



\*\*\* 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.

**Meeting:** ECONOMIC DEVELOPMENT COMMITTEE  
**Date/Time:** Thursday, October 16, 2014 at 4:00 p.m.  
**Location:** Entrepreneurial & Education Center, Room 231, 100 North 72nd Avenue  
**Members:** 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 9/18/14
- 3 Update on the Riverfront Project
- 4 Discussion and Possible Action on Proposed Development Agreement with Linetec (725 South 75th Avenue)
- 5 Discussion and Possible Action on Request for Proposals for Property Located at 1500 Grand Avenue (KwikTrip)
- 6 Discussion and Possible Action on the Application for America's Best Communities Competition
- 7 Discussion and Possible Action on the Application for the Community Development Investment Grant
- 8 Update on City Development Agreements with a Summary of Agreement Terms and Tracking System

Adjournment

Tour of the Property Located at 7800 International Drive (Wausau Window & Wall)

Bill Nagle (Chair)

**This notice was posted at City Hall and emailed to the Wausau Daily Herald newsroom on 10/10/14**

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

---

Time and Place: The Economic Development Committee met on Thursday, September 18, 2014 at 4:30 p.m. in the 2nd Floor Board Room at City Hall, 407 Grant Street, Wausau

ED Members Present: Bill Nagle (Chair), Romey Wagner, Tom Neal (VC), David Oberbeck and Lisa Rasmussen

Others Present: MaryAnne Groat, Mayor Jim Tipple, Ann Werth, Brad Lenz, Coleman Peiffer, Megan Lawrence, Garry Gisselman, Larry Lee, Jim Waldron, Allen Wesolowski, Evan Greenwood, Nikki Shaw, Michael Vanderlog, Bill Greenwood, John Opolka, Jim Warsaw, Valeria Sistrunk, Josette Daniels, Aaron Kapellush, Randy Schold and Rob McCready

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 4:30 p.m.

Wagner arrived at 4:42 p.m.  
Rasmussen arrived at 4:54 p.m.

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

Aaron Kapellusch asked if he could make his comment at the time the agenda item is discussed. Nagle approved.

### **APPROVAL OF THE MINUTES FROM 9/2/14**

Oberbeck motioned to approve the minutes. Neal seconded and the motion carried unanimously 3-0.

### **PRESENTATION AND POSSIBLE ACTION ON PROPOSED DEVELOPMENT PROJECT WITH METROPLAINS FOR THE PROPERTY AT 1418 NORTH 1ST STREET (SAVO SUPPLY)**

Schold and McCready re-presented the affordable housing program that was given to the E.D. Committee on May 27, 2014 by MetroPlains and Gorman Company. They are offering to purchase SAVO for \$200,000 and convert it into a 29 unit affordable housing complex. Historically the building was once a paper bag company, shoe manufacture and a paper converting factory.

Kapellusch asked the committee to slow down this project and look at other options; many young professions are looking for market rate housing.

Neal motioned to move forward with the proposed development with MetroPlains. Oberbeck seconded and the motion carried 4-1. Rasmussen was the no vote.

### **PRESENTATION AND POSSIBLE ACTION ON PROPOSED DEVELOPMENT PROJECT WITH BILL & JULIE GREENWOOD, SOLE PROPRIETORS, FOR THE PROPERTY AT 1212 NORTH 1ST STREET**

Mr. Greenwood gave a presentation on a proposed development for the existing metal building on the Riverfront property. He is proposing to turn 1212 N 1<sup>st</sup> Street into Wausau on the Water (WOW), a business that has some of the qualities of a Dave and Busters. This family entertainment center will include an arcade, video games, pool tables, shuffle board and more. No action was action was taken at this time; committee will discuss this topic in closed session.

**DISCUSSION AND POSSIBLE ACTION ON PROPOSED AMENDMENT TO THE DEVELOPMENT AGREEMENT WITH SCANNELL PROPERTIES #92, LLC, REGARDING THE PROPERTY LOCATED AT 7800 INTERNATIONAL DRIVE**

Mr. Waldron president of Wausau Window and Wall proposed an agreement amendment to pay \$31,200 a year in taxes for the next ten years to make up for the \$312,000 in payment that was not paid over the past five years due to the unmet assessed value. He is also requesting for the interest to be waived.

Wagner motioned to approve the proposed amendment to the development agreement. Rasmussen seconded and the motion carried unanimously 5-0.

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

A conference call will be made to CBL in closed session.

**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)

Rasmussen motioned to move into closed session. Neal seconded. Roll call was performed with all members present electing to go into closed session.

**RECONVENE INTO OPEN SESSION TO TAKE ACTION ON CLOSED SESSION ITEMS, IF NECESSARY**

Oberbeck motioned to move back into open session. Neal seconded and the motion carried unanimously 5-0.

No action was taken on CBL.

Wagner Motioned to move forward with proposed development with Bill Greenwood. One change to the proposal was made; instead of receiving a 7 year 0% interest loan for \$100,000.00 from the City to acquire the property, the City would deed over the building to Mr. Greenwood for zero dollars. Rasmussen second and the motion carried unanimously 5-0.

**CONSIDERATION AND APPROVAL OF THE TAX INCREMENT DISTRICT BUDGETS FOR 2015**

Rasmussen motion to approve the budgets as proposed. Neal seconded and the motion carried unanimously 5-0.

Nagle asked to have the minutes reflect the great job Maryanne did presenting the 2015 TID Budgets.

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

Rasmussen motioned to approve the release of the RFP. Wagner seconded and the motion carried unanimously 5-0.

## **UPDATE ON CITY DEVELOPMENT AGREEMENTS**

Werth gave an update on the development agreements.

Wagner asked if this is the same information the Finance Committee is asking for in development agreements. Werth said they are looking for specific terms and conditions from the agreements. Wagner asked to have current agreements separate from completed agreements and to include the same information as was requested from Finance. Oberbeck said this is more applicable to the ED committee than the Finance Committee. Wagner said that these agreements should be reported to the ED Committee not Finance; he feels they are over-stepping their bounds. The department should answer to us and we can give a report to the Finance Committee. He likes what they're asking for but the information should come to ED not Finance.

## **ADJOURN**

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

The meeting was adjourned at 8:05 p.m.

Respectfully Submitted,  
ECONOMIC DEVELOPMENT COMMITTEE

Chairperson  
Bill Nagle



**Stantec Consulting Services Inc.**  
2841 Stanley Street, Stevens Point WI 54481-2179

October 10, 2014

City of Wausau  
407 Grant Street  
Wausau, WI 54403

**Reference: East Riverfront Project Update for Economic Development Committee**

To whom it may concern;

Please find a brief outline of the major project components to date and future activities below; as well as spreadsheet, attached with approximate budget numbers as well as schedule for each item.

**Planning Grant**

All of the analysis and public input have been completed to create the plan, which included a review of existing conditions, market studies, a public hearing, concept development and a public open house. The next steps in the planning grant process are to develop an implementation/action plan and incorporate it into a final document along with the previous planning activities. The implementation plan will identify strategic investments and parcels within the study area for future development. In creating an implementation plan, three-dimensional elevations and a phasing concept drawing will be used to inform the plan and be available as marketing tools once the final plan has been approved. In addition, a final public engagement activity will be scheduled to maintain support for the project as it moves from planning to implementation.

