



*** 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: Tuesday, May 5, 2015 at 4:30 p.m.
Location: City Hall, 1st Floor, Council Chambers
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 Minutes from 4/07/15
 - 3 Discussion and Possible Action on the Potential Project for the Property at 121 South Second Ave (Dairy Building)
 - 4 Discussion and Possible Action on the Proposals Received for the Property at 1418 North First Street (Savo Supply)
 - 5 Discussion and Possible Action on the Proposal for the Property at 1500 Grand Avenue (Kwik Trip)
 - 6 Discussion and Possible Action on the Proposed Development for the Property at 1212 North First Street (WOW)
 - 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
 - *Discussion and Possible Action on the Proposals Received for the Property at 1418 North First Street (Savo Supply)
 - *Discussion and Possible Action on the Proposal for the Property at 1500 Grand Avenue (Kwik Trip)
 - *Discussion and Possible Action on the Proposed Development for the Property at 1212 North First Street (WOW)
 - *Discussion and Possible Action on the Potential Project for the Property at 121 South Second Ave (Dairy Building)
 - 8 **RECONVENE** into Open Session to Take Action on Closed Session Items, If Necessary
 - 9 Discussion and Possible Action on the Proposed Property Disposition Program for the City of Wausau
 - 10 Discussion and Possible Action on the Draft Riverfront Development Goals
 - 11 Discussion and Possible Action on the Proposal Received for the City of Wausau Wayfinding Project
 - 12 Discussion on the Potential Creation of a Redevelopment Area for the Athletic Park Neighborhood
 - 13 Discussion and Possible Action on the Traffic Configurations on First and Third Avenues for Economic Development Considerations
 - 14 Discussion and Possible Action on the Creation of a Consensus Statement of Support for the Wausau Center Mall
 - 15 Discussion and Possible Action on the Proposed Development Agreement Process
 - 16 Discussion on Potential Logo for the Riverfront Development Project
 - 17 Discussion on Strategic Planning
 - 18 Update on Current Activities
 - *1203 Third Street (Glass Hat)
 - *1800 Stewart Avenue Development Agreement
 - *Bull Falls Development Agreement
 - *Monthly Update on Current Development Agreements
- Adjournment
 Bill Nagle (Chair)

This notice was posted at City Hall and emailed to the media on 4/29/15

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, City Departments

ECONOMIC DEVELOPMENT COMMITTEE

Time and Place: The Economic Development Committee met on Tuesday, April 7, 2015 at 4:30 p.m. in the 2nd Floor Board Room at City Hall, 407 Grant Street, Wausau

ED Members Present: Tom Neal (VC), Romey Wagner, Dave Oberbeck and Lisa Rasmussen

ED Member Absent: Bill Nagle (C)

Others Present: Mayor Jim Tipple, Alderpersons David Nutting and Gary Gisselman, Ann Werth, MaryAnne Groat, Anne Jacobson, Nan Giese, Christian Schock, Brad Lenz, Allen Wesolowski, Kevin Fabel, Tammy Stratz, Tom Mudrovich, Joe Vraspir Fritz Schierl, Andrew Halverson, Darrell Lentz, Cari Logemann, Sid Sczygelski, Elizabeth Field, Mark Goffin, Mark Craig, Dave Sether, Raj Bhandari, Wayne Kleinschmidt, Sunny Bhandari, and media personnel

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

Neal noted there was a quorum and called the meeting to order at approximately 4:30 p.m.

PUBLIC COMMENT ON MATTERS APPEARING ON THE AGENDA

No public comments were made.

APPROVAL OF MINUTES FROM 1/15/15, 2/3/15 AND 2/23/15

Rasmussen moved to approve the minutes as they appear. Wagner seconded. Motion passed unanimously.

INTRODUCTION OF THE NEW CITY ECONOMIC DEVELOPMENT MANAGER

Werth introduced Christian Schock as the City's new Economic Development Manager. Chris came to Wausau from Ohio where he was previously the director of a regional planning commission outside the City of Cincinnati.

DISCUSSION AND POSSIBLE ACTION ON A PROPOSED COMMERCIAL REHABILITATION LOAN FOR THE PROEPRTY LOCATED AT 500 THIRD STREET (this item was taken out of order)

Neal indicated he would have to abstain from this project since his company does work with Compass Properties.

Stratz indicated Compass Properties submitted an application for the Commercial Rehabilitation Loan Program for their proposed renovations at 500 N. 3rd Street, previously known as the M&I Building. The acquisition/renovation project totals over \$4 million of which Compass Properties is requesting \$150,000 in program funding. Staff reviewed the renovation bids and derived that over \$220,000 of the costs were exterior renovations that qualify for this program; therefore, the \$150,000 request is reasonable.

Mark Craig discussed the renovations in detail and distributed photos of the current condition of the building and the proposed improvements. Dave Sether of Revi Design, showed renderings of what the proposed landscaping will be once the exterior renovation are complete. Rasmussen stated she supports this project because the building is in the heart of the downtown and the renovations will bring new life into the building.

Rasmussen moved to approve Commercial Rehabilitation Loan Program funds in the amount of \$150,000 for the 500 Third Street project. Oberbeck seconded. Motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION ON THE DEVELOPMENT AGREEMENT WITH ASPIRUS WAUSAU HOSPITAL INC.

Werth introduced Darrel Lenz, President, Sid Sczygelski, Sr. Vice President and Chief Financial Officer, and Cari Logemann, Sr. Vice President and General Council for Aspirus. The Development Agreement that was entered into between Aspirus and the City of Wausau in 2005. The agreement stated that the City would assist with the creation of a new road which would assist in their creation of additional buildings; in turn, Aspirus would construct additional buildings that would total in value of \$15 million by 2012.

Sczygelski discussed the process of Aspirus Hospital acquiring the property from Wausau Insurance in 2004/2005. At that time they spent \$105,000 towards storm water retention, \$106,000 in site improvements and \$54,000 for a feasibility study of realigning Bridge Street to better accommodate these parcels. That is when they approached the City for assistance with building a new road. From there they were able to build several buildings - totaling over \$14 million. Aspirus just acquired the Westwood Center, performed renovations and now have two large tenants in the building. Their agency works with and donates to many local non-profit organizations and has just successfully brought the new medical college to Wausau. So, they may not have met the legal requirements of the development agreement, they believe they have met the spirit of the agreement with all the additional community work they provide. Rasmussen agreed and added that Aspirus stepped up to donate land to the Women's Community for their new facility and they paid for the Bridge Street feasibility study. They have proven themselves to be a great community partner and believe they have more than met the spirit of the development agreement. Rasmussen moved to approve the completion of the development agreement between the City and Aspirus Wausau Hospital Inc. Wagner seconded. Motion passed unanimously. Staff was directed to prepare a resolution and bring it to council.

DISCUSSION AND POSSIBLE ACTION ON A PROPOSED COMMERCIAL REHABILITATION LOAN FOR THE PROPERTY LOCATED AT 407 N. THIRD AVE.

Neal mentioned that the agenda item contained a misprint and the location of this project is on North 3rd Avenue – not South 3rd Avenue.

Stratz indicated that Raj Bhandari had submitted an application for the Commercial Rehabilitation Loan Program to assist with the renovation of his recently acquired 407 N. 3rd Avenue. This property was the old "Johnnie's Service Station. The packet included a present photo as well as a rendering of what the project will look like after renovations are complete. The total acquisition/renovation project costs are over \$500,000 with the exterior renovations totaling almost \$120,000. Therefore, staff recommends approving a loan in the amount of \$101,500.

Raj Bhandari introduced himself and indicated that he had recently finished a similar project where he purchased and renovated a gas station in Brokaw. From there he was looking in the Wausau area to find another location. The renovations include removing the service area of the building and turning it into a full-service convenience store/gas station. Nutting agreed that this area was in need of a good project and hoped this would spur additional projects.

Wagner moved to approve Commercial Rehabilitation Loan Program funds in the amount of \$100,500 for the 407 N. Third Avenue project. Rasmussen seconded. Motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION OF THE PROPOSED PLANNING AGREEMENT FOR THE PROPERTY AT 309 MCCLELLAN STREET (WAUSAU CLUB)

Jacobson discussed the draft planning agreement between the City of Wausau and Elk Creek Architects which offers protection to Mark Goffin to perform his due diligence in obtaining possible grant sources to assist with the proposed renovations. This agreement will give Mr. Goffin until December 31, 2015 to secure financing in order to proceed with his project. Neal agreed that he supported this project from the beginning and the need to move this project forward. Rasmussen moved to approve to enter into the planning agreement with Elk Creek Architects. Oberbeck seconded. The motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION ON PROPOSED DEVELOPMENT AGREEMENT FOR THE PROPERTY LOCATED AT STEWART AVENUE AND THIRD AVENUE.

Neal abstained from this project.

Schock introduced Fritz Schierl of Schierl Companies and Andrew Halverson of Ellis Stone. Schierl Companies is proposing to replace the existing service station and construct an 11 unit market rent apartment complex where the Stahmer Clinic stands currently. Halverson reviews project and asks for assistance through TIF #8. With the slope of the two parcels, the expense to correct the elevation changes and the demolition costs are a major cost to the project. As a part of this proposal, Clark Street (between 2nd and 3rd Avenues) would need to be vacated and the parcel would need to be rezoned as UDD. Halverson had spoken with the neighbors in this area and none seemed to be against of the vacation. Tom Mudrovich, of Mudrovich Architects, revealed renderings of the new store and apartment complex. The Stahmer building will be renovated into the apartment complex and the new gas station/convenience store will be placed closer to the road to give a more urban design will enhance the landscaping and lighting.

