



*** 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

Meeting of: **FINANCE COMMITTEE**
 Date/Time: **Tuesday, November 10, 2015 at 5:15 PM**
 Location: **City Hall, 2nd Floor Board Room**
 Members: David Oberbeck (C), Karen Kellbach, Dave Nutting, Bill Nagle, Robert Mielke

AGENDA ITEMS FOR CONSIDERATION (All items listed may be acted upon)

Presenter

- | | | |
|---|---|-----------|
| 1 | Public Comment on matters appearing on the agenda. | |
| 2 | Minutes of previous meeting(s). (10/13/2015 and 10/27/2015) | |
| 3 | Discussion and Possible Action Regarding the Elk Creek Architectural LLC Proposal for the Wausau Club Redevelopment | Schock |
| 4 | Discussion and Possible Action regarding JAG Grant | Barnes |
| 5 | Discussion and Possible Action on the Kaiser Pool financial operations report | Duncanson |
| 6 | Discussion and Possible Action regarding the 2016 Revenue Schedule | Groat |
| 7 | Discussion and Possible Action regarding 2016 Property Insurance | Groat |
| 8 | Discussion and Possible Action regarding funding request for Hmong Veterans Memorial | Tipple |
| 9 | Review of 2015 Reevaluation Process | |
| | Adjournment | |

David Oberbeck, Chair

IMPORTANT: THREE (3) MEMBERS NEEDED FOR A QUORUM: If you are unable to attend the meeting, please notify Mary by calling (715)261-6645 or via email mgoede@ci.wausau.wi.us

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.**

This Notice was posted at City Hall and faxed to the Daily Herald newsroom on 11/06/15 @ 12:30 PM

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, (Alderspersons: Wagner, Neal, Gisselman, Winters, Rasmussen, Abitz), *Tipple, *Jacobson, *Groat, Rayala, Department Heads

FINANCE COMMITTEE

Date and Time: Tuesday, October 13, 2015 @ 5:45 pm., Board Room

Members Present: Oberbeck (C), Kellbach, Mielke, Nutting, Nagle

Others Present: Groat, Barnes, Giese, Hardel, Jacobson, Kujawa, Lindman, Werth, Tipple, Wagner, Gisselman, Neal, Goede.

In accordance with Chapter 19, Wisc. 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 Oberbeck.

Public Comment

None

Minutes of previous meeting(s). (9/22/15)

Motion by Kellbach, second by Mielke to approve the minutes of a previous meeting (9/22/15). Motion carried 5-0.

Discussion and possible action regarding the creation of a juvenile animal fee

Groat explained state law dictates that we offer half price if someone comes in to license a puppy after July 1st and a suggestion was made by staff to offer that half price license all year for new kittens and puppies as a way to encourage people to use that savings to microchip or spay or neuter their pet. This would also provide an opportunity to educate them as to what the full price will be. She indicated she spoke to PetData about it and they said there are a number of communities that do have juvenile licenses and the standard is six months up to a year.

Oberbeck agreed this would be a good incentive to get pets registered and for the owners to learn what is required. Groat reiterated we already give the discount after July 1 by state law, so it would be those puppies and kittens that are registered between January 1 and July that would be receiving the discount. Groat questioned if they wanted to set it at 6 months, 9 months, or a year. Nutting felt one year of age was no longer a puppy or kitten. Oberbeck suggested allowing the discount for all new pets the first time.

Motion by Nagle, second by Mielke to allow a half price discount for the first registration of all new pets. Motion carried 5-0.

Execution of a five year lease between the City of Wausau and the United States of America for use by the Federal Aviation Administration for antenna and rack space at the City of Wausau Downtown Airport

Groat stated we have had a lease with the FAA for many, many years at the airport; they provide a service to the airport and they like having them there. She noted there was a period of time when they did not pay rent. She indicated Alfonso has been working on the negotiations and she recommended accepting the five year lease.

Motion by Nagle, second by Kellbach to approve a five year lease between the city and the FAA for antenna and rack space at the Downtown Airport. Motion carried 5-0.

2016 audit services including sole sourcing a one year extension or initiating an RFP

Groat stated the contract expired at the end of the 2014 audit and Schenck is questioning if we would be willing to extend the contract an additional year. She noted she has not had a chance to work on an RFP and asked them what they would require for a fee for an additional year. Schenck quoted \$110 increase in the city's portion of the audit and the Community Development Authority (CDA) would increase \$1,760 because their audit has gotten substantially more complex since they did the tax credit project. She indicated Schenck was low bid when we went out for RFP last time and we have had them for five years. She commented it is not uncommon for communities to extend the contract. She pointed out any time we hire a new auditor we spend substantially more time on the audit because the auditor doesn't know us or where our records are and must accumulate a lot of basic information from us, as well as basic documents. If they want to go for RFP, it needs to be done quickly as we are running out of time. It can be handled two ways: 1) read the proposals and pick a company based on cost; or 2) go through an interview process of each company.

Motion by Nagle, second by Nutting to extend the audit contract one year and authorize a sole source purchase. Motion carried 5-0.

Discussion and Possible Action regarding the 2016 Budget

Mayor Tipple stated we are in the process with the various departments regarding coming up with possible savings for the budget but don't have them all in yet. Groat indicated she could have them summarized by the first part of next week. Discussion took place regarding the dates of upcoming Committee of the Whole meetings for the budget and the public hearing.

Oberbeck suggested we start with a target number of where we go with the budget and when we bring in the rankings of budget requests there is a line that will go up or down based on the decisions that are made.

Consideration of alternatives for the closure or project plan amendment of Tax Increment District Number Five

Groat stated there have been several discussions regarding closing TID #5 or not and if they close the district it would be in effect for 2017. She commented it seemed the debate was whether we need money to help finance some of our TID activities or do we need the funds to balance the operating budget. She indicated she did some evaluation as to whether we could have both. She proposed removing some properties from the district so that when we go to do the budget next year those properties would be used to pay regular taxes. *(She distributed a map delineating the properties to be removed.)* This would have a benefit of increased value for Composite Envision as well as there are a number of parcels the city currently owns, so if development occurred on them it would be all new development. She stated we are allowed to remove property from the TID during the amendment. She indicated if they took these properties out, it would make \$142,000 available in the city's budget for property tax. The total taxes are about \$375,000 per year and would leave approximately \$900,000 if they wanted to use the donor method for TID #3. Groat noted the two major districts causing us problems in the general fund because of accumulated deficits are TID #3 due to all of the money invested in the riverfront; and TID #7 which is out by Menards where substantial improvements to Stewart Avenue were made expecting development, but that development has not come forward.