**Site Clean-up Activities**

The Remedial (clean up) planning for the northern area of the site was completed and approved by the WDNR in 2013. Concrete foundation removal, and contaminated soil management associated with sewer and water extensions were completed in the Fall of 2013. The long winter of 2013 and generally wet and extended cold conditions in Spring and Summer 2014 delayed contractor work in 2014. The remainder of the work including removal of solvent contaminated soil, stream geomembrane placement, soil management and capping is in process and will be completed this Fall.

Significant additional solvent contamination was identified on the former Hammerblow property to the south in early 2014. Multiple phases of supplemental investigation were required by the WDNR to define the extent and evaluate remediation requirements. Cold weather, up to 3 feet of snow and required coordination with Marathon County's EPA Assessment grant consultant and the WDNR slowed this over winter effort. Bid specifications and remedial planning were completed concurrently in order to complete major components this year. Removal of over 2 acres of concrete foundations and pavement is nearing completion. Pilot testing for in place treatment of contaminated soil in two "hot spot" areas is currently in process and capping of the entire property with a clean soil cap is underway. Completion of these tasks is scheduled for this Fall. Much of this work is funded through EPA and WDNR clean up grants.

**Stream Daylighting**

The Stream daylight project has seen significant construction work completed this late summer/fall. James Peterson and Sons has completed installation of the bridge and channel excavation. Final grading is ongoing along with installation of the waterfall feature and final water piping. Landscaping work will not be completed as part of this contract, and may be bid separately or as described below with the First Street extension project in 2015. Close out of this project for this construction season will include temporary seeding and erosion mat this fall.



October 10, 2014  
Page 2 of 2

### **First Street Extension**

First Street extension is scheduled for final design in early winter with bidding in February. Construction will begin in May with completion of this project in summer. This bid package will also likely include landscaping components for both the channel as well as First Street. This will include lighting, trail amenities and plantings along both the stream and First Street.

### **Shoreline Treatments, Wharf and Bike Trail along Wisconsin River**

Stantec has completed the preliminary permanent wharf design which has been reviewed and approved by City staff, as well as evaluating several shoreline treatment options. The shoreline treatment options have been complicated by the discovery of low levels of contaminants along the entire shoreline that are in excess of the direct contact standards. This requires either a hardscape cap or excavation of 18" material and clean fill be installed, further increasing costs is that this material would need to be landfilled because of the contamination levels. It is possible that grants can be obtained to offset some of this costs, Stantec has prepared a proposal to prepare four grants (two federal and two state) that could cover up to 80% of these costs.

While no work has been completed on the bike trail from a design, permitting, budget and construction standpoint it would make sense to combine all of these above discussed elements with the proposed bimodal trail and bridge, as all of these components are within 50' of the Wisconsin River. Design, permitting and bid prep could occur over winter in 2014/15, if all of these components are combined into a single project package.

Regards,

**STANTEC CONSULTING SERVICES INC.**

Mark Kordus, Associate  
Project Manager  
Phone: (715) 344-9480  
Fax: (715) 344-9481  
Mark.Kordus@stantec.com

TABLE 1. UPDATED MASTER PROJECT SCHEDULE, FALLS PARKWAY APARTMENTS AND COBALT DEVELOPMENT SITES, MEMONOMEE FALLS, WI (DRAFT)

Project Component	Budget expended to date	Anticipated budget needed to complete	Activity	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct			
Stream	\$500,000	\$1,175,000	1 a	Completion of Excavation and Final Grades	█	█													
			1 b	Finish Landscape and Lighting Specifications (may be combined with 1st St below)				█	█										
			1 c	Project Bidding					█	█	█								
			1 d	Construction									█	█	█	█	█	█	█
First Street Extension & area north of Post Office bldg excluding the shoreline	\$65,000	\$750,000	2 a	80% Design Package		█	█												
			2 b	100% Design Package				█	█										
			2 c	Bidding- Announcement, Pre-bid Meeting, Bids due, Contract and Submittals, NTP					█	█	█								
			2 d	Construction									█	█	█	█	█	█	█
			2 e	Landscaping												█	█	█	█
Site clean up and remediation all of shoreline areas from Post Office bldg south	\$250,000	\$900,000	3 a	Remove PCE Contaminated Soil	█														
			3 b	Install Geomembrane Cap in Stream and Bank Areas	█	█													
			3 c	Install Clean Soil Cap on Former Cloverbelt and MCDEVCO Parcels	█	█	█												
			3 d	Install Groundwater Monitoring Network in PCE Area, Monitor Quarterly	█	█													
			3 e	Remove Concrete Foundations on former Hammerblow Parcel	█	█													
			3 f	Grade Site and install Clean Soil and Topsoil Cap	█	█													
			3 g	In-place Treatment of TCE Contaminated Soil Using PersulFOX Oxidant	█	█	█												
			3 h	Cap Soil Treatment Areas with Clay and Topsoil			█	█											
			3 i	Install Groundwater Monitoring Network in TCE Treatment Areas, Monitor Quarterly					█										
			3 j	Offsite Eye Clinic Property Investigation Report			█	█	█	█									
Shoreline Treatments	\$5,000 Planning Grant Funds	\$900,000	4 a	Conceptual Design		█													
			4 b	Preliminary Design		█	█												
			4 c	60% Design Package			█	█	█										
			4 d	Permitting				█	█	█	█	█							
			4 e	100% Design Package						█	█	█							
			4 f	Bidding									█	█	█	█	█	█	█
			4 g	Construction											█	█	█	█	█
wharf	\$10,000 Planning Grant Funds	\$330,000	5 a	Preliminary Design		█	█												
			5 b	60% Design Package			█	█	█										
			5 c	Permitting				█	█	█	█	█							
			5 d	100% Design Package						█	█	█							
			5 e	Bidding								█	█	█	█	█	█	█	█
			5 f	Construction											█	█	█	█	█
bike trail and ped bridge (only within 50' of the WI River)	\$0	\$450,000	6 a	Preliminary Design		█	█												
			6 b	60% Design Package			█	█	█										
			6 c	Permitting				█	█	█	█	█							
			6 d	100% Design Package						█	█	█							
			6 e	Bidding								█	█	█	█	█	█	█	█
			6 f	Construction											█	█	█	█	█
Shoreline area from bike bridge south to Scott Street (not yet authorized)	\$0	\$350,000	7 a	Report Review		█													
			7 b	Possible Additional Site Investigation Work??			█	█											
			7 c	Site Topo - City Staff?				█											
			7 d	Preliminary Design				█											
			7 e	60% Design Package					█	█	█	█							
			7 f	Permitting						█	█	█	█	█	█	█	█	█	█
			7 g	100% Design Package								█	█	█	█	█	█	█	█
			7 h	Bidding									█	█	█	█	█	█	█
			7 i	Construction											█	█	█	█	█
Planning Grant	\$133,000	\$67,000	8 a	Shoreline Schematic		█													
			8 b	Parking Feasibility Map		█													
			8 c	Three-dimensional Elevations			█												
			8 d	Phasing Concept Drawing			█												
			8 e	Implementation Plan				█											
			8 f	Plan Document Draft					█										
			8 g	Plan Document Final						█									

