\$ 92,358	\$ 32,150	\$ 32,150	\$ 43,450	\$ 32,150	\$ 32,150
Debt Service		23,314					
Grants & Contributions	405,876	455,939	584,175	684,175	577,702	328,600	328,600
Capital Outlay	1,871,282	3,448,111		439,779	615,479	4,710,000	4,710,000
Transfer to Debt Service	390,527	534,442	769,689	769,689	769,689	703,182	703,182
<b>Total Expenses</b>	<b>\$ 2,710,469</b>	<b>\$ 4,554,164</b>	<b>\$ 1,386,014</b>	<b>\$ 1,925,793</b>	<b>\$ 2,006,320</b>	<b>\$ 5,773,932</b>	<b>\$ 5,773,932</b>
Taxes	\$ 1,146,166	\$ 1,035,064	\$ 1,257,427	\$ 1,257,427	\$ 1,272,336	\$ 1,528,014	\$ 1,528,014
Public Charges	5,428	72,920			31,350	31,350	31,350
Miscellaneous	3,951	285			2,706	6,435	6,435
Other Financing Sources	700,000	2,120,333				750,000	750,000
<b>Total Revenues</b>	<b>\$ 1,855,545</b>	<b>\$ 3,228,602</b>	<b>\$ 1,257,427</b>	<b>\$ 1,257,427</b>	<b>\$ 1,306,392</b>	<b>\$ 2,315,799</b>	<b>\$ 2,315,799</b>

### BUDGET HIGHLIGHTS AND ORGANIZATIONAL CHANGE:

The 2015 budget anticipates developer payments, capital outlay, debt retirement and administrative costs outlined below.

**TAX INCREMENT DISTRICT NUMBER SIX FUND**

	2014 Anticipated	2015 Budget
<b>Developer Grant and Other Contributions</b>		
Rasmussen College Development Agreement	\$78,527	\$78,600
Thunder Lube	100,000	
Kocourek Automotive Group	100,000	250,000
Arlington Lane	299,175	
Total	\$577,702	\$328,600
<b>Capital Expenditures</b>		
Wayfinding		60,000
Thomas Street Project		
Land Acquisition		4,500,000
Design and Engineering	198,816	150,000
Overlay Project	160,000	
CTH U/K Interchange	187,795	
Bridge Street Realignment Design	15,700	
Stewart and 17th Avenue Intersection	33,168	
Street Scape	20,000	
Total	615,479	4,710,000
<b>Other Administrative and Contractual Services</b>	43,450	32,150
<b>Transfer to Debt Service Fund</b>	769,689	703,182
Grand Total	\$2,006,320	\$5,773,932

**DISTRICT FUTURE OBLIGATIONS:**

The District is currently retiring four general obligation note issues.

- 2005A General Obligation Note financed the road construction along 17<sup>th</sup> and 20<sup>th</sup> Avenues and the Hospital Loop.
- 2010A General Obligation Note financed Sherman Street 17<sup>th</sup> Avenue to 22<sup>nd</sup> Avenue.
- 2011A General Obligation Note financed a variety of infrastructure projects.
- 2012B General Obligation Note financed a portion of 12<sup>th</sup> Avenue reconstruction and water and sewer replacement.
- 2013A Financed Westwood Drive and the County Highway U four lane expansion construction.

	Original Amount		Balance 12/31/2014
	Borrowed	Repaid	
2005A General Obligation Note	\$1,539,475	\$1,350,558	\$188,917
2010A General Obligation Note	\$400,000	\$160,000	\$240,000
2011A General Obligation Note	\$1,244,970	\$374,220	\$870,750
2012B General Obligation Note	\$700,000	\$155,000	\$545,000
2013A General Obligation Note	\$2,065,000	\$255,000	\$1,810,000
	\$5,949,445	\$2,294,778	\$3,654,667

## TAX INCREMENT DISTRICT NUMBER SIX FUND

### Schedule of Maturities

	Principal	Interest	Total
2015	628,657	74,525	703,182
2016	434,740	62,291	497,031
2017	434,740	53,451	488,191
2018	434,740	44,495	479,235
2019	434,740	35,287	470,027
2020	433,930	25,692	459,622
2021	388,120	16,451	404,571
2022	265,000	9,050	274,050
2023	200,000	3,000	203,000
	<u>\$3,654,667</u>	<u>\$324,242</u>	<u>\$3,978,909</u>

### DEVELOPER AGREEMENT OBLIGATIONS:

The City of Wausau entered into a development agreement on March 4<sup>th</sup>, 2009 with Union Station II, LLC and 411 Westwood Drive, LLC (developer). The developer agreed to construct the Rasmussen College building, parking area and related facilities with an estimated value of \$3,000,000. In addition, the developer agreed that the project, leased to Rasmussen College, Inc., would create 35 new full time jobs within 36 months of occupancy. In exchange for this development, the City agreed to pay 38.66% of site development costs not to exceed \$455,550. The contributions will be paid out of tax increment or any other available funds. Payments to date are \$320,280. The 2015 payment is estimated at \$78,600. In addition, under a separate development agreement, the City agreed to advance funds to the same developer to construct a private access road for said Rasmussen College development in an amount not to exceed \$298,698. The developer will reimburse the City's said advance without interest no later than 10 years or upon the development of adjacent lots 2 and 3. The access road advancement was made to the developer in October 2009.

The City of Wausau entered into a development agreement with Kocourek Automotive Group for the development of 4.97 acres located on 20<sup>th</sup> Avenue and bounded by County Road K for the construction of an auto dealership. The development will provide increased property values and provide increased employment. The City agreed to fund development costs totaling \$200,000 through developer funded financing. Payments are based upon 95% of the taxes collected without interest. \$100,000 was paid in 2014 with the balance of \$100,000 expected in the 2015 budget.

The City of Wausau entered into a development agreement with Kocourek Automotive Group for the development of 1.7 acres located on 20<sup>th</sup> Avenue and bounded by County Road K for the construction of an auto dealership. The development will provide increased property values and provide increased employment. The City agreed to provide a loan of \$50,000 with interest equal to the city's borrowing rate. The agreement provides for the loan term to be no more than 10 years with an annual principal payment and interest paid biannually. In addition, the City agreed to fund development costs totaling \$150,000 through developer funded financing. Payments are based upon 95% of the taxes collected without interest. This contribution agreement obligation begins once the earlier agreement is paid in full. The 2015 budget anticipates payments of \$150,000.

The City of Wausau entered into a development agreement with Thunder Lube, Inc. for the construction of a mechanic and retail shop on 17<sup>th</sup> Avenue. In exchange for job creation and tax base the City is providing a \$25,000 grant and \$75,000 loan. The loan terms are 0% interest for 8 years and 2% thereafter due monthly with a balloon payment of \$75,000 due at the end of 15 years. This loan was disbursed in 2014.

The City of Wausau entered into a development agreement with Briqs Soft Serve LLC for the construction of a new facility on Merrill Avenue. In exchange for job creation and tax base the City is providing a developer grant of \$55,000 and \$55,000 loan. The loan terms are interest rate equal to the city's borrowing rate with principal and interest amortized over a period of ten years. Loan repayments began July, 2014.

**TAX INCREMENT DISTRICT NUMBER SIX FUND**

The City of Wausau entered into a development agreement with Ghidorzi Companies for the preparation of City owned property along I39 interstate off of Westwood Drive and Arlington Lane. Coordinated site improvements with adjacent property owned by Ghidorzi Companies and utilization of excess fill from the U/K project will result in an increased redevelopment footprint and significant costs savings. In exchange for these site improvements the City will pay \$100,000 in 2013 and \$299,175 in 2014.

