



## 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, February 18, 2016 at 4:30 p.m.  
**Location:** Board Room, 2nd Floor, City Hall  
**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 1/5/16, 1/21/16 and 2/2/16
- 3 Discussion and Possible Action on the Proposed Commercial Rehabilitation Loan for the Property Located at 210 South First Avenue
- 4 Discussion and Possible Action on the Request for Assistance for the Property at 607 North Third Street
- 5 Discussion and Possible Action on Potential Land Acquisitions in the Wausau Business Campus
- 6 Discussion and Possible Action on the Tax Incremental Financing Request for the Property Located at 7811 West Stewart 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 Request for Assistance for the Property at 607 North Third Street
  - }Discussion and Possible Action on Potential Land Acquisitions in the Wausau Business Campus
  - }Discussion and Possible Action on the Tax Incremental Financing Request for the Property Located at 7811 West Stewart Avenue
- 8 **RECONVENE** into Open Session to Take Action on Closed Session Items, If Necessary
- 9 Discussion and Possible Action on the Conveyance of Business Campus Property to Wayne and Debra Johnson
- 10 Discussion and Possible Action on the Proposals Received for Marketing and Communication Services

Adjournment  
Bill Nagle (Chair)

This notice was posted at City Hall and emailed to the media on 2/12/16

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

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Time and Place: The Economic Development Committee met on Tuesday, January 5, 2016 at 4:30 p.m. in the Council Chambers at City Hall, 407 Grant Street, Wausau

ED Members Present: Bill Nagle (C), David Nutting, Lisa Rasmussen, Romey Wagner and Tom Neal (VC)  
Rasmussen arrived at 4:40

Others Present: Chris Schock, Travis Lepinski, MaryAnne Groat, Brad Lenz, Mayor Jim Tipple, Gary Gisselman, Karen Kellbach, Coleman Pfeiffer, Andrew Halverson, Tom Frantz, Paul Pappageorge, Tom Mudrovich, Bruce Morrow, Fay Harder, John Donovan, Scott Blaney, other interested parties 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 THE MINUTES FROM 11/3/15, 11/19/15, 12/1/15 AND 12/15/15**

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

### **DISCUSSION AND POSSIBLE ACTION ON NEGOTIATIONS WITH CBL & ASSOCIATES FOR THE WAUSAU CENTER MALL PROPERTY**

Schock gave the committee an update on CBL. He said that we are in the final stages of negotiations with them and that the Joint Review Board approved the TIF 3 & 5 plans.

### **PRESENTATIONS ON THE PROPOSALS RECEIVED FROM FRANTZ COMMUNITY INVESTORS AND S.C. SWIDERSKI FOR THE EAST RIVERFRONT PROPERTY (PRESENTATION ORDER TO BE DETERMINED)**

Frantz and Swiderski gave PowerPoint presentations outlining their businesses and an overview of what they are proposing to construct on the Riverfront.

### **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 NEGOTIATIONS WITH CBL & ASSOCIATES FOR THE WAUSAU CENTER MALL PROPERTY

\* DISCUSSION AND POSSIBLE ACTION ON THE PROPOSALS RECEIVED FROM FRANTZ COMMUNITY INVESTORS AND S.C. SWIDERSKI FOR THE EAST RIVERFRONT PROPERTY

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

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

Committee did not reconvene into open session.

**ADJOURN**

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

The meeting was adjourned at 7:55 p.m.

Respectfully Submitted,  
ECONOMIC DEVELOPMENT COMMITTEE  
Bill Nagle, Chairperson

## ECONOMIC DEVELOPMENT COMMITTEE

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Time and Place: The Economic Development Committee met on Thursday, January 21, 2016 at 4:30 p.m. in the 2<sup>nd</sup> floor Board Room at City Hall, 407 Grant Street, Wausau

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

Others Present: Chris Schock, Travis Lepinski, MaryAnne Groat, Brad Lenz, Dave Oberbeck, Tom Radenz, Gary Gisselman, Elizabeth Fields 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**

Neal called the meeting to order at approximately 4:34

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

No public comments were made.

