



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**
Date/Time: **Tuesday, August 2, 2016 at 5:00 p.m.**
Location: **Board Room, 2nd Floor, City Hall**
Members: Tom Neal (C), Romey Wagner, Pat Peckham, Joe Gehin (VC) and Lisa Rasmussen

AGENDA ITEMS FOR CONSIDERATION/ACTION

- 1 Public Comment on Matters Appearing on the Agenda
 - 2 Approval of Minutes from 6/7/16, 6/28/16 and 7/13/16
 - 3 Discussion and Possible Action on the Tax Incremental Financing Request for the Property at 7500 Stewart Avenue
 - 4 **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 the Property at 7500 Stewart Avenue
 - 5 **RECONVENE** into Open Session to Take Action on Closed Session Items, If Necessary
 - 6 Discussion and Possible Action on the Potential Release of an RFP for the Property at 120 Scott Street
- Adjournment
Tom Neal (Chair)

This notice was posted at City Hall and emailed to the media on 7/26/16

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

Time and Place: The Economic Development Committee met on Tuesday, June 7, 2016 at 5:00 p.m. in the 2nd Floor Boardroom at City Hall, 407 Grant Street, Wausau

ED Members Present: Lisa Rasmussen, Romey Wagner and Tom Neal (C), Joe Gehin (VC) and Pat Peckham Rasmussen left at 6:30

Others Present: Ann Werth, Chris Schock, Tammy Stratz, MaryAnne Groat, Travis Lepinski, Jeremy Ray, Gary Gisselman, Chris Menard, Joe Mella, Ken Tokarz, Orlando Alfonso, Mayor Mielke, 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 noted there was a quorum and called the meeting to order at approximately 5:00 p.m.

PUBLIC COMMENT ON MATTERS APPEARING ON THE AGENDA

No public comment was made.

ESTABLISH REGULAR MEETING DATES AND TIME FOR 2016-2018 TERM

It was confirmed that the first Tuesday of the month at 5:00 p.m. works for everyone.

DISCUSSION AND POSSIBLE ACTION ON WAIVING THE CITY'S RIGHT TO PURCHASE PROPERTY IN THE WAUSAU BUSINESS CAMPUS IN ORDER TO ALLOW THE TITLE TRANSFER OF 5803 PACKER DRIVE FROM ON THE MUSCLE, INC., TO WISCONSIN SHOWER DOOR & SUPPLY CORPORATION

The current owner of the building wants to sell it to the tenants currently in the building.

Rasmussen motioned to waive the City's right to purchase 5803 Packer Drive. Peckham seconded and the motion carried unanimously 5-0.

DISCUSSION AND POSSIBLE ACTION ON WAIVING 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 WESTSIDE WAREHOUSING OF WAUSAU, LLC

Wagner motioned to waive the City's right to purchase 7333 Stewart Avenue. Rasmussen seconded and the motion carried unanimously 5-0.

DISCUSSION AND POSSIBLE ACTION ON THE POTENTIAL SALE OF PROPERTY AT 1300 CLEVELAND AVENUE

St. Vincent de Paul would like to purchase part of the property for transitional housing.

Discussion will be done in closed session.

DISCUSSION AND POSSIBLE ACTION ON THE PROPOSED ACQUISITION OF 415 SOUTH FIRST AVENUE

Discussion will be done in closed session.

DISCUSSION AND POSSIBLE ACTION ON THE POTENTIAL SENIOR LIVING COMPLEX PROJECT

Schock said they will come to a future Economic Development meeting with an ask of the City.

DISCUSSION AND POSSIBLE ACTION ON THE SALE OF PROPERTY LOCATED AT APPROXIMATELY 7570 STEWART AVENUE

Menard, from Linetec, said they would like to purchase the land so they can put on a 22,000 square foot addition and add 11 new jobs. The land is needed in order to have access around the building once the addition is on.