**DISTRICT VALUATIONS:**

YEAR	EQUALIZED VALUATION	PERCENTAGE CHANGE
2005	\$17,932,100	-
2006	\$39,655,100	121.14%
2007	\$42,219,200	6.47%
2008	\$51,835,100	22.78%
2009	\$54,884,200	5.88%
2010	\$58,568,400	6.71%
2011	\$67,791,800	15.75%
2012	\$114,664,700	69.14%
2013	\$122,149,700	6.53%
2014	\$136,362,600	11.64%

**CASH FLOW PROJECTIONS:**

No district retirement date has been estimated due to the significance of the projects outstanding. The cash flow contains only projects approved and existing outstanding obligations along with annual administration charges. The cash flow does not contain total projected costs for the Thomas Street Project or Bridge Street Realignment.

**TAX INCREMENTAL DISTRICT NUMBER SIX  
PROJECTED CASH FLOW**

TID #6 CASH FLOW PROJECTIONS										
Year	USES OF FUNDS					SOURCES OF FUNDS				
	Total Annual Debt Service	2015 Debt Retirement	Administrative, Organization, & Discretionary Costs	Grants and Contributions	Capital Expenditures	Other Income	Tax Increment	Debt Proceeds	Annual Surplus (Deficit)	Cumulative Balance
2013	\$534,442		\$11,357	\$511,694	\$3,496,673	\$73,205	\$1,035,064	\$2,120,333	(\$1,325,564)	(\$309,591)
2014	\$769,689		\$43,450	\$577,702	\$582,311	\$34,056	\$1,272,336		(\$666,760)	(\$976,351)
2015	\$703,182		\$32,150	\$328,600	\$810,000	\$37,785	\$1,528,014	\$750,000	\$441,867	(\$534,484)
2016	\$497,031	\$518,000	\$65,000	\$205,000			\$1,550,934		\$265,903	(\$268,581)
2017	\$488,191	\$518,000	\$65,000	\$90,000			\$1,574,198		\$413,007	\$144,426
2018	\$479,235	\$518,000	\$65,000	\$95,000			\$1,597,811		\$440,576	\$585,002
2019	\$470,027	\$518,000	\$65,000				\$1,621,778		\$568,751	\$1,153,753
2020	\$459,622	\$518,000	\$65,000				\$1,646,105		\$603,483	\$1,757,236
2021	\$404,571	\$518,000	\$65,000				\$1,670,797		\$683,226	\$2,440,462
2022	\$274,050	\$518,000	\$65,000				\$1,695,859		\$838,809	\$3,279,271
2023	\$203,000	\$518,000	\$65,000				\$1,721,297		\$935,297	\$4,214,568
2024		\$518,000					\$1,747,116		\$1,229,116	\$5,443,684
2025		\$518,000					\$1,773,323		\$1,255,323	\$6,699,007
<b>TOTAL</b>	<b>5,283,040</b>	<b>5,180,000</b>	<b>606,957</b>	<b>1,807,996</b>	<b>4,888,984</b>	<b>145,046</b>	<b>20,434,632</b>	<b>2,870,333</b>		

# TAX INCREMENT DISTRICT NUMBER SEVEN FUND

## MISSION:

To fund the public infrastructure and related development project costs within the District which is located within the Highway 29 corridor and West Stewart Avenue corridor. The east to west boundaries can generally be described as running from 28<sup>th</sup> Avenue to the east and 48<sup>th</sup> Avenue to the West. This district is a mixed-use tax increment district and includes the Menards retail building.

## RESPONSIBILITIES:

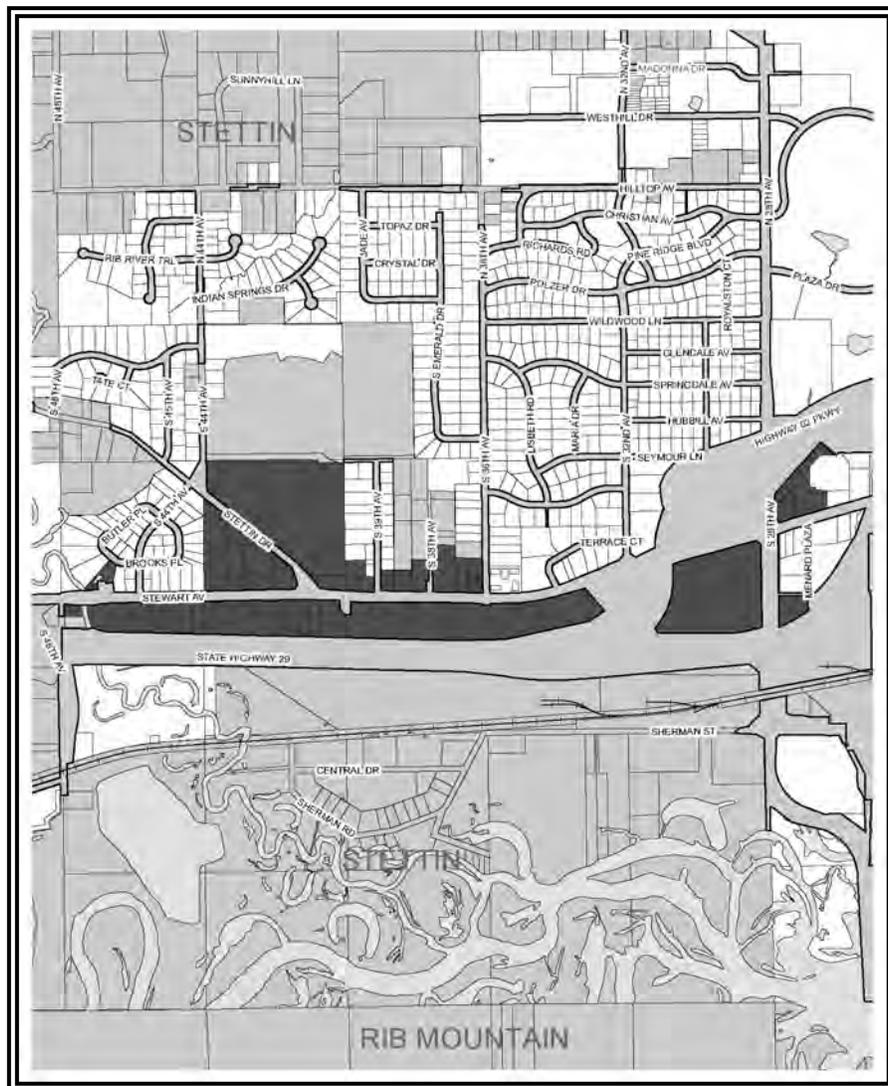
This fund accounts for the receipt of district increment, and other program income generated from the project. These funds are applied to debt service and other eligible capital costs.

## DISTRICT FACTS:

Creation Date: January 11, 2006

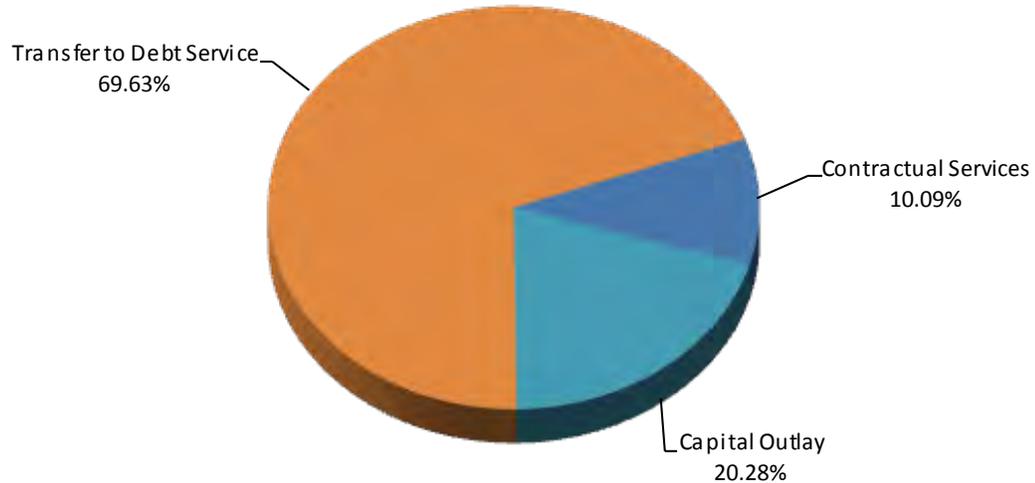
Last Date Project Costs Incurred: January 10, 2021