Existing Funding Sources:  
 - \$151,000 WDNR and EPA Ready for Reuse Grant  
 - \$1,000,000 WEDC Idle Sites Grant  
 - \$200,000 EPA Brownfields Cleanup Grant (Hazardous Substances)  
 - \$200,000 EPA Brownfields Cleanup Grant (Petroleum)  
 - \$200,000 EPA Brownfields Area-Wide Planning Grant  
 - \$470,000 Marathon County Environmental Grant  
 - \$110,000 WEDC Small Communities Community Development Block Grant  
 - The Late Jane and Lawrence Sternberg Estate/Community Foundation of North Central Wisconsin  
 The City of Wausau TID #3  
 Future Funding:  
 - \$200,000 EPA Brownfields Cleanup Grant (Hazardous Substances)  
 - \$200,000 EPA Brownfields Cleanup Grant (Hazardous Substances)  
 \$400,000 EPA Brownfields Assessment Grant (Haz. Substance and Pet.)  
 \$200,000 WDNR Readyfor Reuse Grants



## **Staff Report**

**From:** Megan Lawrence  
**To:** Economic Development Committee Members  
**Date:** October 16, 2014  
**Re:** Approval of Linetec Development Agreement

---

Purpose: To obtain your approval of the Development Agreement between the City of Wausau and Linetec prior to execution.

Facts OR Considerations:

On September 16, 2014 the Common Council approved a joint resolution of the Economic Development and Finance Committees, authorizing an incentive package to facilitate Linetec's \$15 million expansion, which will add a third anodizing line to their operations and create approximately 93 full time jobs. The final approval of the development agreement is delegated to the Economic Development Committee.

Staff is seeking your approval to execute the attached document.

October 16, 2014

RE: Kwik Trip Redevelopment Site

TO WHOM IT MAY CONCERN:

Thank you for expressing interest in the Kwik Trip redevelopment site located at 1500 Grand Avenue, Wausau, WI 54403. This parcel represents a truly unique redevelopment opportunity in a highly desirable location.

We are requesting that you formally express your interest by responding to the following Request for Proposal. Please provide as much information as possible in the form of a written proposal. To assist in preparing your proposal, we have included detailed instructions on the following pages. The City will be able to thoroughly evaluate each proposal if your proposal is carefully and thoughtfully prepared.

The City intends to select the strongest proposals and schedule follow up meetings with selected parties to discuss the details of each proposal.

We appreciate your interest and hope you respond to the attached Request for Proposal. Should you have any questions, please do not hesitate to contact us.

Sincerely

Megan Lawrence

Economic Development Manager

City of Wausau

## Site Information

The City of Wausau is soliciting proposals for the purchase and redevelopment of a prime real estate parcel located at 1500 Grand Avenue. The site offers a unique opportunity to create an innovative commercial development. Grand Avenue, or Business Highway 51, is a major north-south corridor in the Wausau metropolitan area. According to Wisconsin Department of Transportation (DOT) records, the average daily traffic count along this portion of Grand Avenue is 19,900. Furthermore, your business will benefit from the DOT's recently completed upgrades, which included resurfacing the road, upgrading the lighting and the addition of bicycle accommodations.

The City of Wausau assumed ownership of the property at 1500 Grand Avenue in May 2014 and seeks to sell the parcel to a qualified developer. Prior to the City's ownership, the parcel was assessed at \$279,900.

The existing building is 2,650 square feet and lot size is approximately 0.42 acres. The site is currently zoned B3, General Commercial District, which allows for a variety of commercial uses. The site has full access from Grand Avenue as well as from the side streets on the north and south ends of the property. A site plan is included for your reference.

An Environmental Phase 1 assessment has been prepared for this site and is available upon request. Building walkthroughs can also be scheduled for interested parties. It is the desire of the City that the site be redeveloped into a use that is compatible with the surrounding residential neighborhood.

## Proposal Instructions

The following information provides potential real estate developers and/or appropriate interested parties information to prepare a competitive development proposal.

These proposal requirements are intended to solicit creative, high-quality solutions with respect to the proposed use, site design, architecture, financing and construction (if applicable) of this project. In order to facilitate this process, potential developers should submit written questions as necessary to clarify issues. All requests for information, clarification and additional information should be directed to Megan Lawrence, Economic Development Manager for the City of Wausau at [megan.lawrence@ci.wausau.wi.us](mailto:megan.lawrence@ci.wausau.wi.us).

The City reserves the right to accept or reject any or all proposals based on the City's evaluation of the developers' responses to this request. All costs incurred by developers associated with this process are the sole responsibility of the developer.

Twenty color copies of the proposal should be submitted to the City of Wausau no later than Monday, **January 5, 2015**. The City intends to select a developer within 60 working days.

## General Criteria for Selection

The City selection process will likely include a committee of City staff, Council members and citizens. It is anticipated that a summary presentation be made by the Developer to the committee in the final selection process. The City, through its staff, anticipates meeting with each proposed Developer regarding the details of their specific proposal, prior to the City's final selection.

The proposal should clearly indicate a timeline for all major events and activities anticipated for this project in an appropriate level of detail. Appropriate use, design, neighborhood compatibility, and aesthetics are critical issues for the success of the project.

## Required Content of Proposal

Responses should be organized in a manner that allows for complete review of each project element.

1. Team organization, the proposal should include:
  - 1.1. Project organization/staffing/responsibilities
  - 1.2. Full professional team
2. Site acquisition, the proposal should include:
  - 2.1. Conceptual purchase price and justification for the price stated
3. Site use, architecture, landscape architecture, the proposal should include:
  - 3.1. Schematic design of the overall site, including descriptive architecture and site design concepts, in plan and perspective views if modifications are proposed;
4. Project timeline and financial information, the proposal should include:
  - 4.1. Detailed project schedule for construction and occupancy;
  - 4.2. Property management intentions;
  - 4.3. Estimated total value of fully-built project
  - 4.4. Special assistance needed to complete project, such as any anticipated new zoning, demolition of existing building, utility reconfiguration, site modifications, landscaping, etc.
  - 4.5. Description of proposed exceptions or deviation from the project program or specifications
  - 4.6. Any and all conditions that the Developer feels are necessary to complete the project.

Please submit your proposals no later than **Monday, January 5, 2015** to the attention of:

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



## **Staff Report**

**From:** Megan Lawrence  
**To:** Economic Development Committee Members  
**Date:** October 16, 2014  
**Re:** Kwik Trip RFP

---

Purpose: To obtain your approval to release an RFP for the redevelopment of 1500 Grand Ave (Kwik Trip).

Facts OR Considerations:

The City of Wausau accepted 1500 Grand Avenue as a donation from Kwik Trip in May 2014. In order to proceed with redevelopment, staff is seeking permission to release the enclosed RFP. The suggested closure date of the RFP is January 5, 2015. A selection committee comprised of City staff, Council members and citizens will be assembled to review and select the best proposal for your consideration.