Rasmussen motioned to sell the property as proposed in the offer. Wagner seconded and the motion carried unanimously 5-0

DISCUSSION AND POSSIBLE ACTION ON THE POTENTIAL ACQUISITION OF PROPERTY AT 411 WASHINGTON STREET

Discussion will be done in closed session.

UPDATE ON THE RIVERLIFE VILLAGES PROJECT PROPOSAL FROM FRANTZ COMMUNITY INVESTORS

Frantz showed an update on their plans/drawing. Once the development agreement is signed they will have final/construction plans and hope to start phase one by fall.

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 POTENTIAL SALE OF PROPERTY AT 1300 CLEVELAND AVENUE**

***DISCUSSION AND POSSIBLE ACTION ON THE PROPOSED ACQUISITION OF 415 SOUTH FIRST AVENUE**

***DISCUSSION AND POSSIBLE ACTION ON THE POTENTIAL SENIOR LIVING COMPLEX PROJECT**

***DISCUSSION AND POSSIBLE ACTION ON THE SALE OF PROPERTY LOCATED AT APPROXIMATELY 7570 STEWART AVENUE**

***DISCUSSION AND POSSIBLE ACTION ON THE POTENTIAL ACQUISITION OF PROPERTY AT 411 WASHINGTON STREET**

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

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

Rasmussen motioned to move into open session. Peckham seconded and the motion carried unanimously 5-0

Rasmussen motioned to continue negotiations on the sale of part of 1300 Cleveland Avenue. Peckham seconded and the motion carried unanimously 5-0.

Rasmussen motioned to accept the asking offer of \$200,000 for the purchase of 415 S. 1st Avenue. Peckham seconded and the motion carried unanimously 5-0.

DISCUSSION AND POSSIBLE ACTION ON THE PROPOSAL FROM FRONTIER FOR DOWNTOWN WIRELESS

Groat said we have a proposal from Frontier for Wi-Fi for the 400 Block at a cost of \$12,000 a year and a wrap on a City bus for advertising.

Peckham motioned to express interest in the Frontier offer and direct staff to explore other options for free or at near no cost. Gehin seconded and the motion carried unanimously 5-0.

DISCUSSION AND POSSIBLE ACTION REGARDING THE TRANSFER OF CITY OF WAUSAU OWNED PROPERTY AT 8 SCOTT STREET TO THE WAUSAU COMMUNITY DEVELOPMENT AUTHORITY

Werth said the property needs to be transferred back to do the phase 1 environmental review.

Gehin motioned to transfer the property at 8 Scott Street back to the Community Development Authority. Peckham seconded and the motion carried unanimously 4-0.

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

Schock said we receive two responses for the marketing and thinks Aplomb PR would be a good choice.

Peckham motioned to direct staff to work on adding a creative element to the proposal. Gehin seconded and the motion carried unanimously 5-0.

DISCUSSION AND POSSIBLE ACTION ON RIVERLIFE BRANDING

No action was taken. Schock showed a few different logo's for Riverlife. Some changes will be made and brought to a future meeting for review.

DISCUSSION AND POSSIBLE ACTION ON THE WAUSAU BRANDING INITIATIVE

Move to a future meeting.

ADJOURN

Gehin motioned to adjourn. Peckham seconded and the motion carried unanimously 4-0.

The meeting was adjourned at 6:50 p.m.

Respectfully Submitted,
ECONOMIC DEVELOPMENT COMMITTEE
Tom Neal, Chairperson

ECONOMIC DEVELOPMENT COMMITTEE

Time and Place: The Economic Development Committee met on Tuesday, June 28, 2016 at 4:30 p.m. in the 2nd Floor Boardroom at City Hall, 407 Grant Street, Wausau

ED Members Present: Lisa Rasmussen, Tom Neal (C), Joe Gehin (VC) and Pat Peckham

Others Present: Ann Werth, Chris Schock, MaryAnne Groat, Travis Lepinski, Jeremy Ray, Gary Gisselman, Mayor Mielke, Karen Kellbach, Dennis Smith, David Nutting 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 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 comment was made.

