



## OFFICIAL NOTICE AND AGENDA

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

**Meeting of:** **JOINT ECONOMIC DEVELOPMENT COMMITTEE AND FINANCE COMMITTEE**  
**Date/Time:** **Tuesday, June 28, 2016 at 4:30 p.m.**  
**Location:** **Board Room, 2nd Floor, City Hall**  
**ED Members:** Tom Neal (C), Joe Gehin (VC), Lisa Rasmussen, Pat Peckham and Romey Wagner  
**FINANCE Members:** Lisa Rasmussen (C), Joe Gehin (VC), Karen Kellbach, David Nutting and Dennis Smith

### JOINT AGENDA ITEM(S) FOR CONSIDERATION/ACTION

- 1 Public Comment on Matters Appearing on the Agenda
- 2 Discussion and Possible Action on the East Riverfront Frantz Community Investors Final Plan and Proposal and related Tax Increment Financing
- 3 **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 East Riverfront Frantz Community Investors Final Plan and Proposal
- 4 **RECONVENE** into Open Session to Take Action on Closed Session Items, If Necessary  
Adjournment of ED Committee only
- 5 Discussion and possible action on the budget modification for Finance staff succession costs  
Finance Committee Adjournment

Tom Neal, ED Chair

Lisa Rasmussen, Finance Chair

This notice was posted at City Hall and emailed to the media on 6/22/16 at 2:00 p.m.

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

**Frantz Community Investors, LLC**  
**Wausau, Wisconsin**  
**Riverlife Phase I Apartment Building & Townhome Term Sheet**

Purpose	Financing from the City of Wausau to develop an apartment and townhome community in the Riverlife District. This landmark development will provide 52 market rent apartments and six townhomes on a previously industrial brownfield site.
Secured Loan	A \$1,250,000 loan for development costs associated with the construction of an apartment building and townhomes. The note will be secured by a second-mortgage on the apartment and townhome building structures.
Term	15-Years
Interest Rate	0% Interest
Repayment	Loan shall be repaid with incremental tax revenues generated from the project. All incremental tax revenues associated with the project shall be applied to the loan until it is paid in full. Repayment begins one year after completion of construction. Should the increment not fully repay the debt payment in a specific year, the developer is liable to the balance. Additional increment shall be paid forward. Loan is contingent on borrower meeting conditions set forth in the development agreement, which will include completing the project and ensuring ongoing operations.
Draw Schedule	TIF Loan shall be placed into a construction escrow with a local title company and disbursed no more frequently than monthly upon receipt of invoices for completed work or delivered materials, together with appropriate lien waivers for such work or materials.
Foundation Grant	Due to soil conditions on the site, a grant for the amount of \$250,000 shall be awarded to the developer at the start of construction for the purpose of constructing a secure foundation.

Environmental Remediation	The City shall be financially responsible for any preexisting environmental conditions on the project site and shall manage the environmental remediation with the Wisconsin Department of Natural Resources.
Infrastructure Improvements	The City shall construct, own, and maintain all infrastructure, including, roads, sewers, and other utilities needed for the project.
Ground Lease Rent Abatement	Upon execution of a development agreement, abatement of annual base ground rent to \$1 per year for five years. On the sixth year excess cash flows from the project will be paid as ground lease up to \$10,000 annually.

**Frantz Community Investors, LLC**  
**Wausau, Wisconsin**  
**Riverlife Phase I Mixed-Use Building Term Sheet**

Purpose	Financing from the City of Wausau to develop a mixed-use space in the Riverlife District. This landmark development will provide approximately 38,000 square feet of retail and office space on a previously industrial brownfield site.
Secured Loan	A \$990,000 loan for development costs associated with the construction of a mixed-use building. The note will be secured by a second-mortgage on the Mixed-Use building structure.
Term	15-Years
Interest Rate	0% Interest
Repayment	Loan shall be repaid with incremental tax revenues generated from the project. All incremental tax revenues associated with the project shall be applied to the loan until it is paid in full. Repayment begins one year after completion of construction. Should the increment not fully repay the debt payment in a specific year, the developer is liable to the balance. Additional increment shall be paid forward. Loan is contingent on borrower meeting conditions set forth in the development agreement, which will include completing the project and ensuring ongoing operations.
Draw Schedule	TIF Loan shall be placed into a construction escrow with a local title company and disbursed no more frequently than monthly upon receipt of invoices for completed work or delivered materials, together with appropriate lien waivers for such work or materials.
Foundation Grant	Due to soil conditions on the site, a grant for the amount of \$250,000 shall be awarded to the developer at the start of construction for the purpose of constructing a secure foundation.

Environmental Remediation	The City shall be financially responsible for any preexisting environmental conditions on the project site and shall manage the environmental remediation with the Wisconsin Department of Natural Resources.
Infrastructure Improvements	The City shall construct, own, and maintain all infrastructure, including, roads, sewers, and other utilities needed for the project.
Ground Lease Rent Abatement	Upon execution of a development agreement, abatement of annual base ground rent to \$1 per year for five years. On the sixth year excess cash flows from the project will be paid as ground lease up to \$10,000 annually.