# America's Best Communities Application Form:

Step 1: Registration – Not Included in this handout

Step 2: Context and Commitment ( Questions 1 – 6)

Step3: Economic Development (Questions 7 – 10)

Step 4: Vision and Impact ( Questions 11 – 16)

Step 5: Community Identity ( Questions 17 – 23)

Step 6: Additional Contact Information – Not included in this handout

## Step 2: Context and Commitment

- 1. Describe the five (5) most pressing challenges or key barriers to your community's revitalization and economic growth. \***

Word Limit: 250

- 2. What changes or improvements have been considered or implemented in the past five (5) years to address those challenges and barriers? \***

Word Limit: 250

- 3. What local resources were allocated toward those improvement efforts, if any? \***

Word Limit: 150

**4. Have these efforts resulted in changes that impacted key economic indicators in your community? \***

Yes  No

**5. If yes, please provide examples. (e.g., employment rates, business license processing times, etc.) \***

Word Limit: 200

**6. What roles did the Applicant Team members play in bringing about those changes or the consideration of those improvements? \***

Word Limit: 200



## Step 4: Vision and Impact

11. Has your community undertaken a visioning and action planning process? \*

Yes  No

12. If so, when (month and year)?

Word Limit: 100

13. What is your community's vision for its future? \*

Word Limit: 300

14. How does the community's vision address economic development? \*

Word Limit: 200

15. What indicators signal progress toward achieving the community's vision of economic development? \*

Word Limit: 200

16. List the infrastructure, human and capital resources, and relationships that are needed to make this vision a reality, particularly for local businesses. \*

Word Limit: 500

## Step 5: Community Identity\*

17. What are the geographic and social characteristics about your community that make it great? \*
- Word Limit: 200
18. List five (5) opportunities that residents have to connect with one another and describe the activities.
- a. Opportunity 1\*  
Word Limit: 50
  - b. Opportunity 2\*  
Word Limit: 50
  - c. Opportunity 3\*  
Word Limit: 50
  - d. Opportunity 4\*  
Word Limit: 50
  - e. Opportunity 5\*  
Word Limit: 50
19. List three (3) of the most important arts, culture and education programs in your community.
- f. Program 1\*  
Word Limit: 50
  - g. Program 2\*  
Word Limit: 50
  - h. Program 3\*  
Word Limit: 50
20. What was the total number of firms (businesses) per your city's latest census data? (Numerals only.) \*
21. What is your city's area size? (Square miles; Numerals only.) \*
22. Please tell us a fun fact about your city (OPTIONAL).
23. Please upload up to five (5) photos or videos that reflect past community revitalization efforts or that illustrate the uniqueness of your community (OPTIONAL).

---

\* Your responses in the Community Identity section may be shared publicly on the America's Best Communities Prize Competition website



## Staff Report

**From:** Megan Lawrence  
**To:** Economic Development Committee Members  
**Date:** October 16, 2014  
**Re:** America's Best Communities Program

---

Purpose: To obtain your approval to apply for America's Best Communities program, collaborating with the Wausau Region Chamber of Commerce

Facts OR Considerations:

Frontier Communications and DISH Network have teamed up to launch a multi-million prize competition to stimulate growth and revitalization in small communities across Frontier's 27 state footprint. America's Best Communities is a multi-stage, three year contest that provides seed money and other support to assist communities as they develop growth and revitalization plans. Municipalities with populations of 9,500 to 80,000 and located within Frontier's service area are eligible to apply, with the endorsement of a local non-profit, the Wausau Region Chamber of Commerce.

Communities must apply by Jan. 12, 2015, to qualify. Judges will then select up to 50 qualified applicants in February 2015, each of which will be awarded \$35,000 to develop their plans and proposals. These communities will then have seven months to refine and submit their final proposals in September 2015. A \$15,000 community match is required at this level.

Up to 15 semifinalists will be selected in November 2015, and will attend America's Best Communities summit in January 2016 to present their proposals. In early 2016, eight finalists will be selected and will be awarded \$100,000 each. The prize money awarded to the eight finalists will be used to implement the communities' plans and bring them to life, while sharing their stories – and successes – along the way.

The America's Best Communities top three competition winners – those with the most innovative, effective proposals – will be awarded a total of \$6 million in grand prizes in Oct. 2017!

Local stakeholders have been meeting regularly to discuss the grant program. NTC has agreed to support the project with the help of their experienced grant writer.



## Staff Report

**From:** Megan Lawrence  
**To:** Economic Development Committee Members  
**Date:** October 16, 2014  
**Re:** Community Development Investment Grant-Wausau Club

---

Purpose: To obtain your approval to apply for the Wisconsin Economic Development Corporation's Community Development Investment Grant to assist Elk Creek Architectural in redeveloping the Wausau Club.

Facts OR Considerations:

In order to assist financing Elk Creek Architectural plan to redevelop the Wausau Club, staff is seeking approval to apply for WEDC's Community Development Investment Grant. The program supports redevelopment efforts by providing financial incentives to shovel-ready projects, with an emphasis on downtown community-driven efforts.

Three rounds of the CDIG grant are offered each year by WEDC, with the maximum award being \$500,000 per grant period. The City of Wausau may only submit one project per grant cycle, but the City would not be precluded from submitting future projects for consideration if we were awarded a grant for the Wausau Club. The CDIG grant may be used in conjunction with the historic tax credits.

# WISCONSIN ECONOMIC DEVELOPMENT CORPORATION

## Community Development Investment Application

<b>A. GRANT REQUEST</b>		
Grant Request: \$	+ Applicant Leverage: \$	= Total Project Cost: \$
Name of WEDC Community Account Manager:		

<b>B. APPLICANT INFORMATION</b>		
Legal Name:		
Applicant Type: <input type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village <input type="checkbox"/> County <input type="checkbox"/> Tribal Entity		
FEIN #:		
Address:		
City, State, Zip:		
Telephone. #:		
Internet Address: www.		
NAICS (for end use):		

<b>C. LOCAL GOVERNMENT CONTACTS</b>		
<b>Primary Contact:</b>		
Name:	Title:	
Address (if different):		
Phone:	Email:	
<b>Highest Elected Official:</b>		
Name:	Title:	
Address (if different):		
Phone:	Email:	
<b>Official Authorized to Sign Contracts:</b>		
Name:	Title:	
Address (if different):		
Phone:	Email:	
<b>Individual to Receive Grant Payments:</b>		
Name:	Title:	
Address (if different):		
Phone:	Email:	
<b>Reporting Contact:</b>		
Name:	Title:	
Address (if different):		
Phone:	Email:	

<b>D. SECONDARY CONTACT (e.g. consultant, developer, partner, as applicable):</b>		
Name:	Title:	
Organization:		
Explain Role:		
Address:		
City, State, Zip:		
Tele. #:	Fax #:	
Email Address:		