Groat explained the target in our fund balance policy says that we will be at 16.67% of expenditures; in 2014 we were at 13.9%. Based on the TID cash flows, assuming no new development except for WOW in TID #3, she estimated the undesignated fund balance will drop down to 9% in 2018 at its lowest point. If we adopt a project plan that eliminates this property out of the district for tax relief and we have the TID donation, using the more conservative number of \$900,000, then we are able to maintain a stronger undesignated fund balance. Discussion followed on pros and cons of tax incremental financing. Groat stated she was happy with this compromise proposal because it serves both of the concerns that she hears from Council. She felt it would give the ED Committee a project to try to develop. Oberbeck pointed out it would also replenish what we lost from the mall. Nagle did not feel \$142,00 was worth it.

Motion by Nagle, second by Nutting to leave TID #5 as it currently is. Motion failed 2-3.

Motion by Oberbeck, second by Kellbach to approve the proposed compromise to amend TID #5 to remove property as presented. Motion carried 3-2.

Discussion and possible action on contract assessment services for real and personal property between the City of Wausau and City of Schofield.

Giese requested the committee convene in closed session to discuss her negotiations with the City of Schofield.

CLOSED SESSION pursuant to 19.85(1)(e) of Wisconsin Statutes for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, wherever competitive or bargaining reasons requires a closed session - for providing contract assessment services for real and personal property between the City of Wausau and City of Schofield

Motion by Nagle, second by Mielke to convene in closed session. Roll Call Vote: Ayes: Nagle, Kellbach, Mielke, Nutting, Oberbeck. Motion carried unanimously.

Meeting was adjourned in closed session at 6:53 pm.

FINANCE COMMITTEE

Date and Time: Tuesday, October 27, 2015 @ 5:30 pm., Board Room

Members Present: Oberbeck (C), Kellbach, Mielke, Nutting, Nagle

Others Present: Groat, Barnes, Giese, Jacobson, Hebert, Kujawa, Lindman, Schock, Werth, Tipple, Gisselman, Neal, Goede, Elizabeth Field, media.

In accordance with Chapter 19, Wisc. 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 Oberbeck.

Public Comment

None

Minutes of previous meeting(s). (9/23/15, 9/24/15, 9/30/15)

Motion by Nutting, second by Nagle to approve the minutes of previous meetings (9/23/15, 9/24/15 & 9/30/15).

Motion carried 5-0.

Thomas Street Real Estate Services Contract with MSA Professional Services

Lindman explained he had prepared a cost estimate based on the scope of services we knew at that time when we went out for RFP for real estate services, but that was really only a portion of the services that we were going to end up requiring. He indicated his estimate was \$161,000 and MSA submitted \$170,500, but that included six additional appraisals. The total contract proposed is \$276,625 for just real estate services for appraisals and relocation services, but it does not include any of the actual acquisitions or costs for relocating people. He noted on top of that the city will be billed directly approximately \$7,200 in title services which will be required for all the properties; MSA will work with Runkel to have that done. This was based on an estimate from Runkel of approximately \$300 per parcel. He stated four proposals were submitted and the decision was made based on qualifications. Nagle questioned many of the fees and commented on the high cost. He commented he understood the job needs to get done, but he could not vote in favor of this contract.

Motion by Kellbach, second by Nutting to approve the Thomas Street Real Estate Services Contract with MSA Professional Services. Motion carried 4-1 (*Nagle was the dissenting vote.*)

Inspection services contract execution with City of Schofield

Hebert explained Schofield's Building Inspector had a medical issue and abruptly retired, so their Mayor contacted our Mayor asking if we could help them out for the last three months of the year. He indicated they have done about six inspections so far and it should be a low volume workload and bring in a little bit of revenue. He stated he was using a straight forward inspection fee every time we send a person out there and if they need a building permit reviewed by us, we also get a fee. He noted the contract before them today was just until the end of this year and noted they would consider moving forward with Schofield for a yearlong contract next year as well. In reviewing their permits from last year, they only had 23 residential permits, half of which were electrical service upgrades.

Oberbeck questioned if this fee covered all of his costs for overhead training. He commented he had an issue with giving services away on behalf of the City of Wausau. He felt the \$50 fee and \$28 for a plan review was extremely low compared to what our residents end up paying as far as the departmental costs. Hebert stated Wausau Inspections had previously done work in Rothschild and Stettin, which was a little more challenging because of the drive time; Schofield is a close neighbor just down Grand Avenue. He indicated this proposal was a 166% of our highest paid inspector and he factored in the benefits and potential costs for gas, etc.

Motion by Nutting, second by Mielke to approve the inspection services contract with the City of Schofield. Motion carried 4-1. (*Oberbeck was the dissenting vote.*)

Adoption of the 2016 Business Improvement District Budget and Plan

Elizabeth Field stated the BID Board adopted the Business Improvement Plan at its October meeting. She pointed out a correction to Appendix B, Revenue Source, where there is a line item for "other" that specifies sponsorships in the Friend of the River District Program (FORD), listed at \$66,000 which should be \$29,500. She noted there were

no other changes from the plan adopted in 2015, other than the name change from Main Street Program to Wausau River District.

Motion by Nagle, second by Mielke to approve the 2016 BID Budget and Plan. Motion carried 5-0.

September 2015 General Fund Financial Report

Groat reviewed the September 2015 Statement of Revenues and Expenditures Narrative Report, which can be accessed on the city's website.

Groat noted there was some really good news as far as Parks Department is concerned. She explained in the last few years we have not been making our anticipated revenues in the Parks Department budget, but this year due to some of the changes at Kaiser Pool they have brought in a substantial amount of money. She indicated we had budgeted \$24,000 for pool user fees and those came in just below \$51,000; the year before it made only \$18,000. The concession revenue now is just under \$40,000 compared to the 2014 amount received of \$10,000. She commented increasing the amenity that we've offered definitely has driven additional visitors and having more of a full service concession stand at the pools is definitely generating more revenue. Nagle questioned how much it costs to operate Kaiser Pool. Oberbeck suggested bringing back that information to the next meeting.