Rasmussen was appreciative of the market rate housing and the adequate parking. She feels the flow of the new design was much better than their previous proposal.

Schock overviewed the proposal: Reverse TIF funding which would equate to approximately \$575,000, the creation of 11 apartment units, creation of 15 jobs – which should be able to meet that goal very quickly, with an approximate total construction cost of \$3.6 million. Their final plans will need to be approved through Plan Commission. Rasmussen indicated that CISM was previously favorable regarding the vacation of Clark Street and didn't see that would be an issue this time around as well.

With the negotiation of possible financing, the committee went into closed session to discuss this item as well as Item #18 – Discussion and possible action on the Permanent Skywalk Obligations as set forth in the 2005 development agreement with Dudley Investments, LLC

CLOSED SESSION PURSUANT TO 19.85(1)(E) OF THE WISCONSIN STATUTES FOR DELIBERATING OR NEGOTIATING THE PURCHASE OF PUBLIC PROPERTIES, THE INVESTING OF PUBLIC FUNDS, OR CONDUCTING OTHER SPECIFIED PUBLIC BUSINESS, WHENEVER COMPETITIVE OR BARGAINING REASONS REQUIRE A CLOSED SESSION --

**•DISCUSSION AND POSSIBLE ACTION REGARDING ON PROPOSED DEVELOPMENT AGREEMENT FOR THE PROPERTY LOCATED AT STEWART AVENUE AND THIRD AVENUE AND
*DISCUSSION AND POSSIBLE ACTION ON THE PERMANENT SKYWALK OBLIGATIONS AS SET FORTH IN THE 2005 DEVELOPMENT AGREEMENT WITH DUDLEY INVESTMENTS, LLC**

Oberbeck moved to go into closed session. Wagner approved. Roll call vote was done, and motion passed unanimously. Neal excused himself for the discussion of the proposed Schierl Development Agreement. Neal came back to discuss the Dudley Development Agreement.

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

Rasmussen moved to reconvene into open session. Wagner seconded and the motion carried unanimously 4-0

Rasmussen moved to authorize expenditures up to \$15,000 for an engineering and design study for the proposed walkway between the current Dudley Building and the McClellan Parking Ramp. Oberbeck seconded and the motion carried unanimously 4-0.

DISCUSSION AND POSSIBLE ACTION ON THE PROPOSED PROPERTY DISPOSITION PROGRAM FOR THE CITY OF WAUSAU

Stratz discusses the draft Property Disposition Program. The program would enable the City to offer their vacant properties to individuals/developers for the construction of single family homes/rental properties, etc. The proposed guidelines were discussed. Neal asked if we can incentivize homeownership. Stratz agreed and stated that homeownership is always the desired goal but questioned how the committee would like the approval process to flow. Rasmussen thought that the proposals could come back to the Economic Development Committee for approval – since there really shouldn't be more than a couple at a time. Jacobson indicated that the current ordinances may need to be changed in order to sell properties this way. Staff will work together to see what kind of changes may be needed and will bring back more information at another E.D. meeting. Wagner supported the program and stated that this type of program was what he was looking for.

DISCUSSION AND POSSIBLE ACTION ON CITY OF WAUSAU URBAN DESIGN STANDARDS

Lenz presented the proposed Urban Design Standards. Rasmussen agrees with the approach and thought the standards would assist developers in their proposed projects. Rasmussen moved to approve the Wausau Urban Design Standards as proposed. Wagner seconded. Motion approved unanimously 4 -0.

UPDATE ON THE VILLAGE OF BROKAW

Neal presented an update regarding the Village of Brokaw. They are currently \$3 million in debt. The drop dead date for a decision is June 2016.

UPDATE ON WAUSAU CHEMICAL

Werth presented the status as continuing. Fabel discussed the Environmental Review and the recommendation that the building should stay in place as a cap. If the building would be demolished, soil extraction would be necessary. The approximate cost for the extraction would be approximately \$30,000.

MONTHLY UPDATE ON CURRENT DEVELOPMENT AGREEMENTS

Werth presented an update on the current development agreements.

DISCUSSION AND POSSIBLE ACTION ON ADDING AN ADDITIONAL ECONOMIC DEVELOPMENT COMMITTEE MEETING IN MAY

Committee members agreed that if there is enough reason to have another meeting, there could be one. Staff to keep members updated.

ADJOURN

Wagner moved to adjourn. Rasmussen seconded and the motion carried unanimously 4-0.

The meeting was adjourned at 7:25 p.m.

Respectfully Submitted,
ECONOMIC DEVELOPMENT COMMITTEE

Tom Neal, Vice Chairperson

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

Badger Lofts



March 30, 2015

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 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 as well as market rate. 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.

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.

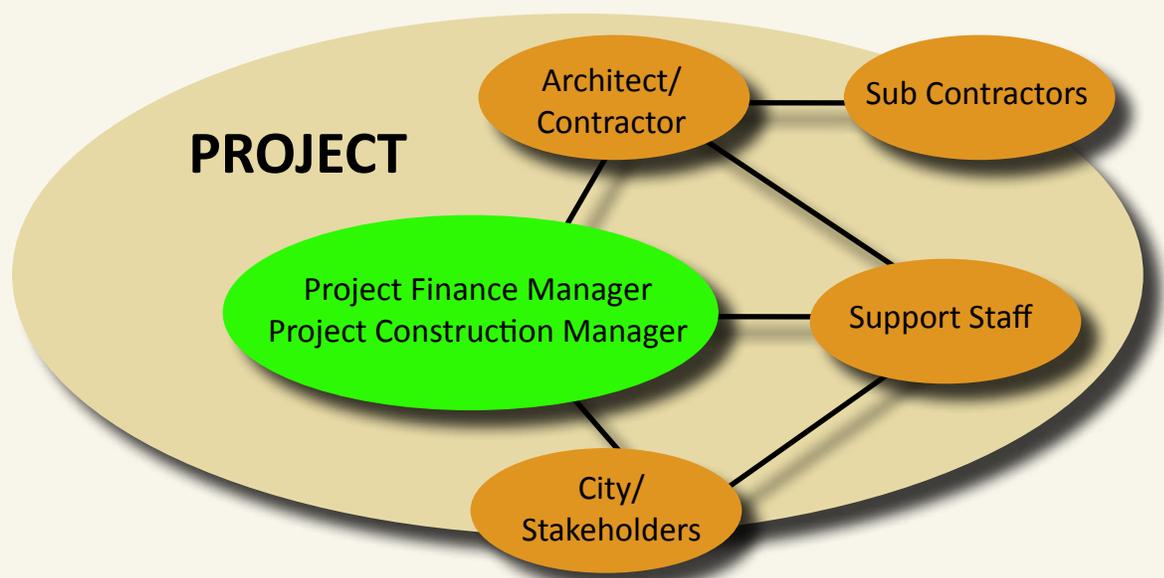
All entities sincerely believe the best projects truly happen with collaboration, not only between Developer, Architect and Contractor, but with all stakeholders involved in a development of this type. Although the names are not specifically part of this proposal, we would commit to engaging all possible 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.

With each development, we look at several different factors to tailor our projects to fit within the neighborhood while meeting the community needs. The market in Wausau is showing a need for both affordable housing as well as market rate. The cost to build each unit is \$80,000. We are able to increase the number of market rate units to seven if the purchase price is reduced accordingly.

Badger Lofts	
Sources and Uses of Funds	
SOURCES	Total
First Mortgage	\$ 675,000
Partnership Investment - Housing Tax Credits	2,894,055
Partnership Investment - Federal Historic Tax Credits	883,136
GP Loan - State Historic Tax Credit	815,941
TOTAL SOURCES	\$ 5,268,132
USES	
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
TOTAL USES	\$ 5,268,132

PROJECT DELIVERABLES 3

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.

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 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



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

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

Rob McCready, Co-President/Project Manager:

Phone: 651.523.1252

Email: 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 2016. 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 to \$1.8 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.

Response to Request for Proposal SAV-O Supply Building Redevelopment Project

Due March 31, 2015 | 4:30 pm



Prepared By:

Aaron Kapellusch
President/CEO

Wausau Region Chamber of Commerce



Table of Contents

Executive Summary.....	3
Approach.....	4
Project Deliverables	5
Project Management Approach.....	6
Level of Investment and Financial Viability	7
Successful Urban Redevelopment Project Examples	8
Development Organization’s Overview	9
Scope of Work.....	10

Appendices

A. Conceptual Renderings of Building.....	11
B. Milwaukee Public Market Photos	14

Executive Summary

The repurposing of the former SAVO-O Supply site as a best and highest use is important as we consider this as a bridge between the new River East development and what lies beyond to the North of Bridge Street. This is an opportunity to create something unique for the neighborhood, the City of Wausau and the region as a whole.

A consortium of the Entrepreneurial & Education Center (EEC), Northcentral Technical College (NTC) and the Wausau Region Chamber of Commerce (WRCC) is interested in the formation of a Food & Beverage Accelerator facility on the current site. There are other potential partners in this endeavor which have been identified. The Wisconsin Economic Development Corporation is very supportive of further development of this cluster and has expressed interest in the collaborative effort we have put together.

Other partners could include Marathon County, the City of Wausau, FaB Wisconsin (Food and Beverage Industry Cluster Organization), Ginseng Cooperatives (Agritourism), Marathon County Partnership for Progressive Agriculture, private industry as well as local, state and national foundations.