Mandated Final Dissolution Date: January 10, 2026



## TAX INCREMENT DISTRICT NUMBER SEVEN FUND

### BUDGET:



### BUDGET SUMMARY

	2012		2013		2014			2015	
	Actual	Actual	Adopted Budget	Modified Budget	Estimated Actual	Department Request	Adopted		
Contractual Services	\$ 11,718	\$ 12,589	\$ 71,150	\$ 77,500	\$ 29,500	\$ 92,000	\$ 92,000		
Grants & Contributions									
Debt Service		5,024							
Grants & Contributions		438,484							
Capital Outlay	852	17,696	265,000	45,000		185,000	185,000		
Transfer to Debt Service	735,028	626,800	671,117	671,117	671,117	635,092	635,092		
<b>Total Expenses</b>	<b>\$ 747,598</b>	<b>\$ 1,100,593</b>	<b>\$ 1,007,267</b>	<b>\$ 793,617</b>	<b>\$ 700,617</b>	<b>\$ 912,092</b>	<b>\$ 912,092</b>		
Taxes	\$ 378,588	\$ 335,073	\$ 422,972	\$ 422,972	\$ 427,930	\$ 522,457	\$ 522,457		
Public Charges	32,317	6,114	16,000	16,000					
Miscellaneous	3,459	12,557	1,000	1,000					
Debt Proceeds	110,105	445,000							
<b>Total Revenues</b>	<b>\$ 524,469</b>	<b>\$ 798,744</b>	<b>\$ 439,972</b>	<b>\$ 439,972</b>	<b>\$ 427,930</b>	<b>\$ 522,457</b>	<b>\$ 522,457</b>		

### BUDGET HIGHLIGHTS:

The 2015 Budget provides for the following: Wayfinding project \$60,000, Stormwater Study of \$15,000, Stormwater construction of \$185,000 and administration costs of \$17,000. Debt service and deficits will be paid by increment and advances from other funds.

## TAX INCREMENT DISTRICT NUMBER SEVEN FUND

### DISTRICT FUTURE OBLIGATIONS:

The District is currently retiring seven debt issues. These issues are detailed below along with a consolidated schedule of maturities.

	Original Amount		Balance
	Borrowed	Repaid	12/31/2014
2006A General Obligation Note	\$ 350,000	\$ 350,000	\$ -
2007A General Obligation Note	469,962	328,507	141,455
2008A General Obligation Note	3,655,000	2,200,000	1,455,000
2009A General Obligation Note	680,000	330,000	350,000
2010A General Obligation Note	78,000	20,000	58,000
2012B General Obligation Note	110,105	40,565	69,540
2013B General Obligation Note	445,000	60,000	385,000
	<u>\$ 5,788,067</u>	<u>\$ 3,329,072</u>	<u>\$ 2,458,995</u>

	PRINCIPAL	INTEREST	TOTAL
2015	567,227	67,865	635,092
2016	566,617	50,036	616,653
2017	532,151	32,334	564,485
2018	500,000	15,394	515,394
2019	125,000	5,545	130,545
2020	48,000	3,350	51,350
2021	40,000	2,400	42,400
2022	40,000	1,600	41,600
2023	40,000	600	40,600
	<u>2,458,995</u>	<u>179,124</u>	<u>2,638,119</u>

### DEVELOPER AGREEMENT OBLIGATIONS:

The City of Wausau entered into a development agreement on September 11, 2012 with 2800 Stewart Avenue, LLC (developer) for the commercial development of an 11.2 acre site along the Hwy29/52/I39 corridor. Significant site improvement is required including utilities, soils removal and access construction. To assist with these site preparation costs the City of Wausau agreed to a cash grant of \$443,770 along with Developer Funded payments totaling \$1,035,942. The improvements are expected to bring in excess of \$10.5 million of improvements and create 50 new full time jobs within 60 months of occupancy. The developer funded contributions will be limited to 80% of increment generated annually bearing an interest rate of 0%.

	Authorized	Paid
Stewart Avenue LLC	\$ 443,770	\$ 438,484
Stewart Avenue LLC	<u>1,035,942</u>	<u>-</u>
Total	<u>\$ 1,479,712</u>	<u>\$ 438,484</u>

## TAX INCREMENT DISTRICT NUMBER SEVEN FUND

### CASH FLOW PROJECTIONS:

The cash flow predicts deficits early with the financial condition improving with the creation of new developments planned within the 2800 Stewart Avenue, LLC development agreement for the commercial area of the Hwy29/52/I39 corridor. Temporary deficits will be financed by advances from other funds. The cash flow does not include the O'Malley Automotive project as this development agreement has not received Common Council approval.

### CITY OF WAUSAU TAX INCREMENTAL DISTRICT NUMBER SEVEN CASH FLOW PROJECTION EXISTING OBLIGATIONS

Year	USES OF FUNDS				SOURCES OF FUNDS			Annual Surplus (Deficit)	Cumulative Balance
	Existing Annual Debt Service	Administrative, Organization, & Discretionary Costs	Grants and Contributions	Capital Expenditures	Other Income	Debt Proceeds	Tax** Increment		
2012	\$624,923	\$11,718		\$852	\$35,776		\$378,588	(\$223,129)	(\$999,205)
2013	626,800	17,613	438,484	17,696	18,671	445,000	335,073	(301,849)	(\$1,222,334)
2014	671,117	28,000		1,500			427,930	(272,687)	(1,796,871)
2015	635,092	17,000		305,000			522,457	(434,635)	(2,231,506)
2016	616,653	17,000	75,000 *				602,501	(106,152)	(2,337,658)
2017	564,485	17,000	79,000 *				710,579	50,094	(2,287,564)
2018	515,394	17,000	119,000 *				819,813	168,419	(2,119,145)
2019	130,545	17,000	198,000 *				740,000	394,455	(1,724,690)
2020	51,350	17,000	199,000 *				751,100	483,750	(1,240,940)
2021	42,400	17,000	200,000 *				762,367	502,967	(737,973)
2022	41,600		165,942 *				773,803	566,261	(171,712)
2023	40,600						785,410	744,810	573,098
2024							797,191	797,191	1,370,289
2025							809,149	809,149	2,179,438
2026							751,100	751,100	2,930,538
<b>TOTAL</b>	<b>\$4,560,959</b>	<b>\$176,331</b>	<b>\$1,474,426</b>	<b>\$325,048</b>	<b>\$54,447</b>	<b>\$445,000</b>	<b>\$9,967,061</b>		

\*estimated payout schedule of developer agreement Stewart Avenue LLC

\*\* Increment estimated to increase based upon developer commitments

### DISTRICT VALUATIONS:

YEAR	EQUALIZED VALUATION	PERCENTAGE CHANGE
Base Value	\$29,525,900	-
2007	33,464,200	13.34%
2008	45,606,100	36.28%
2009	43,049,900	-5.60%
2010	44,101,100	2.44%
2011	43,069,800	-2.34%
2012	41,341,000	-4.01%
2013	44,562,100	7.79%
2014	49,545,600	11.18%

