



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

OFFICIAL NOTICE AND AGENDA

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

Meeting: **ECONOMIC DEVELOPMENT COMMITTEE**
Date/Time: **Thursday, October 15, 2015 at 4:30 p.m.**
Location: **City Hall, 2nd Floor, Board Room**
Members: Bill Nagle (C), Tom Neal (VC), Romey Wagner, David Nutting and Lisa Rasmussen

AGENDA ITEMS FOR CONSIDERATION/ACTION

- 1 Public Comment on Matters Appearing on the Agenda
- 2 Approval of the Minutes from 9/1/15, 9/1/15 Joint and 9/15/15
- 3 Discussion and Possible Action on the Development Agreement for the Property at 1800 Stewart Avenue
- 4 Discussion and Possible Action on the Potential Development Project for the Property Located Near the 400 Block of Winton Street and Adjacent to the Wisconsin River
- 5 Discussion and Possible Action on the Parking Strategy and Potential Land Acquisition in the Eastbay Area
- 6 Discussion and Possible Action on the Property Located at 1500 Grand Avenue
- 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 Development Agreement for the Property at 1800 Stewart Avenue
 - }Discussion and Possible Action on the Potential Development Project for the Property Located Near the 400 Block of Winton Street and Adjacent to the Wisconsin River
 - }Discussion and Possible Action on the Parking Strategy and Potential Land Acquisition in the Eastbay Area
 - }Discussion and Possible Action on the Property at 1500 Grand Avenue
- 8 **RECONVENE** into Open Session to Take Action on Closed Session Items, If Necessary
- 9 Discussion and Possible Action Regarding the Consideration of Alternatives for the Closure or Project Plan Amendment of Tax Increment District Number Five
- 10 Discussion and Possible Action on a Focused Economic Development Strategy for the City of Wausau (Industry Based)

Adjournment
Bill Nagle (Chair)

This notice was posted at City Hall and emailed to the media on 10/9/15

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, September 1, 2015 at 4:30 p.m. in the 2nd floor Board Room at City Hall, 407 Grant Street, Wausau

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

Others Present: Ann Werth, Chris Schock, Travis Lepinski, Gary Gisselman, Sherry Abitz, Anne Jacobson, Karen Hocking, Joe Gehin, Keene Winters, Dan Wage and the Media

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

CALL TO ORDER

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

PUBLIC COMMENT ON MATTERS APPEARING ON THE AGENDA

No public comments were made.

APPROVAL OF MINUTES FROM 8/4/15 and 8/11/15

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

Rasmussen arrived at 4:40 p.m.

DISCUSSION ON ECONOMIC DEVELOPMENT STRATEGY

No action was taken as this was only a discussion.

Winters gave a presentation of his opinions as to how the City of Wausau should proceed with an Economic Development Strategy.

Discussion was held amongst the committee to have a professional write a strategy and partner with local communities to have a regional Economic Development Plan.

DISCUSSION AND POSSIBLE ACTION ON THE DEVELOPMENT AGREEMENT FOR THE PROPERTY AT 3904 STEWART AVENUE (WAGE)

Rasmussen motioned to call the development agreement substantially complete. Neal seconded and the motion carried unanimously 5-0.

DISCUSSION AND POSSIBLE ACTION ON THE DEVELOPMENT AGREEMENT FOR THE PROPERTY AT THE 300 BLOCK OF EAST BRIDGE STREET (HOCKING)

Rasmussen motioned to call the development agreement substantially complete. Neal seconded and the motion carried unanimously 5-0.

DISCUSSION AND POSSIBLE ACTION ON ECONOMIC DEVELOPMENT MARKETING

No action was taken.

One suggestion was to change/update the billboards on Hwy. 29 and 16th Avenue

More discussion will be done on this topic at a future Economic Development meeting.

ADJOURN

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

The meeting was adjourned at 5:30 p.m.

Respectfully Submitted,
ECONOMIC DEVELOPMENT COMMITTEE
Bill Nagle, Chairperson

JOINT ECONOMIC DEVELOPMENT COMMITTEE and PLAN COMMISSION

Time and Place: A joint meeting of the Economic Development Committee and Plan Commission was held on Tuesday, September 1, 2015 at 5:30 p.m. in the 2nd Floor Board Room at City Hall, 407 Grant Street, Wausau

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

Plan Commission Present: Gary Gisselman, Bruce Bohlken, and Tom Atwell

Others Present: Ann Werth, MaryAnne Groat, Chris Schock, Anne Jacobson, Brian Kowalski, Coleman Peiffer, and Brad Lenz.

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

CALL TO ORDER

Nagle noted there was a quorum for the ED committee and called the meeting to order at approximately 5:30. Gisselman called to order the Plan Commission and noted that a quorum was not present.

DISCUSSION AND POSSIBLE ACTION ON THE ECONOMIC DEVELOPMENT CHAPTER OF THE CITY OF WAUSAU COMPREHENSIVE PLAN

Lenz said the comprehensive plan is being updated with the help of Regional Planning, and today's meeting will focus on the Economic Development Chapter of the plan. He said there will be a brief presentation, followed by open discussion.

Everyone present introduced themselves.

Peiffer went through a presentation of economic data and trends for Wausau and the wider area. The current goal of the comprehensive plan was shown, and the group discussed the issues that may be keeping the city from reaching this goal as well as the opportunities that could enable the city to reach this goal. A discussion was held on the long-term economic vision of Wausau. Specifics on the content of the discussions will be incorporated into future planning activities.

ADJOURN

Neal motioned to adjourn. Rasmussen seconded and the motion carried unanimously 5-0. Atwell motioned to adjourn. Bohlken seconded and the motion carried unanimously 3-0.

The meeting was adjourned at 7:03 p.m.

Respectfully Submitted,
ECONOMIC DEVELOPMENT COMMITTEE
Bill Nagle, Chairperson
PLAN COMMISSION
Mayor Jim Tipple, Chairperson

ECONOMIC DEVELOPMENT COMMITTEE

Time and Place: The Economic Development Committee met on Tuesday, September 15, 2015 at 5:30 p.m. in the 2nd Floor Board Room at City Hall, 407 Grant Street, Wausau

ED Members Present: Bill Nagle (C), David Nutting, Romey Wagner and Lisa Rasmussen

ED Members Absent: Tom Neal

Others Present: Ann Werth, Chris Schock, Travis Lepinski, Gary Gisselman, Sherry Abitz, Eric Lindman, Maryanne Groat, Pat Schmidt, John Morache and Bill Reif

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

CALL TO ORDER

Nagle noted there was a quorum and called the meeting to order at approximately 5:30 p.m.

PUBLIC COMMENT ON MATTERS APPEARING ON THE AGENDA

No public comments were made.

DISCUSSION AND POSSIBLE ACTION ON THE POTENTIAL LAND SALE AND OPTION REQUEST FOR THE PROPERTIES AT 7750 INTERNATIONAL DRIVE AND 402 NORTH 72ND AVENUE

Rasmussen motioned to accept the original proposal for the sale of property and approve a three year option on the adjacent parcel. Nutting seconded and the motion carried unanimously 4-0.

DISCUSSION AND POSSIBLE ACTION ON THE POTENTIAL LAND SALE FOR THE PROPERTY AT APPROXIMATELY 625 SOUTH 84TH AVENUE

Rasmussen motioned to accept the proposal for the sale of property. Wagner seconded and the motion carried unanimously 4-0.

DISCUSSION AND POSSIBLE ACTION ON THE ECONOMIC DEVELOPMENT ISSUES AND OPPORTUNITIES FOR THE PROPERTIES ON THE 1100 BLOCK OF WEST THOMAS STREET

No action was taken. Discussion will be done in closed session.

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

***DISCUSSION AND POSSIBLE ACTION ON THE ECONOMIC DEVELOPMENT ISSUES AND OPPORTUNITIES FOR THE PROPERTIES ON THE 1100 BLOCK OF WEST THOMAS STREET**

Rasmussen motioned to go into closed session. Wagner seconded and roll call was done, all members were present except Neal.

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

Rasmussen motioned to move into open session. Nutting seconded and the motion carried 4-0.

Rasmussen motioned to add five parcels 17, 18, 19, 20 & 71 to the purchase for the purpose of safety in the corridor. Nutting seconded and the motion carried 3-1 Nagle was the no vote.

DISCUSSION AND POSSIBLE ACTION ON ECONOMIC DEVELOPMENT MARKETING

No action was taken.

Schock informed the committee on how hashtags work and handed out some ideas of possible hashtags for the City. He asked them to also come up with some ideas, and they will discuss it at a future Economic Development Committee meeting

DISCUSSION AND POSSIBLE ACITON ON ECONOMIC DEVELOPMENT STRATEGY

No action was taken.

Schock handed out information on a regional strategy and asked the committee to review it, so it can be discussed at a future Economic Development Committee meeting.

DISCUSSION AND POSSIBLE ACTION ON MEETING DATE ADDITIONS FOR FUTURE ECONOMIC DEVELOPMENT COMMITTEE MEETINGS

Discussion was held regarding the addition of a second Economic Development Committee meeting per month. Committee agreed on having it on the third Thursday of the month.

ADJOURN

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

The meeting was adjourned at 7:00 p.m.

Respectfully Submitted,
ECONOMIC DEVELOPMENT COMMITTEE
Bill Nagle, Chairperson

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	ASSESSED VALUE REQUIRED	ASSESSED VALUE ACTUAL	FAIR MARKET VALUE REQUIRED	FAIR MARKET ACTUAL	AGREEMENT PAYMENTS	CONSTRUCTION REQUIREMENT	INDUSTRY	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	N/A	N/A	\$1,400,000 by 12/31/04	1/1/2005 Fair Mkt = \$569,700 Current Fair Market Value = \$1,383,600	N/A	14,000 sq ft-(13,880); Occupancy by 10/31/04- Coldstone Occupancy - 9/5/05	Retail	Agreement Letter sent 11/17/14 ; Remedies for fair market value, square footage and occupancy; Current Assess = \$1,453,100

AGR # 1126

RECEIVED
APR 29 2003
CITY OF WAUSAU
CITY CLERK

AGREEMENT BETWEEN THE CITY OF WAUSAU AND
CHARLES A. GHIDORZI—18TH AVENUE PROJECT

THIS AGREEMENT made this 29th day of April, 2003, by and between the City of Wausau, a municipal corporation of the State of Wisconsin, hereinafter referred to as "CITY," and Charles A. Ghidorzi, the project developer for the 18th Avenue Project, hereinafter referred to as "GHIDORZI";

WITNESSETH:

WHEREAS, GHIDORZI owns certain property at the intersection of 18th Avenue and Stewart Avenue, which property is described and delineated on Exhibit A attached hereto and incorporated herein by reference, and hereinafter referred to as "PROPERTY"; and

WHEREAS, GHIDORZI wishes to develop PROPERTY to encompass a commercial office building and on-site parking; and

WHEREAS, the site is currently a blighted site because of the presence of functionally and structurally obsolete buildings and because of environmental issues which must be addressed; and

WHEREAS, in order to induce GHIDORZI to proceed with the commercial development, CITY is willing to provide money, in the form of a grant, to eliminate the blight and prepare the site, in return for GHIDORZI proceeding on with his private commercial development; and

WHEREAS, the purpose of this agreement is to codify the arrangement between CITY and GHIDORZI.