Picture this:

- **A distinctive culinary experience.** A vibrant, centralized institution where healthy food and products are imagined, explored, produced and sold. Students can enroll in a culinary arts program with one of our best community partners, NTC and utilize farm fresh produce and ingredients straight from their Agricultural Center.
- **A centralized commercial kitchen and co-packing facility.** A commercial production kitchen facility where products can be produced in incrementally scalable batches and then packaged utilizing a co-packing operation managed by the EEC.
- **A unique restaurant and public market space.** A restaurant and public market space which allows local students and program participants to sell what they produce locally in an open market setting along with other local vendors who could sell their fresh products to the community year-round.
- **A showcase of architectural products.** A place where locally-produced architectural products can be showcased as a part of the building and celebrate the past, present and future of our great community. The construction is also planned to utilize local contractors and artisans.
- **A learning center for Agritourism.** A place for Agritourists to stop in and learn more about important crops to our region including ginseng.

We have an opportunity to create something special for our community that will increase commerce, create jobs, connect people with fresh and healthy food, and serve as a catalyst for innovation and new businesses in Wausau. It will help elevate the current neighborhood as it exists and compliment current and future projects on the horizon for greater downtown Wausau.

Approach

A current consortium of the EEC, NTC and the WRCC, their leaders and respective board of directors are in support of this project and the further advancement of a collaborative plan.

The Samuels Group has put forth (in-kind) plans and renderings for the redevelopment of the current SAV-O Supply building. It has been determined by the architect, utilizing the structural engineering data and past experience, that the building would need to be stripped down to the remaining steel frame and the current clay in-filled walls be demolished. The estimated price of restoring the building is approximately \$7.2M for this proposed purpose.

There has been a collaborative effort by all three entities to proceed, as well as support from the respective board of directors to further explore this concept. We would like to work with the City of Wausau and enter into a Planning Option Agreement which would allow us more time to look at all options for the site including reusing any and all of the existing building, demolition and reconstruction, as well as continue to line up ownership and financing structures. We would also be looking for grant support from WEDC, which takes more time than was allowed as part of this RFP process.

Project Deliverables

Any detailed plan that is developed by the development team will include project deliverables and timelines as well as candid information on any predicted vulnerabilities.

Project Management Approach

The current consortium of the EEC, NTC and the WRCC have a lot of resources at their disposal to tackle a project of this magnitude. Combined with a local general contracting resource, The Samuels Group, we feel that this project can not only utilize local talent through qualified subcontractors, but also incorporate some of the best locally produced architectural products to make the building a living testament of what makes our community so great.

All three partners in this endeavor are well established and central to the business success of our region. The EEC building was built and paid for in a very short time, NTC has expanded programs to meet the needs of the local business community and the WRCC has served the community for over 103 years and was an integral part of the completion of the Jefferson Street Inn complex where they currently reside. Specific information regarding a timeline and fee breakdown will be provided as part of our due diligence and reported back as part of a Planning Option Agreement.

Level of Investment and Financial Viability

A target budget for this project is \$3.5-\$4M. There are various options for building ownership which could include a public-private partnership, ownership by the non-profit EEC, or other options. The consortium is interested in presenting options which they feel will be most advantageous to the success of the project. NTC is willing to be the anchor tenant in the building for their new proposed culinary arts program. The WRCC would be willing to explore an investment in office space in support of this project. A Planning Option Agreement would allow us to put forward a workable plan with respect to further arraignments.

Successful Urban Redevelopment Project Examples



Entrepreneurial & Education Center
(Wausau)



Washington Square/Jefferson Street Inn
(Wausau)



Executive Place (Stevens Point)



The Palladian (Wausau)

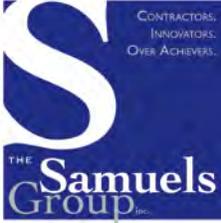


Lang Office Building (Wausau)



311 Financial Way (Wausau)

Development Organization's Overview

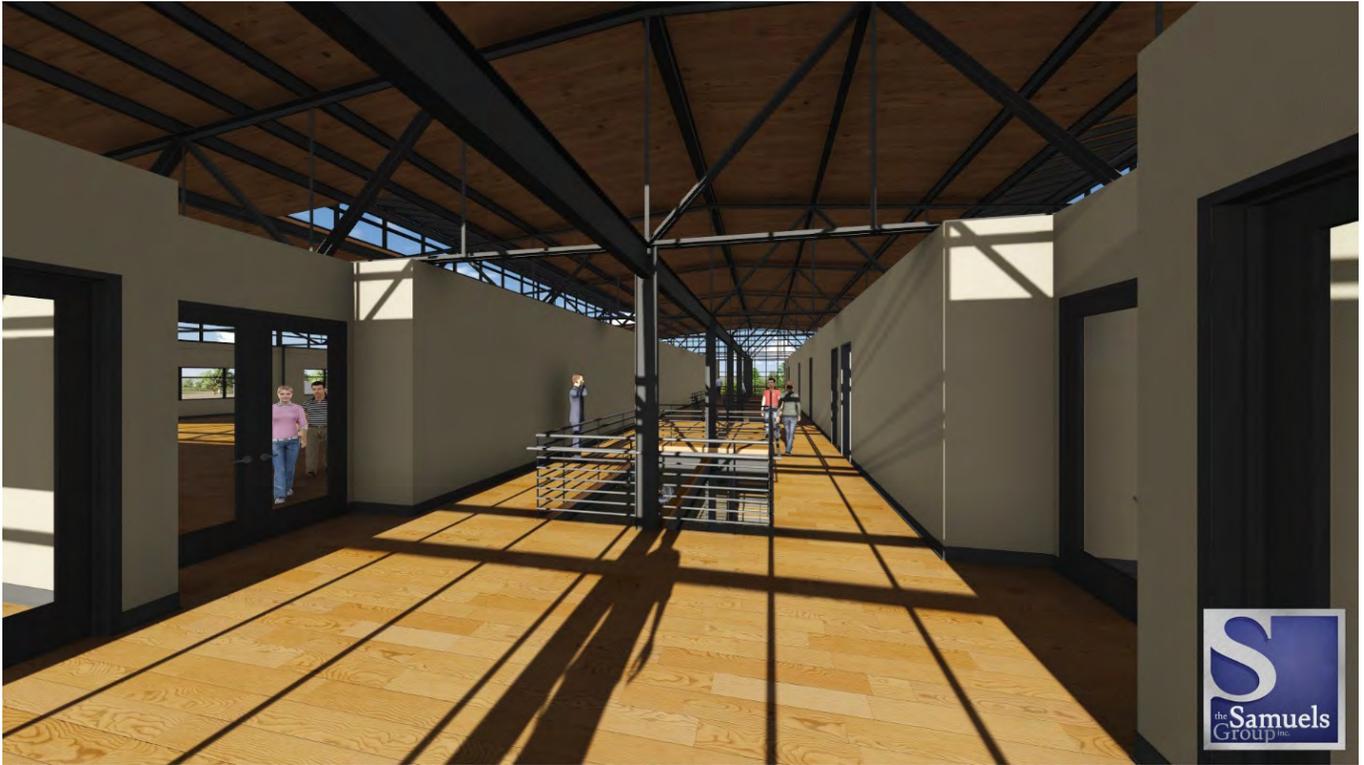
 <p>WAUSAU REGION CHAMBER OF COMMERCE TIME TO GROW</p>	<p>Aaron Kapellusch- President/CEO WRCC and Vice-Chair EEC Board of Directors 200 Washington St. Suite 120 Wausau, WI 54403 715-848-5946 ak@wausauchamber.com</p>
 <p>Northcentral TECHNICAL COLLEGE</p>	<p>Dr. Lori Weyers – President of NTC and Chairperson EEC Board of Directors 1000 W. Campus Dr. Wausau, WI 54401 715-675-3331 weyers@ntc.edu</p>
 <p>THE Samuels Group CONTRACTORS. INNOVATORS. OVER ACHIEVERS.</p>	<p>Sid Samuels – President of The Samuels Group 311 Financial Way Suite 300 Wausau, WI 54401 715-842-2222 ssamuels@samuelsgroup.net</p>

Scope of Work

Project Narrative, Use(s) and Scope of User(s) <ul style="list-style-type: none">• Creation of a Food Accelerator/Culinary Arts/Public Market/Co-Packing Facility. Please reference Executive Summary.
Design, Elevations, Preliminary Site Plan <ul style="list-style-type: none">• Conceptual 3D presentation is available upon request.
Estimate Costs of Labor/Materials <ul style="list-style-type: none">• \$3.5 – 4M.
Identified Phases (if applicable) <ul style="list-style-type: none">• Single phase construction.
Timeline of Scope of Work <ul style="list-style-type: none">• 12 – 18 months.
Conditions for Completion <ul style="list-style-type: none">• Planning Option Agreement.

Appendix A







Appendix B

Current Example of Milwaukee Public Market





Proposal to Acquire the Former Kwik Trip Property Located at 1500 Grand Ave

Badger Pharmacy, LLC

DBA Young's Drug Store & Young's Long Term Care Pharmacy

1. Site use:

If awarded this property, Badger Pharmacy plans to move the existing Young's Drug Store, located at 2106 Grand Avenue, to the 1500 Grand Avenue building to better serve our customers and the community with the addition of drive thru service and easier access to our building from Grand Avenue than our current location allows.

In addition, we are working to add an urgent care clinic at this site. We have met with several members of Marshfield Clinic on multiple occasions to present our proposal to provide approximately 800 square feet of space to develop an urgent care setting within the pharmacy. While we have not formally signed an agreement with Marshfield Clinic due to the inherent uncertainty created by an RFP process and the needed decision of the City of Wausau selection committee regarding the awarding of the property, all parties involved have shown an interest in proceeding with the project should Badger Pharmacy be chosen for this building.