# TAX INCREMENT DISTRICT NUMBER EIGHT FUND

## MISSION:

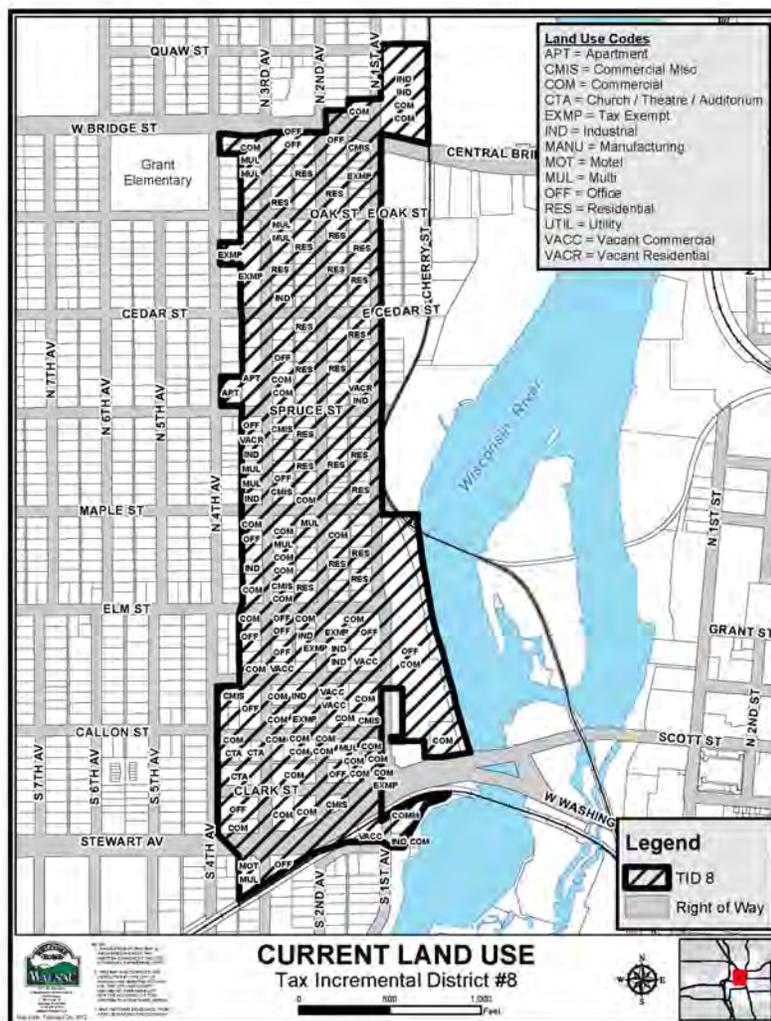
To fund public infrastructure, support economic development and blight elimination within the District. This district will complement the efforts of Tax Increment District Number Three located on the east side of the river.

## RESPONSIBILITIES:

This fund accounts for the receipt of district increment, and other program income generated from the project. These funds are applied to capital costs and debt service.

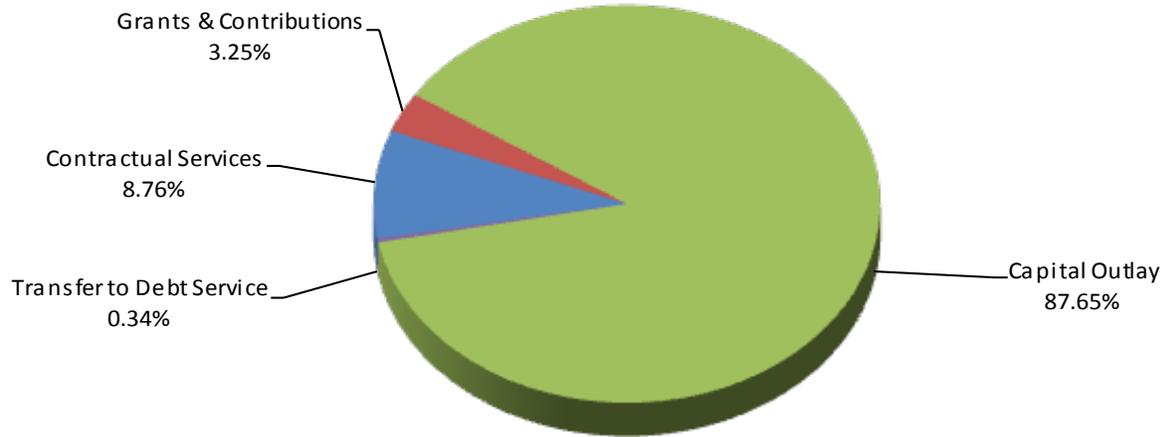
## DISTRICT FACTS:

Creation Date: April 10, 2012  
 Last Date Project Costs Incurred: April 10, 2034  
 Mandated Final Dissolution Date: April 10, 2039



## TAX INCREMENT DISTRICT NUMBER EIGHT FUND

### BUDGET:



BUDGET SUMMARY								
	2012		2013		2014		2015	
	Actual	Actual	Adopted Budget	Modified Budget	Estimated Actual	Department Request	Adopted	
Contractual Services	\$ 6,178	\$ 18,071	\$ 134,500	\$ 160,000	\$ 49,792	\$ 135,000	\$ 135,000	
Grants & Contributions	1,624	1,624	-	33,000		50,000	50,000	
Capital Outlay			1,100,000	1,290,000	197,000	1,350,000	1,350,000	
Transfer to Debt Service					372	5,225	5,225	
<b>Total Expenses</b>	<b>\$ 7,802</b>	<b>\$ 19,695</b>	<b>\$ 1,234,500</b>	<b>\$ 1,483,000</b>	<b>\$ 247,164</b>	<b>\$ 1,540,225</b>	<b>\$ 1,540,225</b>	
Taxes			\$ 181,053	\$ 181,053	\$ 183,660	\$ 265,299	\$ 265,299	
Debt Proceeds			1,125,000	1,315,000	190,000	1,350,000	1,350,000	
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,306,053</b>	<b>\$ 1,496,053</b>	<b>\$ 373,660</b>	<b>\$ 1,615,299</b>	<b>\$ 1,615,299</b>	

### BUDGET HIGHLIGHTS AND ORGANIZATIONAL CHANGE:

The 2015 budget provides for the first tax increment revenue and various project costs outlined on the following page.

## TAX INCREMENT DISTRICT NUMBER EIGHT FUND

### CASH FLOW PROJECTIONS:

Increment within the cash flow includes the CVS development along with the computer aid paid by the State of Wisconsin. No other private improvements (increment value) are projected within the schedule.

### CITY OF WAUSAU TAX INCREMENTAL DISTRICT NUMBER EIGHT PROJECTED CASH FLOW

Year	USES OF FUNDS				SOURCES OF FUNDS		Annual Surplus (Deficit)	Cumulative Balance
	2015 Issue Annual Debt Service	Alexander Foundation Loan	Administrative, Organization & Discretionary Costs	Capital Expenditures	Loan Proceeds	Tax Increment		
2012			\$7,801				(\$7,801)	(\$7,801)
2013			10,390	7,681			(18,071)	(25,872)
2014		372	15,000	231,792	190,000	183,660	126,496	100,624
2015		5,225	25,000	1,510,000	1,350,000	265,299	75,074	175,698
2016	150,300	5,225	15,000			265,000	94,475	270,173
2017	150,300	5,225	15,000			265,000	94,475	364,648
2018	150,300	5,225	15,000			265,000	94,475	459,123
2019	150,300	193,722	15,000			265,000	(94,022)	365,101
2020	150,300		15,000			265,000	99,700	464,801
2021	150,300		15,000			265,000	99,700	564,501
2022	150,300		15,000			265,000	99,700	664,201
2023	150,300		15,000			265,000	99,700	763,901
2024	150,300		15,000			265,000	99,700	863,601
2025	150,300		15,000			265,000	99,700	963,301
2026						265,000	265,000	1,228,301
2027						265,000	265,000	1,493,301
<b>TOTAL</b>	<b>\$1,503,000</b>	<b>\$214,994</b>	<b>\$208,191</b>	<b>\$1,749,473</b>	<b>\$1,540,000</b>	<b>\$3,628,959</b>		

### PROJECT COSTS:

Administration	\$25,000
2nd Avenue, Stewart Ave to Elm Street Reconstruction	850,000
Clark Street Reconstruction Streetscape and Lighting	150,000
Remediation and Utility Relocation	250,000
RiverEdge Trail Improvements	50,000
L&S Improvements	50,000
Commerical Rehabilitation Loan Fund	50,000
1st and 3rd Avenue Traffic Study	50,000
Wayfinding Project	60,000
	\$1,535,000

## TAX INCREMENT DISTRICT NUMBER EIGHT FUND

### VALUATION HISTORY:

YEAR	EQUALIZED VALUATION	PERCENTAGE CHANGE
2012	\$35,408,900	
2013	35,157,500	-0.71%
2014	40,684,200	15.72%

### DISTRICT FUTURE OBLIGATIONS:

The only obligation outstanding is the Alexander Foundation Loan for the purchase of the L&S Property.