### **DISCUSSION AND POSSIBLE ACTION ON POTENTIAL LAND ACQUISITIONS IN THE WAUSAU BUSINESS CAMPUS**

Radenz gave a presentation of the land that Arlon Schmidt is offering the City to buy to expand the Business Campus. There is approximately 205 acres available and the asking price is \$8000 and acre.

No action was taken; discussion will be done in closed session.

### **DISCUSSION AND POSSIBLE ACTION ON NEGOTIATIONS WITH CBL & ASSOCIATES FOR THE WAUSAU CENTER MALL PROPERTY**

Schock updated the committee on negotiations with CBL. He handed out a sheet that addressed the loan, marketing/leasing, parking and rent.

Rasmussen questioned if the County would share some of the costs. Schock said we have been down this road many time and the County has shown no interest in picking up some of the costs.

Wagner asked Schock to explore the possibility of the County kicking back a percentage of the increase in sales tax.

Oberbeck asked if some of the \$135,000.00 marketing money can be spent to do some renderings of phase 2 of the mall.

No action was taken; further discussion will be done in closed session.

### **DISCUSSION AND POSSIBLE ACTION ON THE PROPOSALS RECEIVED FROM FRANTZ COMMUNITY INVESTORS AND S.C. SWIDERSKI FOR THE EAST RIVERFRONT PROPERTY**

No action was taken; discuss will be done in close session.

**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 NEGOTIATIONS WITH CBL & ASSOCIATES FOR THE WAUSAU CENTER MALL PROPERTY**  
**\* DISCUSSION AND POSSIBLE ACTION ON THE PROPOSALS RECEIVED FROM FRANTZ COMMUNITY INVESTORS AND S.C. SWIDERSKI FOR THE EAST RIVERFRONT PROPERTY**  
**\* DISCUSSION AND POSSIBLE ACTION ON POTENTIAL LAND ACQUISITIONS IN THE WAUSAU BUSINESS CAMPUS**

Rasmussen motioned to go into closed session. Nutting seconded. Roll call was done; all members were present except Nagle.

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

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

Rasmussen motioned to accept Frantz Community Investors as the Developer for East Riverfront. Wagner Seconded and the motion carried unanimously 4-0.

**DISCUSSION AND POSSIBLE ACTION ON THE POTENTIAL REQUEST FOR PROPOSALS FOR THE RIVER EAST BROWNSTONES PROJECT (1304-1308 THIRD STREET)**

Schock spoke to the information in the packet saying they will either be single family homes or a multifamily complex. He said we are just looking for direction on releasing the RFP.

Rasmussen motioned to direct staff to release the RFP. Nutting seconded and the motion carried unanimously 4-0.

**DISCUSSION ON THE ECONOMIC DEVELOPMENT STRATEGY SECTION OF THE COMPREHENSIVE PLAN AND METRO ECONOMIC STRATEGY GOALS**

Schock said North Central Wisconsin Regional Planning Commission is working to bring a plan forward but they are currently having staffing issues that need to be worked out. Schock also noted that the Economic Development Strategy is separate from the Comprehensive Plan.

No action was taken.

**UPDATE ON THE REQUEST FOR PROPOSALS PROCESS FOR ECONOMIC DEVELOPMENT MARKETING AND LIVE IT UP WAUSAU**

Schock updated the committee that these are currently out for RFP.

No action was taken.

**ADJOURN**

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

The meeting was adjourned at 6:00 p.m.

Respectfully Submitted,  
ECONOMIC DEVELOPMENT COMMITTEE  
Tom Neal, Vice Chairperson

## ECONOMIC DEVELOPMENT COMMITTEE

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Time and Place: The Economic Development Committee met on Thursday, February 2, 2016 at 4:30 p.m. in the 2<sup>nd</sup> floor Board Room at City Hall, 407 Grant Street, Wausau

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

Others Present: Chris Schock, , Ann Werth, MaryAnne Groat, Brad Lenz, Dave Johnson, Kevin Korpella, other interested parties 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**

Neal called the meeting to order at approximately 4:30

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

No public comments were made.