Included with this proposal is a potential floorplan for both the pharmacy and the clinic.

2. Team organization:

The two primary project organizers are Forrest Young, CEO and Jon Smith, COO. Forrest and Jon are both owners of Badger Pharmacy and have extensive past experience planning and implementing pharmacy floor plans, with specific emphasis on fitting efficient plans in existing structures. Examples of previous projects include all three other current Badger Pharmacy sites, as well as past sites.

The Young's Drug Store Bridge Street location, (310 E Bridge Street, Wausau), was opened slightly more than 6 years ago. Forrest became a 50% owner in that building project after the building plans were already in process. As a result, the pharmacy had to be fit to the existing space. This pharmacy was moved from its previous location at 1702 N 6th Street, Wausau. Forrest managed the planning for this location.

The long term care location, (555 S 72nd Avenue, Wausau), was opened almost 4 years ago. That building was purchased as an existing structure also. The building, formerly the home of Tetra Tech, is 9,700 square feet, including the garage, and houses the Badger Pharmacy business office as well as the long term care pharmacy. All 9,700 square feet are in use. This pharmacy was moved from its previous location at 3107 Westhill Drive, Wausau. This project was managed by both Jon and Forrest.

The previous long term care pharmacy location, (3107 Westhill Drive), was also a retro-fit to an existing space. The pharmacy did business at that location for 5 years, renting space in the Wausau Manor Nursing Home building, before outgrowing that space and moving to the current location. Forrest managed the planning for this location.

The Young's Drug Store Merrill location, (301 E 2nd Street, Merrill), was opened about 2 years ago. Once again, this store was fit into an existing structure. The building was previously home to both a credit union and a dental office. We were able to transform the building from a series of smaller dental rooms to an open concept, retail business space in only 28 days, in spite of the fact the vault from the credit union created issues with our initial intended layout. This project was managed by both Jon and Forrest.

Implementation of the planned build out will be handled by 3 primary contractors.

1. Dan's Service Plus, LLC – Dan Brandenburg, Owner.
2. Helke-Rakow, LLP – Mike Rakow, Owner.
3. Maple Crest Electric, LLC – Dennis Borchardt, Owner.
4. Marshfield Clinic site development team.
5. Other additional contractors as necessary to complete the project.

Dan, Mike and Dennis have worked with Badger Pharmacy in the past. The most similar project to this one is the Young's Drug Store location in Merrill. It was their teamwork that allowed us to convert the building from dental space to an operating pharmacy in such a short timeframe.

3. Site acquisition:

Badger Pharmacy, or its assignee, proposes a purchase price to the City of Wausau of \$25,000. Based on a budget of \$150,000 for build out costs, including both internal remodeling, external improvements and signage, and parking lot resurfacing, plus taxes and maintenance costs, a \$25,000 purchase price is the limit to what Badger Pharmacy can reasonably spend to make this project cash flow in a positive manner compared to the cost of maintaining occupancy at our current location.

4. Project timeline:

If Badger Pharmacy is awarded this building, remodeling will begin as soon as possible after notification. We anticipate the build out to take 90 days. Licensing with the Wisconsin State Board of Pharmacy can take up to 60 days with approval from the DEA usually taking about 30 days. These approval times would run concurrently with the build out estimate.

Due to the condition of the parking lot after removal of the gas tanks, we will need to resurface the entire area. The plan is to blacktop the lot which will require us to wait until a certain minimum

temperature is achieved in the spring. Depending on how soon the City of Wausau selection committee decides to whom they will award this building, the parking lot may be the limiting factor in how soon we can occupy the site.

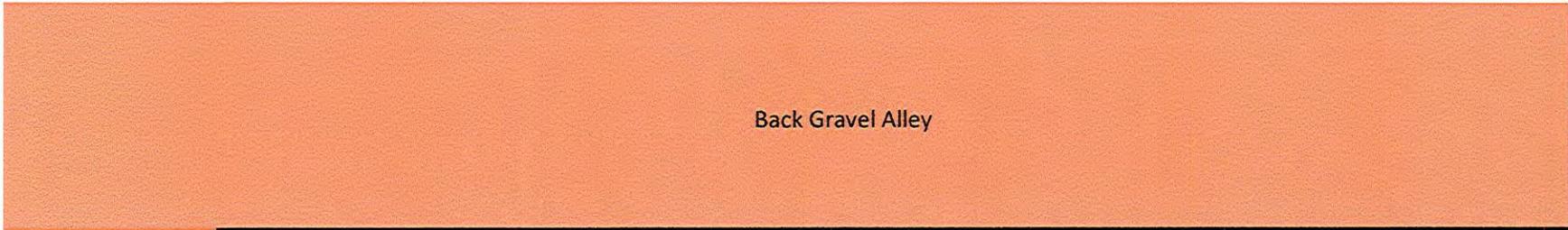
Based on previous experience, we find it best to move quickly once a new site is acquired. As a result, we will be pushing to move as soon as possible, based on construction and other conditions.

We do not anticipate any new zoning or other condition changes will be necessary for our proposed use. We plan to use the building as is, with the exception of adding a drive thru window on the East wall of the structure and potentially a vestibule entrance.

Thank you for your consideration.

A handwritten signature in blue ink that reads "Forrest Young". The signature is written in a cursive style with a long horizontal line extending to the left.