	Original Amount Borrowed	Repaid	Balance 12/31/2014
2014 Alexander Foundation Loan	\$190,000	\$ -	\$190,000

### DEBT RETIREMENT:

	Principal	Interest	Total
2015		5,225	5,225
2016		5,225	5,225
2017		5,225	5,225
2018		5,225	5,225
2019	190,000	3,722	193,722
2020		-	-
2021		-	-
2022		-	-
2023		-	-
	190,000	24,622	214,622

### DEVELOPER OBLIGATIONS:

The district has no developer obligations.

# TAX INCREMENT DISTRICT NUMBER NINE FUND

## MISSION:

To fund public infrastructure, support economic development and blight elimination within the District. This district was specifically created to facilitate expansion of Big Bull Falls Brewery.

## RESPONSIBILITIES:

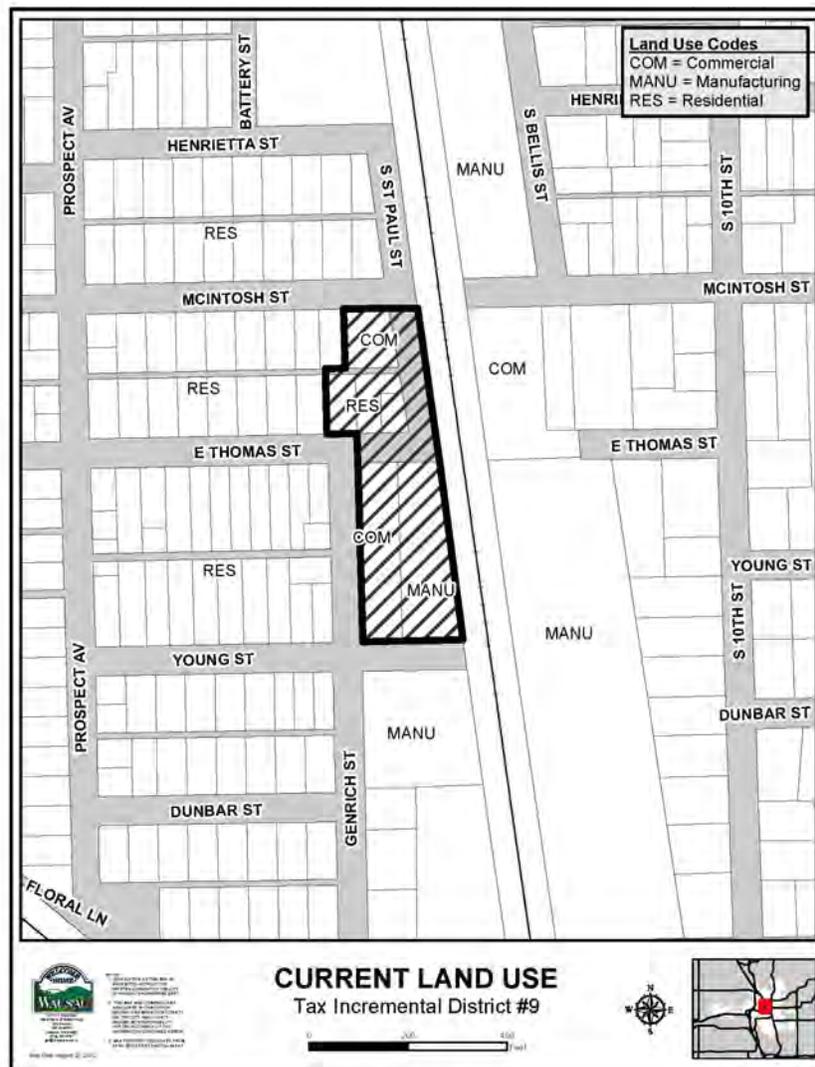
This fund accounts for the receipt of district increment, and other program income generated from the project. These funds are applied to capital costs and debt service.

## DISTRICT FACTS:

Creation Date: September 25, 2012

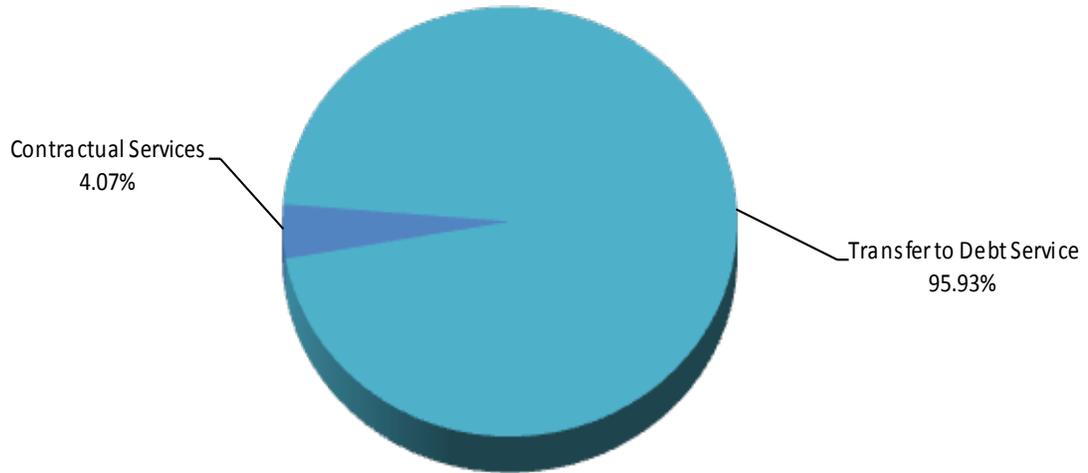
Last Date Project Costs Incurred: September 25, 2034

Mandated Final Dissolution Date: September 25, 2039



## TAX INCREMENT DISTRICT NUMBER NINE FUND

### BUDGET:



BUDGET SUMMARY									
	2012		2013		2014			2015	
	Actual	Actual	Adopted Budget	Modified Budget	Estimated Actual	Department Request	Adopted		
Contractual Services	\$ 6,971	\$ 6,061	\$ 4,000	\$ 4,000	\$ 2,800	\$ 3,200	\$ 3,200		
Grants & Contributions	132,196	467,804							
Debt Service		28,140							
Capital Outlay									
Transfer to Debt Service			78,868	78,868	78,868	75,405	75,405		
<b>Total Expenses</b>	<b>\$ 139,167</b>	<b>\$ 502,005</b>	<b>\$ 82,868</b>	<b>\$ 82,868</b>	<b>\$ 81,668</b>	<b>\$ 78,605</b>	<b>\$ 78,605</b>		
Taxes					\$ 39	\$ 11,695	\$ 11,695		
Miscellaneous						48,534	48,534		
Debt Proceeds		631,300							
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 631,300</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 39</b>	<b>\$ 60,229</b>	<b>\$ 60,229</b>		

### BUDGET HIGHLIGHTS AND ORGANIZATIONAL CHANGE:

The 2015 budget provides for the first tax increment revenue and Bull Falls loan repayment. Expenses represent the debt retirement and administrative costs.