NOW, THEREFORE, the parties hereto agree as follows:

1. COMMERCIAL DEVELOPMENT.

- A. That GHIDORZI shall remove the blighted buildings, provide proof of environmental site remediation, prepare the site, and construct a commercial office building of at least 14,000 square feet, all on PROPERTY.
- B. That the building will be completed and ready for occupancy no later than October 31, 2004, and that there will be a minimum of 15 new full-time jobs created within the development on PROPERTY.
- C. That the 14,000 square foot commercial building will have an actual fair market value (for real estate tax purposes) of at least \$1.4 million no later than December 31, 2004.

D. That the use of PROPERTY will be commercial.

2. GRANT.

A. That upon completion of the elimination of the blight, to include removal of the buildings on PROPERTY, remediation of the site as required by the Wisconsin Department of Natural Resources, and preparation of the site for the commercial building, CITY shall pay to GHIDORZI \$35,000 from the CITY's U.S. Department of Housing and Urban Development Community Development Block Grant Program.

B. That GHIDORZI shall be responsible for all government licenses, approvals, zoning permits, and all applicable federal regulations which might govern the use of the grant money.

C. That should the commercial office building not be completed as required in this agreement and not be valued at the dollar amount provided for in this agreement, that GHIDORZI shall repay to CITY the \$35,000 grant, within 30 days of the date not complied with (October 31, 2004, and December 31, 2004 respectively).

3. REMEDY IN THE EVENT OF DEFAULT.

Both parties agree that, upon default of any of the provisions of this agreement, the defaulting party shall pay to the other treble damages and all actual attorney's fees and costs of litigation, in addition to (in the case of GHIDORZI) the actual \$35,000 in grant money.

4. MISCELLANEOUS.

A. Notices. All notices must be in writing and must be sent by United States registered or certified mail (postage prepaid) or by an independent overnight courier service, addressed to the addresses specified in the Basic Terms or at such other place as either party may designate to the other party by written notice given in accordance with this Section. Notices given by mail are deemed delivered within three (3) business days after the party sending the notice deposits the notice with the United States Post Office. Notices delivered by courier are deemed delivered on the next business day after the day the party delivering the notice timely deposits the Notice with the courier for overnight (next day) delivery.

B. Captions and Interpretation. The captions of the articles and sections of this Agreement are to assist the parties in reading this Agreement and are not a part of the terms or provisions of this Agreement. Whenever required by the context of this Agreement, the singular includes the plural and the plural includes the singular.

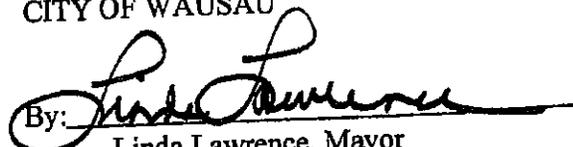
- C. Relationship of Parties. This Agreement does not create the relationship of principal and agent, or of partnership, joint venture, or of any association or relationship between CITY and DEVELOPER.
- D. Entire Agreement; Amendment. All exhibits, addenda, and schedules attached to this Agreement are incorporated into this Agreement as though fully set forth in this Agreement and together with this Agreement contain the entire agreement between the parties with respect to the construction and development described herein. No subsequent alteration, amendment, change or addition to this Agreement is binding upon either party unless it is in writing and signed by the party to be charged with performance.
- E. Severability. If any covenant, condition, provision, term or agreement of this Agreement is, to any extent, held invalid or unenforceable, the remaining portion thereof and all other covenants, conditions, provisions, terms, and agreements of this Agreement will not be affected by such holding, and will remain valid and in force to the fullest extent permitted by law.
- F. Governing Law. This Agreement is governed by, and must be interpreted under, the internal laws of the State of Wisconsin. Any suit arising from or relating to this Agreement must be brought in Marathon County, Wisconsin.
- G. Time is of the Essence. Time is of the essence with respect to the performance of every provision of this Agreement in which time of performance is a factor.

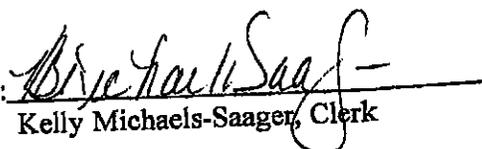
DEVELOPER:

By: 
Charles A. Ghidorzi

CITY:

CITY OF WAUSAU

By: 
Linda Lawrence, Mayor

Attest: 
Kelly Michaels-Saager, Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this 18th day of April, 2003, the above-named Charles A. Ghidorzi, to me known to be the persons who executed the foregoing instrument on behalf of said company.

Diane Newburn

Notary Public, Wisconsin

My commission: expires May 9, 2004

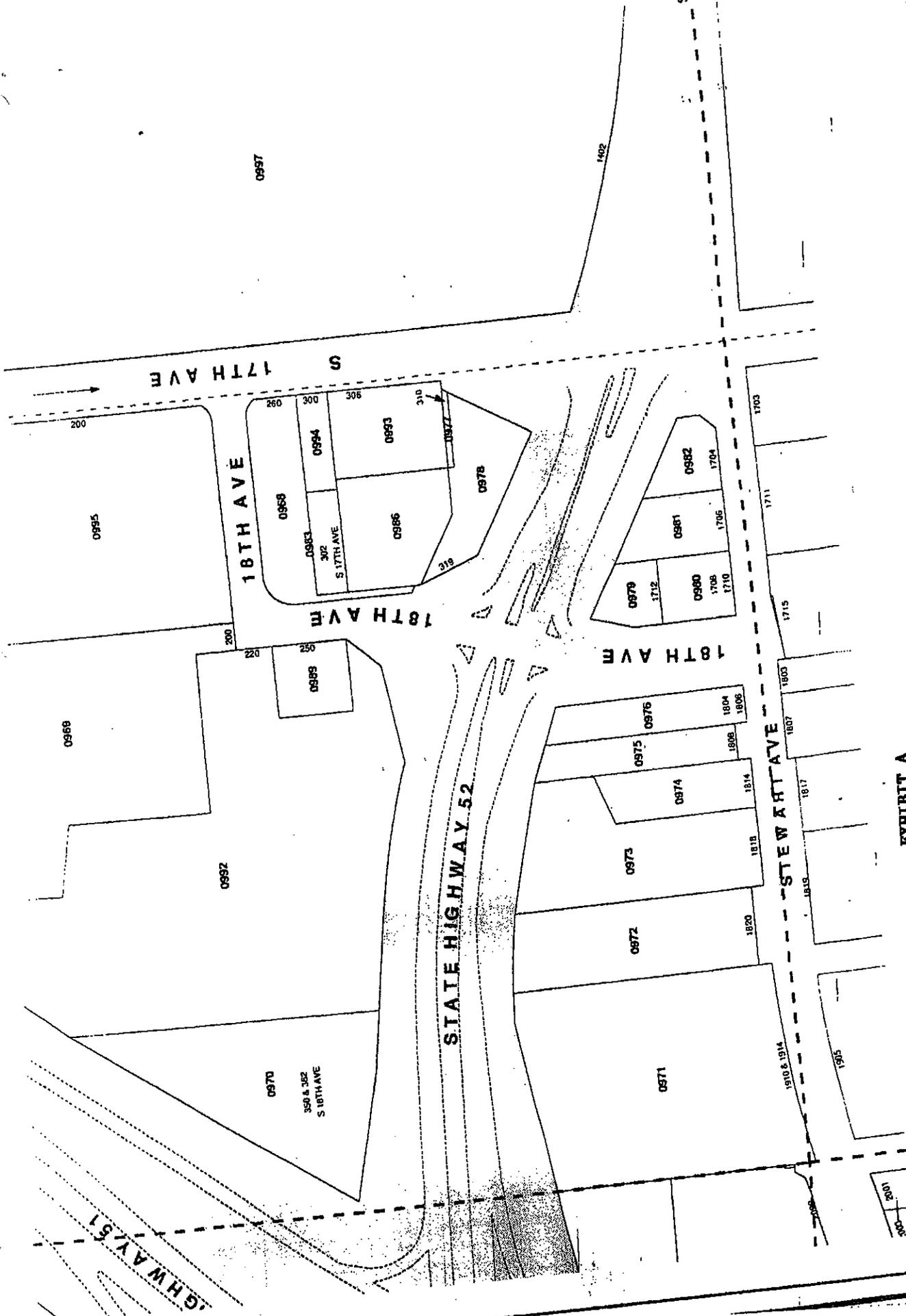
STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this 29th day of April, 2003, the above-named Linda Lawrence, Mayor, and Kelly Michaels-Saager, Clerk of the City of Wausau, to me known to be the persons who executed the foregoing instrument on behalf of said City.

Joan E. Heahke

Notary Public, Wisconsin

My commission: expires 6/12/05



IGHWAY 51

S 17TH AVE

18TH AVE

18TH AVE

18TH AVE

STATE HIGHWAY 52

STEWART AVE

0997

1402

0995

0983

0994

0993

0986

0978

0969

0989

0992

0970

350 & 352
S 18TH AVE

0979

0981

0982

1704

0980

1706

1710

1703

1711

1715

1803

1807

1815

1817

1905

300 200

EXHIBIT A

Marathon County Land Record



Request: 29129072740956
PIN: 291-2907-274-0956
Parcel: 59-272907-015-028-00-00
Municipality: City of WAUSAU

Report Generated:
 10/9/2015 at 11:36:51 AM



For reference purposes only.

No warranties are expressed or implied for the data provided.

View Type: Internal

Account: User

An Assessor's Property Record Card for this PIN is [available](#)

Tract Index may have instruments for this PIN [available](#)

Record Navigation Bar: ◀ **PIN** ▶ ◀ **Address** ▶ ◀ **Owner** ▶

(1) General Parcel Information:

PIN 291-2907-274-0956
Parcel Number 59-272907-015-028-00-00
Parcel Status Active
Sale Type NOT OPEN MARKET
Sale Date 09/13/2006
Sale Amount \$0.00
Transfer Tax \$0.00
Deed Type Quit Claim
Deed Reference 1456954QC 1456953QC
 1367606 1367600
Mailing Address 1800 STEWART AVENUE LLC
 2100 STEWART AVE STE 300
 WAUSAU WI
 54401

(2) Parcel Owners Names:

Owner # 1 1800 STEWART AVENUE LLC

(3) Parcel Addresses:

Address # 1 1800 STEWART AVE WAUSAU WI 54401

(4) Parcel Descriptions:

Year	Acre	Description
2005	1.42	SEC 27-29-07 PT OF SW1/4 SE1/4 DESD AS LOT (1) OF CSM VOL 59-119(13562)

(5) Parcel Assessment:

Year	Use	Acre	Land Value	Improvement Value	Total Value
2015	COMMERCIAL	1.42	\$926,700.00	\$526,400.00	
	Totals for 2015	1.42	\$926,700.00	\$526,400.00	\$1,453,100.00
2013	COMMERCIAL	1.42	\$926,700.00	\$506,400.00	
	Totals for 2013	1.42	\$926,700.00	\$506,400.00	\$1,433,100.00
2011	COMMERCIAL	1.42	\$494,300.00	\$731,900.00	
	Totals for 2011	1.42	\$494,300.00	\$731,900.00	\$1,226,200.00
2007	COMMERCIAL	1.42	\$494,300.00	\$864,600.00	
	Totals for 2007	1.42	\$494,300.00	\$864,600.00	\$1,358,900.00
2006	COMMERCIAL	1.42	\$432,500.00	\$742,100.00	
	Totals for 2006	1.42	\$432,500.00	\$742,100.00	\$1,174,600.00

2005	COMMERCIAL	1.42	\$432,500.00	\$126,600.00	
	Totals for 2005	1.42	\$432,500.00	\$126,600.00	\$559,100.00

(6) Parcel Special Assessments:

No Data has been entered for this PIN.