### **DISCUSSION AND POSSIBLE ACTION ON THE TAX INCREMENTAL FINANCING REQUEST FOR RENOVATION ASSISTANCE FROM DOWNTOWN GROCERY**

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 TAX INCREMENTAL FINANCING REQUEST FOR RENOVATION ASSISTANCE FROM DOWNTOWN GROCERY**

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

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

Nutting motioned to go into open session. Wagner seconded and the motion carried unanimously 4-0.

No action was necessary

### **DISCUSSION AND POSSIBLE ACTION ON THE PROPOSALS RECEIVED FOR MARKETING AND COMMUNICATION SERVICES**

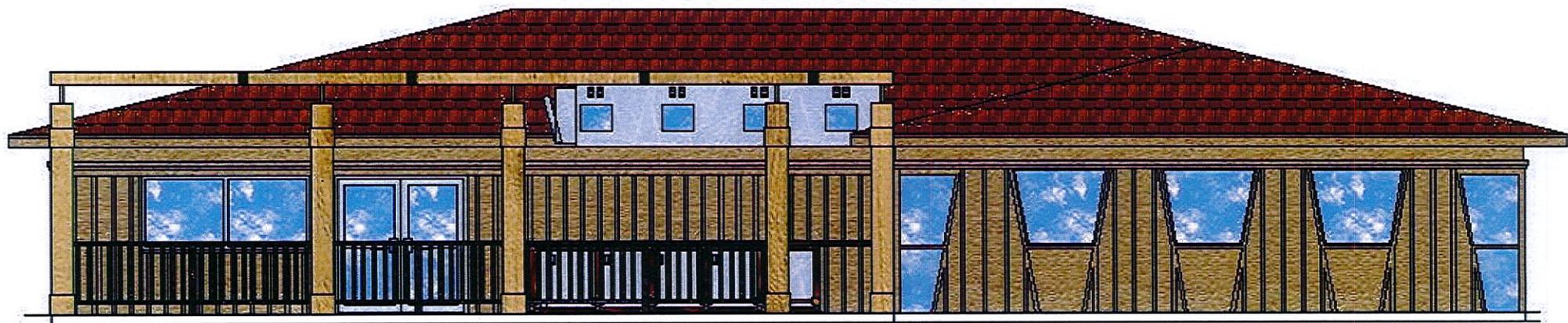
Will be discussed at a future Economic Development Committee meeting.

### **ADJOURN**

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

The meeting was adjourned at 5:00 p.m.

Respectfully Submitted,  
ECONOMIC DEVELOPMENT COMMITTEE  
Tom Neal, Vice Chairperson



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# Memorandum

**To:** Economic Development Committee Members  
**From:** Tammy Stratz, Community Development Manager  
**Date:** 02/12/2016  
**Re:** Commercial Rehabilitation Loan Review – 210 S. 1<sup>st</sup> Avenue

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The Community Development Department has been approached by Dave Naskrent, owner of Rosatis Pizza, to assist with the renovations of his new business located at 210 S. 1<sup>st</sup> Avenue, Wausau, WI. They have submitted a Commercial Rehabilitation Loan application in the requested amount of \$34,900. In accordance with the guidelines, the owner has provided a Sources & Uses scenario as listed below:

**SOURCES**

<b><u>USES</u></b>	<b><u>Owner</u></b>	<b><u>Bank</u></b>	<b><u>City</u></b>	<b><u>Total</u></b>
Acquisition	\$100,000	-0-	-0-	\$100,000
Rehab	\$349,000	\$-0-	\$34,900	\$383,900
Soft Costs (Arch/Engineer)	\$5,650.00	-0-	-0-	\$5,650.00
<b>TOTAL</b>	<b>\$454,650</b>	<b>\$-0-</b>	<b>\$34,900</b>	<b>\$489,550.00</b>

These amounts do not include kitchen equipment, other fixtures or start-up costs associated with the new business.