Discussion and possible action regarding 2015 midyear budget modification

Groat stated the Council approved an amendment to our budget ordinance requiring between August 31st and October 31st of each year that the Mayor shall prepare and submit to the Finance Committee a budget amendment based upon year end projections. She indicated as part of our 2016 budget exercise, we asked the departments to predict what their spending is going to be to the end of the year. She explained based on those predictions if there was any overspending anticipated, we have gone through and done a budget amendment to counteract that overspending. She stated her interpretation of the ordinance was that the Council did not want us to pull the money out of contingency or fund balance. She indicated this was a balanced budget transfer and she reviewed them in detail for the committee.

Motion by Mielke, second by Kellbach to approve the 2015 midyear budget modification. Motion carried 5-0.

Discussion and Possible Action regarding the 2016 Budget

Mayor Tipple distributed handouts regarding an update to the seal coat project. He pointed out this proposal does not affect the levy. He stated we had originally budgeted \$50,000 for seal coat in TID #6 and \$50,000 for TID #8. The proposed change would be \$180,000 for the seal coat budget in TID #6 and add \$35,000 to TID #10, for a total proposed change of \$215,000 for the seal coat budget. He summarized the change would then be to add \$130,000 to TID #6 because \$50,000 is already budgeted and then the additional \$35,000 to TID#10 would make a total change of \$115,000. He provided supporting documentation of the estimates where the work is to be done. He read information from TID plans in reference to payments for pavement/street improvements.

Motion by Nagle, second by Mielke to approve the changes to seal coat budget as presented. Motion carried 5-0.

Groat indicated she received our final assessed value; we used \$2,647,463,400 to prepare the budget and it came in at \$2,648,059,500. She provided summary information from the last Committee of the Whole budget decisions as well as building permit data that was requested.

Groat stated the total levy increase is \$823,585 or a 3.416% increase. She noted we have not yet received our expenditure restraint and she was hoping based on her calculations that the .641% increase in the general fund meets those.

2015 CIP Status Report

Groat explained the report is to look for projects that are behind as well as those that are running over. When this report was done there were some overages projected for some street projects and those budget modifications have already taken place. She indicated the only other one was a reallocation in the motor pool where they were making their purchases between DPW, Police and Fire, but the net effect ultimately is going to be zero.

Review of 2017 Budget Plan

Groat stated as part of the 2016 budget exercise this year we asked the departments to put together a two year budget, the 2016 budget and a plan for 2017. She summarized it by category and noted when you look at the dollar change from the 2016 proposed budget to the 2017 budget, there is virtually no revenue growth projected for the 2017 budget. The only revenue growth we are anticipating is public charges for services and that would be in ambulance fees and those would be offset by a couple of reductions in some other revenue areas. In regard to expenses, she was predicting the personnel service costs would go up \$1.6 million, which represents the public safety salary increases of 2% on January 1, 2017 of about \$390,000; a 15.2% increase in health insurance (worst case scenario); and 8% increase in dental. The other area that had a significant increase was contractual services. She reviewed a list of other increases expected. Groat stated based on the health insurance inflation of 15.2% the general fund expenses would go up just below \$1.5 million or 4.69%.

Discussion took place regarding creating revenue and value within the community. Groat commented Madison had put together an ad hoc committee to look at revenue options and that may be something the city may want to consider. They also may want to revisit a stormwater utility and/or garbage & recycling through a better educational process.

Resolution authorizing City staff to insource pet licensing processing beginning with the January 2016 licensing season

Groat reviewed the new software that is being used in the Inspections Department for their building permits and rental licensing program also has the capacity to do licensing that is handled by the Clerk's Office, such as pet licensing and burn permits, etc. She stated we spend about \$23,000 a year for PetData which could be saved by bringing it in-house and provide the same level of services. The animal control officer, Ashlee Bishop, really liked the software and noted the main benefit our software has that PetData does not is that we are integrated with our GIS. This would allow her to know where all neutered cats are living and where all dogs that have not been re-licensed are. The police sector map can overlay the GIS map making it easy to allocate officers who have time, as well as allowing Ashlee to minimize her travel time. She noted there have been some complaints about PetData regarding the timeliness of updated licensing reporting. The contract with PetData expires November 4, 2015.

Oberbeck questioned if all the data comes back to us. Groat stated we already have a spreadsheet of the data and have uploaded it into our new software and it works. We also have an online payment component using PayPal and we tested it this morning. She felt it would be an easy system to use with some added benefits. She indicated she reached out to Weston to see if they were interested but it did not seem that they were going to come to the city to do their licensing. She acknowledged it was somewhat last minute and if they did not want to do it this coming year, the offer was still out there for 2017 and future years.

Motion by Mielke, second by Kellbach to approve insource pet licensing beginning January 2016. Motion carried 5-0.

Adjourn

Motion by Mielke, second by Kellbach to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 6:56 p.m.

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

**JOINT RESOLUTION OF THE ECONOMIC DEVELOPMENT
AND FINANCE COMMITTEES**

Approving Elk Creek Architectural LLC’s proposal and plan for redevelopment of the Wausau Club property at 309 McClellan Street, and instructing City staff to prepare a grant application to the Wisconsin Economic Development Corporation (WEDC).