(8) Recent Taxes:

[View](#) Payoff Statement (for current month of all unpaid taxes, interest, and penalty)

Year	Description	Due	Paid	Unpaid	Description	Value
2014					Fair Mkt. Value	1,383,600.00
					Wood Fair Mkt. Value	0.00
View	General Net	34,815.35				
Tax	Lottery Credit	0.00				
Bill	General Tax	34,815.35	34,815.35	0.00	Land	926,700.00
PDF	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	506,400.00
	Other	0.00	0.00	0.00	Wood	0.00
	Totals:	\$34,815.35	\$34,815.35	\$0.00	Total Assessed Value	\$1,433,100.00

Year	Description	Due	Paid	Unpaid	Description	Value
2013					Fair Mkt. Value	1,320,500.00
					Wood Fair Mkt. Value	0.00
View	General Net	34,471.52				
Tax	Lottery Credit	0.00				
Bill	General Tax	34,471.52	34,471.52	0.00	Land	926,700.00
PDF	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	506,400.00
	Other	0.00	0.00	0.00	Wood	0.00
	Totals:	\$34,471.52	\$34,471.52	\$0.00	Total Assessed Value	\$1,433,100.00

Year	Description	Due	Paid	Unpaid	Description	Value
2012					Fair Mkt. Value	1,153,000.00
					Wood Fair Mkt. Value	0.00
View	General Net	29,602.55				
Tax	Lottery Credit	0.00				
Bill	General Tax	29,602.55	29,602.55	0.00	Land	494,300.00
PDF	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	731,900.00
	Other	0.00	0.00	0.00	Wood	0.00
	Totals:	\$29,602.55	\$29,602.55	\$0.00	Total Assessed Value	\$1,226,200.00

Year	Description	Due	Paid	Unpaid	Description	Value
2011					Fair Mkt. Value	1,189,600.00
					Wood Fair Mkt. Value	0.00
View	General Net	30,488.51				
Tax	Lottery Credit	0.00				
Bill	General Tax	30,488.51	30,488.51	0.00	Land	494,300.00
PDF	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	731,900.00
	Other	0.00	0.00	0.00	Wood	0.00
	Totals:	\$30,488.51	\$30,488.51	\$0.00	Total Assessed Value	\$1,226,200.00

Year	Description	Due	Paid	Unpaid	Description	Value
2010					Fair Mkt. Value	1,334,300.00
					Wood Fair Mkt. Value	0.00
View	General Net	33,973.07				
Tax	Lottery Credit	0.00				
Bill	General Tax	33,973.07	33,973.07	0.00	Land	494,300.00
PDF	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	864,600.00
	Other	0.00	0.00	0.00	Wood	0.00
	Totals:	\$33,973.07	\$33,973.07	\$0.00	Total Assessed Value	\$1,358,900.00

(9) Parcel Tax Receipts:

15 Tax Receipt(s) on File.

Tax Year: 2014

Transaction # 3041502

Transaction Date: 08/04/2015

	Lottery Credit		0.00		
	General Tax		32,275.03	Fair Mkt. Value	1,375,400.00
	Special Assessment		0.00	Wood Fair Mkt. Value	0.00
	Special Charge		0.00		
	Forest Crop		0.00	Land	494,300.00
	Woodland		0.00	Use Assessment	0.00
	Managed Forest Open		0.00	Improvement	864,600.00
	Managed Forest Closed		0.00	Wood	0.00
	Total Paid		\$32,275.03	Total Assessed Value	\$1,358,900.00
Year	Description	Amount		Description	Value
2007	General Net		31,539.61	Tax District	1
	Lottery Credit		0.00		
	General Tax		31,539.61	Fair Mkt. Value	1,311,700.00
	Special Assessment		0.00	Wood Fair Mkt. Value	0.00
	Special Charge		0.00		
	Forest Crop		0.00	Land	494,300.00
	Woodland		0.00	Use Assessment	0.00
	Managed Forest Open		0.00	Improvement	864,600.00
	Managed Forest Closed		0.00	Wood	0.00
	Total Paid		\$31,539.61	Total Assessed Value	\$1,358,900.00
Year	Description	Amount		Description	Value
2006	General Net		29,927.58	Tax District	1
	Lottery Credit		0.00		
	General Tax		29,927.58	Fair Mkt. Value	1,257,300.00
	Special Assessment		0.00	Wood Fair Mkt. Value	0.00
	Special Charge		0.00		
	Forest Crop		0.00	Land	432,500.00
	Woodland		0.00	Use Assessment	0.00
	Managed Forest Open		0.00	Improvement	742,100.00
	Managed Forest Closed		0.00	Wood	0.00
	Total Paid		\$29,927.58	Total Assessed Value	\$1,174,600.00
Year	Description	Amount		Description	Value
2005	General Net		14,277.13	Tax District	1
	Lottery Credit		0.00		
	General Tax		14,277.13	Fair Mkt. Value	569,700.00
	Special Assessment		0.00	Wood Fair Mkt. Value	0.00
	Special Charge		0.00		
	Forest Crop		0.00	Land	432,500.00
	Woodland		0.00	Use Assessment	0.00
	Managed Forest Open		0.00	Improvement	126,600.00
	Managed Forest Closed		0.00	Wood	0.00
	Total Paid		\$14,277.13	Total Assessed Value	\$559,100.00
Year	Description	Amount		Description	Value
2004	General Net		0.00	Tax District	1
	Lottery Credit		0.00		
	General Tax		0.00	Fair Mkt. Value	0.00
	Special Assessment		0.00	Wood Fair Mkt. Value	0.00
	Special Charge		0.00		
	Forest Crop		0.00	Land	0.00
	Woodland		0.00	Use Assessment	0.00
	Managed Forest Open		0.00	Improvement	0.00
	Managed Forest Closed		0.00	Wood	0.00
	Total Paid		\$0.00	Total Assessed Value	\$0.00

(12) Tax District:

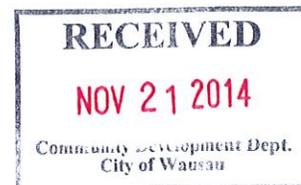
Municipality: (291) WAUSAU | District: 1 | Year: 2015



Building Community Today
for Tomorrow's Generation

November 19, 2014

Ann Werth
Wausau City Hall
407 Grant Street
Wausau, WI 54403



Dear Ann,

I am in receipt of your letter dated November 14, 2014 concerning our developer's agreement for 1800 Stewart Avenue, dated April 29, 2003. I would like to briefly comment on the items mentioned.

As in most blighted projects with contamination, this one did have its challenges. It was particularly difficult getting the DNR to agree to a clean-up plan which called for removal of contaminated soils and the monitoring of groundwater contamination. This caused the delay in the construction process.

You noted in your letter that 14,000 sq. ft. were to be built yet our permit showed 13,828 sq. ft. I believe that to be incidental to the intent of the agreement. However, it should be noted that other than the timing issues, the jobs created now stand at 26 full-time positions and 34 part-time positions, well above the 15 referenced in the agreement.

It should also be noted that even though the assessed value of the property is currently at \$1,433,100, the property is really unmarketable. After almost twelve years, \$359,225.⁰⁰ and 37 test walls (four required in the original plan with the DNR), we have still not received closure on the dry cleaning issue. I have attached a recent letter in that regard.

As for increased real estate tax base, the two properties, 1806 and 1808 Stewart, which were purchased to create 1800 Stewart Ave., together were paying \$10,318.98 in real estate tax in 2004. If those real estate taxes were flat for the next 9 years, the two properties would have paid a total of approximately \$93,000. With our public/private partnership, we were able to create real estate tax payments of approximately \$270,000 over that same time period. A net add of \$177,000.

I am asking that you share this letter with the city's finance committee, which I understand is reviewing the agreement. I strongly feel that the intended outcome of the agreement has been accomplished. Our collective effort was to remove blight from a premiere corner at the entry to our city, create jobs, and increase tax base. This has all been accomplished and we look forward to the many years to come of positive impact this project will have on our community.

Sincerely,

C.A. Ghidorzi

Attached:

DNR Letter dated November 14, 2014

cc: Finance Cmt
City Clerk

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Wausau Service Center
5301 Rib Mountain Drive
Wausau, Wisconsin 54401

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



RECEIVED

November 14, 2014

NOV 17 2014

BRRTS# 02-37-000054

Mr. Charles Ghidorzi
Ghidorzi Companies, LLC
2100 Stewart Avenue
Suite 300
Wausau, WI 54401



Subject: Approval of Change Order #3 for one Groundwater Sampling Event, Former Wausau Cleaners Site, 1800 (formerly 1806-1808) West Stewart Avenue, Wausau, WI

Dear Mr. Ghidorzi:

Your proposed change order #3 is approved. You may proceed with the proposed work. The DNR received REI's Change Order Request #3 on September 24, 2014. The proposed work includes one sampling event of the site monitoring wells.

Costs approved for the interim action for change order #10 are \$6,187.78 for consulting and \$2,145.00 for the sub-contractor, for a total of \$8,232.78. The total costs approved to date for the project are \$359,225.20.

Please be aware that you are required to comply with all applicable statutes and administrative rules including the NR 700 series, hazardous waste management and wastewater discharge Wisconsin Administrative Codes.

This approval does not guarantee the reimbursement of costs under the Dry Cleaner Environmental Response Program. Final determination regarding the eligibility of costs for reimbursement will be made at the time of claim review.

If you have any questions or concerns regarding this letter or the project, please contact me at 715-359-6514.

Sincerely,

A handwritten signature in black ink that reads 'Lisa Gutknecht'.

