



\*\*\* 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:** **Monday, April 18, 2016 at 4:45 p.m.**  
**Location:** **Board Room, 2nd Floor, City Hall**  
**ED Members:** Bill Nagle (C), Tom Neal (VC), Romey Wagner, David Nutting and Lisa Rasmussen

### AGENDA ITEMS FOR CONSIDERATION/ACTION

- 1 Discussion and Possible Action on the Waiving of the City's Right to Purchase Property in the Wausau Business Campus in Order to Allow the Title Transfer of 7333 Stewart Avenue from Stewart Avenue Holdings, LLC to United Properties Investment, LLC

Adjournment  
Bill Nagle (ED Chair)

This notice was posted at City Hall and emailed to the media on 4/15/16

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

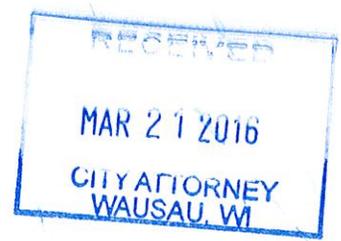
April 20 - deadline



Ruder Ware, L.L.S.C.  
500 North First Street, Suite 8000  
P.O. Box 8050  
Wausau, WI 54402-8050  
  
Tel 715.845.4336  
Fax 715.845.2718  
jmella@ruderware.com  
www.ruderware.com



March 21, 2016



VIA HAND DELIVERY

Ms. Toni Rayala  
City Clerk

Ms. Anne Jacobson  
City Attorney

City of Wausau  
407 Grant Street  
Wausau, WI 54403

Re. Stewart Avenue Holdings, LLC  
Lot one (1) of CSM No. 11344, recorded in the office of the Register of Deeds for Marathon County, Wisconsin, in Volume 48 of Certified Survey Maps on page 26 as Document No. 1209231 (the "Property").

Dear Toni and Anne:

We represent Stewart Avenue Holdings, LLC, the owner of the above-referenced Property.

Reference is hereby made to the deed by City of Wausau to Graebel Moving & Storage, Inc. dated April 28, 1976, recorded in Vol. 225 on Page 728 of the records of the Marathon County Register of Deeds as Document No. 694940 (the "Deed").

Stewart Avenue Holdings, LLC has entered into an agreement to sell the above-referenced property to United Properties Investment, LLC, a Minnesota limited liability company, which agreement is conditioned upon the City of Wausau waiving any rights it may have under the Deed with respect to this transaction. A redacted copy of this agreement is attached for your reference. Pursuant to the Deed, the City of Wausau has the right to purchase the Property on these same terms and conditions.

Ms. Anne Jacobson  
March 21, 2016  
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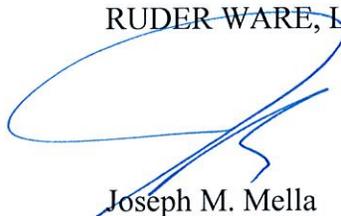
Please consider this the offer as required by the Deed. Note that by terms of the Deed, the City of Wausau has thirty (30) days following your receipt hereof to make written acceptance of this offer.

If the City of Wausau does not wish to exercise its rights, I have further included a proposed form of Waiver of Right to Purchase to be executed by authorized representatives of the City of Wausau in the presence of a notary public and returned to me for recording.

Please feel free to contact me with any questions you may have or if you require further assistance in this matter.

Sincerely,

RUDER WARE, LLSC



Joseph M. Mella

Enclosures

**WAIVER OF RIGHT TO PURCHASE**

Document Number

Document Title

A. The City of Wausau, a Wisconsin Municipal Corporation reserved certain rights, including a right to purchase the property under certain circumstances, in that certain Warranty Deed dated April 28, 1976, recorded April 30, 1976, with the Marathon County Register of Deeds in Micro-Record 225, Page 728 as Document No. 694940 (the "Warranty Deed") for the property described in Exhibit A attached hereto (the "Property").

B. Stewart Avenue Holdings, LLC, has received an offer to purchase the Property from United Properties Investment, LLC, a summary of which offer has been provided to the City of Wausau, and intends to transfer title to the Property to United Properties Holdings, LLC (the "Transfer").

C. The City of Wausau does not wish to exercise any rights under the Warranty Deed regarding this Transfer.

Recording Area

Name and Return Address:

Joseph M. Mella, Esq.  
Ruder Ware, L.L.S.C.  
P.O. Box 8050  
Wausau, WI 54402-8050

See attached Exhibit A

Parcel Identification Number (PIN)

NOW, THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged, the City of Wausau, Wisconsin, hereby waives any right to exercise its option to purchase the Property with respect to or as a result of this Transfer .

Dated as of \_\_\_\_\_.