Committee Action: Economic Development 4-0
 Finance Pending

Fiscal Impact: \$500,000 20 year loan (1% for 10 years, with the remaining 10 years at the City’s borrowing rate) and the donation of the property

File Number: 15-0107

Date Introduced: November 10, 2015

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
	<i>Included in Budget:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Budget Source: TIF 3</i>	
	<i>One-time Costs:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount: \$500,000 loan (10 yrs. at 1%, 10 yrs. at City Rate)</i>	
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>	
SOURCE	<i>Fee Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>	
	<i>Grant Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>	
	<i>Debt Financed:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount</i>	<i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount: \$500,000 loan</i>	
	<i>TID Source: Increment Revenue <input type="checkbox"/> Debt <input checked="" type="checkbox"/> Funds on Hand <input type="checkbox"/> Interfund Loan <input type="checkbox"/></i>			

WHEREAS, the Wausau Club, built in 1901, is listed on the National Register of Historical Places and is a reflection of Wausau’s cultural history and a beloved icon to the citizens of Wausau; and

WHEREAS, redevelopment of this vacant building will add an important component to the over \$100 million dollars invested in the Central Business District; and

WHEREAS, the City of Wausau initiated the process to attract developers and received 1 proposal from Elk Creek Architectural, LLC, to convert the Wausau Club into a “Mercantile” space consisting of a destination spa, wine bar & cellar, bakery & café and special events hall/restaurant; and

WHEREAS, the Wausau Club Selection Committee reviewed the proposal and provided feedback to the developer, and the City signed a Planning Option Agreement with the proposed developer to complete due diligence which will end December 31, 2015; and

WHEREAS, Elk Creek Architectural has now submitted a new proposal following the due diligence over the past months and this submittal will foster economic development in downtown Wausau by preserving a cultural icon, driving tourism, attracting new businesses, creating jobs and adding to the City’s tax base; and

WHEREAS, Elk Creek Architectural is seeking a \$500,000 loan from the City of Wausau along with the donation of the property; and

WHEREAS, the \$2.0 million project will also utilize traditional financing sources along with state and federal historic tax credits and other grant possibilities including the Wisconsin Economic Development Corporation (WEDC) Community Development Investment Grant; and

WHEREAS, the facility is located within the boundaries of Tax Increment District Number Three; and

WHEREAS, the project plan objectives of TID #3 are to:

- Eliminate predominantly open and under-utilized areas which contribute to blight in the Central Business District and impair the sound growth of the community.
- Help prevent the recurrence of blight and blighting conditions through public and private investments within the tax incremental district.
- Carry out “rehabilitation or conservation work,” as defined in 66.435(3).
- Enhance the property value and development potential of properties within and adjacent to the tax incremental district.
- Strengthen the economic well-being of the tax incremental district area and the Central Business District.
- Identify feasible and appropriate means of undertaking and financing the improvements outlined in this project plan.
- Increase employment opportunities available in the community.
- Increase total and per capita income in the community.
- Help implement the Redevelopment plan and any amendments to the plan.

WHEREAS, the Economic Development Committee has reviewed the developer incentive request and finds the following:

- That the Elk Creek Mercantile project would not occur without the loan to provide gap financing from the City of Wausau financed from Tax Increment District Number Three.
- That the financial assistance will be supported by a development agreement signed by Elk Creek Architecture LLC which will commit to spend at least \$2.0 million in construction cost and commit to create at least 30 jobs.
- The developer incentives are an eligible expense under the tax increment financing laws;
- That this project furthers the purposes of Tax Increment Financing and the objectives of the Tax Increment District Number Three Project Plan objectives;
- That the development of businesses; and increased employment, capital and facility growth in the long and short term is in the vital and best interest of the City and its residents and in accordance with the public purpose and conditions of applicable state and local laws and the standards under which the tax increment district was undertaken and implemented;

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Wausau hereby approves the Elk Creek Architectural proposal for the redevelopment of the Wausau Club.

BE IT FURTHER RESOLVED that City is directed to prepare and sign a development agreement in substantial conformance with these terms, prepare a grant to the WEDC on behalf of the developer, and facilitate the transfer of the property.

Approved:

James E. Tipple, Mayor



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: Elk Creek Architectural, LLC

d/b/a:

Main Office Location: 9290 County Road A, Wausau, WI 54401

Type of Business: Residential/Commercial Architectural Woodworking

Project Description: The Wausau Club is a treasured and beloved icon to the citizens of Wausau and is not merely an important piece of our history, but rather a constant and evolving reflection of our culture. The facility will be converted into a symbiotic mercantile space consisting of a destination spa, wine bar & cellar, gallery, design center, bakery & café, and special events hall.

Reason for Application Assistance: In line with the goals, objectives, and strategies of the TIF guidelines for the City of Wausau, this funding will insure the entire scope of the project funding and sources. Without this funding the project will likely hit a headwall and place in jeopardy the creation of jobs, the reuse and historical revitalization of a property that's history is an identity of this community.

PROPERTY INFORMATION

Parcel 1

Address: 309 McClellan Street, Wausau, WI 54403

Size: 0.508 Acre

Current Use: Vacant

Current Assessed Value:

Current Property Taxes: \$0

PROPOSED IMPROVEMENTS

Describe improvement details

The Wausau Club building was placed on the list of National Historic Landmarks in 1989. This will result in all work meeting the requirements for the substantial rehabilitation of historic structures as defined by the National Parks Service, division of the Department of the Interior, and the Wisconsin Historical Society. The substantial rehabilitation will upgrade or provide new utilities to service the facility and will be done according to all applicable codes and guidelines, including, but not limited to, local zoning codes, state building codes, and National Parks Service guidelines. In addition, the facility will meet life safety and handicap accessibility requirements. These improvements will not only allow for commercial use, it will regain its original charm and increase the remaining life of the property.

RETURN ON INVESTMENT ANALYSIS

Project Costs (See Sources and Use of Funds)

	Amount (\$)	Source of Funds
Purchase of Land	0	
Demolition Cost		
Site Improvements		
Purchase of Existing Facility		
Construction of New Building(s)		
Renovation of Existing Structure	1,662,000	Loans
Machinery & Equipment		
Architectural & Engineering Fees	23,000	
Legal & Other Professional Fees	36,000	
Contingency	279,000	
Working Capital		
Other (please specify)		
Total Project Costs	2,000,000	

Value of Property

- Lot Size (in acres): .508
- Improvement Square Footage: 26,824
- Commitment of \$2,000,000 of invoiced construction costs

Zoning:

- Current Zoning: Commercial/Country Club
- Proposed Zoning: Commercial

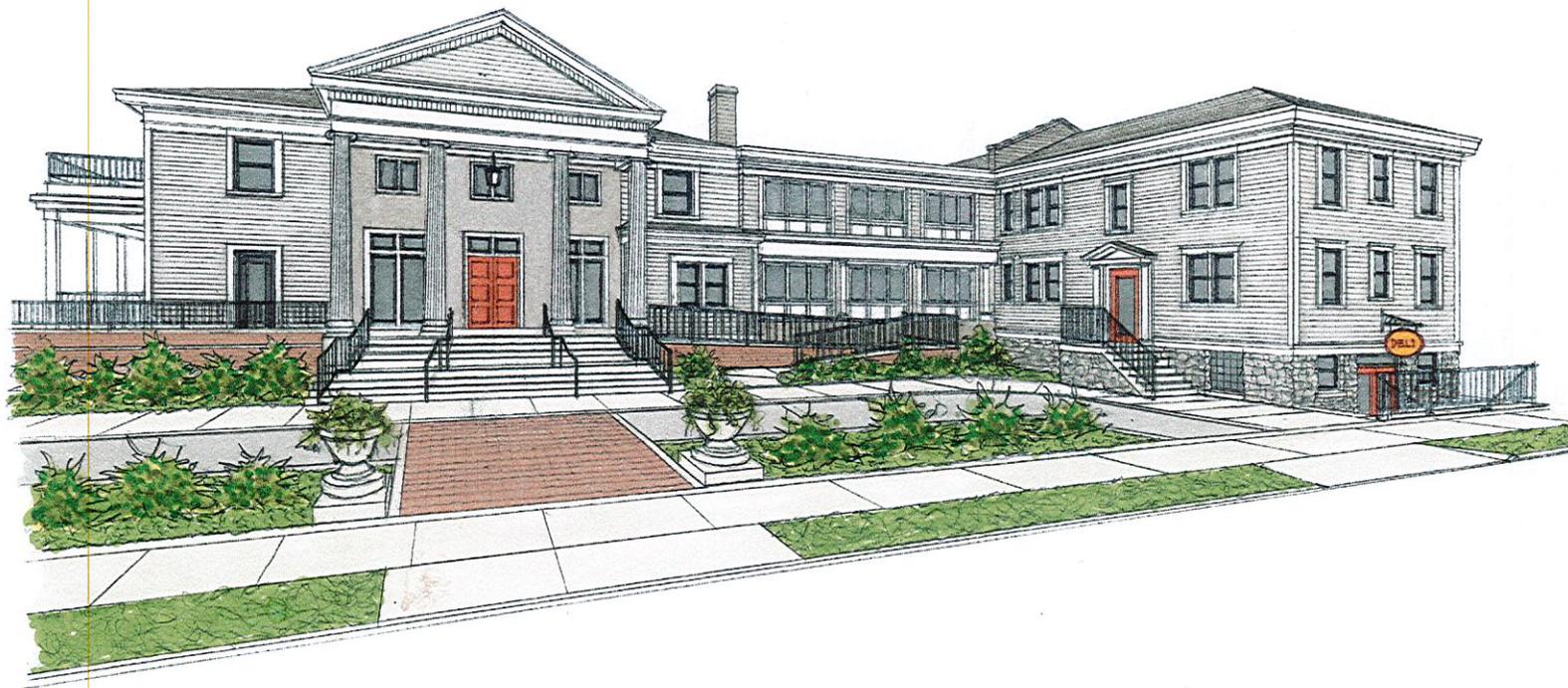
Requested City Participation/Financing

Source	Amount	Terms: Years/Interest	Contact Information
Loans:			
<i>Bank</i>	\$455,600		
<i>Hist. Tax Credits/Equity</i>	\$794,400		
<i>WEDC/CEI</i>	\$250,000		
Requested City Participation:			
<i>Loan</i>	\$500,000	1% for 10 yrs City Rate for 10 yrs	
Grant			
Other			
Total Financing	\$2,000,000		

Jobs Created

- Up to \$15,000: _____
- \$15,001-\$30,000: **30-40 Jobs**
- \$30,001-\$45,000: _____
- \$45,001-\$60,000: _____
- \$60,001 and above: _____

After



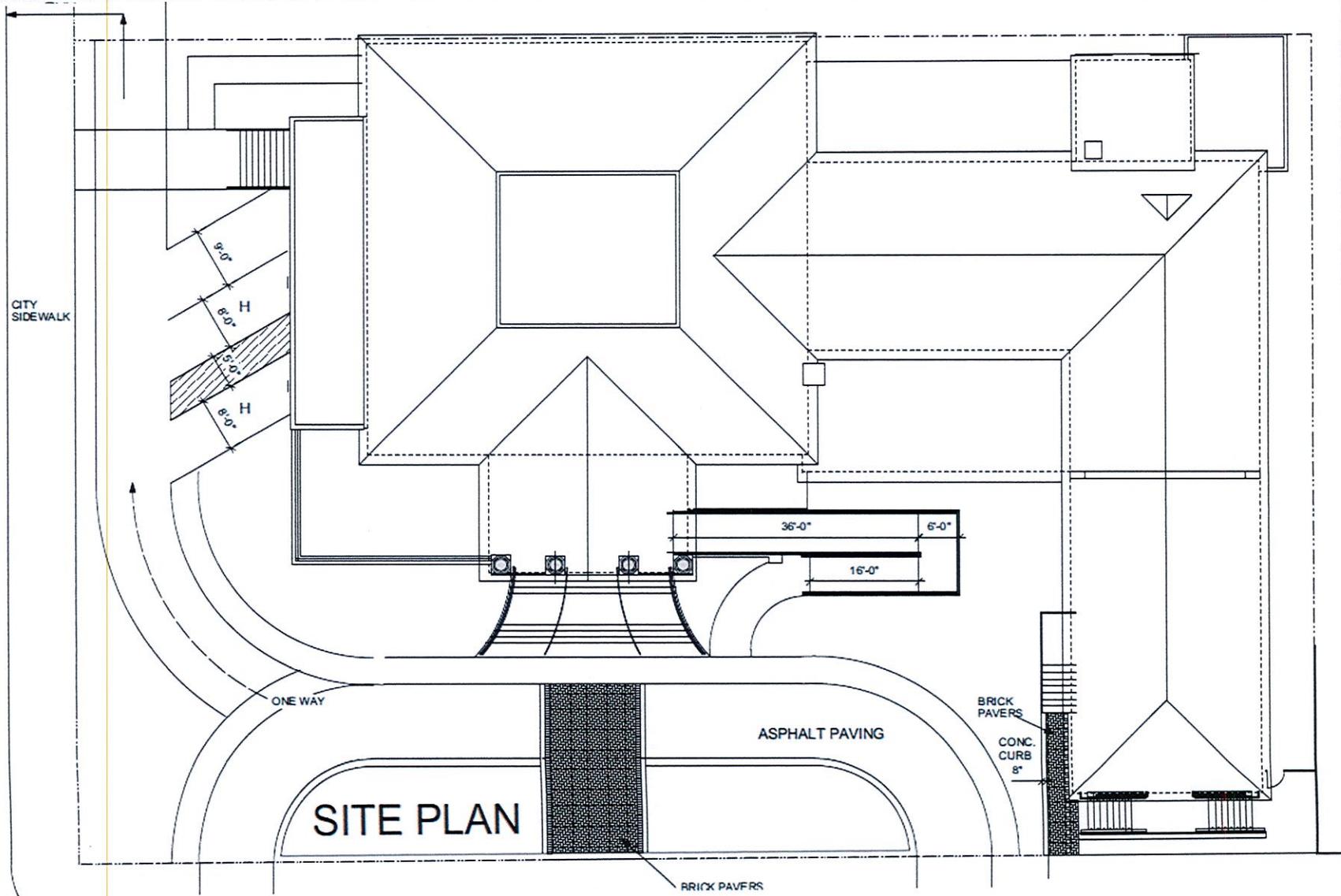
WAUSAU CLUB (w/ ELK CREEK ARCHITECTURAL + COX & ASSOC. ARCHITECTS/PLANNERS)
OCTOBER 16, 2015