Lisa Gutknecht
Remediation & Redevelopment Program

c: David Larsen, REI (electronic copy)
Jennifer Feyerherm, DNR CF/2 – Madison (electronic copy)

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Wausau Service Center
5301 Rib Mountain Drive
Wausau, Wisconsin 54401

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



September 8, 2015

BRRTS# 02-37-000054

RECEIVED

SEP 9 2015

Mr. Charles Ghidorzi
Ghidorzi Companies, LLC
2100 Stewart Avenue
Suite 300
Wausau, WI 54401

Subject: Approval of the Revised Change Order #4 for Soil Gas Investigation and Monitoring Well Repair, Former Wausau Cleaners Site, 1800 (formerly 1806-1808) West Stewart Avenue, Wausau, WI

Dear Mr. Ghidorzi:

On August 18, 2015 your consultant, Dave Larsen had a conference call with me and Terry Evanson (DNR) to discuss the proposed soil gas investigation for your site. Based on our discussion, the proposed work scope was modified to reduce the number of sampling points and the costs of change order #4. REI was required to submit a modified change order to reflect the reduction in costs.

Your revised change order #4 is approved. You may proceed with the proposed work. The DNR received REI's Revised Change Order Request #4 on September 4, 2015. The revised work includes a reduction in the number of sampling points and samples collected for laboratory analysis for the soil gas investigation along with a change in staff hours.

Costs approved for site investigation for change order #4 are \$10,763.50 for consulting and \$3,102.75 for the sub-contractor, for a total of \$13,866.25. Total costs approved for the site investigation to date are \$122,649.92. Total costs approved to date for the remedial action area \$252,108.03. The total costs approved to date for the project are \$374,757.95.

Please be aware that you are required to comply with all applicable statutes and administrative rules including the NR 700 series, hazardous waste management and wastewater discharge Wisconsin Administrative Codes.

This approval does not guarantee the reimbursement of costs under the Dry Cleaner Environmental Response Program. Final determination regarding the eligibility of costs for reimbursement will be made at the time of claim review. If you have any questions or concerns regarding this letter or the project, please contact me at 715-359-6514.

Sincerely,

Lisa Gutknecht
Remediation & Redevelopment Program

c: David Larsen, REI (electronic copy)
Jennifer Feyerherm, DNR CF/2 – Madison (electronic copy)



Marathon (Corp. Headquarters) • 205 North St., P.O. Box 100 • Marathon, WI 54448-0100
tel (715) 848-1365 • toll free (800) 289-2569
fax (715) 443-3691 • ready-mix (715) 848-1365

September 15, 2015

Keen Winters, Alderman
Wausau District 6
3824 Riverview Drive
Wausau, WI 54403

Dear Keene:

This letter is to follow up on the conversation we had earlier this month. I am interested in establishing a condominium development along the Wisconsin River in District 6 on land currently owned by my company, County Materials, Inc. Since you are the alderman for that district, I thought I would start my contact with the city, and ask that you pass this information to the appropriate persons.

Our goal is to create moderately priced condominiums for young professionals and retirees and to develop the riverfront into a place where residents can dock their boats.

I have experienced a similar project in Eau Claire. They have created and pre-sold condominiums in the area downtown called the "Confluence Project."

Some of the special issues we may need input from the city on include the following:

- Extension of the riverfront bike and pedestrian path to serve the development.
- Shoreline zoning and permits to build docks and related structures on the river bank.
- Permission to raise the grade approximately three feet to take the property out of the 100-year flood plain.
- Access points to streets, city water and sewer.
- We would like to hear your ideas on this and other possible projects in this area of Wausau.

We have done our research and believe there is a demand for riverfront condominiums in Wausau. My wife and I plan to own and live in one of the condominiums ourselves.

Please forward this request to start discussions on this project to the appropriate staff or committees and let me know how we should proceed.

I look forward to hearing from you.

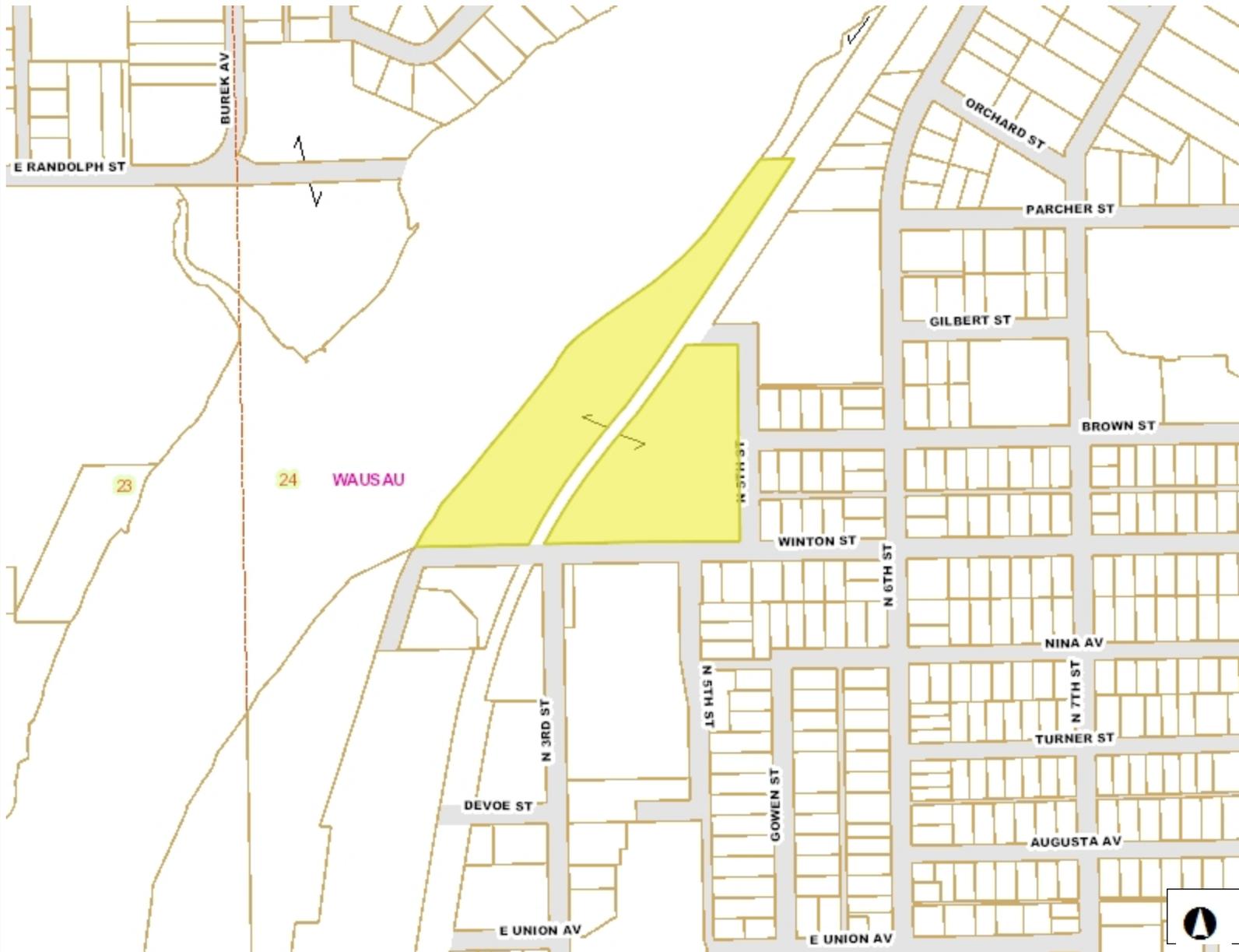
Sincerely,

A handwritten signature in black ink that reads 'John Sonnentag'.

John Sonnentag
Chairman of the Board
County Materials Corporation
205 North Street
Marathon, WI 54448
p: (715) 848-1365
John.Sonnentag@countymaterials.com



Land Information Mapping System



Legend

- Parcels
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Municipalities



215.50 0 215.50 Feet

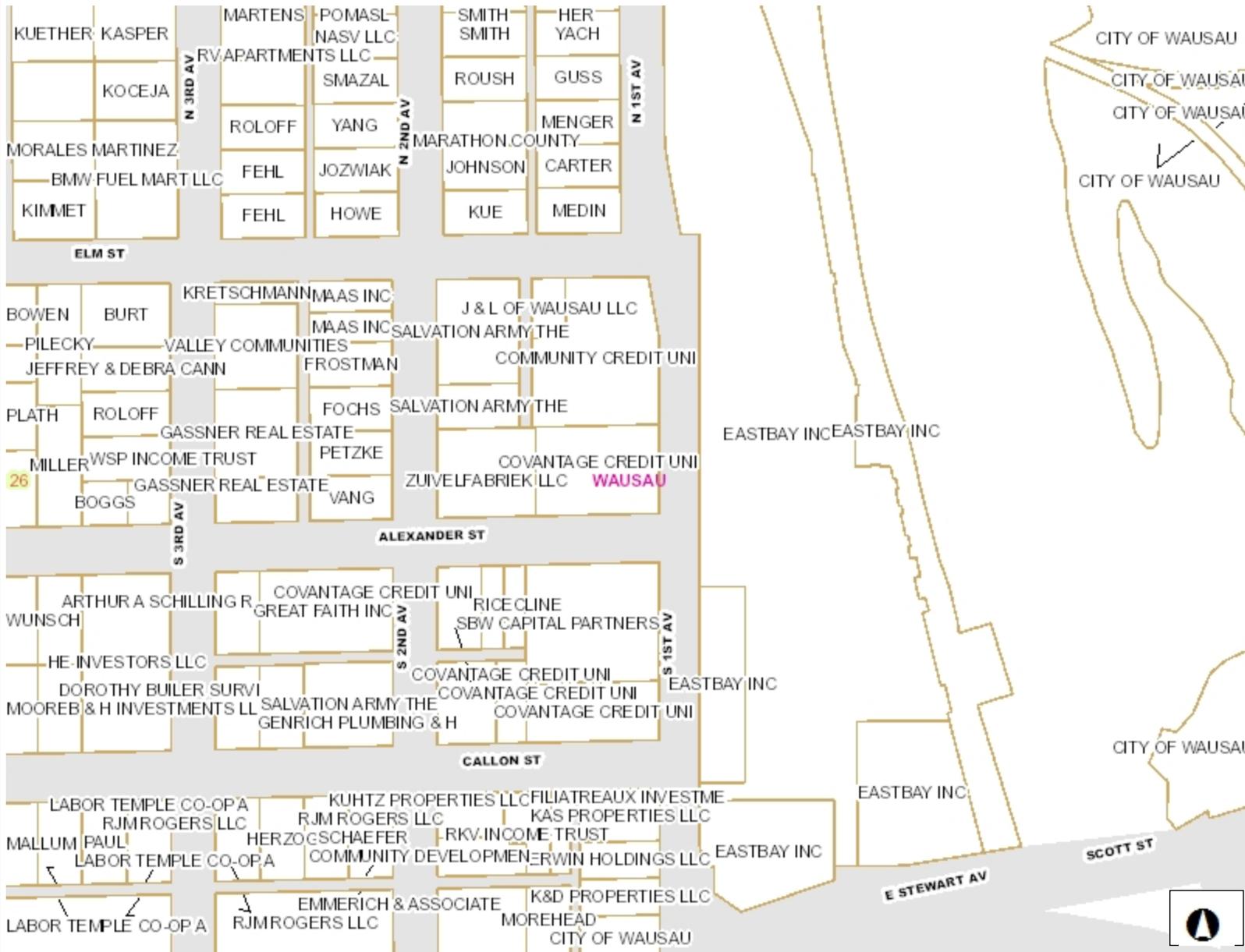


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DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is 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

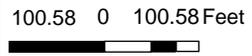
Notes



Legend

- Owner Last Names
- Parcels
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Municipalities

Notes



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

User_Defined_Lambert_Conformal_Conic

Parking and Traffic Committee Meeting Minutes

Date of Meeting: Thursday, September 17, 2015 at 5:15pm, in the Birch Room at City Hall
Members Present: Abitz{C}, Winters {VC}, Kellbach, Mielke, Nutting
Others Present: Lt. Graham, Tara Alfonso, Allen Wesolowski, Jennifer Friday, Maryanne Groat, Elizabeth Field, Tamara Scholze, Noreen Landowski, Sid Elford, Beth Zunker, Brian Kowalski

In accordance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner. It was noted that there was a quorum present and the meeting was called to order by Chairperson Abitz at 5:20 pm.