<b>E. PROJECT AREA DETAILS</b>		
Project Location: <input type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village Of:		County:
Project Site Address:		
Is the project located in a TID? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, creation date:		
Is the project located in a State or Federally declared disaster area? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, was the declaration within the 24 months prior to submitting an application? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, date of declaration:		
Does the applicant or end user currently own the property on which work is to occur? <input type="checkbox"/> Yes <input type="checkbox"/> No If no, how do you have or expect to obtain ownership or access to the property?		
<input type="checkbox"/> Condemnation	Timeframe:	
<input type="checkbox"/> Tax Delinquency	Timeframe:	
<input type="checkbox"/> Purchase (attach purchase agreement or option)	Timeframe:	
<input type="checkbox"/> Development Agreement	Timeframe:	
<input type="checkbox"/> Other:	Timeframe:	
If applicant will not own the property, what entity will/does?		
Current Site Ownership:	Phone:	Email:
Final Site Ownership:	Phone:	Email:

<b>F. REDEVELOPMENT NARRATIVES</b> (reference Required Supporting Documentation as needed)
<p><b>1. Project Description (three page limit):</b></p> <ol style="list-style-type: none"> <li>a. Describe the project, its implementation and the significance of this project to the community</li> <li>b. The extent to which this project is included in and/or complements previous regional or municipal planning efforts (please reference section and page numbers of the plan)</li> <li>c. The extent to which the project supports best smart growth practices; best downtown redevelopment practices; and has community wide support</li> <li>d. Describe any public/private partnerships developed and the extent to which the applicant can ensure that all of the activities outlined within this application will be undertaken? (e.g. conditions of loan agreements, status of development agreements, etc.)</li> <li>e. Which eligible activity (ies) does this project fall under? <ul style="list-style-type: none"> <li><input type="checkbox"/> Building renovation <span style="margin-left: 150px;"><input type="checkbox"/> New construction</span></li> <li><input type="checkbox"/> Historic preservation <span style="margin-left: 150px;"><input type="checkbox"/> Infrastructure reinvestment</span></li> <li><input type="checkbox"/> Demolition <span style="margin-left: 150px;"><input type="checkbox"/> Professional services</span></li> </ul> </li> </ol> <p><b>2. Project Timeline (two page limit):</b></p> <ol style="list-style-type: none"> <li>a. Describe past and planned project activities with timelines, including planning process, site control, environmental condition, and a project implementation schedule</li> <li>b. Provide detailed descriptions of intended property transactions to occur over the next five years</li> </ol> <p><b>3. Project Financing (two page limit):</b></p> <ol style="list-style-type: none"> <li>a. Describe the various methods that will be used to fund the project and include the progress of establishing or receiving funds</li> <li>b. Describe the financial need for grant funding that cannot be met through private sector sources (e.g. traditional financing, equity investment or donor support), public sector support (e.g. RLF financing, TIF financing, and public borrowing) or a reduction in the scope of the project</li> </ol>

**4. Economic Development Potential (two page limit)**

- a. Describe the potential of the project to enhance the economic viability of the community (e.g. tax base increases, job creation, stimulation of private investment). A response should consider the impact on the area’s economic distress and any other factors of significant impact
- b. Describe the potential for the project to promote economic development in the neighborhood, community, county and/or region
- c. Describe the potential for the project to act as a catalyst for additional commercial development or investment

**G. PROJECT TIMELINE**

Start Date: \_\_\_\_\_ End Date: \_\_\_\_\_

**H. PROJECTED ECONOMIC DEVELOPMENT**

How many full-time jobs will likely be created/retained at the project site:

Current assessed value of the property or district in which work is occurring:

Projected assessed value of the property or district in which work is occurring:

A detailed justification of these estimates should be provided in the Economic Development Potential narrative requested above.

**I. LEGAL INFORMATION**

**YES/NO**

Has the applicant, or any owner, officer, subsidiary or affiliate, been involved in a lawsuit in the last 5 years?

Yes  No

Has the applicant, or any owner, officer, subsidiary or affiliate, ever been involved in a bankruptcy or insolvency proceeding or are any such proceedings pending?

Yes  No

In the last 5 years, has the applicant, or any owner, officer, subsidiary or affiliate, been charged with a crime, ordered to pay or otherwise comply with civil penalties imposed, or been the subject of a criminal or civil investigation?

Yes  No

Does the applicant, or any owner, officer, subsidiary or affiliate, have any outstanding tax liens?

Yes  No

Applicant certifies that they have completed a similar background review of the developer or any pass through recipient

Yes  No

Please attach a detailed explanation of any YES responses.

**J. STATE REQUESTS FOR BID OR PROPOSAL**

Are you aware of any State of Wisconsin request for bid or request for proposal to which the applicant intends to respond or to which the applicant or has recently responded?

Yes  No

If yes, please provide the following:

- a. Identify the bid or request for proposal (e.g., bid number, or general description or title).
- b. Identify the state agency or public entity to which you are submitting the bid or proposal.
- c. Explain the status of the bid or proposal (e.g., recently submitted; considering submission; in current negotiations).

Please note that if you answer “yes”, WEDC may not be able to discuss potential financial assistance until the request for bid or request for proposal process has been completed.

<b>K. REQUIRED SUPPORTING DOCUMENTATION CHECKLIST</b>		
Please include the following attachments:	Included ✓	Attachment #
1. A map indicating the project location within its municipal jurisdiction and any specially designated federal, state or local economic or taxation zone encompassing the project site. Photographs of the site and surrounding area.	<input type="checkbox"/>	
2. A copy of any applicable redevelopment plan pertaining to the project.	<input type="checkbox"/>	
3. Narrative describing each line item included in the project budget. If any past costs are to be considered as match, please include dates, purpose and amount.	<input type="checkbox"/>	
4. A copy of any cost estimates or bidding conducted for costs listed in the project budget, or an explanation of the basis for all costs.	<input type="checkbox"/>	
5. A copy of any applicable development agreement with private parties benefitting from project implementation. (If unsigned, signed copy must be submitted prior to first disbursement)	<input type="checkbox"/>	
6. Documentation that demonstrates the success of obtaining financing (e.g. commitment letters from lending institutions, municipal resolutions for financing or TID creation).	<input type="checkbox"/>	
7. For any committed end users or partners having an ownership in the property, provide a history of the individual or company's operations with resumes detailing relevant experience and involvement and percentage of ownership if applicable.	<input type="checkbox"/>	
8. Individuals owning 20% or more of the project may be required to submit signed and dated personal financial statement.	<input type="checkbox"/>	

<b>L. OPTIONAL DOCUMENTATION HELPFUL IN PROJECT EVALUATION</b>		
	Included ✓	Attachment #
1. Pro forma	<input type="checkbox"/>	
2. Municipal planning (relevant sections only)	<input type="checkbox"/>	
3. Statements from community, public and community development leaders that support the project proposed for funding	<input type="checkbox"/>	

**M. CERTIFICATION STATEMENT**

*This application, and the information being submitted to WEDC, is true and correct to the best of my (our) knowledge. This also certifies that:*