Forrest Young



Back Gravel Alley

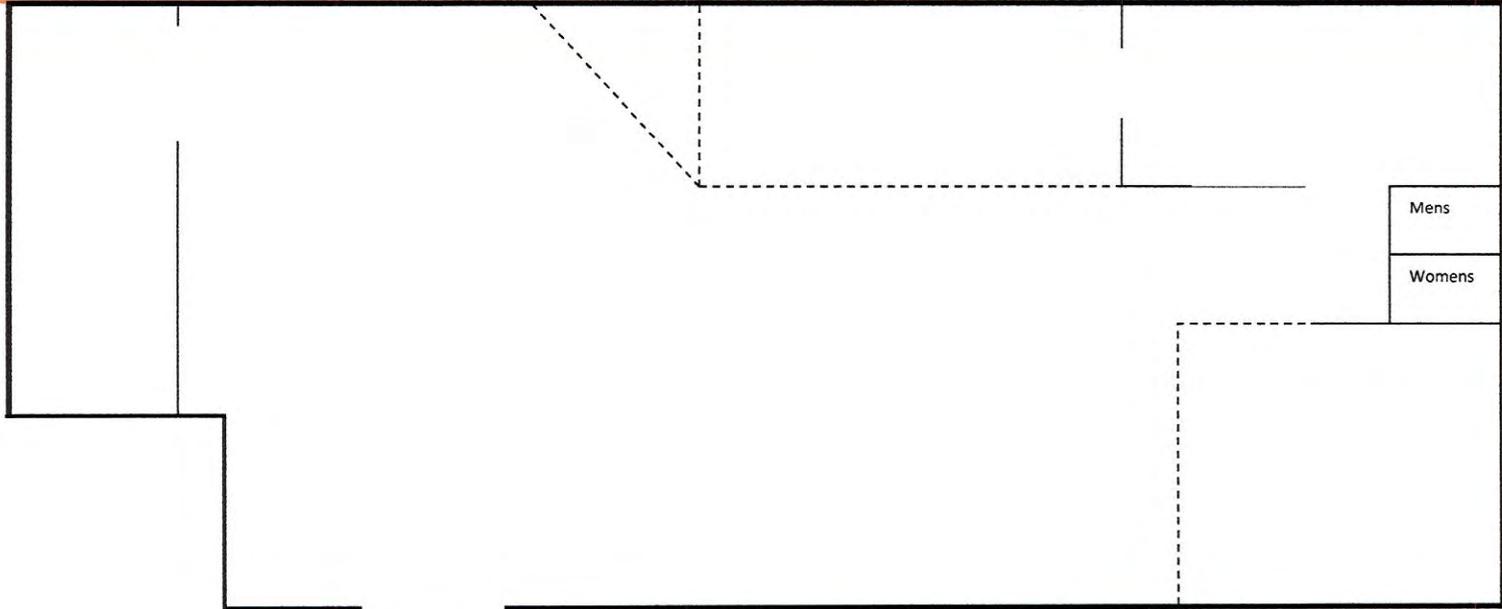
33ft

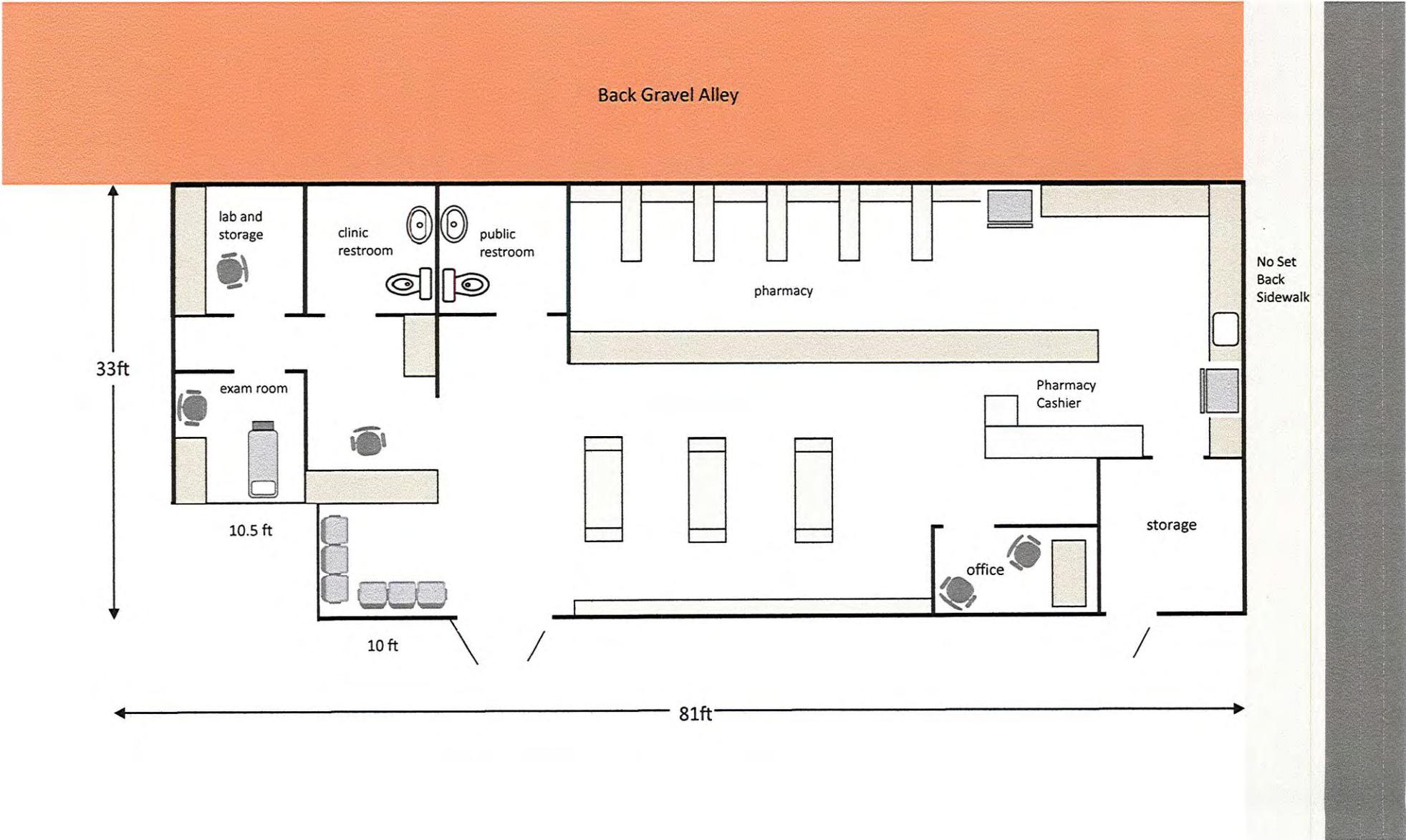
81ft

Mens

Womens

No Set
Back
Sidewalk







 Marshfield
Clinic

 YOUNG'S
DRUG STORE









Legend

- Parcels
- Section Lines/Numbers
- Railroad
- Bridge
- Overpass
- Stream - River
- Wausau Wetland

Map Created: 4/13/2015

65.46 0 65.46 Feet



DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



SUBSURFACE BORING LOG

AET No: **12-01815B** Log of Boring No. **B-5 (p. 1 of 1)**
 Project: **Proposed Building Addition; Wausau, Wisconsin**

DEPTH IN FEET	Surface Elevation _____ MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	qp	LL	PL	%-#200
1	FILL, sand with silt and gravel, fine to coarse grained, brown, moist	FILL	7	M	SS	12					
2	FILL, silty sand, fine grained, black, moist, with pieces of slag										
3											
4											
5											
6											
7											
8	FILL, silty sand, fine grained, brown and gray, with pieces of slag and clay brick	COARSE ALLUVIUM	4	M/W	SS	20					
9											
10	SAND WITH SILT, fine to medium grained, grayish brown, moist to waterbearing, very loose, possible fill (SP-SM)										
11											
12											
13	Gravelly SILTY SAND, fine to coarse grained, grayish brown, waterbearing, very loose (SM)										
14											
15	SAND with gravel, fine to coarse grained, gray, waterbearing, medium dense (SP)										
16											
End of boring at 16.5 feet											

AET_CORP 12-01815B.GPJ AET+CPT+WELL.GDT 4/22/15

DEPTH:	DRILLING METHOD	WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
0-14.5'	3.25" HSA	DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
		4/15/15	930	14.0'	12.0'	11.3'	None	10.0'	
BORING COMPLETED: 4/15/15									
DR: CC LG: NP Rig: 5									



SUBSURFACE BORING LOG

AET No: **12-01815B** Log of Boring No. **B-6 (p. 1 of 1)**
 Project: **Proposed Building Addition; Wausau, Wisconsin**

DEPTH IN FEET	Surface Elevation _____ MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	qp	LL	PL	%-#200
1	FILL, sand with gravel, fine to medium grained, brown, moist, with pieces of asphalt	FILL	2	M	SS	12					
2	FILL, sand, fine to medium grained, a little gravel, brown, moist		25	M	SS	14					
3	FILL, silty sand with gravel, fine to medium grained, brown and gray and black, moist, with pieces of slag		21	M	SS	18					
4											
5											
6											
7	FILL, silty sand with gravel, fine to medium grained, brown and black, moist, with cinders and pieces of clay brick		4	M	SS	8					
8											
9	FILL, silty sand with gravel, fine to medium grained, brown and gray and black, moist to waterbearing		5	M/W	SS	4					
10											
11											
12											
13	SILT, bluish gray, waterbearing, very loose (ML)	FINE ALLUVIUM	1	W	SS	10					
14											
15	SILTY SAND with gravel, fine to coarse grained, grayish brown, waterbearing, medium dense (SM)	COARSE ALLUVIUM	25	W	SS	20					
16											
End of boring at 16.5 feet											

AET_CORP 12-01815B.GPJ AET+CPT+WELL.GDT 4/22/15

DEPTH:	DRILLING METHOD	WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
0-14.5'	3.25" HSA	DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
		4/15/15	1335	14.0'	12.0'	12.0'	None	10.0'	
BORING COMPLETED: 4/15/15									
DR: CC LG: NP Rig: 5									



SUBSURFACE BORING LOG

AET No: **12-01815B** Log of Boring No. **B-7 (p. 1 of 1)**
 Project: **Proposed Building Addition; Wausau, Wisconsin**

DEPTH IN FEET	Surface Elevation _____ MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	qp	LL	PL	%-#200
1	FILL, sand with silt and gravel, fine to coarse grained, brown, moist	FILL	4	M	SS	12					
2	FILL, silty sand, fine grained, brown and black, moist, with pieces of slag										
3			5	M	SS	13					
4											
5			5	M	SS	12					
6											
7											
8	FILL, silty sand with gravel, fine to medium grained, brown and dark brown, moist	SWAMP DEPOSITS	2	M	SS	7					
9											
10	PEAT and pieces of wood, black (PT)										
11			5	M	SS	18					
12											
13	SAND, fine to medium grained, grayish brown, waterbearing, very loose (SP)	COARSE ALLUVIUM	1	W	SS	12					
14											
15	Gravelly SAND, fine to coarse grained, gray, waterbearing, medium dense (SP)		18	W	SS	12					
16											
End of boring at 16.5 feet											

AET_CORP 12-01815B.GPJ AET+CPT+WELL.GDT 4/22/15

DEPTH:	DRILLING METHOD	WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
0-14.5'	3.25" HSA	DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
		4/15/15	1040	14.0'	12.0'	12.0'	None	11.0'	
BORING COMPLETED: 4/15/15									
DR: CC LG: NP Rig: 5									



SUBSURFACE BORING LOG

AET No: **12-01815B**

Log of Boring No. **B-8 (p. 1 of 1)**

Project: **Proposed Building Addition; Wausau, Wisconsin**

DEPTH IN FEET	Surface Elevation _____ MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS					
							WC	qp	LL	PL	%-#200	
1	FILL, sand with silt and gravel, fine to coarse grained, brown, moist	FILL	6	M	SS	14						
2	FILL, sand with gravel, fine to medium grained, a little gravel, brown, moist											
3	FILL, silty sand, fine grained, light yellowish brown, moist											
4	FILL, mostly pieces of slag (texture of silty sand with gravel, fine to medium grained), black, moist											
5	FILL, mixture of slag and concrete pieces	SWAMP DEPOSITS	14	M	SS	13						
6												
7												
8	PEAT, black (PT)	FINE ALLUVIUM	2	M/W	SS	8						
9												
10	SILT, bluish gray, waterbearing, very loose (ML)	COARSE ALLUVIUM	1	W	SS	24						
11												
12	Gravelly SILTY SAND, fine to coarse grained, gray, waterbearing, medium dense (SM)		21	W	SS	10						
13												
14	End of boring at 16.5 feet											

AET_CORP 12-01815B.GPJ AET+CPT+WELL.GDT 4/22/15

DEPTH:	DRILLING METHOD	WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
0-14.5'	3.25" HSA	DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
		4/15/15	1200	14.0'	12.0'	11.5'	None	10.0'	
BORING COMPLETED: 4/15/15									
DR: CC LG: NP Rig: 5									

PROPERTY DISPOSITION PROGRAM for REDEVELOPMENT PURPOSES

Properties

- * City offers up individual lots to the general public
 - listed on website and advertising in paper AND/OR
 - listing with a realtor
- * City offers larger commercial developable properties through RFP process

Individual Application

- * The prospective buyer must detail what they are planning on doing with the property (owner occupied vs. rental)
- * Income eligibility requirement may be required based on the source of income the property was acquired with
- * Establish a time line for project to be approved
- * Owner would have 90 days to arrange financing and one year to complete project