(8) Discussion and possible action: Implementation of Walker Parking Analysis and Long-Term Plan

Near West Side

Map with parking stalls marked and counted to compare with the Walker study

Budget proposal for marking/signing parking stalls to create greater clarity about where people can and cannot park

Disposition of vacant building including the former Kleinheinz Dairy and Pizza Hut

Near East Side

Budget proposal to meter the two-hour parking stalls in front of businesses to discourage employee parking and increase parking turnover

Discussion:

Wesolowski presented a map to the committee detailing the number of parking spaces in the city color coded by time limits. Wesolowski indicated that the numbers were similar to those outlined in the Walker parking study.

Wesolowski also updated the committee on the disposition of the vacant buildings. The former Kleinheinz dairy building is currently for sale although Alfonso indicated that there is a sizeable housing code judgement on the property. Wesolowski noted that the Pizza Hut building is also for sale. Eastbay is currently renting the parking spaces associated with that property. Wesolowski indicated that he had been told the property is likely sold.

Winters questioned how much it would cost to paint markings for all parking stalls. Wesolowski estimated \$50,000. The members also discussed the possible options for purchasing/leasing the available vacant properties. They also discussed contacting Eastbay about contributing to the cost of striping parking spots and/or suggesting to them that there are properties available for purchase that Eastbay could use for employee parking.

Motion by Winters, second by Mielke, to implement marking all available parking stalls with funds from TIF District 8 and send it forward to the Economic Development committee.

Motion carried 5-0

Motion by Winters, second by Mielke, to send a letter and the color coded map Wesolowski presented to Eastbay outlining the steps the committee is taking, such as striping all parking spaces, to maximize the number of parking spaces in the city.

Motion carried 5-0

Alfonso offered to contact Chris Schock from Economic Development to express the committee's interest in having the city purchase the former Kleinheinz dairy property for a nominal amount plus the dismissal of the housing code case currently pending against the property.



1500 Grand Avenue Proposal

October 15, 2015

Name: Kevin A Malorch - Advantage Insurance Services - AIS

Address: 100 N 22nd Ave Ste 210
Wausau, WI 54401

Brief project description: The building would be obtained and remodeled for my insurance agency.

Offer: AIS will match the offer made by Young's Drugstore that was previously accepted by the Economic Development committee.

City Contribution Desired (if applicable): ''

Total Construction Cost Estimate: \$189,000

Building: _____

Parking Lot: _____

Landscaping: _____

Timeline: will start after closing

KWIK TRIP REDEVELOPMENT PROPOSAL

October 10, 2015

Submitted By:

ADVANTAGE INSURANCE SERVICES, LLC

Kevin A. Malovrh

100 N 72nd Ave Suite 210

Wausau, WI 54401

715-849-2500

kevinm@aisofwausau.com

1. TEAM ORGANIZATION:

1.1 The Kwik Trip Project is to be headed up Tracey Groshek, GS Services and Quality Management Services of Wausau. All companies work with licensed and certified contractors, some on staff, and everyone that will do work is fully insured and insurance coverage will be verified. These general contractors would be hired by Kevin A. Malovrh of Advantage Insurance Services, LLC. Advantage Insurance would then be the majority occupant of the building located at 1500 Grand Ave Wausau, WI. They are still debating if they will have a tenant in the building or occupy the entire building themselves. If the option of no tenant is taken they will have plenty of space available for future expansion of the agency.

A.) Advantage Insurance Services, LLC was founded by Kevin A. Malovrh in September of 2009 at the Wausau Development Center; now known as the Entrepreneurial & Education Center. AIS first started with one office and occupied suite # 205 – AIS had a primary office and a secondary office in the building – AIS moved the primary office to a larger office down the hallway – in the beginning of 2014 AIS moved again down the hallway in the other direction to occupy three attached offices. The Entrepreneurial & Education center participated in the success of Advantage Insurance Services, LLC. The philosophy of the center is to assist young entrepreneurs in helping them facilitate the success of their business and after doing so will work to keep the business in the Wausau area. The reason this is mentioned here is to clearly state that the City of Wausau has been an integral part and will continue to be a part of the team with Advantage Insurance Services, LLC. Advantage Insurance Services has already started its seventh year in business and is looking forward to working with the City of Wausau again – this time to assist bringing a professional office location to Grand Avenue in Wausau. This would complete the full circle of starting an entrepreneur and keeping him as a business taxpayer for the Wausau community. From starting as a one man shop to the current structure of two full time employees and multiple part time employees – Advantage Insurance would like to thank the City of Wausau for their past support.

1.2 Following is a list of licensed contractors and sub-contractors that will/may be retained as part of the Advantage Insurance Services building team:

- A.) Gary Sertich of G S Services – Gary will be the primary contractor for the interior and exterior remodeling of the building. Gary’s bid for his part of the project is at \$89,000 - this will include the interior demolition, interior wall partitions to make multiple private offices, conference room, storage room, professional entry area for customers with a waiting area and future expansion. This also includes all the interior fixtures, carpeting for the offices, tile for the entry area and through the entire hallway to the bathrooms, drywall, drop ceiling through the entire building, exterior brick, exterior/interior signage, façade addition to add the unique character to the current structure, siding, stucco, roof and all other miscellaneous items.
- B.) Lonnie Meire of Meire Plumbing – Lonnie will do the plumbing for the building. This will include the replacement of the water heater for the bathrooms and the moving of the inside water meter that will allow for better utilization of that area. He will also remove other plumbing pipes and water lines that will not be used and relocate other plumbing/water lines for better utilization and layout. Lonnie’s bid for this part of the project is \$11,000.
- C.) Eric Hagen of Hagen Electric – Eric will be doing the wiring for the building. He will be wiring every office for the correct electrical needs, low voltage cabling for high speed internet and motion sensors for energy efficiency. The demolition will include the removal of a lot of wiring that will not be utilized by Advantage Insurance Services. Eric’s bid for the entire wiring demolition, installation of the new wiring, motion sensor lighting fixtures and boxes for all the new offices/rooms is \$12,000.
- D.) Jim Hurtis of Hurtis Heating – Jim will install a new furnace and central air for the building. This will include the complete project of ducting for every room for the supplies and the runs to have a complete new system. Jim’s bid for the entire new heating/cooling system is \$27,000.
- E.) Tracey Groshek of Groshek Design – Tracey will be doing the architectural design for Advantage Insurance’s new building. He has already finished the design of the remodeling for the outside of the building and will finish the entire inside concept with full detail. The inside final design would only entail moving

of walls and quality of materials. Both aspects of increased costs have been included in the above estimates. His bid for the project is \$3,000.

F.) Quality Management Services – This section includes the installation of the blacktop for the parking lot, part of the exterior landscaping (concrete flower pots, flowers, security system/cameras) colored stamped concrete and/or pavers for the exterior look. This bid is \$47,000.

2. SITE ACQUISITION:

2.1 Advantage Insurance Services, LLC would look at purchasing the site and the current building from the City of Wausau per the offer that was submitted by Young's Drugstore and accepted by the Economic Development committee. In turn Advantage Insurance will invest up to the \$189,000 that was laid out in the above bids for the improvement of the lot and the structure. Advantage Insurance will attempt to procure all materials and labor at the best possible price, so the above bids are estimates that include increased costs for overruns and increased prices for building materials; with the previous statements – the total amount spent may be less than the above total of all the bids. Advantage Insurance will do a wonderful improvement project that will enhance that area of the Wausau landscape and improve the Grand Ave appearance for the neighborhood.

3. SITE USE & ARCHITECTURE

3.1 Advantage Insurance has attached a schematic interior layout and a color copy of the exterior of the building. The building has been changed on the outside with added facades, new brick, cut backs and railings to represent a fresh look to the passing motorists and the residents in the area. There is also an enclosed CD with a full 360 degree view of the building/concept design and the parking lot in full color. The parking lot, which will have a total makeover, is missing some later thought of concrete planters, flower beds and other roadside landscaping and changes, which are later requested from the City.

4. PROJECT TIMELINE AND FINANCIAL INFORMATION

4.1 Within 30 days after the site has been cleaned up by the City of Wausau and verified that it has been cleaned up of any and all pollutants interior demolition will begin. While the interior demolition is taking place – the outside changes for the building facade will be started as soon as weather permits. The inside demolition will take one week of work to complete. The exterior changes on the building will take 30 days of work to complete. The interior build out will take 30 days of work to complete. Once Advantage Insurance Services has the crews start on the building they will occupy the building within 120 days after that start date.

4.2 The property will be owner occupied and be managed on site.

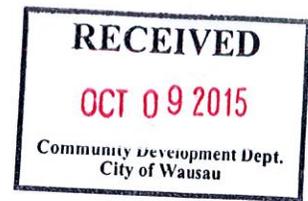
4.3 Estimated total value of the finished building project will be \$189,000 and this is the building improvement value only. The value of the land will be determined by the City of Wausau.

4.4 Advantage Insurance Services would ask the City of Wausau to install new sidewalk, curb and gutter around the entire perimeter of the lot that the building sits on for all three streets, up to 2500' of green space which includes the black dirt and rolls of new sod grass for an immediate lawn, two new aprons (one for each side street), improved lighting, install the exterior parking lot curbing by the new green space and have the lot ready to accept the blacktop installation.

4.5 Advantage Insurance Services will occupy the building for office space for their insurance agency. AIS specializes in personal and commercial insurance for clients in the greater Wausau area and beyond by selling property, casualty, health, life and other types of insurance products and services.

4.6 A timely response for the site cleanup with the verification from a licensed site pollution company that it was done properly from the City of Wausau is critical for this project to start and be completed before the end of Spring 2016.

Thank you for looking over our proposal for the Kwik Trip Redevelopment Site. Advantage Insurance Services looks forward in working with the City of Wausau to come to an agreement in developing this property to its fullest potential, to be able to graduate from the Entrepreneurial & Education Center, to become a viable business taxpayer and to expand the agency once again in Wausau, WI.