DISCUSSION AND POSSIBLE ACTION ON THE EAST RIVERFRONT FRANTZ COMMUNITY INVESTORS FINAL PLAN AND PROPOSAL AND RELATED TAX INCREMENT FINANCING

Discussion will be done in closed session regarding the project ask from Frantz. Phase 1 has two asks, 1 for the apartment and town houses and one for the mixed use building.

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 AND RELATED TAX INCREMENT FINANCING**

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

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

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

Rasmussen motioned to direct staff to move forward with the deal as structured with the directive to staff that they include in the development agreement a look back provision as recommended by Ehlers. If the increment is not generated as planned, a conventional loan repayment schedule would take effect, if net rate of return is above 12% we would look at a sharing arrangement. Gehin seconded and the motion carried unanimously 4-0.

ADJOURN

Gehin motioned to adjourn. Peckham seconded and the motion carried unanimously 4-0.

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

Respectfully Submitted,
ECONOMIC DEVELOPMENT COMMITTEE
Tom Neal, Chairperson

ECONOMIC DEVELOPMENT COMMITTEE

Time and Place: The Economic Development Committee met on Wednesday, July 13, 2016 at 4:30 p.m. in the 2nd Floor Boardroom at City Hall, 407 Grant Street, Wausau

ED Members Present: Lisa Rasmussen, Tom Neal (C), Joe Gehin (VC) and Pat Peckham

Others Present: Chris Schock, Travis Lepinski, Anne Jacobson, Rob Flashinski, 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 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 comment was made.

APPROVAL OF MINUTES FROM 3/24/16 AND 5/3/16

Rasmussen motioned to approve the minutes. Gehin seconded and the motion carried unanimously 4-0.

DISCUSSION AND POSSIBLE ACTION ON THE POTENTIAL RELEASE OF A REQUEST FOR PROPOSALS (RFP) FOR A MASTER PLAN FOR BUSINESS CAMPUS EXPANSION (ARLON SCHMIDT PROPERTY)

Schock informed the Committee that we would like to put out an RFP to develop a master plan for the Business Campus expansion. Within the plan we should include the moving of Wausau Chemical to the Business Campus. Flashinski said now is a good time to look into the possibility of moving out to the Business Campus as the new land opens up new possibilities. The Committee would like many plan options not just one.

Gehin motioned to proceed with the RFP for the Business Campus expansion and to include specs for relocation of Wausau Chemical. Rasmussen seconded and the motion carried unanimously 4-0.

DISCUSSION AND POSSIBLE ACTION ON THE POTENTIAL RELEASE OF AN RFP FOR THE PROPERTY AT 120 SCOTT STREET

Schock asked if we should take the vacant land to RFP to see what kind of options are out there. The Committee asked to review the RFP before it is released to make sure we are not cannibalizing other Downtown businesses.

Gehin motioned to proceed with the RFP and bring it back to the next meeting for review. Rasmussen seconded and the motion carried unanimously 4-0.

DISCUSSION AND POSSIBLE ACTION ON THE POTENTIAL RELEASE OF AN RFP FOR THE PROPERTY AT 309 MCCLELLAN STREET

Schock updated the committee that the previous RFP came to a dead end so we would like to re-release the RFP.

Gehin motioned to proceed with the RFP. Peckham seconded and the motion carried unanimously 4-0.

UPDATE ON COOPERATIVE RFP FOR POTENTIAL PROJECTS

Schock updated the committee that there may be a couple of cooperative RFP's that come out. The two areas of interest right now are 6th and Scott Street and 17th and West Street.

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

Gehin motioned to approve the proposal from Aplomb PR. Rasmussen seconded and the motion carried unanimously 4-0.

DISCUSSION AND POSSIBLE ACTION ON RIVERLIFE BRANDING

Discussion was done by the Committee on the options that were in the packet as to which options they like. The Committee favored option 1 with the textured bird.