**CITY OF WAUSAU**

By: \_\_\_\_\_  
As its \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
As its \_\_\_\_\_

STATE OF WISCONSIN        )  
  ) ss.  
COUNTY OF MARATHON    )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, as the \_\_\_\_\_ of City of Wausau, and \_\_\_\_\_ as the \_\_\_\_\_ of the City of Wausau, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_, Notary Public  
\_\_\_\_\_  
County, Wisconsin  
My Commission \_\_\_\_\_.

This instrument was drafted by Joseph M. Mella, Esq., Ruder Ware, L.L.S.C., 500 First Street, Suite 8000, P.O. Box 8050, Wausau, Wisconsin 54402-8050.

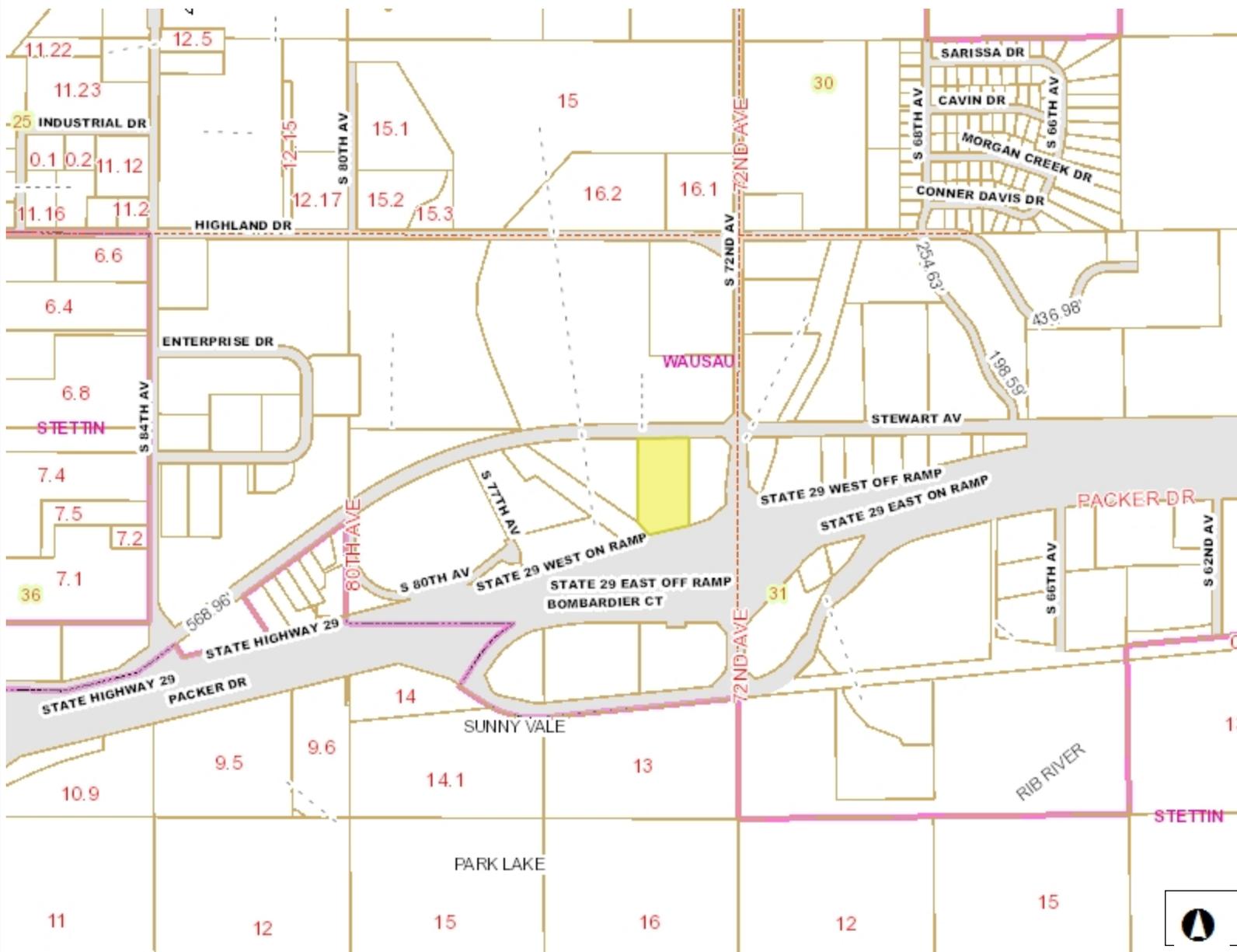
**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**

Lot one (1) of Certified Survey Map No. 11344 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, in Volume 48 of Certified Survey Maps on page 26, as Document No. 1209231; being a part of the Southeast quarter (SE ¼) of the Northeast quarter (NE ¼) of Section thirty-six (36), Township twenty-nine (29) North, Range six (6) East, in the City of Wausau, Marathon County, Wisconsin.

Tax Key: 2906-361-995

PIN: 37-291-4-2906-361-0995



### Legend

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

### Notes

502.91 0 502.91 Feet



User\_Defined\_Lambert\_Conformal\_Conic

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**