1500 Grand Avenue Proposal

October 15, 2015

11:45 a.m.
SM

Name: Dr. Corey and Dr. Susan Sandquist

Address: 1202 Grand Avenue—Sandquist Chiropractic Office
Wausau, WI 54403

Brief project description: Construction of a chiropractic clinic, utilizing local contractors and labor as much as possible. This would complement, beautify, and add value to the surrounding neighborhood while minimizing ingress/egress to then already busy Grand Avenue.

Offer: \$25,000 cash

City Contribution Desired (if applicable): \$25,000 in grants to be used toward the parking area and landscaping. Up to \$85,000 in low, or no interest rate loans from the City of Wausau. Request that the conditional use permit to operate a professional type office at the existing chiropractic office address of 1202 Grand Avenue remain in place for future office rental purposes. Removal of the existing paving as per conversation with city personnel. (This paving request is negotiable.)

Total Construction Cost Estimate: \$179,600

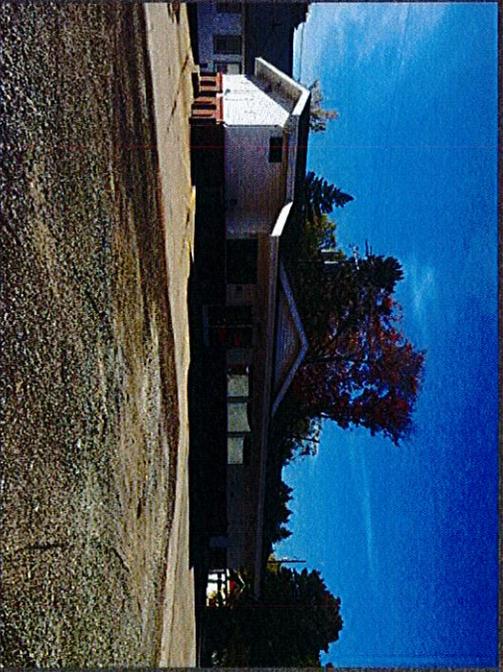
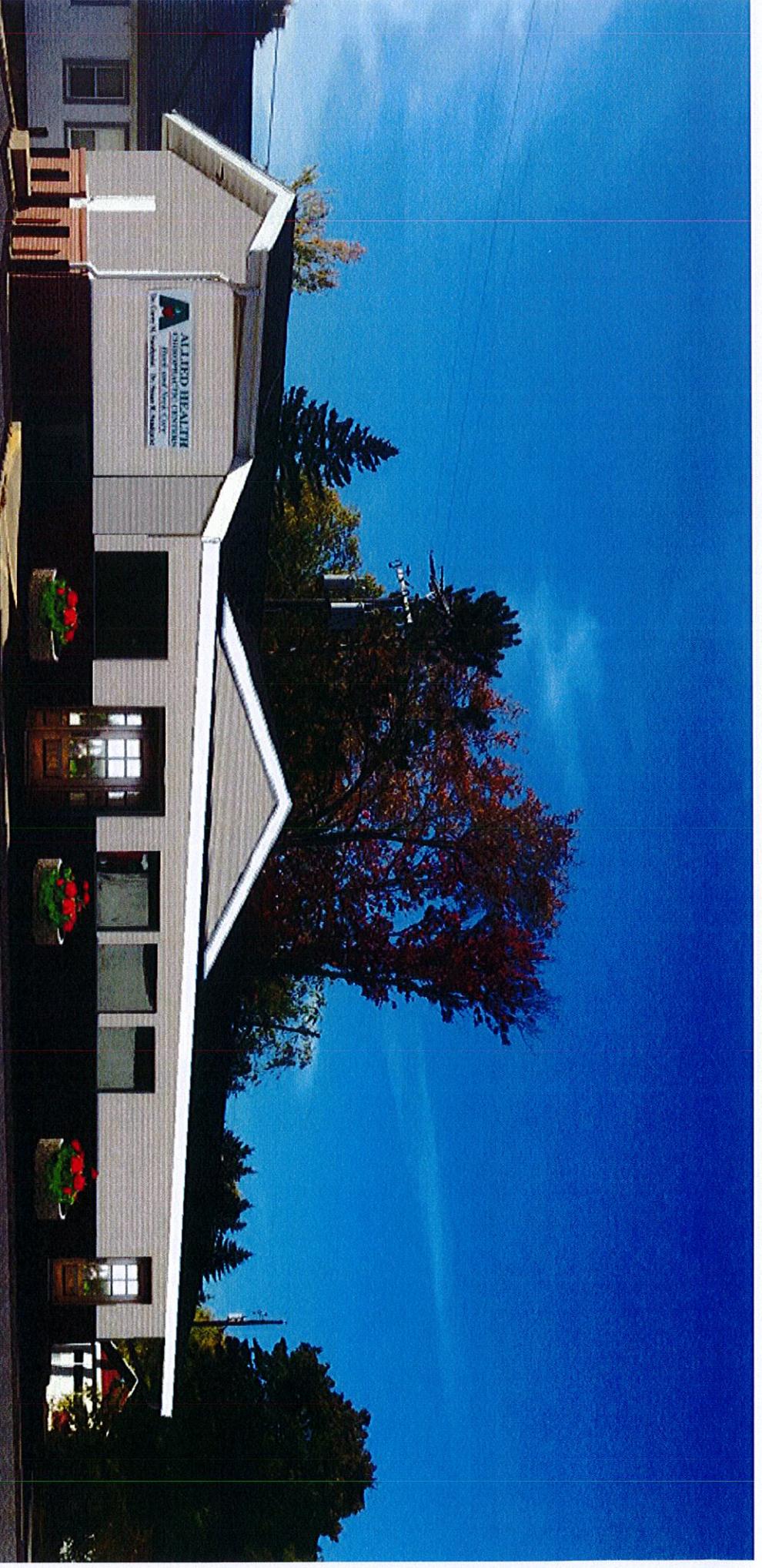
Building: \$127,000

Parking Lot: \$42,000

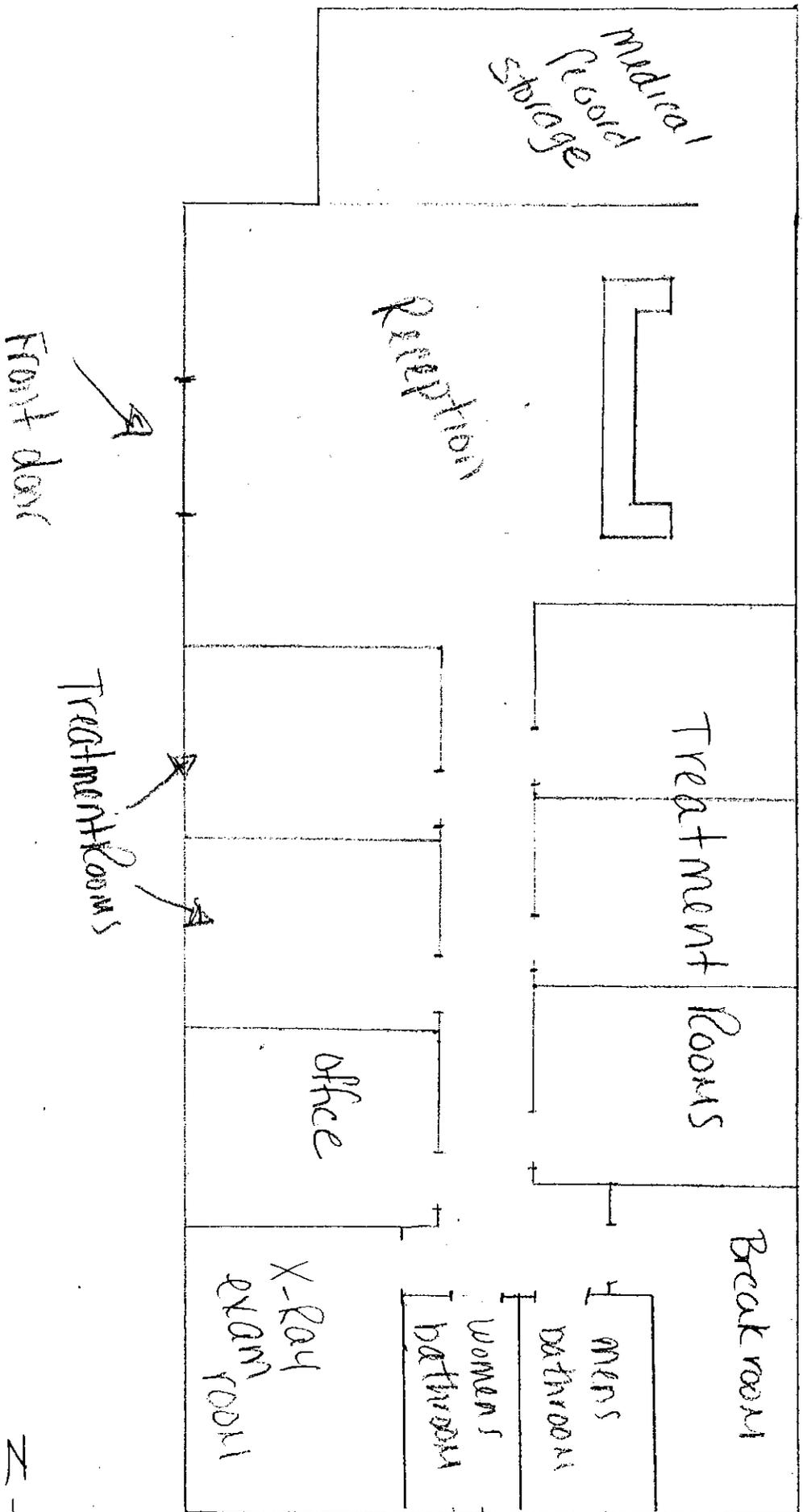
Landscaping: \$10,000

Timeline: Construction process to begin within 60 days of taking possession, with the parking and landscaping area work to be done in the summer of 2016.

*This offer is contingent on speaking with building inspector, Bill Hebert, in regard to existing bathrooms and fire suppression requirements. Mr. Hebert has been out of town and thus unavailable to answer concerns regarding these items.



1500 Grand Avenue
Proposed Sandquist Chiropractic Office



← Grand Ave →

→

Proposal

Page 1 of 1 Page(s)

Burke Construction

520 Franklin Street
Wausau, WI 54403
715-848-1078

PROPOSAL SUBMITTED TO Sandquist Chiropractic	PHONE NUMBER 297-8080	DATE December 13, 2014
STREET Grand Avenue	JOB NAME Kwik Trip R&R	
CITY, STATE, AND ZIP CODE Wausau, WI 54403	JOB LOCATION	
FAX NUMBER	CELL PHONE	

We hereby submit specifications and estimates for:

General demolition for build out.
Divisional walls; sound board with primed sheet rock finish.
6 Panel Oak prefinished interior doors, casing and base.
Exam room and general office fluorescent, can and task light.
HVAC rework.
Break room/kitchenette plumbing
Employee bathroom.
Carpet and tile floor finish.
LP Smart siding and accessories.
Exterior soffit lighting.
Roof window dormers and skylights.
New roof.
Draw Wausau City permits.
Assume public bath rooms to remain as is.