1. The applicant certifies that to the best of its knowledge and belief, the information being submitted to WEDC is true and correct.
2. The applicant understands submitting false or misleading information in connection with an application may result in the applicant being found ineligible for financial assistance under the funding program, and the applicant or its representative may be subject to civil and/or criminal prosecution.
3. The applicant certifies that it is in compliance with all laws, regulations, ordinances and orders of public authorities applicable to it.
4. The applicant certifies that it is not in default under the terms and conditions of any grant or loan agreements, leases, or financing arrangements with its other creditors.
5. The applicant understands this application and other materials submitted to WEDC may constitute public records subject to disclosure under Wisconsin’s Public Records Law, § 19.31 et seq. The applicant will mark documents “confidential” where appropriate for financial and other sensitive materials that should be, to the extent possible, be kept in confidence. WEDC will notify the applicant if it receives a public records request for materials marked confidential.
6. The applicant certifies that WEDC is authorized to obtain a credit check and Dun and Bradstreet on the applicant, the business and/or the individual(s).
7. The recipient of Community Development Investment Grant funds shall enter into a contract with WEDC that may require, at the discretion of WEDC, a personal or business guarantee from any private owner of the site with more than 20% ownership interest.
8. The recipient of Community Development Investment Grant funds shall provide WEDC verified statements, semi-annual project reports, financial reports, and a financial audit in accordance with the contract between parties.
9. The applicant understands that grant eligibility is limited to only one non-planning or marketing Community Development Investment Grant per fiscal year.
10. Funds received for remediation under the Community Development Investment Grant program shall not replace funds from any other source including Agri-Chemical, Petroleum Environmental Cleanup Act and the Superfund.
11. Funds received under the Community Development Investment Grant program shall not be used for environmental remediation costs where there is a known viable causer of contamination with ownership interest in the property.
12. The applicant certifies that it has disclosed and will continue to disclose any occurrence or event that could have an adverse material impact on the project. Adverse material impact includes but is not limited to lawsuits, criminal or civil actions, bankruptcy proceedings, regulatory intervention or inadequate capital to complete the project.
13. The applicant will provide signage, according to WEDC specifications, at the project site indicating WEDC financial participation should grant funds be provided to the project.
14. The applicant is will identify WEDC participation in planning and feasibility documents should grant funds be provided to produce the documents.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*(Authorized Representative)*

Printed Name:

Title:

<b>M. PROPOSED PROJECT BUDGET</b>							
<b>PROJECT ACTIVITIES*</b>	<b>SOURCES OF FUNDING*</b> (TIF, In-kind, DNR, CDBG, USDA, Developer, etc.)						<b>TOTAL</b>
	WEDC	SOURCE #1 NAME:	SOURCE #2 NAME:	SOURCE #3 NAME:	SOURCE #4 NAME:	SOURCE #5 NAME:	
Building Renovations							\$
Demolition							\$
New Construction							
Site Improvements:							\$
- Streets							\$
- Sewer/Water							\$
- Public Space							\$
- Parking							\$
- Other:							\$
Site / Area Planning							\$
Marketing							\$
Other:							\$
Other:							\$
<b>SUBTOTAL</b>	\$	\$	\$	\$	\$	\$	\$
<b>OTHER ACTIVITIES**</b>							
Property Acquisition							\$
Other:							\$
<b>TOTAL</b>	\$	\$	\$	\$	\$	\$	\$
<b><i>*Please provide the following for the sources listed above</i></b>							
Source	Source Name:	Contact Name:	Contact Title	Email Address		Phone Number	
1.							
2.							
3.							
4.							
5.							
<p>*Project Activities are those activities that are reimbursable through the Community Development Investment Grant and that count towards the required 3:1 match.  **Other Activities are those activities that demonstrate the financial investment necessary for project completion but are not reimbursable, nor do they count towards the required 3:1 match. They will count towards the total applicant leverage stated on page 1 of the Application.</p>							

Substitute **W-9**

**DO NOT send to IRS**

**Taxpayer Identification Number (TIN) Verification**

*Print or Type*

This form can be made available in alternative formats to qualified individuals upon request.

<p><b>Legal Name:</b> (as entered with IRS)                  Individuals: Leave Blank                  Sole Proprietorships: Enter Business Name                  All Others: Complete only if doing business as a D/B/A</p>	<p><b>Entity Designation:</b> (check only one) <u>Required</u></p> <p><input type="checkbox"/> Individual / Sole Proprietor  <input type="checkbox"/> Corporation (includes service corporations)  <input type="checkbox"/> Limited Liability Partnership  <input type="checkbox"/> Limited Liability Corporation  <input type="checkbox"/> Government Entity  <input type="checkbox"/> Hospital Exempt from Tax or Government Owned  <input type="checkbox"/> Long Term Care Facility Exempt from Tax or Government Owned  <input type="checkbox"/> All Other Entities</p>
<p><b>Trade Name:</b>                  Individuals: Leave Blank                  Sole Proprietorships: Enter Business Name                  All Others: Complete only if doing business as a D/B/A</p>	<p><b>Taxpayer Identification Number (TIN):</b>                  If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN. However, using your EIN may result in unnecessary notices to the Requester.</p> <p style="text-align: center;">-----</p> <p>Check Only One <u>Required</u></p> <p><input type="checkbox"/> Social Security Number (SSN)  <input type="checkbox"/> Employer Identification Number (EIN)  <input type="checkbox"/> Individual Taxpayer Identification Number for U.S. Resident Aliens (ITIN)</p>
<p><b>Remit Address:</b> Address where check should be sent if different from primary address PO Box or Number and Street, City, State, ZIP+4</p>	
<p><b>Order Address:</b> Address where order should be mailed PO Box or number and street, City, State, ZIP+4 [NOT APPLICABLE]</p>	
<p><b>Primary Address:</b> Address where 1099 should be sent if different from remit address PO Box or number and street, City, State, ZIP+4</p>	

**Certification:** Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number, AND
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding.
3. I am a U.S. person (including a US resident alien).

Printed Name	Printed Title	Telephone Number (    )
Signature		Date (mm/dd/ccyy)

<b>For Agency Use Only</b>		
Agency Number	Contact	Phone Number
Change <input type="checkbox"/> Name <input type="checkbox"/> Address <input type="checkbox"/> Other (explain)		

For all projects approved by WEDC, this form is used as a reference for issuing checks to Recipients. WEDC will file with the IRS appropriate income tax forms for award Recipients based on information that appears on this form. Failure to provide this information may result in delayed payments. This request is being made at the direction of the Wisconsin State Controller. We are required to inform you that failure to provide the correct Taxpayer Identification Number (TIN) / Name combination may subject you to a \$50 penalty assessed by the Internal Revenue Service under section 6723 of the Internal Revenue Code. Section 6109 requires you to furnish your correct TIN to persons who must file information returns with the IRS to report interest, dividends, and certain other income paid to you, mortgage interest you paid, the acquisition or abandonment of secured property, or contributions you made to an IRA. The IRS uses the numbers for identification purposes and to help verify the accuracy of your tax return. You must provide your TIN whether or not you are required to file a tax return. Payers must generally withhold 31% of taxable interest, dividend, and certain other payments to a payee who does not furnish a TIN to a payer. Certain penalties may also apply.