WAUSAU, WI
JOE LAWNICZAK



WAUSAU CLUB (w/ELK CREEK ARCH. & COX & ASSOC. ARCH./PLNRS.) WAUSAU, WI
OCTOBER 16, 2015 JOE LAWNICZAK

Site Plan



Mercantile Project Proposal



The Mercantile
A house of culture

- ❧ A destination salon & spa, wine & craft beer bar & cellar, bakery, design, and event space
- ❧ Creation of 22-32 jobs, averaging \$19,788-\$22,049 in earnings (aggregate of \$491,425-728,528 in earnings)
- ❧ Fills important leakage rates:
 - ❧ 55% for furniture and home goods
 - ❧ 42% leakage for food and beverage stores
 - ❧ 32% for health and personal care
 - ❧ 55% for sporting, hobby, book, and music stores

Other Considerations

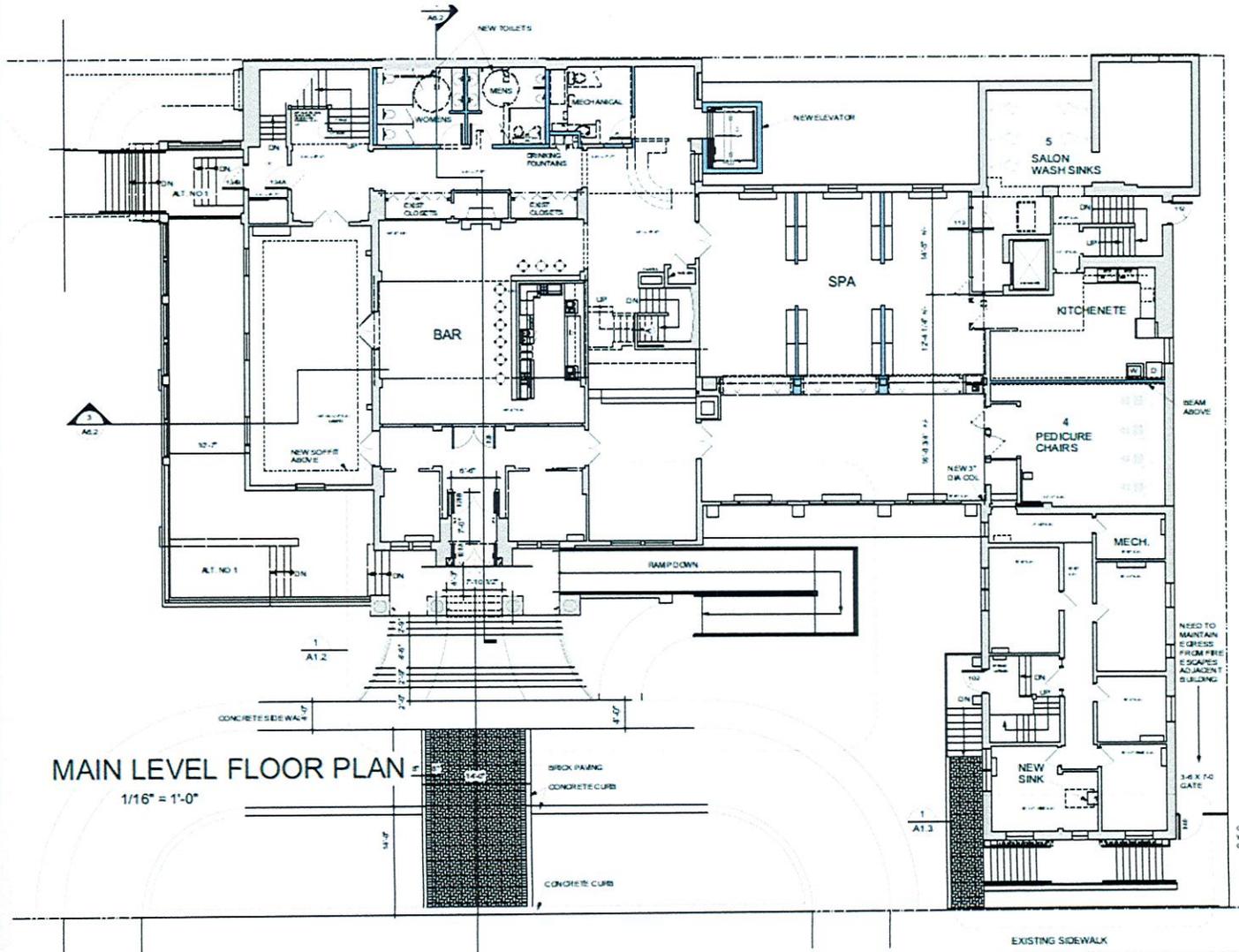


- ❧ Lost Tax Revenue Since 2004
 - ❧ \$13,000-\$29,000 annually

- ❧ Lost Economic Value
 - ❧ 10 years sitting idle
 - ❧ \$4.9 million in wages
 - ❧ \$3.1 million in annual consumer spending
 - ❧ Potentially \$35 million + in total lost economic impact