We propose hereby to furnish materials and labor – complete in accordance with the above specifications for the sum of:

Dollars (\$ 127,696.75)

With payment to be made as follows: 50% Down Payment, Balance Upon Completion

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully
Submitted



Note – this proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Signature _____



STAFF REPORT ON TID #5 CLOSURE

TO: FINANCE COMMITTEE

FROM: MARYANNE GROAT

DATE: October 7, 2015

BACK GROUND INFORMATION

The Finance Committee has had several conversations regarding the status of Tax Increment District Number Five in recent months. Communication of the closure to the Wisconsin DOR is required by May 15th.

The major debate for the City is:

- Should Tax Increment District 5 remain open and serve as a donor district to Tax Increment District Number Three? Or
- Should Tax Increment District 5 be closed and provide general property tax relief for the 2017 budget?

Recognizing the benefits of both options I would submit a third option for consideration. To amend the district to serve as a donor district and at the same time reduce the size of the district. This change would provide tax relief and ensure the continued financial viability of TID #3. I have attached a proposed map of the existing district. The taxes paid by those properties eliminated (as denoted on the map) would be available to fund the City of Wausau operating budget in 2017. A spreadsheet of the property values of the proposed and the estimated tax implication follows the map. The estimated annual tax impact of the boundary changes would be city taxes of \$141,953 and total taxes of \$375,302. As we learned the impact to the School and Technical College is modified due to offsets of state aids. This reduction would then reduce the annual amount donated to TID #3 to about \$900,000 per year. This donation will go along way in stabilizing the deficits within TID #3 and serving as financial security for the mall endeavor.

Attached is the map, the financial impact of the boundary change, the powerpoint presentation reviewed at an earlier meeting and the projected TID deficits financial impact to the general fund for the next four years.

TID #5 BOUNDARY CHANGE

Option A		Land	Improvement	Personal Property	Exempt Computer	Total
Option C						
	29129073050995	Intercity Bank	473,300			473,300
	29129073020989	Award Properties	241,300	4,091,300		4,332,600
	29129073020987	UAS Lab	17,300			17,300
	29129073020984	UAS Lab	62,100	1,052,000		1,114,100
	29129062530956	Packaging Tape	221,600	3,343,900	400,800	4,378,500
	29129062530965	M&K Rentals	40,300	251,900	1,800	294,000
	29129062530958	TJ Lands	57,500	183,400	103,100	344,000
	29129062540983	Polywood Properties	93,400	2,777,800	64,800	2,936,000
					Total	13,889,800
					City Rate	9.5 131,953.10
					Total Rate	27.02 375,302.40

TID DEFICITS AND THE GENERAL FUND UNDESIGNATED FUND BALANCE

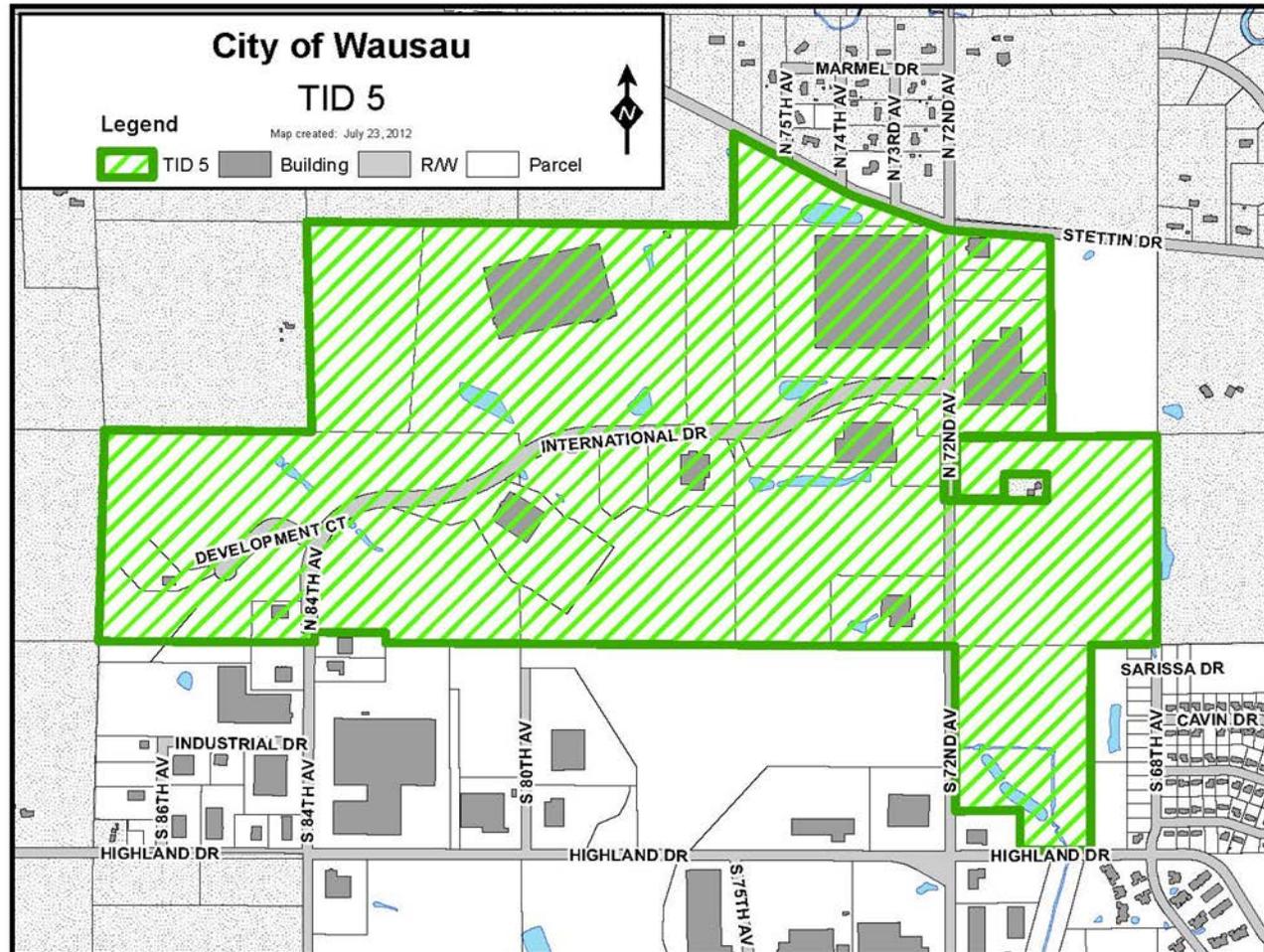
WITHOUT TID #5 DONATION

	Accumulated Surplus(Deficit)						Total	Holtz Krause Funding	Net Deficit	General Fund Undesignated Fund Balance	% of Expenditure Budget 16.67%
	TID #3	TID #6	TID #7	TID #8	TID #9	TID #10					
2013 Actual	(2,105,440)	(309,591)	(1,524,184)	(25,872)	(9,872)	(1,000)	(3,975,959)	1,239,432	(2,736,527)	5,837,182	19.02%
2014 Actual	(3,248,091)	(630,845)	(1,776,943)	105,706	(90,985)	69,627	(5,571,531)	1,239,432	(4,332,099)	4,362,313	13.90%
2015 Projected	(4,074,142)	(458,201)	(2,010,961)	1,375,514	(81,416)	(118,089)	(5,367,295)	1,239,432	(4,127,863)	4,566,549	14.55%
2016 Projected	(3,964,003)	(165,516)	(2,270,462)	3,616	(78,148)	(85,697)	(6,560,210)	1,239,432	(5,320,778)	3,373,634	10.75%
2017 Projected	(4,071,389)	214,799	(2,311,190)	122,370	(72,963)	(26,051)	(6,144,424)	1,239,432	(4,904,992)	3,789,420	12.08%
2018 Projected	(4,973,590)	153,310	(2,263,182)	116,552	(77,918)	(49,843)	(7,094,671)	1,239,432	(5,855,239)	2,839,173	9.05%
2019 Projected	(5,045,579)	399,727	(1,827,293)	(22,613)	(81,372)	(71,222)	(6,648,352)	1,239,432	(5,408,920)	3,285,492	10.47%

WITH TID #5 DONATION

2014 Actual	(3,248,091)	(630,845)	(1,776,943)	105,706	(90,985)	69,627	(5,571,531)	1,239,432	(4,332,099)	4,362,313	13.90%
2015 Projected	(4,074,142)	(458,201)	(2,010,961)	1,375,514	(81,416)	(118,089)	(5,367,295)	1,239,432	(4,127,863)	4,566,549	14.55%
2016 Projected	(2,964,003)	(165,516)	(2,270,462)	3,616	(78,148)	(85,697)	(5,560,210)	1,239,432	(4,320,778)	4,373,634	13.94%
2017 Projected	(2,171,389)	214,799	(2,311,190)	122,370	(72,963)	(26,051)	(4,244,424)	1,239,432	(3,004,992)	5,689,420	18.13%
2018 Projected	(2,173,590)	153,310	(2,263,182)	116,552	(77,918)	(49,843)	(4,294,671)	1,239,432	(3,055,239)	5,639,173	17.97%
2019 Projected	(1,345,579)	399,727	(1,827,293)	(22,613)	(81,372)	(71,222)	(2,948,352)	1,239,432	(1,708,920)	6,985,492	22.26%

TAX INCREMENT DISTRICT NUMBER FIVE



DISTRICT STATISTICS

- Created 7/8/1997
- Mandated Termination 7/8/2020
- Base Value of the District \$374,100
- Equalized Value 1/1/2014 \$44,942,200
- Equalized Value 1/1/2015 \$48,176,800

Projects and Project Costs

- Developed Streets, Stormwater Management and Utilities within the Business Campus TID #5 Map \$3,242,674
- Entrepreneurial Center Development \$3,336,533.
- Wausau Window & Wall Facility \$2,956,877
- Southern Stretch Forming New Business Relocation \$160,000
- Reuse of Fiskars Facility OMotion \$650,000
- Business Expansion Composite Envisions \$100,000
- Relocation of Colorado WWW Facility \$500,000
- Interest and Debt Issuance Charges \$1,880,601
- Professional Services and Administration \$455,270

OUTSTANDING DEBT

	2010B Refunding		
	Principal	Interest	Total
2016	270,000	13,598	283,598
2017	285,000	4,774	289,774
	<hr/> 555,000	18,372	573,372

2015 Increment Allocation

Marathon County	\$231,009
City of Wausau	\$404,540
Wausau School District	\$495,720
Technical College	\$54,287
Total Increment	\$1,185,556

TID Closure – City and County Tax Impact – Levy Limit

- Levy Limit allows 50% of the percentage of increment of the terminated district/total equalized value to fund operating budget
 - City Estimated Additional Operating Levy \$186,133
 - County Estimated Additional Operating Levy \$110,976
- Balance of levy becomes tax relief:
 - City \$.08 per \$1,000 of valuation
 - County \$.04 per \$1,000 of valuation
- Any Excess Increment Distribution is not considered within the levy limit calculation

TID Closure – K-12 School

Revenue Limit

- Equalization Aid Formula Objective - equalize rich and poor schools (property value per FTE student)
- Revenue Limit Formula limits the revenue to be collected from taxes and aid.
- When equalized value increases from growth or TID closure -school aid drops to reflect the increased wealth in the district.
- All 425 school districts along with school voucher program share in the State General Aid appropriation.
- Unable to predict exact impact of TID closure due to the state wide influences of school aid; likely district aid will decline accordingly.
- Based Upon Ehlers School District TID Impact Analysis the savings will be \$.01
- Most optimal for the school district to receive the excess increment allocation shortly after July 1 to enable spending within the same fiscal year. Unspent funds can cause a reduction in aid.