### Completed Development Agreements

DEVELOPER OR OWNER	PROJECT	LOCATION	EFFECTIVE DATE	GRANT/LOAN AMOUNT	JOB REQUIREMENT	JOB DEADLINE	JOB CREATED	DATE JOBS REPORTS TURNED IN	CONSTRUCTION COST REQUIREMENT	ASSESSED VALUE REQUIREMENT	DATE ALL REQUIREMENTS MET	MISC NOTES
Doctor's Park, LLP (Hattenhauer)	Eye Clinic of Wisconsin	800 First Street	06/13/06	Riverwalk Easement	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Environmental Costs, Utilities, Infrastructure Improvements and Blight Removal
City Center Investors III (Weirauch/Dudley) & Compass Properties (Noel)	Palladian (Plaza Mall)	Third Street	10/10/06	\$440,000 City Grant (demo) \$100,000 City grant (prep work)	22 FTE of which 12 LMI	02/14/12	22+/14 LMI	02/13/09	N/A	N/A	N/A	
Packaging Tape, Inc. (Wagner)	Packaging Tape	8101 International Dr	02/13/07	\$62,000 TIF 5 Funds	12 new - 32 retain for total of 44	02/13/12	51	09/15/14	N/A	\$2,500,000 (met = \$3,557,900)	N/A	TIF money never requested
Financial Way, LLC (Harris)	Samuels Group Bldg	311 Financial Way	02/13/07	\$250,000 TIF Funds for demo, site prep & landscaping	25	12/31/08	101	10/15/08	N/A	\$5,000,000 2009=\$4,980,000 2010 = \$5,092,900	verified 8/19/14	
Polywood Fabrication (Taylor)	Polywood Fabrication	400 N 72nd Ave	09/11/2007	\$152,887 TIF 5 Funds and In kind demo, culvert installation, stormwater retention pond	N/A	N/A	N/A	N/A	N/A	\$3,000,000 (met = \$3,014,000)	N/A	TIF money never requested
Union Station of Wausau II, LLC & 411 Westwood Drive, LLC (Ghidorzi)	Rasmussen College	1101 Westwood Dr	03/04/09	\$455,550 TIF Funds	35 FTE	01/01/13	33 FT/27 PT	09/04/14	N/A	Fair Market = \$3,000,000 (met = \$3,766,500)	09/04/14	
Toenjes Properties, LLC (Toenjes)	Major Industries	7120 Stewart Ave	09/29/09	Property	10 FTE	12/31/12	11	12/19/13	Landscaping Requirement = \$12,500 (met)	N/A	12/19/13	Easement and public walkway included in agreement
MetroPlains Partners LLC (McCready)	Trolley Quarter Flats Apts	1502 1st Street	08/26/10	\$174,000 TIF 3 Loan; \$26,000 CDBG Loan; \$250,000 HOME Loan	N/A	N/A	N/A	N/A	N/A	N/A	June 2012	Owners provide \$5,500,000 for acquisition, demo, construction and project mgmt
Wausau Stewart LLC (Flad)	Walgreens	504 S 17th Ave	09/29/10	Up to \$55,668 acquisition reimbursement; Up to \$40,202 acquisition reimbursement; Up to \$83,000 utility relocation reimbursement; site prep	12	12/31/12	14 FT/9 PT	04/16/14	N/A	\$3,750,000 (met = \$5,500,000)	04/16/14	
Federal Bldg Rdvlpmnt Ltd Partnership (McCready)	Federal Bldg Lofts	317 1st Street	01/31/11	\$75,000 TIF 3 Loan	N/A	N/A	N/A	N/A	N/A	N/A	05/03/13	
Kocourek Automotive Group (Kocourek)	Kia Auto Dealership	2700 N 20th Ave	04/01/12	\$200,000 TIF 6 Funds	30	02/01/13	32	02/03/14	N/A	\$4,250,000 (met = \$4,593,500)	02/03/14	
Kocourek Automotive Group (Kocourek)	Subaru Dealership	2600 N 20th Ave	11/28/12	\$50,000 Loan	25	12/01/13	25	02/03/14	N/A	\$3,000,000 (met = \$3,155,300)	verified 08/20/14	
Kocourek Automotive Group (Kocourek)	Subaru Dealership	2600 N 20th Ave	11/28/12	\$150,000 TIF 6 Funds	*							* 25 Total jobs between the two agreements
JSM of Wausau, LLC (Milkowski)	Subway (Briq's)	1605 Merrill Ave	09/13/13		N/A	N/A	N/A	N/A	\$450,000	N/A	N/A	No loan. Assuming certain provisions of Briqs
Applied Fab & Machining (Sheridan)	AFM	7811 W Stewart Ave	02/27/14	\$5000 forgivable City Loan	1	03/10/14	2	03/06/14	N/A	N/A	03/06/14	