Staff Recommendation – Upon review of the proposed acquisition/rehabilitation costs, \$34,900.00 are eligible under the Commercial Rehabilitation Loan guidelines; therefore, staff is recommending a loan in the amount of \$34,900.00. This would represent the city’s portion to be 7.1% of the total acquisition/rehabilitation project.



# City of Wausau TIF Application

Please complete the following information and return it along with a \$125 fee made payable to Community Development.

## **DEVELOPER**

Legal Entity: \_\_\_\_\_

d/b/a: \_\_\_\_\_

Main Office Location: \_\_\_\_\_

Type of Business: \_\_\_\_\_

Project Description:

Reason for Application Assistance:

## **PROPERTY INFORMATION**

### **Parcel 1**

Address: \_\_\_\_\_

Size: \_\_\_\_\_

Current Use: \_\_\_\_\_

Current Assessed Value: \_\_\_\_\_

Current Property Taxes: \_\_\_\_\_

### **Parcel 2**

Address: \_\_\_\_\_

Size: \_\_\_\_\_

Current Use: \_\_\_\_\_

Current Assessed Value: \_\_\_\_\_

Current Property Taxes: \_\_\_\_\_

## **PROPOSED IMPROVEMENTS**

*Describe improvement details*

## RETURN ON INVESTMENT ANALYSIS

### Project Costs

	Amount (\$)	Source of Funds
Purchase of Land		
Demolition Cost		
Site Improvements		
Purchase of Existing Facility		
Construction of New Building(s)		
Renovation of Existing Structure		
Machinery & Equipment		
Architectural & Engineering Fees		
Legal & Other Professional Fees		
Contingency		
Working Capital		
Other ( please specify)		
<b>Total Project Costs</b>		

### Value of Property

- Lot Size (in acres): \_\_\_\_\_
- Improvement Square Footage: \_\_\_\_\_
- Current Assessed Values: Land \$ \_\_\_\_\_ + Improvements \$ \_\_\_\_\_ = \_\_\_\_\_
- Calculated Property Value: Land \$ \_\_\_\_\_ + Improvements \$ \_\_\_\_\_ = \_\_\_\_\_

### Projected Property Taxes

- Current Property Taxes: \$ \_\_\_\_\_
- Calculated Property Taxes: \_\_\_\_\_
- Calculated Tax Increment: \_\_\_\_\_