No action was taken

ADJOURN

Peckham motioned to adjourn. Gehin seconded and the motion carried unanimously 4-0.

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

Respectfully Submitted,
ECONOMIC DEVELOPMENT COMMITTEE
Tom Neal, Chairperson

DEVELOPER

Legal Entity: Apogee Wausau Group
d/b/a: Linetec
Main Office Location: 7500 Stewart Avenue, Wausau, WI 54401
Type of Business: Architectural Metal Finishing
Project Description: Building addition and 2 new processing lines
Reason for Application Assistance: Large capital and building expansion is now projecting budget overruns due to land remediation and building change requirements. Our hope is with the increased value to the city in both an increased tax base and the creation of additional employment if the City would consider a reverse TIF arrangements to soften the impact of the cost overruns.

PROPERTY INFORMATION**Parcel 1**

Address: 7500 Stewart Avenue
Size: 36.3 acres
Current Use: Industrial (metal finishing and handling)
Current Assessed Value: \$13,364,300
Current Property Taxes: \$ 277,264

Parcel 2

Address:
Size:
Current Use:
Current Assessed Value:
Current Property Taxes:

PROPOSED IMPROVEMENTS

Add a building addition on the south west side of our existing building. Addition will be approximately 22,000 SF. In this addition we will be installing 2 processing lines. One will be a thermal strut line for 30 foot aluminum extrusions and the other line will be a thermal pour and debridge line that will be able to handle 30 foot double cavity extrusions.

We currently have one of each of the above lines and this will double our line capacity to handle our growing volume. It is projected over the next 3-5 years that we will add 10 full time positions to staff this added capacity and volume.

These thermal processing lines complement our existing finishing business and is a process we already do but are out of capacity for the future. This is a proven part of our business and our ability to install this equipment and get it operational is very high.

RETURN ON INVESTMENT ANALYSIS

Project Costs

	Amount (\$)	Source of Funds
Purchase of Land	\$ -	Internal
Demolition Cost		
Site Improvements	\$ 50,000	Internal
Purchase of Existing Facility		
Construction of New Building(s)	\$ 990,000	Internal
Renovation of Existing Structure		
Machinery & Equipment	\$ 1,560,000	Internal
Architectural & Engineering Fees		
Legal & Other Professional Fees		
Contingency		
Working Capital		
Other (please specify)		
Total Project Costs	\$ 2,600,000	

Value of Property

Lot Size (in acres): 36.3 Acres
 Improvement Square Footage: 22,000 SF

Current Assessed Values:	Land:	\$ 736,000	2016 Assessment
	Improvements	\$ 12,628,300	2016 Assessment
	Total	\$ 13,364,300	2016 Assessment

Calculated Property Value:	Land:	\$ 736,000	
	Improvements	\$ 13,500,000	Projected
	Total	\$ 14,236,000	

Projected Property Taxes

Current Property Taxes: \$	\$ 277,263.93	2015 billed
Calculated Property Taxes:	\$ 302,263.93	
Calculated Tax Increment:	\$ 25,000.00	

Zoning:

Current Zoning: Industrial
 Proposed Zoning: Industrial

Requested City Participation/Financing

	Source	Amount	Terms: Years/Interest	Contact Information
Loans:				
Equity	Internal	\$ 2,600,000		
Requested City Participation:				
Loan:				
Grant:				
Other: Reverse TIF	Reverse TIF	\$ 130,000	7 year, 75% Reverse TIF	
Total Financing				

Request from the city is a reverse TIF in the amount of 75% of the increased property taxes for a 7 year period. No upfront funds or grants or loans are being requested.

City of Wausau ROI:

Jobs Created

Up to \$15,000:

\$15,001-\$30,000:

\$30,001-\$45,000: 10 positions Over a 3-5 year time horizon.

\$45,001-\$60,000:

\$60,001 and above:

Description of Employee benefits:

Very competitive health, dental, vacation, personal time, incentive pay, employee awards for performance (food and small gifts), 401K match and other customary benefits afforded to full time employees.

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