**TAX INCREMENT DISTRICT NUMBER NINE FUND**

**VALUATION HISTORY:**

YEAR	EQUALIZED VALUATION	PERCENTAGE CHANGE
2012	\$1,232,400	
2013	1,055,300	-14.37%
2014	1,688,400	59.99%

**DEVELOPMENT AGREEMENT OBLIGATIONS:**

The City of Wausau entered into a development agreement on November 23, 2012 with Bull Falls Brewery, LLC. The developer agreed to design, develop and construct an addition to their current building for the production of beer. The developer purchased additional abutting properties, razed the buildings in preparation for the construction. The properties values after constructed shall equal or exceed \$1,600,000. In return the City of Wausau performed the following: vacated a street, and relocated a sanitary manhole, water hydrant and upgraded 30 feet of water main. In addition the City provided financial assistance in the form of a \$200,000 grant for property acquisition and site demolition and preparation and a \$400,000 loan. The entire grant and loan were paid in 2013. Loan repayments begin January of 2015.

	<u>Authorized</u>	<u>Paid</u>
Bull Falls Brewery, LLC		
Grant	\$ 200,000	\$ 200,000
Loan	<u>400,000</u>	<u>400,000</u>
	\$ 600,000	\$ 600,000

**DISTRICT FUTURE OBLIGATIONS:**

	<u>Original Amount Borrowed</u>	<u>Repaid</u>	<u>Balance 12/31/2014</u>
2013B General Obligation Note	<u>630,000</u>	<u>65,000</u>	<u>565,000</u>
	<u>\$630,000</u>	<u>\$65,000</u>	<u>\$565,000</u>

	PRINCIPAL	INTEREST	TOTAL
2015	65,000	10,405	75,405
2016	65,000	9,674	74,674
2017	65,000	8,861	73,861
2018	65,000	7,935	72,935
2019	65,000	6,798	71,798
2020	60,000	5,520	65,520
2021	60,000	4,125	64,125
2022	60,000	2,580	62,580
2023	<u>60,000</u>	<u>885</u>	<u>60,885</u>
	<u>565,000</u>	<u>56,783</u>	<u>621,783</u>

## TAX INCREMENT DISTRICT NUMBER NINE FUND

### DISTRICT CASH FLOW PROJECTIONS:

The district expects to maintain a minor deficit balance until the project debt is retired in 2023. Revenues to the district consist of Bull Fall loan repayments and tax increment. The cash flow does not anticipate other expenses that are authorized in the project plan.

### CASH FLOW PROJECTIONS

Year	USES OF FUNDS			SOURCES OF FUNDS			Annual Surplus (Deficit)	Cumulative Balance
	Total Annual Debt Service	Administrative, Organization, & Discretionary Costs	Capital Expenditures	Other Income	Debt Proceeds	Tax Increment		
2012		\$6,971	\$132,196				(\$139,167)	(\$139,167)
2013		\$34,201	\$467,804		\$631,300		\$129,295	(\$9,872)
2014	\$78,868	\$2,800				\$39	(\$81,629)	(\$91,501)
2015	\$75,405			\$48,534		\$11,695	(\$15,176)	(\$106,677)
2016	\$74,674			\$48,534		\$20,870	(\$5,270)	(\$111,947)
2017	\$73,861			\$48,534		\$21,183	(\$4,144)	(\$116,091)
2018	\$72,935			\$48,534		\$21,501	(\$2,900)	(\$118,991)
2019	\$71,798			\$48,534		\$21,824	(\$1,440)	(\$120,431)
2020	\$65,520			\$48,534		\$22,151	\$5,165	(\$115,266)
2021	\$64,125			\$48,534		\$22,483	\$6,892	(\$108,374)
2022	\$62,580			\$48,534		\$22,820	\$8,774	(\$99,600)
2023	\$60,885			\$48,534		\$23,162	\$10,811	(\$88,789)
2024				\$48,534		\$23,509	\$72,043	(\$16,746)
2025						\$23,862	\$23,862	\$7,116
2026						\$22,151	\$22,151	\$29,267
<b>TOTAL</b>	<b>\$700,651</b>	<b>\$43,972</b>	<b>\$600,000</b>	<b>\$485,340</b>	<b>\$631,300</b>	<b>\$257,250</b>		

# TAX INCREMENT DISTRICT NUMBER TEN FUND

## MISSION:

To fund the second expansion of the City's industrial park.

## RESPONSIBILITIES:

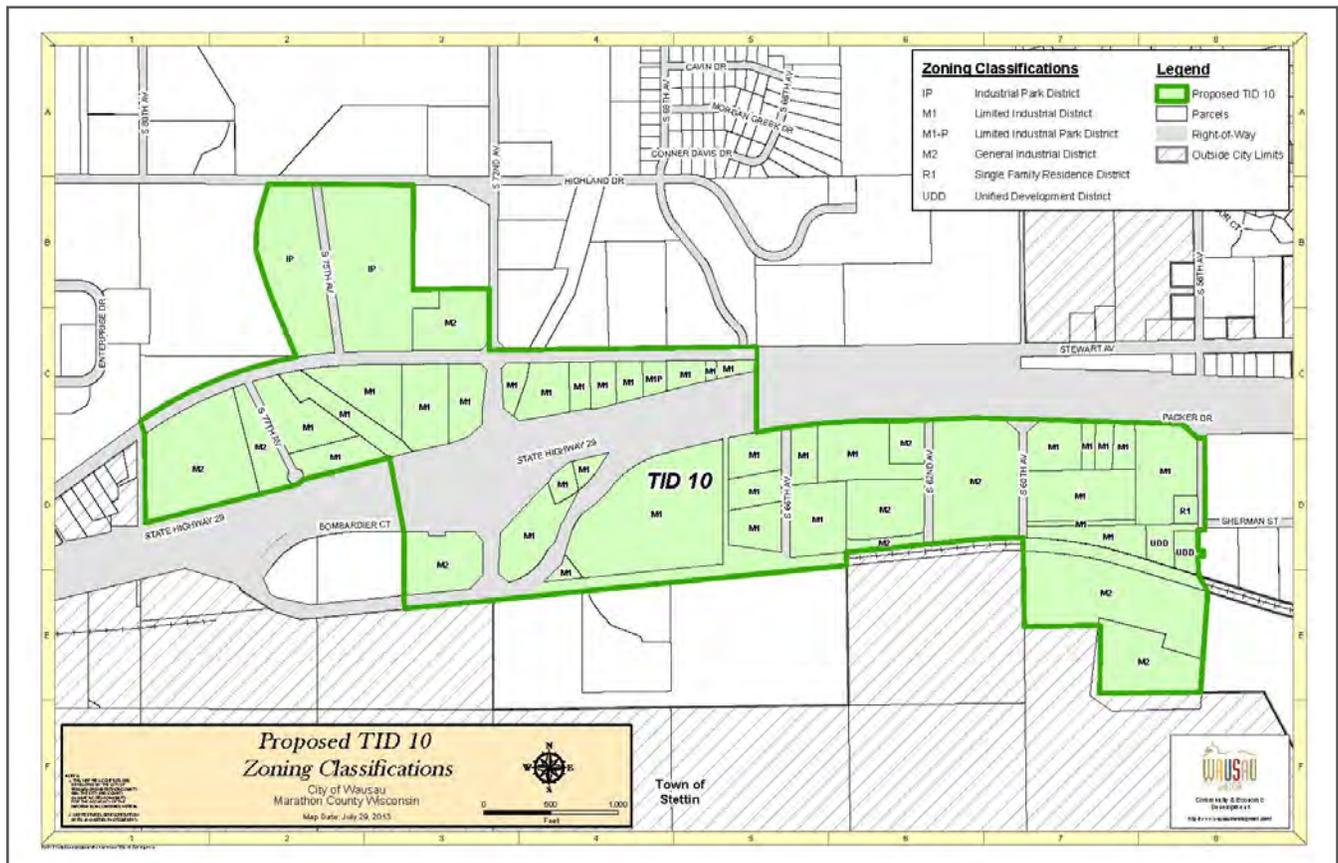
This fund accounts for the receipt of district increment, and other program income generated from the project. These funds are applied to debt service and other eligible capital costs.