Notes

- * Properties will be posted on line and/or listed for a 30 day time period before applications will be reviewed and decisions made. After 30 day time period has expired with no applications, any applications will be reviewed on a first-come, first-serve basis.
- * Not all properties will be sold to the highest bidder but to the best fit for the area the property is located in – **owner occupied proposals will be given a higher priority**
- * **In the case of the adjoining property owner wishing to join the vacant lot to their existing property, the lot will be sold outright. The property value will be determined by the Assessor's Department.**
- * **The Economic Development Committee would accept/deny proposals and make recommendations to the Common Council for their final approval before sale can occur.**

Financing

- * The approved applicant would obtain financing on their own. Once the house/project is complete and agreement satisfied, the city will forgive the price of the lot OR if income qualifications are required, a percentage of the lot will be forgiven over a number of years to meet the affordability requirement of federal funds. (A mortgage will be recorded – in second position after first mortgage holder.)
- * **If project is geared towards income-eligible clientele, additional financing MAY be available through Community Development IF the project qualifies under federal funding guidelines. Recommendations to Economic Development Committee will be part of the proposed packet when project is presented to committee.**
- * Completion of project would be defined in the finance agreement and based according to each individual project
- * Appraisals pre- and post-project would be required
- * Owner must have a contribution to project (minimum requirements)
 - * If under 80% County Median Income (CMI) = \$2,500 own funds
 - * If over income limits = 5% (of total project) own funds



EAST RIVERFRONT DISTRICT BROWNFIELD AREAWIDE PLAN GOALS DISCUSSION

May 5, 2015

Project Status Update

Complete

- Public consulted via charrette, MindMixer, open houses
- Past planning goals reviewed for relevancy
- Market research and developer interviews test expectations and realism
- Concept plan illustrating possible development scenarios incorporating public input and market research
- Public infrastructure construction: stream daylighting, First St. bridge installation, building foundation removal, site capping, sewer and water lines extended

In Process

- Public infrastructure construction: trail extension, First St. extension, WOW parking lot design, shoreline treatments, public wharf, landscaping and lighting, soil contamination management
- Geotechnical work to understand what soil and groundwater limitations on development and parking structures
- Writing small area plan for adoption by City Council
- Preparing recommendations for Developer RFP, to include:
 - Scoring criteria
 - Design guidelines (incorporating city-wide guidelines and guidelines in previous plans)

What's Next

- City Council adopts plan. Demonstrates public commitment to goals. Proceeds with any necessary site rezoning and/or development review.
- City incorporates Stantec recommendations for writing and issuing developer RFP. City evaluates proposals and selects developer. Development review proceeds to City Council. City Council approves projects that support adopted goals and conform to design guidelines.
- Public realizes benefits from city's investment in this site.

Why Revisit Goals?

- To prepare the developer RFP. Goals tell us:
 - What types of development are acceptable?
 - What is the city looking for from developers, i.e., how will a developer help the city meet its goals?
 - How will developer proposals be scored?
- For adoption in a small area plan. Goals will:
 - Articulate desired project outcomes, creating benchmark to evaluate success of future development
 - Ground City Council decisions and staff recommendations regarding UDD requests
 - Provide legal standing for site rezoning decisions and design guidelines
 - Create consistency for developers, reducing their costs by eliminating unknowns



Questions for ED Committee during review of goals:

- Are any goals or categories of goals missing from the proposed draft?



EAST RIVERFRONT DISTRICT BROWNFIELD AREAWIDE PLAN: PROPOSED DEVELOPMENT GOALS AND STRATEGIES

For Discussion May 5, 2015

VISION

The redevelopment of the East Riverfront District results in a vibrant urban neighborhood. The district is anchored by new housing choices and supports high quality entertainment, retail and office uses. New uses and public amenities connect people to the Wisconsin River and create a destination enjoyed by citizens of all ages. The East Riverfront District complements and extends Wausau's downtown core, connects adjacent residential neighborhoods, and provides a new opportunity for residents to experience the Wisconsin River.

General Image and Character

1. Develop high quality, durable structures that are timeless in design and compatible with surrounding neighborhoods.
2. The district's layout, site planning, and landscape design result in a strong image and character.
3. Pedestrian-scaled development and a mixture of land uses support the district's walkability and connection to downtown and surrounding neighborhoods.
4. New uses and public amenities combine to create a destination that supports activity throughout the day and enjoyment of the Wisconsin River.

Land Use

1. Facilitate environmental clean-up, reuse and redevelopment of identified brownfields, removing risk of exposure associated with these sites.
2. The site is redeveloped to contain a mixture of residential, office and retail uses. Where a mixture of uses occurs on the same parcel, care is taken to ensure that site activities and building structures complement other uses.
 - a. Housing types are diverse.
 - b. The scale and character of retail development complements the downtown core. Restaurants, entertainment venues, and service retail take advantage of the site's frontage along First Street and water amenities, including the Wisconsin River and the daylighted creek.
 - c. Office uses are added over time as the local employment market expands.

Open Space and Natural Resources

1. The district is visually and physically connected to the Wisconsin River.
2. High quality public space encourages use among all age groups.
3. The daylighted creek promotes public enjoyment of the Wisconsin River.
4. Landscaping supports native species and water quality.
5. The district incorporates stormwater Best Management Practices, resulting in a net improvement to water quality flowing into the Wisconsin River.

Transportation

1. New north-south roads and trails create access into and through the district from downtown and surrounding areas.
2. East-west streets are extended to create public access to the Wisconsin River.
3. Views of parked vehicles are minimized; opportunities to reduce parking needs and screen parking areas are maximized.



4. Sidewalks throughout the district facilitate circulation and create space for public life.

Economic Development

1. Downtown Wausau's residential and worker populations increase as a result of redevelopment.
2. Downtown Wausau's tax base increases through net gains in office, residential, retail, and entertainment uses.

PROPOSAL FOR SERVICES

City of Wausau, Wisconsin

**Wayfinding System
Development and Design**

Revised: April 15, 2015

SUBMITTED BY:

Shelley Steele, Vice President, Marketing

Corbin Design

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Project Approach

Task One: Analysis

- An initial visit to gather information about your visitors and determine your wayfinding and signage needs;
 - Document recommended circulation patterns;
 - Develop preliminary wayfinding logic and a destination list; and
 - Assemble a Wayfinding Analysis and Recommendations Executive Summary.
-

Task One Details

To begin Task One, Analysis, we familiarize ourselves thoroughly with Wausau and what draws people there: its history, culture, destinations and events. Relative to this input, we'll identify wayfinding issues and opportunities to be addressed. Corbin Design will assist the City with selecting the appropriate representatives to form a Stakeholder Group and a smaller Core Team that will work with us throughout the project.

During the kick off trip we will complete the following:

- A guided tour of the area with City staff
- Initial Core Team meeting
- Stakeholder Group meeting
- Unescorted onsite research and analysis
- Initial findings and next steps meeting with the Core Team

During the initial meeting with the Stakeholder Group we will discuss the project scope and stakeholder objectives for the program, anticipated budget and schedule. From our tour, we'll identify current wayfinding needs and share our observations. We'll understand the physical, cultural and architectural characteristics of the area, and discuss potential design aesthetics for the signage elements.

As part of our onsite research and analysis, we'll evaluate the presence and use of the following from the standpoints of wayfinding and branding:

Wayfinding Elements

- Interstate signage, including trailblazers leading to the City
- Gateway signage
- Banners
- Boundary markers or welcoming landmarks
- Vehicular directional signs
- Pedestrian directional signs
- Pedestrian map kiosks
- Parking identification signs (for public parking facilities)
- Street signs

During this task we:

- Learn how people move into, around and out of the City in order to review vehicular and pedestrian circulation patterns;
- Identify user groups, their specific needs and expectations regarding wayfinding, particularly as they affect the disabled and senior citizens;

- Review communications materials that contain wayfinding information;
- Develop the preliminary wayfinding logic;
- Review destination/attraction names and, if needed, suggest alternative terms that might clarify wayfinding;
- Develop a first draft of the destination list;
- Develop a site plan showing circulation patterns, primary public destinations, etc.;
- Learn about the use and presentation of existing identity elements, such as City logotypes, etc.;
- Learn about maintenance, budget and phasing issues;
- Evaluate zoning code requirements for the signage;
- Meet with representatives of any regulatory agencies having jurisdiction over the rights-of-way or visual characteristics of the signage; and
- Develop a detailed project schedule.

At the end of this task we will develop an initial draft of a Wayfinding Analysis and Recommendations Executive Summary and conduct a web-based conference call to discuss the document. After the conference call this document will be updated once before final approval.

Deliverables: *Up to five bound copies and a digital version of the Wayfinding Analysis and Recommendations Executive Summary document*

Onsite Meetings: *One, two-person trip to complete the kick off meeting*

Timeline: *One to two months*

Task Two: System Design

- We design two initial signage design concepts;
 - Conduct a work session to present and discuss the initial design concepts;
 - Revise the selected signage design concept;
 - Develop the full sign type array;
 - Present the full sign type array via a web-based conference call;
 - Revise the full sign type array; and
 - Build a preliminary cost estimate.
-

Task Two Details

We begin Task Two, System Design by further analyzing your brand standards, project goals and objectives, and feedback from our initial meetings. We discuss integrating design cues such as historical, architectural or topographical features, streetscape elements, materials and themes as we develop an appropriate design aesthetic for the system. We then prepare initial design concepts for the signage elements including proposed structure, graphic compositions, type styles, colors, and scale to the environment.