- ❧ 30 Year Future Economic Impact of the Mercantile
 - ❧ \$14.7 million in wages
 - ❧ \$870,000 in property tax revenue
 - ❧ \$186 million in potential annual average revenue \$6.2 million/yr
 - ❧ Millions more in revolving local revenue

Main Level Floor Plan

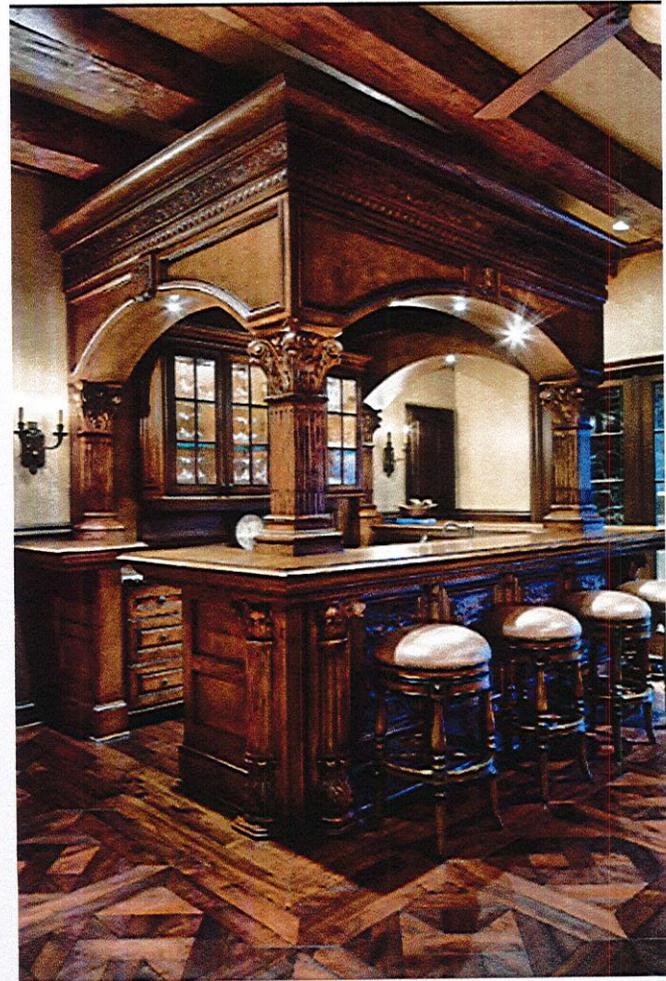


The Mercantile Vision

Main Level



❧ Classic sculpted wood bar

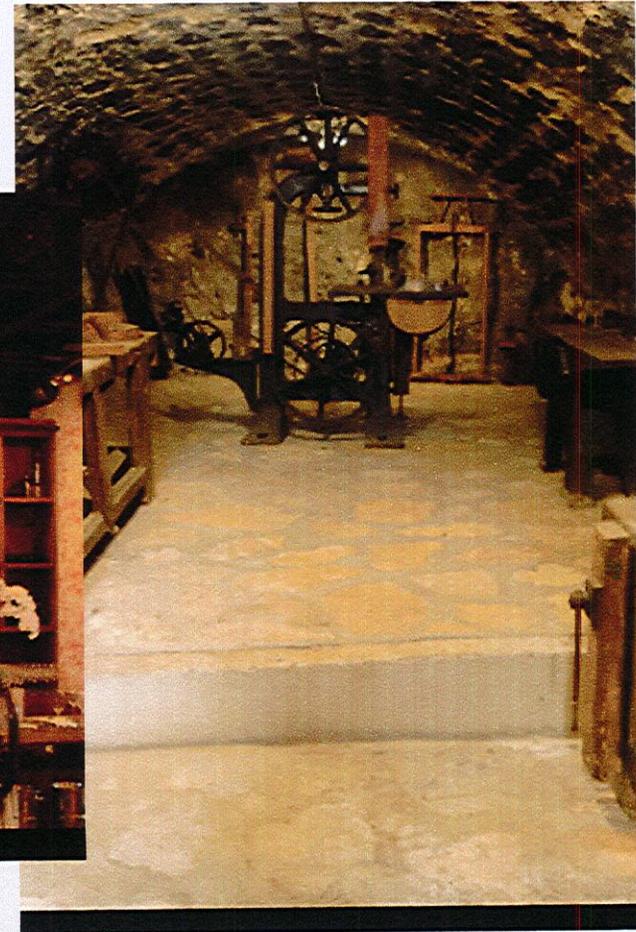


The Mercantile Vision

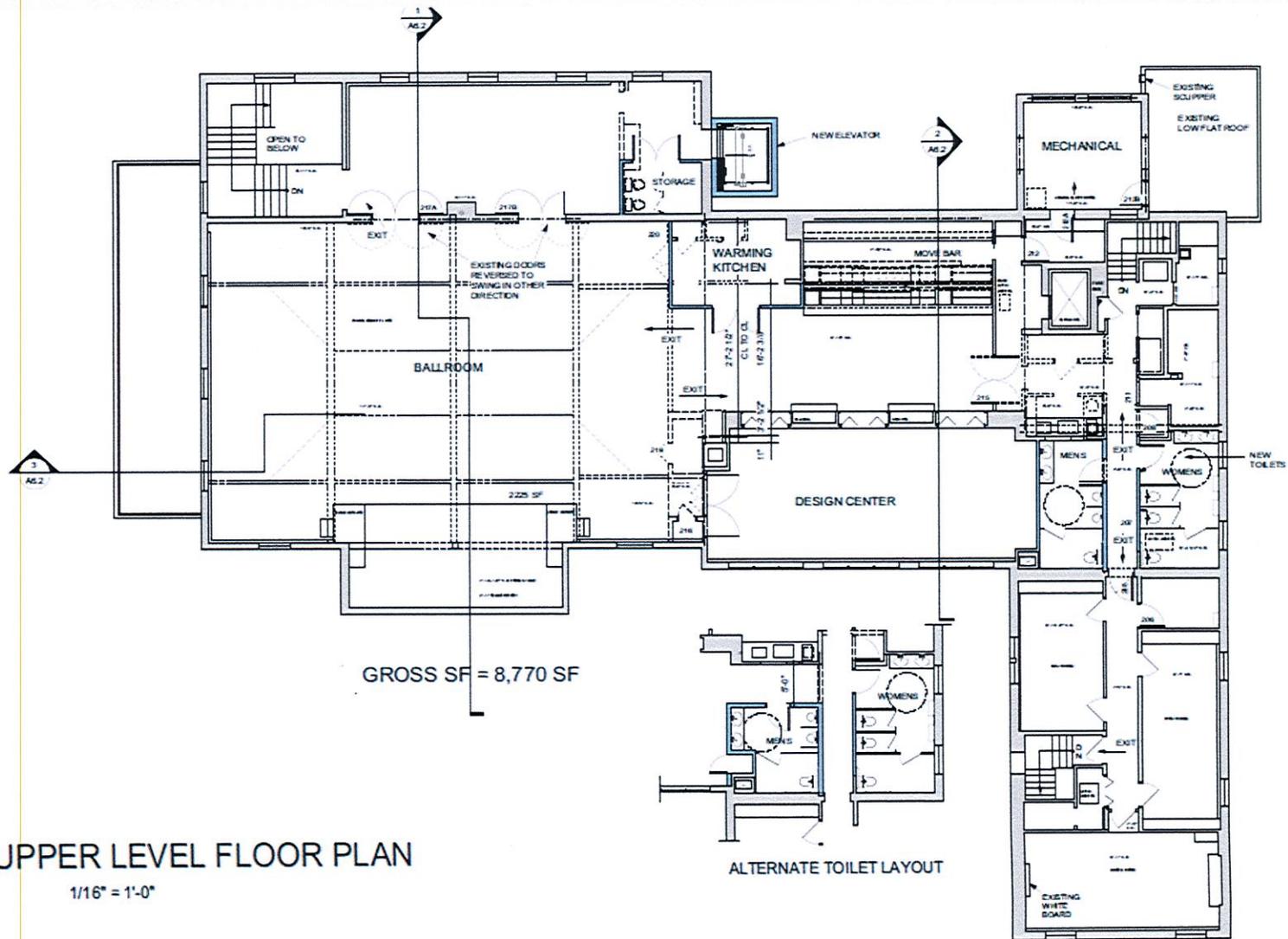
Lower Level



∞ Wine bar & cellar



Upper Level Floor Plan



The Mercantile Vision

Upper Level



❧ Classic ballroom



Kaiser Pool Expense and Revenue- 2015

EXPENSE

Labor, FICA, ETC	\$53,339.00
Over Time	\$ 4,190.72
Gas	\$ 2,311.90
Electric	\$ 5,599.53
Phone	\$ 198.65
Office Supplies	\$ 20.29
Mileage	\$ 375.67
Food/beverage	\$ 7,821.00*
Other operating Supplies	\$ 1,193.32
Uniform	\$ 908.00
Other rents & Leases	\$ 1,158.67
Fees/permits/backgrnd checks	<u>\$ 1,310.67</u>
Total Expense	\$78,427.42

REVENUE

Swimming Lessons	\$ 4,420.00
Daily Admittance	\$34,328.72
Concessions	\$18,390.53
Pool Passes	\$ 4,911.11*
Rental	<u>\$ 284.37</u>
Total Revenue	\$62,334.73

*These numbers are two thirds of the total expense/revenue for this item as purchases were made for use at both pools. The 2/3^{rds} fraction is based upon attendance, as Kaiser's attendance made up 2/3^{rds} of the total attendance, for both pools, for the summer.

2015 Wausau City Pools Report

General

The Marathon Park Splash Pad opened at 12:00 pm, on Saturday, June 6. Schulenburg pool opened on Friday, June 12, at 1:00 pm for open swim, and Kaiser opened on Wednesday, July 1st. Memorial Pool was shut down for the season for remodeling. Schulenburg Pool closed Sunday, August 16, after a nine-week and three-day season, and Kaiser Pool closed Sunday, August 24, after a seven-week and five-day season. The Marathon Park Splash Pad closed Sunday, September 6, 2015. The pool staff, as a whole, consisted of a pool director and assistant pool director, two pool supervisors, two head lifeguards, 16 lifeguards/swim instructors, 6 cashiers and 2 Splash Pad attendants, for a total of 30 staff members.