### Zoning:

- Current Zoning: \_\_\_\_\_
- Proposed Zoning: \_\_\_\_\_

**Requested City Participation/Financing**

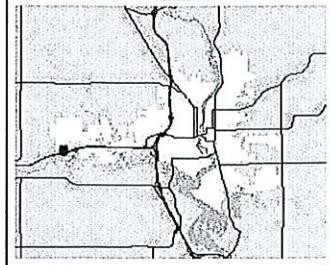
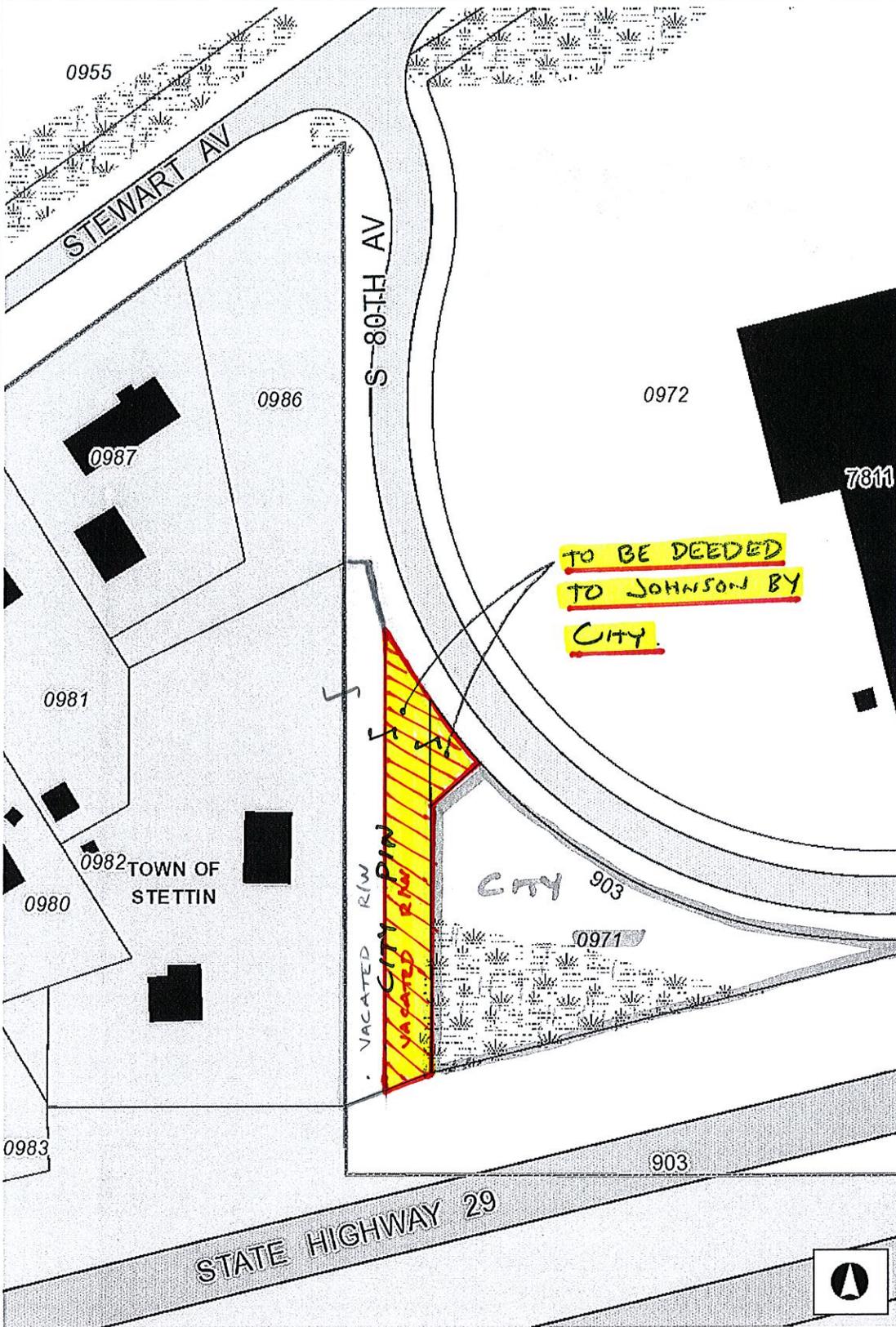
<b>Source</b>	<b>Amount</b>	<b>Terms: Years/Interest</b>	<b>Contact Information</b>
Loans:			
Equity			
Requested City Participation:			
Loan:			
Grant:			
Other:			
<b>Total Financing</b>			

**City of Wausau ROI:** \_\_\_\_\_

**Jobs Created**

- Up to \$15,000: \_\_\_\_\_
- \$15,001-\$30,000: \_\_\_\_\_
- \$30,001-\$45,000: \_\_\_\_\_
- \$45,001-\$60,000: \_\_\_\_\_
- \$60,001 and above: \_\_\_\_\_
- Description of Employee benefits:

Please return to Community Development, 407 Grant Street, Wausau, WI 54403.



### Legend

- Parcel ID
- Parcels
- Section Lines/Numbers
- Building
- + Railroad
- ▣ Bridge
- ▣ Overpass
- ▣ Paved Road
- ▣ Divided Highway
- Stream - River
- ▣ Pond - Lake
- ▣ Wausau Wetland
- ▣ Swamp

### Notes

Map Created: 1/19/2016

0.01 0 0.01 Miles



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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