**Current Development Agreements**

DEVELOPER/OWNER	PROJECT	LOCATION	EFFECTIVE DATE	GRANT/LOAN AMOUNT OR SERVICE PROVIDED	JOBS REQUIREMENT	JOBS DEADLINE	DATE JOB REPORT SENT	JOBS CREATED	DATE CO REPORTS TURNED IN	CONSTRUCTION REQUIREMENT	ASSESSED VALUE REQUIREMENT	MISC NOTES
Dudley Investments, LLC ((Dudley)	Dudley Tower	500 N 1st Street	09/13/05	Site Prep - project utilities & extensions, relocation of gas, electric, water &/or sewer lines; Project Infrastructure - curb & gutter, drive approaches, sidewalk & hydrants; Parking; Skywalk	Not required - estimated to be between 500-600 workers	N/A	N/A	N/A	N/A	Not required - estimated btwn \$14-15 million & 100,000 square ft (actual = 165,000 sq ft)	Not required - 2005 = \$0; 2010 = \$20,228,500; 2013 = \$20,898,700	See agreement for parking and skywalk requirements
Scannell Properties #92, LLC (Snyder)	Wausau Window & Wall	7800 International Dr	08/20/07	\$2,956,977 TIF 5 Funds	450 total plant workers	09/01/09	06/25/14	2009 - 283 total plant workers		N/A	\$19,000,000 - <b>\$16,422,900</b>	20 acre option for 10 years. Failure to create jobs does not void contribution <b>In Negotiations 2014</b>
Wausau Mine Company (Wage)	Wausau Mine Company	3904 Stewart Ave	10/23/07	In kind demo (2 buildings) and site prep	22 new FTE	06/30/09	08/20/14	25	09/05/14	N/A	Fair Market = \$985,100 <b>\$837,400</b>	\$10,000 remedy
Bridge Street Investor's Group, LLC (Schumacher/Hocking)	Young's Drug, Biggby & Subway	300 Block of E Bridge St	02/13/08	City sold land for \$2000, alley vacated & rezoning the block	20 FT equivalentents	02/13/11	08/20/14	18 FT/16 PT	09/02/14	Bldg s/b 7000 sq ft (met=7242 sq ft)	Fair Market = \$1,200,000 within 18 months - <b>\$940,600</b>	\$1000/yr remedy; Owners responsible for all site prep
Matt Krasowski	Century 21 Contempo	117 S 17th Avenue	11/11/10	In kind demo (removal of building) and site prep	6 *	12/31/15	11/21/13			N/A	\$350,000 (met = \$447,700)	* 5 Independent Contractors and 1 FTE <b>Jobs deadline extended by ED on 2/18/14</b>
HAI Wausau LLC (Hilgenberg)	Sherwin Williams	8202 Enterprise Drive	11/24/10	City sold 2.26 acres for \$14,125	8 FT Equivalentents	12/31/14	12/31/17			N/A	\$1,000,000 (met = \$1,307,300)	Agreed to sell land for reduced price Full purchase price = remedy
Wausau Window & Walls (Vanden Heuvel)	Wausau Window & Wall Old Site	1415 West Street	03/29/11	Up to \$400,000 Demolition/Site Prep grant (TIF 6)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Reimbursement upon sale (Property is advertised); Demo/Site prep submitted = \$259,670
Wausau Curling Club (Sandquist)	Curling Club	Kent Street (1920 Curling Way)	01/25/12	Street construction, sewer and water main and public right of way	N/A	N/A	N/A	N/A	N/A	Operational by 12/31/13 (met - 1/8/13)	N/A	Payment in lieu of taxes
Collaborative Domestic Solutions (Robichaud)	Collaborative Consulting	500 N 1st Street	02/14/12	\$20,000 CDBG grant; \$15,000 MCDEVCO training grant \$10,000 TIF 3 grant \$40,000 Down Payment Assistance \$200,000 City forgivable loan	200 CC notify at 100 and 200 jobs	2/14/13 2/14/15 2/14/17	03/01/13	70	03/22/13	N/A	N/A	Total grants and loans equal \$2,995,000 (NTC, Alexander, Greenheck & WEDC) Employment Count = 100 on 1/6/14 Employment Count = 113 on 8/5/14
RMM Solutions, Inc (Moses)	RMM Solutions	210 McClellan Street	09/27/12	\$75,000 McDevco \$40,000 City Grant \$40,000 City Loan \$10,000 Down Payment Assistance \$70,000 Site Improvement	20 *	9/27/13 9/27/14 <b>20 - 09/27/15</b> 9/27/16 <b>FINAL 09/27/17</b>	11/25/13 10/8/14	14	12/04/13	N/A	N/A	* Must reach and maintain 50 employees by 09/27/2017 Parking space agreement <i>Verification ltr should ask for total employees</i>
Witter Land Properties, LLC (Johnson)	Westwood Development		05/18/04 Amend 10/09/12	City purchase of land with land and sewer & water assessment deferral	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Assesment deferred until 5/18/19 or until property is sold or developed
2800 Stewart Ave, LLC (Ghidorzi) 2800 Stewart Ave, LLC (Ghidorzi)	Kwik Trip & Future Business	2800 Stewart Avenue	10/16/12 10/16/12	\$1,035,942 TIF 7 Funds \$443,770 Site prep-water, sewer, storm, grading, retaining wall, power & utilities, shared access	50 FTE 20 PT	1/1/20 1/1/20				6000 sq ft met = 7052 sq ft	\$4,000,000 - 1/1/14 \$5,000,000 - 2016 \$10,500,000 - 2020	Contribution Agreement Developers Agreement - Site Improvement
Ghidorzi Companies (Ghidorzi)	Panera Toppers Cellcom	1700 Stewart Avenue	11/21/12	\$171,216 City Funds for demo, testing, utilities and site prep	20 FT/20 PT  *7 FT/7 PT	8/1/14  11/14/14	8/21/14	22 FT/21 PT 2FT/20 PT 3 FT	09/29/14 09/29/14 09/29/14	Apx 4400 sq ft (4408) Apx 1624 sq ft (1541) Apx 2300 sq ft (2524)	\$1,600,000 - met \$1,900,000 - met	Occupancy - met  * Combined 7 FTE and 7 PT btwn Toppers and Cellcom
Bull Falls Brewery LLC (Zamzow)	Bull Falls Brewery	901 E Thomas Street	11/23/12	\$100,000 Acquisition grant; \$100,000 Site Prep grant; \$400,000 TIF 9 loan; \$7000 City utility work	5	12/1/17				\$650,000	\$1,600,000 by 1/1/14	Occupancy permit by 08/01/13 - <b>Working with Inspections</b> Assessment remedies
Briqs Softservice LLC/SPDW Properties LLC (Briquelet Miller)	Briqs Softserve	1605 Merrill Avenue	04/30/13	\$55,000 Property Acquisition grant; \$55,000 TIF 6 loan	1 FT/15 PT	6/1/14	5/6/14	2 FT/15 PT	05/16/14	\$650,000	\$650,000 by 1/1/14	Occupancy - met; Assessment remedies
Lube Inc (Leher)	ThunderLube	1610 Sheridan Street	07/15/13	\$25,000 Acquisition Grant \$75,000 City Loan \$120,000 MCDEVCO Loan \$268,000 InterCity Loan \$10,000 Cash from Owner	3	12/1/15				\$500,000	\$475,000 by 1/1/15	Assessment remedies; Landscape maintenance agreement
Southern Stretch Forming (Arthur)	Southern Stretch	7555 Stewart Avenue	12/02/13	\$110,000 Acquisition grant (TIF 5) \$50,000 Equipment grant (TIF 5)	3 FT  9 Total FT	11/30/15  11/30/18	11/30/14 11/30/15 11/30/16 11/30/17 11/30/18			\$25,000 to improve exterior by 12/2/14	N/A	Equipment value must total \$250,000; Equipment grant remedies; Job creation remedies; Exterior improvement remedies

DEVELOPER/OWNER	PROJECT	LOCATION	EFFECTIVE DATE	GRANT/LOAN AMOUNT OR SERVICE PROVIDED	JOBS REQUIREMENT	JOBS DEADLINE	DATE JOB REPORT SENT	JOBS CREATED	DATE CO REPORTS TURNED IN	CONSTRUCTION REQUIREMENT	ASSESSED VALUE REQUIREMENT	MISC NOTES
CAG Industrial (Ghidorzi)	Ordered Motion (Brewster) Omotion	305 84th Avenue	01/29/14	\$650,000 grant	25  Total of 50	12/31/14  12/31/18	12/31/14 12/31/15 12/31/16 12/31/16 12/31/17 12/31/18 12/31/19			\$3,900,000 Equipment Requirement by <b>01/29/19</b>	N/A	Certification of Landlord's Work by <b>12/31/14</b>
Apogee (Waldron)	Plant Relocation from Colorado	7800 International Drive	05/27/14	\$500,000 TIF 5 relocation grant \$50,000 Training grant (Judd grant) \$50,000 Workforce grant (Greenheck)	124	06/01/17	11/30/14 11/30/15 11/30/16 11/30/17			N/A	N/A	Job Creation remedies must be given within 1 year of failure; Additional remedies for job creation (see agreement); Real estate transfer agreement