This information is presented at a design work session for the City's review in the form of color elevation design drawings of the major signage elements. Corbin Design will present two design concepts for the City's review and approval, and will modify the selected design concept up to two times in order to obtain final approval of the visual design direction.

Once you have given final approval on the visual design of the system, we apply the design to the remaining sign types. We discuss these designs via a web-based conference call and revise the individual sign type designs up to two more times in order to obtain final approval of the visual design of the entire sign array.

At this point, we can develop a preliminary cost estimate for the fabrication and installation of the system, based on approximate unit cost and estimated quantities.

If a specific sign type requires custom graphic design elements such as icons, logos, maps, and/or directories, preparing actual artwork for these printed elements is not included as part of our professional fees, but is considered an additional cost or part of the cost of the signs themselves.

Note that we are designing a system to meet the specific wayfinding needs of the City of Wausau, WI. Aspects of the system as designed may not meet all applicable local planning or zoning codes and may require variances from a local governing authority. If required, the documentation provided by Corbin Design can be used in the variance application(s).

Deliverables: *Up to five bound copies and digital versions of the final Sign Type Array and cost estimate*

Onsite Meetings: *One, two-person trip to complete the initial design work session*

Timeline: *Two to three months*

Task Three: Documentation

- We develop a detailed sign location plan and sign message schedule;
 - Verify the sign locations and sign messaging onsite;
 - Add detailed specifications to each sign type drawing;
 - Refine the preliminary cost estimate;
 - Develop a phasing plan; and
 - Develop the Wayfinding Signage Plan.
-

Task Three Details

With the City's final approval of the wayfinding recommendations and designs, we begin Task Three, Documentation. This task provides information necessary for the specification, purchase, fabrication and installation of the approved signage system and the development of the Wayfinding Signage Plan.

The resulting documentation consists of the following:

- Sign Location Plan and Sign Message Schedule; and
- Design Intent Drawings for each sign type including dimensions, letter heights, material specifications, general mounting methods and color specifications.

The Sign Location Plan and Sign Message Schedule identify the high-level public wayfinding signage we have designed for the proposed system, plot its location and define its content. A Sign Location Plan is a site plan that graphically illustrates the preferred location of each proposed sign from a wayfinding standpoint, with locations depicted as accurately as possible

given the plan's scale. A Sign Message Schedule defines what each sign will say, identifies the sign type, and lists its location. It also notes whether any graphics are included on the sign, such as directional arrows, icons or symbols.

We ask the City to review the Sign Location Plan and Sign Message Schedule closely for accuracy. We will modify these documents up to two times before receiving final approval.

Using the final Sign Location Plan and Sign Message Schedule, we update the cost estimate and develop a phasing plan for implementation of the signage elements.

We then develop the Wayfinding Signage Plan. This document will include:

- A brief review of the issues and objectives of the wayfinding system;
- Documentation of the approved wayfinding logic;
- A plan that includes phases of implementation for the signage elements and recommendations for applying wayfinding logic to other communications media;
- The final destination list including terminology for primary and secondary destinations;
- Design Intent Drawings for each sign type with recommendations for maintenance; and
- The Sign Location Plan and Sign Message Schedule.

Deliverable: *Up to five bound copies and one digital version of the Wayfinding Signage Plan*

Onsite Meetings: *One, two-person trip to complete the site work*

Timeline: *Two to three months*

Cost Proposal

Corbin Design asks to be compensated professional fees and estimated reimbursable expenses for the project as follows:

Professional Fees	Travel Expenses	General Expenses
\$54,860	\$7,000	\$1,300

Project Total: \$63,160

A breakdown of the estimated professional fees by task is as follows:

Task One, Analysis	\$12,910
Task Two, System Design	\$19,430
Task Three, Documentation	\$22,520

Additional Services

Corbin Design is often asked to provide additional services in conjunction with a wayfinding and signage program, to promote the program and/or expand its reach. If asked to provide any of these services, we will submit a detailed cost estimate and obtain approval before performing any work. These services include but are not limited to:

- Designing or developing:
 - Custom icons, logos, maps and directory artwork
 - Donor recognition signs or sign elements

- Interior wayfinding signage for any parking decks/garages
- Presentation materials for use in education or promotion of the program
- Interactive, mobile or Web-based wayfinding applications
- Sign by sign audit of existing signage or a demolition report
- Mockup, temporary, prototype or sample signs, including:
 - Production, coordination or management
 - Fabrication or installation
- Determining electrical or structural requirements for building-mounted signage
- Construction documents with a seal from a licensed architect and/or engineer
- Zoning, DOT or Planning approval, including:
 - Attendance at meetings
 - Management of the process
 - Documentation beyond the items listed as deliverables in this proposal
- Translating sign messaging into languages other than English
- Building the logic or providing consulting services for soliciting funding, whether by developing formulas or identifying potential sources for implementation funds
- Management of a bid, fabrication or installation process
- Acquiring photography or illustration, or providing photo direction for use in this project

Fine Print

- 1) **Professional Fees** for services are billed monthly according to the progress of the work together with expenses incurred, and are payable within 30 days. No initial payment is required. Balances unpaid for 30 days after the date of invoice are subject to a late charge of 1½ percent per month. For any additional services that are requested, we first define a scope of services sufficient to determine the amount of professional fees required, receiving approval from the City before any additional services are provided. If the project is not completed within 12 months from the date of this contract, additional professional fees may be required.
- 2) **Travel Expenses** will be billed at the actual cost of transportation and living expenses incurred while performing services on the project. Estimated travel expenses for this project include six single-person trips to Wausau, WI. In order to maintain cost efficiency and stay within estimated budget guidelines, we request that meeting dates be confirmed at least two weeks in advance. If the project is not completed within 12 months from the date of this contract, or meeting dates are not confirmed at least two weeks in advance, additional travel expenses may be required.
- 3) **General Expenses** will be billed at actual cost plus fifteen percent for expenses we incur on behalf of the project such as art materials, photo-reproduction, color laser printing, communication and expressage.

The documents provided as part of this proposal include up to five bound copies each of the Wayfinding Analysis and Recommendations Executive Summary and Wayfinding Signage Plan in standard print sizes (either 8½ by 11 or 11 by 17), along with a version of each document in electronic (Adobe PDF) format. Preparation of additional copies may require additional general expenses.

- 4) **Maximum Fees:** These maximum fees and expenses apply as long as the scope of the work remains the same, previously approved materials are not revised, and the work schedule proceeds directly and efficiently without a delay that exceeds six months. If it appears that the maximum fees and expenses could be exceeded for reasons beyond our control, we will notify you, and agree either on new fee and expense limits or a new strategy for completing the project within the existing fees and expenses.

- 5) **Reactivation Compensation:** If the project is suspended for longer than six months and is subsequently reactivated, the City and Corbin Design shall, prior to reactivation, agree upon a lump sum or other basis of reimbursement to Corbin Design for any extra start-up costs occasioned as a result of the work having been suspended.
- 6) **Leadership Changes:** Should the City leadership change during the course of Corbin Design's work, or should new entities join the leadership team necessitating additional client education, Corbin Design may elect to put its work on hold until a meeting is held to discuss project progress to date and future direction, to assure a smooth transition. Corbin Design's time and expenses applicable to such meeting, if any, shall be paid by the City as an additional expense along with associated fees.
- 7) **Insurance Coverage:** As a professional services firm located in Michigan, Corbin Design maintains the following insurance coverage:
- Commercial General Liability: \$2,000,000 per occurrence/\$4,000,000 aggregate;
 - Automobile Liability: \$2,000,000 combined single limit;
 - Excess Liability: \$1,000,000 per occurrence/\$1,000,000 aggregate;
 - Workers Comp and Employer Liability: \$1,000,000 per occurrence; and
 - Professional Liability: \$1,000,000 per occurrence/\$2,000,000 aggregate.

If additional insurance coverage is required, the cost of purchasing the additional coverage, if any, shall be paid by the City as an additional expense.

- 8) **Conditions and Responsibilities:** The Sign Location Plan provided to the City by Corbin Design is general in nature and not to scale, and reflects locations deemed desirable for the effectiveness of the overall wayfinding plan. It does not include exact locations or provide mounting, electrical or landscaping specifications. The investigation of actual exterior site conditions such as underground utilities and other encumbrances is the responsibility of the City and the sign contractor selected to install the signs.

Bid Documents prepared by Corbin Design show design intent, not construction or engineering detail. The fabricator is responsible for fabrication, installation and overall product quality. We expect detailed development and engineering of the design-intent drawings and installation detail to be shown in the fabricator's submitted shop drawings.

This fee proposal shall remain in effect for 60 days. We reserve the right to re-evaluate our proposal if not acted upon during this period. Our quotation for professional fees is based on the anticipated project schedule, and our past experience with projects of similar size and complexity.

This Agreement may not be assigned, sublet or transferred without the written consent of both parties. Either party may terminate the Agreement by giving seven days written notice or at the completion of any of the parts or tasks outlined above. In the event of termination, Corbin Design shall be compensated for all work performed to the date of notification, including authorized general expenses, change orders and additional services.

Although our services result in the provision of tangible items to the City, this Agreement is a contract for services and not for the sale of goods. Corbin Design will determine methods, details and means of performing the services provided at our sole and reasonable discretion.

If the above conditions are acceptable to you, an authorized signature below will constitute an agreement. Please return one signed copy for our records.

We look forward to working with you on this exciting project!

for **Corbin Design, Inc.**

Date

for **The City of Wausau**

Date



Staff Report

From: Brad Lenz
To: Economic Development Committee
Date: April 28, 2015
Re: Wayfinding System Development and Design

Purpose: Discussion and possible approval of a proposal from Corbin Design for the development and design of a wayfinding system.