TID Closure – Technical College

– Revenue Limit

- The Technical College works within controls similar to the K-12 Schools limiting the revenue they can collect.
- The Technical College revenue limit is based upon growth in Equalized Valuation.
- The Revenue Limit growth considers the tax levy and the State Property Tax Relief Aid implemented under 2013 Act 145.
- The amount of Property Tax Relief Aid received by each district is determined based on a ratio of the district's equalized value to the equalized value of all districts.
- As such the impact of the new value from the TID closure can be neutralizing to the tax rate.

Projected Tax Rate Relief after Closure

City	\$.08
County	\$.04
School	\$.01
Tech	\$.00
State	<u>\$.00</u>
Total	\$.13

Closure Decision Deadline

- City must annually notify the State on or before May 15th.
- This date sets the tax collection for the next year.
- The Statutes read:

If the department of revenue receives a (termination) notice under par. [\(a\)](#) during the period from January 1 to May 15, the effective date of the notice is the date the notice is received. If the notice is received during the period from May 16 to December 31, the effective date of the notice is the first January 1 after the department of revenue receives the notice.

Closing the District – State Statute Options

- Close in 2016
- Amend the District to Serve as Donor District
- Council Resolution to Extend for Housing Improvements

Option 1 – 2016 Closure Approved Before 5/15/2016

Year	USES OF FUNDS			SOURCES OF FUNDS			Annual Surplus (Deficit)	Cumulative Balance
	Total Annual Debt Service	Administrative, Organization & Discretionary Costs	Developer Incentives	Excess Increment Distribution	Tax Increment	Other Income		
Accumulated Balance								(\$198,888)
2015	\$281,028	\$40,000	\$600,000		\$1,185,556	\$161,042	\$425,570	\$226,682
2016	\$573,372 *	\$5,000		\$994,908	\$1,185,556	\$161,042	(\$226,682)	\$0

Increment Distribution Allocation - One time 2016 payment - Estimate based upon 2014 payable in 2015

County	19.49%	\$193,860
City	34.12%	\$339,486
School	41.81%	\$416,004
Technical College	4.58%	\$45,557
	100.00%	\$994,908

* Debt Payments

2016	\$283,598
2017	\$289,774
	<u>\$573,372</u>

Option 1 – 2016 Closure

2016

- Increment is Collected to Retire Debt
- Excess Increment Returned to Overlying Tax Districts –One Time Payments \$994,908

2017

- No Tax Increment Collected
- City Levy Limit Increases Estimated \$186,133 for Terminated District
- County Levy Limit Increases Estimated \$110,976
- School District Tax Impact Neutralized with State Aids
- Technical College Tax Rate
- Balance of the previously calculated increment goes back to taxpayers – tax rate relief \$.13 per \$1,000 of valuation

Option 2 – Amend to Donor District

- Amending the District to Serve as Donor District to Tax Increment District Number Three
 - Mitigates Deficit Risks
 - Improves Cash flow and reduces General Fund Draws
 - Funds Redevelopment Efforts and related Capital Projects
- Must be approved by overlying taxing jurisdictions.
- Donor District status can be evaluated annually for necessity and district can be terminated at the Council's directive.
- ~\$7,727,000 of increment for public infrastructure improvements or redevelopment efforts at mall, riverfront and parking ramp within TID #3.
- No later than 2021 district closes and value is available for operations and tax relief as outlined in other options

Option 2 – Amend District to Donate to TID#3

Year	USES OF FUNDS				SOURCES OF FUNDS				Annual Surplus (Deficit)	Cumulative Balance
	Total Annual Debt Service	Administrative, Organization & Discretionary Costs	Developer Incentives	Capital Expenditures	Debt Proceeds	Special Assessment Income	Tax Increment	Other Income		
ACCUMULATED										
2015	\$281,028	\$40,000	\$600,000				\$1,185,556	\$161,042	\$425,570	\$226,682
2016	\$283,598						\$1,185,556	\$161,042	\$1,063,000	\$1,289,682
2017	\$289,774						\$1,185,556	\$161,042	\$1,056,824	\$2,346,506
2018							\$1,185,556	\$161,042	\$1,346,598	\$3,693,104
2019							\$1,185,556	\$161,042	\$1,346,598	\$5,039,702
2020							\$1,185,556	\$161,042	\$1,346,598	\$6,386,300
2021		\$5,000					\$1,185,556	\$161,042	\$1,341,598	\$7,727,898

Option 3 – Housing Stock Improvements

Common Council adopts resolution allocating one year of increment to housing stock improvements.

2016

- Increment is collected for Existing Debt Retirement

2017

- ~\$1,185,000 Increment is collected and used for housing stock improvements
- District is closed and excess increment returned to overlying taxing jurisdictions

2018

- No Tax Increment Collected
- City Levy Limit Increases Estimated \$186,133 for Terminated District
- County Levy Limit Increases Estimated \$110,976
- School District impact neutralized with state aids
- Technical College ?
- Balance of the previously calculated increment goes back to taxpayers estimated at \$.13

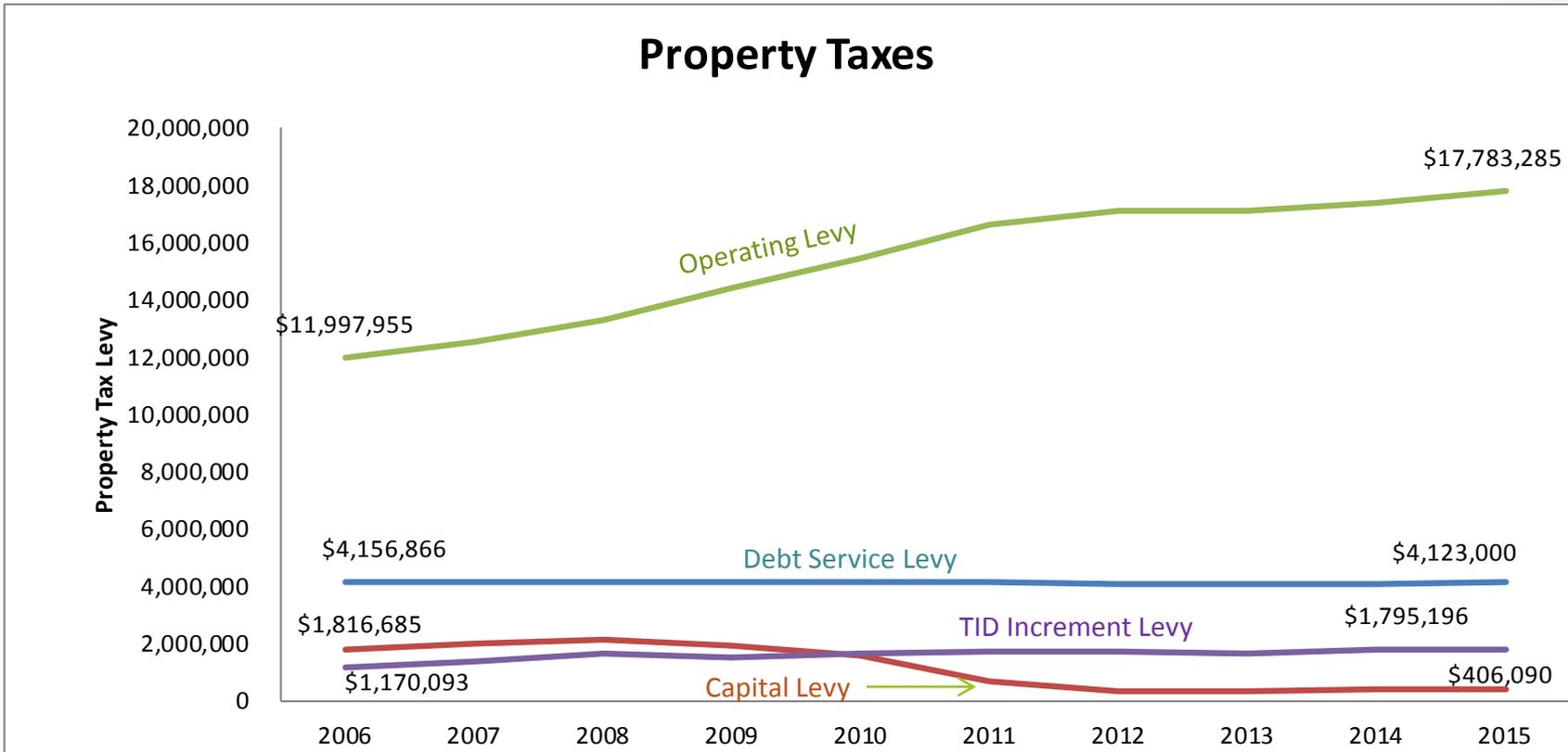
TID Closure – Capital Impact



COMPETITION FOR RESOURCES- OPERATING COSTS, SERVICES, CAPITAL AND (RE)INVESTMENT

	OPERATING BUDGET	DEBT BUDGET	CAPITAL BUDGET	TID CAPITAL BUDGET
2015 Levy	\$17,783,285	\$4,123,000	\$406,090	\$1,795,196
Tax Rate	\$8.77	\$8.77	\$8.77	\$26.60

Levy History



	2006	2015	Change	
Operating Levy	\$11,997,955	\$17,783,285	\$5,785,330	48.22%
Debt/Capital/(Re)Investment	\$7,143,644	\$6,324,286	-\$819,358	-11.47%

TID #3 Public Infrastructure (Re)Investment Projects

- Riverfront Improvements and Redevelopment
- Pedestrian Bridge Island to West Bank
- Parking Ramp Construction
- Skywalk Construction
- Street and related infrastructure:
 - Grant St, McClellan St, McIndoe St, Fulton St, First St,
Second St, Franklin St, Short St, Cherry St
- Mall Redevelopment

TID Closure – Conclusion



COMPETITION FOR RESOURCES- OPERATING COSTS, SERVICES, CAPITAL AND (RE)INVESTMENT

	OPERATING BUDGET	DEBT BUDGET	CAPITAL BUDGET	TID CAPITAL BUDGET
2015 Levy	\$17,783,285	\$4,123,000	\$406,090	\$1,795,196
Tax Rate	\$8.77			\$26.60



- Does Closure of TID shift Infrastructure Replacement Burden?
- Does Closure of TID result in increased resource competition?
- Without TID resources how will capital investment occur?
- Does the Donation of TID #5 Increment Provide Risk Mitigation?
- Is risk mitigation important to the City?