## DISTRICT FACTS:

Creation Date: September 10, 2013

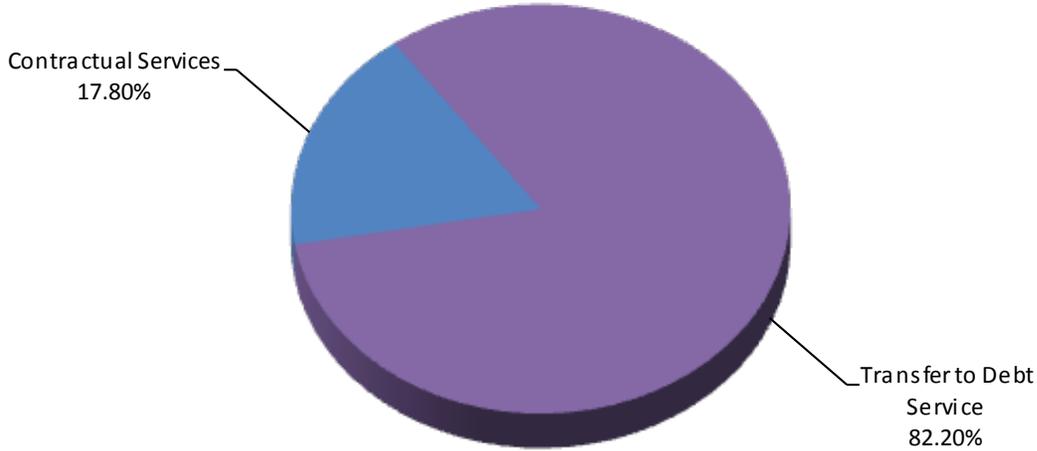
Last Date Project Costs Incurred: September 10, 2028

Mandated Final Dissolution Date: September 10, 2033



## TAX INCREMENT DISTRICT NUMBER TEN FUND

### BUDGET:



BUDGET SUMMARY							
	2012	2013	2014			2015	
	Actual	Actual	Adopted Budget	Modified Budget	Estimated Actual	Department Request	Adopted
Contractual Services		\$ 1,000	\$ 28,500	\$ 28,500	\$ 1,500	\$ 1,200	\$ 1,200
Grants & Contributions				1,200,000	1,200,000		
Capital Outlay			315,000	299,931	299,931		
Transfer to Debt Service						5,541	5,541
<b>Total Expenses</b>	<b>\$ -</b>	<b>\$ 1,000</b>	<b>\$ 343,500</b>	<b>\$ 1,528,431</b>	<b>\$ 1,501,431</b>	<b>\$ 6,741</b>	<b>\$ 6,741</b>
Taxes						\$ 14,265	\$ 14,265
Debt Proceeds			315,000	1,499,931	1,510,000	315,000	315,000
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 315,000</b>	<b>\$ 1,499,931</b>	<b>\$ 1,510,000</b>	<b>\$ 329,265</b>	<b>\$ 329,265</b>

### BUDGET HIGHLIGHTS AND ORGANIZATIONAL CHANGE:

Tax Increment District Number Ten was created in 2013 for the purpose of redeveloping existing industrial properties. The 2015 budget has limited activity with a minor amount of administrative expenses \$1,200 and the first interest payment on the 2014B Community Development Bonds payment.

**TAX INCREMENT DISTRICT NUMBER TEN FUND**

**DISTRICT FUTURE OBLIGATIONS:**

	Original Amount	Repaid	Balance
	Borrowed		12/31/2014
2014B Community Development Bond	\$310,000	\$0	\$310,000
	<u>\$310,000</u>	<u>\$0</u>	<u>\$310,000</u>

	<u>PRINCIPAL</u>	<u>INTEREST</u>	<u>TOTAL</u>
2015		7,353	7,353
2016		7,233	7,233
2017	20,000	7,153	27,153
2018	20,000	6,963	26,963
2019	20,000	6,708	26,708
2020	20,000	6,388	26,388
2021	25,000	5,950	30,950
2022	25,000	5,406	30,406
2023	25,000	4,825	29,825
2024	25,000	4,200	29,200
2025	25,000	3,519	28,519
2026	25,000	2,806	27,806
2027	25,000	2,063	27,063
2028	25,000	1,288	26,288
2029	30,000	450	30,450
	<u>310,000</u>	<u>72,305</u>	<u>382,305</u>

**DISTRICT VALUATIONS:**

YEAR	EQUALIZED VALUATION	PERCENTAGE CHANGE
2013	\$46,509,200	
2014	47,065,400	1.20%

**DEVELOPER OBLIGATIONS:**

The budget is presented assuming the entire development obligation to Linetec is expended in 2014.

**TAX INCREMENT DISTRICT NUMBER TEN FUND**

**CASH FLOW PROJECTIONS:**

**CITY OF WAUSAU  
TAX INCREMENTAL DISTRICT NUMBER TEN  
CASH FLOW PROJECTION  
EXISTING OBLIGATIONS**

Year	USES OF FUNDS					SOURCES OF FUNDS			Annual Surplus (Deficit)	Cumulative Balance
	LINETEC Debt Service	**2014B Street Debt Service	Administrative, Costs	Developer Grant	Capital Expenditures	Debt Proceeds	Existing Increment	Linetec Project Tax Increment		
2014			\$1,500	\$1,200,000	\$299,931	\$1,510,000			\$8,569	\$8,569
2015		\$5,541	\$1,200				\$14,265		\$7,524	\$16,093
2016	102,500	7,233	\$1,000		310,000 #		\$14,265	40,000	(\$366,468)	(350,375)
2017	102,500	27,153	\$1,000				\$14,265	90,000	(\$26,388)	(376,763)
2018	102,500	26,963	\$1,000				\$14,265	90,000	(\$26,198)	(402,961)
2019	102,500	26,708	\$1,000				\$14,265	90,000	(\$25,943)	(428,904)
2020	102,500	26,388	\$1,000				\$14,265	90,000	(\$25,623)	(454,527)
2021	102,500	30,950	\$1,000				\$14,265	90,000	(\$30,185)	(484,712)
2022	102,500	30,406	\$1,000				\$14,265	90,000	(\$29,641)	(514,353)
2023	102,500	29,825	\$1,000				\$14,265	90,000	(\$29,060)	(543,413)
2024	102,500	29,200	\$1,000				\$14,265	90,000	(\$28,435)	(571,848)
2025	102,500	28,519	\$1,000				\$14,265	90,000	(\$27,754)	(599,602)
2026	102,500	27,806	\$1,000				\$14,265	90,000	(\$27,041)	(626,643)
2027	102,500	27,063	\$1,000				\$14,265	90,000	(\$26,298)	(652,941)
2028	102,500	26,288	\$1,000				\$14,265	90,000	(\$25,523)	(678,464)
2029	102,500	30,450	\$1,000				\$14,265	90,000	(\$29,685)	(708,149)
2030	102,500		\$1,000				\$14,265	90,000	\$765	(707,384)
2031			\$1,000				\$14,265	90,000	\$103,265	(604,119)
2032			\$1,000				\$14,265	90,000	\$103,265	(500,854)
2033			\$1,000				\$14,265	90,000	\$103,265	(397,589)
<b>TOTAL</b>	<b>\$1,537,500</b>	<b>\$380,493</b>	<b>\$20,700</b>	<b>\$1,200,000</b>	<b>\$609,931</b>	<b>\$1,510,000</b>	<b>\$271,035</b>	<b>\$1,570,000</b>		

# Walkway Project  
\*\*80th Avenue Realignment

**City of Wausau, Wisconsin  
Request for Proposals  
Wayfinding System  
Development and Design**



City of Wausau  
407 Grant Street  
Wausau, WI 54403  
Ph: 715-261-6683

**Proposal Due Date: October 31, 2014**

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## **REQUEST FOR PROPOSALS**

**Dated: September 2, 2014**

The City of Wausau is seeking a response to this Request For Proposals (RFP) from environmental graphic design consultants for the development of a comprehensive wayfinding signage program (complete with an engineering study outlining signage placement) and system design.