Facts:

- A Request For Proposal (RFP) was sent out last fall to environmental graphic design consultants for the development of a comprehensive wayfinding signage program.
- A review committee was established to evaluate the proposals and make a recommendation on a consultant.
- The review committee recommended interviewing Corbin Design based on their proposal and the selection criteria outlined in the RFP.
- A representative from Corbin Design presented their proposal to the review committee in March 2015. During the face-to-face meeting, the consultant discussed with the committee a potential wayfinding system in the city of Wausau.
- The committee recommended moving forward with Corbin Design to develop a wayfinding signage plan.

Considerations:

- Total costs to actually implement the wayfinding system will be explored during the proposed scope of work, which includes: analysis of current conditions, design of full signage array, and an overall signage plan.
- Costs of implementing the plan could potentially be reduced by using in-house resources (e.g., City sign shop) and obtaining outside funding.
- The City has long considered upgrading its current directional sign system in order to: (a) enhance placemaking in the city, (b) strengthen our civic brand, and (c) improve the overall experience of visitors to the community.

Athletic Park Neighborhood Area



Letterhead of Wausau Region Chamber, Wausau River District, Marathon County, City of Wausau

May 2015

We support the Wausau Center Mall as a successful retail facility and a key partner in the continued investment in downtown Wausau- which totals over \$90mil in just the past decade. As local officials, partners and stakeholders, we provide this consensus statement in support of the present facility and provide our commitment for the future redevelopment of the Wausau Center Mall.

We support the reinvigoration of the facility which positions it for continued long term growth which may include incorporating mixed uses such as housing, office and additional entertainment options, establishment of street-facing retail opportunities where possible and enhanced marketing efforts to support the facility.

We, as community stakeholders, are committed to partnering with the facility's current owner (CBL Associates), as well as other partners or potential owners. We are committed to leveraging the necessary private and public resources for redevelopment. We are committed to facilitating an effective redevelopment process which benefits investors, the City and our region.

Signed

Wausau Region Chamber

Wausau River District

Marathon County

City of Wausau



Economic Development Agreement Process

1. Applicant meets with City Staff, potential City investments in development should:
 - a. Improve identified blighted and strategic areas
 - b. Meet the City Urban Design Standards
 - c. Support the Comprehensive Plan and relevant neighborhood plans
 - d. Encourage loans over grants
 - e. Serve as gap financing, not be possible 'but for' City assistance
 - f. Primarily used for public infrastructure and publicly accessible areas
 - g. Create jobs, commerce and economic activity
 - h. Include substantial private investment of the applicant
2. Potential development presented by Staff to the weekly Development Team Meeting, feedback provided to the Applicant (*within 7 days*)
3. Applicant submits TIF Application & Draft Development Agreement (*at least 30 days before Committee Review*)
 - a. TIF Application must include:
 - i. Development plans and cost estimates
 - ii. Job creation commitments
 - iii. Gap financing requirements
 - iv. Substantial public benefit details
 - b. Draft Development Agreement must be based on a City Model Development Agreement or substantially comply with the City Attorney's standards. Applicant may utilize their own attorney or, at the applicant's expense, the City will contract outside-counsel
4. Staff verifies TIF Application and Draft Development Agreement completeness, assigns a file number, distributes the file for review to relevant City departments (*within 7 days*)
5. City Staff Review of TIF Application and Draft Development Agreement begins:
 - a. by City Attorney
 - b. by City Finance Director
 - c. by City Assessor
 - d. by City Engineering
 - e. reviews compiled by Community Development Staff- Staff Report Created
6. Committee Review
 - a. by Economic Development
 - b. by Finance
7. Resolution by Common Council
8. Development Agreement Signed/Closed with City Attorney
9. File Entered into Development Agreement Database, performance standards are tracked by:
 - a. City Assessor's- valuation attained
 - b. Community Development- job creation verification, occupancy, equipment, construction, etc.
 - c. Finance- payments received

A



Wausau's Historic Logging Quarter

B



Wausau's Historic Logging Quarter

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	MISC NOTES
Ghidorzi (Ghidorzi)	City Center	1800 W Stewart Ave	04/29/03	\$35,000 CDBG Grant for blight elimination & site prep	15	10/31/04	11/21/14	26 FT/34 PT	11/19/14	14,000 sq ft- (13,880) ; Occupancy by 10/31/04-Coldstone Occupancy=9/5/05	Agreement requirements not met; Letter sent 11/17/14 ; Remedies for fair market value, square footage and occupancy; Current Assess = \$1,433,100
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)	See agreement for parking and skywalk requirements
Scannell Properties #92, LLC (Snyder)	Wausau Window & Wall	7800 International Dr	08/20/07	Up to \$2,956,977 in TIF 5 Funds for land acquisition, sewer & site improvements	Approx 450 total plant workers	09/01/09	06/25/14	2009-283 total plant workers; 2014-417	N/A	N/A	20 acre option for 10 years. Failure to create jobs does not void City contribution Agreement Amended - ED 9-18-14 & Council 10-28-14 (\$31,200/yr for 10 yrs)
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	\$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 equivalents	02/13/11	08/20/14	18 FT/16 PT	09/02/14	7000 sq ft = 7242 sq ft	\$1000/yr remedy; Owners responsible for all site prep
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	Owners provide \$5,500,000 for acquisition, demo, construction and project mgmt
HAI Wausau LLC (Hilgenberg)	Sherwin Williams	8202 Enterprise Drive	11/24/10	City sold 2.26 acres for \$14,125	8 FT Equivalents	12/31/14 12/31/17	12/02/14 01/13/15	11 FT/1 PT	01/19/15	18,000 sq ft = 18,168 sq ft	City agreed to sell land for reduced price Full purchase price = remedy
Federal Bldg Rdvlpmnt Ltd Partnr	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	
Wausau Window & Walls (Vand)	Wausau Window & Wall Old	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	Reimbursement upon sale & Split Profits (Property is advertised)
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 = 1/8/13	
Collaborative Domestic Solution	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	02/14/13 02/14/15 02/14/17	03/01/13 02/10/15	70 159	03/22/13 03/20/15	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 Employment Count = 120 on 3/1/15
Kocourek Automotive Group (Kocourek)	Kia Auto Dealership	2700 N 20th Ave	04/01/12	Up \$200,000 TIF 6 Funds for Public Works Reimbursement	30	02/01/13	11/22/13	32	02/03/14	Dealership completion by 02/01/13	
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 * 50	09/27/13 09/27/14 20 - 09/27/15 09/27/16 FINAL 09/27/17	11/25/13 10/08/14	14 27	12/04/13 11/03/14	N/A	* Must reach and maintain 50 employees by 09/27/2017 Parking space agreement Verification ltr should ask for total employees
Witter Land Properties, LLC (Joh)	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	Assesment deferred until 5/18/19 or until property is sold or developed

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	MISC NOTES
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	01/01/20 01/01/20				6000 sq ft = 7052 sq ft Occ 1/1/14 = 10/11/13	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	08/01/14 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	Occupancy - 8/31/13- 8/1/13 Occupancy - 1/1/14- 8/12/13 & 11/14/13 * Combined 7 FTE and 7 PT btwn Toppers and Cellcom
Kocourek Automotive Group (Kocourek)	Subaru Dealership	2600 N 20th Ave	11/28/12	\$50,000 TIF 6 Loan	25	12/01/13	11/22/13	25	02/03/14	15,600 sq ft & 47,750 sq ft parking lot; Occupancy by 12/01/13	
Kocourek Automotive Group (Kocourek)	Subaru Dealership	2600 N 20th Ave	11/28/12	\$150,000 TIF 6 Funds	*					Completion of dealership by 02/01/14	* 25 Total jobs between the two agreements
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	12/01/17				\$650,000	Occupancy permit by 08/01/13 - Working with Inspections- Permit issued 11/18/14 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	06/01/14	05/06/14	2 FT/15 PT	05/16/14	\$650,000	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	12/01/15				\$500,000	Assessment remedies; Landscape maintenance agreement
Southern Stretch Forming (Arth)	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	11/17/14 11/30/15 11/30/16 11/30/17 11/30/18	7	12/01/14	\$25,000 to improve exterior by 12/2/14 Verified 12/1/14	Equipment value must total \$250,000; Equipment grant remedies; Job creation remedies; Exterior improvement remedies
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	12/02/14 12/31/15 12/31/16 12/31/16 12/31/17 12/31/18 12/31/19	29	12/02/14	\$3,900,000 Equipment Requirement by 01/29/19	Certification of Landlord's Work by 12/31/14 Executed Lease received 1/7/14 Mechanical Cranes verified 12/2/14
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	11/17/14 11/30/15 11/30/16 11/30/17	43	01/13/15	N/A	Job Creation remedies must be given within 1 year of failure; Additional remedies for job creation (see agreement); Real estate transfer agreement
Apogee (Marshall)	Linetec Expansion	725 S 75th Avenue	09/09/14	\$1,200,000 TIF 10 Grant for capital costs from facility expansion & equipment acquisition Apogee must expend \$4,000,00 before grant kicks in	14 41 67 82 93	09/09/15 09/09/16 09/09/17 09/09/18 09/09/19					Currently has 380 employees Claw back rights for job creation Sewer main agreement
Wausome Wafers (Gunning)	Wausome Wafers Relocation	2401 N 3rd Street	02/10/15	\$2,093 forgivable CDBG loan for moving expenses	1	02/28/17	02/01/17			N/A	