***Proposals, in accordance with the specifications and scope of work below, will be accepted until October 31, 2014***

### **GENERAL INFORMATION**

The City of Wausau reserves the right to accept or reject any or all proposals and to accept only those proposals that are in the best interest of the City.

There is no expressed or implied obligation for the City to reimburse responding firms for any expenses incurred in preparing responses to this request. To be considered, one (1) original (so marked) and twelve (12) color copies of the response must be received prior to the due date and time. Proposals will not be accepted via fax or email. Vendors accept all risk of late delivery of mailed proposals regardless of instance or fault.

During the evaluation process, the City of Wausau may request additional information or clarification from responders, or allow corrections of errors or omissions. At the discretion of the City, individuals submitting responses may be invited to the community for a tour and in-person interviews as a part of the evaluation process.

The City reserves the right to retain all responses and to use any ideas included in a response regardless of whether that response is selected. Submission of a response indicates acceptance by the firm of the conditions contained in this Request For Proposals (RFP), unless clearly and specifically noted in the response and confirmed in the contract between the City and the firm selected.

The prospective consultant certifies by submission of their proposal that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal, state or local department or agency.

## **INTRODUCTION AND BACKGROUND**

In 2008, the Wausau Convention & Visitors Bureau enlisted the services of Roger Books and Destination Development, Inc. to conduct a community assessment of the Wausau area. The assessment provided an unbiased view of the community from the perspective of a visitor. A primary recommendation for the area was the development of a comprehensive wayfinding signage system that would effectively assist visitors in navigating to and among Wausau area destinations. The recommendation was met with enthusiasm from municipalities and community leaders. However, the economic downturn shifted priorities away from the project.

## **PROJECT OVERVIEW AND SCOPE**

The first objective of this project is to develop a comprehensive wayfinding system map that, when installed, will assist visitors and community members in identifying and navigating to and among **Wausau's** destinations and amenities.

The second objective is to develop a comprehensive wayfinding signage system design that provides a cohesive identity for the area while maintaining the unique identity of Wausau. In future years, we anticipate surrounding municipalities implementing a similar program.

The selected bidder will oversee the development and design of this wayfinding project. Once awarded, the contractor will be responsible for all work surrounding the successful deployment of this project, including, but not limited to:

1. Perform a detailed assessment of the City, traffic flow and key tourism destinations to develop a master map for vehicular wayfinding and, where necessary, for pedestrian wayfinding.
2. Conduct an engineering study to determine where each sign may be placed so as to ensure compliance with municipal standards and WI DOT regulations.
3. Develop detailed wayfinding map.
4. Develop wayfinding system design. The design should consist of a minimum of two design concepts for consideration. Accompanying these designs should be design guidelines and standards to aid consistent fabrication and installation.
5. Create construction documents, shop drawings, engineering plans and/or the like to ensure that the existing design is functionally sound.
6. Present periodic summary reports to the City of Wausau
7. Recommend materials that may better serve the function of the signage while being considerate of the existing design.

### **MINIMUM REQUIREMENTS**

In order to be considered for award of this RFP, each vendor must meet these minimum requirements:

1. Developed multiple multi-city systems and designs.
2. Provide at least one (1) written reference from an existing or former client in the past 3 years.
3. Have worked with WI DOT and understand the requirements for placement of signage on State roadways.
4. Complete this RFP and submit their response by the deadline.

### **REQUEST FOR PROPOSALS**

*Responses to this RFP should be provided in the following numbered format as listed below. Please limit response to 10 pages.*

1. Provide a brief description of previous work with municipalities and WI DOT and specifically experience with environmental graphic design, identity and brand development, destination marketing and wayfinding.
2. Explain past experience as a consultant and provide three references from past contract work.
3. Describe the general project approach that would be employed to complete the project.
4. Provide a cost proposal associated with each part of the work specified.
5. Provide next steps for future phases of the City of Wausau Wayfinding project with recommendations for the fabrication and installation phases.

## **CONSULTANT SELECTION PROCESS**

A Selection Committee made up of City of Wausau staff, officials and citizens will evaluate Proposals/Bids. The Selection Committee will consider the overall quality of **each vendor's submittal** and how well their proposed project strategy meets the needs of all interested parties. The following categories will be considered in the selection of the qualified vendor. In the event that 2 or more vendors are deemed equally qualified the Selection Committee will host interviews with said vendors to make their final decision.

**Overall quality of the Vendor's proposal/bid** (20 points)

Ability to meet the desired schedule (15 points)

**Vendor's current workload** (10 points)

Comprehensive address of the **"Scope of Services"** (20 points)

Past work and references (10 points)

Pricing for products and services (10 points)

Industry experience (15 points)

The final selection of the most qualified vendor will be carried out by the Selection Committee. The **City** reserves the right to reject any and all proposals.

## **SUBMISSION OF PROPOSALS**

The original and twelve (12) **color copies of each individual's proposal** must be submitted by 5:00 P.M. on ***Friday, October 31, 2014.***

Please submit proposals to the address below:

City of Wausau  
Community Development Department  
Attn: Megan Lawrence  
407 Grant Street  
Wausau, WI 54403

**Proposals submitted by fax or e-mail will not be accepted.**

For questions regarding this Request for Proposals, please contact:

Megan Lawrence  
Economic Development Manager  
City of Wausau  
407 Grant Street  
Wausau, WI 54403  
715-261-6683  
Megan.lawrence@ci.wausau.wi.us

## Development Agreements since 2006

Agreement	Project	Date	Status
Doctor's Park, LLP	Eye Clinic of Wisconsin	06/13/06	Closed
City Center Investments & Compass Properties	Palladian	10/10/06	Closed
Financial Way, LLC	Samuels Group Bldg	02/13/07	Closed
Packaging Tape, Inc.	Industrial Park	02/13/07	Closed
Scannell Properties #92, LLC	Wausau Window & Wall	08/20/07	Pending
Polywood Fabrication	Industrial Park	09/11/07	Pending
Wausau Mine Company	Wausau Mine Company	10/23/07	Pending
Bridge Street Investor's Group, LLC	Young's, Biggby & Subway	02/13/08	Pending
Union Station of Wausau II, LLC & 411 Westwood Drive	Rasmussen College	03/04/09	Closed
MetroPlains Partners LLC	Trolley Quarter Flats Apt	08/26/10	Closed
Wausau Stewart LLC	Walgreens	09/29/10	Closed
Matt Krasowski	Century 21 Contempo	11/11/10	Pending Extended
HAI Wausau LLC	Sherwin Williams (Industrial Park)	11/24/10	Current
Wausau Window & Wall	West Street Site	03/29/11	Current
Federal Bldg Rdvlp Ltd Partnership	Federal Building Lofts	01/31/11	Closed
Collaborative Domestic Solutions	Collaborative Consulting	02/14/12	Current
Kocourek Automotive Group	Kia	04/01/12	Closed
RMM Solutions, Inc	RMM Solutions	09/27/12	Current
Witter Land Properties, LLC	Westwood Development	05/18/04 & 10/9/12	Current
2800 Stewart Ave, LLC	Kwik Trip & Future Businesses	10/16/12	Current
Ghidorzi Companies	Panera, Toppers & Cellcom	11/21/12	Information Requested
Bull Falls Brewery LLC	Bull Falls Brewery	11/23/12	Pending
Kocourek Automotive Group	Subaru	11/28/12 – 2	Closed
Briq's Softservice LLC/SPDW Properties LLC	Briq's	04/30/13	Current
Lube Inc.	Thunderlube	07/15/13	Current
JSM of Wausau, LLC	Subway	09/13/13	Closed
Southern Stretch Forming	Southern Stretch	12/2/13	Current
CAG Industrial	OMotion	01/29/14	Current
Applied Fab & Machining	AFM	02/27/14	Closed
Apogee	Plant Relocation	05/27/14	Current

Other Development Agreements			
Main Street Homes		08/09/06	
Macndon Ventures LLC	Athletic Park	05/20/13	
1703 Arlington Lane, LLC		10/09/13	