Training

All lifeguards, head guards and supervisors passed pre-employment water tests. All lifeguards who needed to do so renewed their *CPR for the Professional Rescuer* and *Lifeguard* certifications. All staff participated in the disease transmission control training. Prior to opening, the staff completed 14 hours of in-service training on spinal management, drowning prevention, emergency action scenarios, swim lesson plans, etc. Staff training continued throughout the season through weekly in-service training. Pool supervisors met with the pool director, assistant pool director and the recreation superintendent once a week. Two emergency rescue drills were conducted with the support of the Wausau Fire Department.

Schedule

The outdoor pools daily hours were: 10:10 AM to 12:00 PM for swimming lessons; 1:00 PM to 7:50 PM for open swim. The daily schedule of Marathon Park's Splash Pad was 12:00 PM to 7:00 PM. On weekends, there were no morning lessons and open swim began at 1:00 PM. Open Swim was available to any member of the general public who paid the entrance fee or who had a season pass. Wednesday evenings were free at the public pools from 6:00 PM to 7:50 PM.

Special Events

There were several special events this year. Safe Kids of Wausau has sponsored *Splash into Safety Day* on the Saturday morning after pools opened at one site for the past four years. This year due to multiple conflicts with participating aquatic teams and the limited access to open swimming in June, the event was cancelled for 2015. Safe Kids made a donation of lifejackets to Kaiser Pool after it opened and supported swimming lessons through a voucher program available by referral only from Neighbors Place, Bridge Community Clinic, or Head Start.

Wausau Noon Optimists *Free Swim for Youth* week was July 27 to 31. This year the Optimists paid for youth under 18 years of age at all sites, all day. Kaiser had 2,133 youth at \$2, Schulenburg had 788 at \$1, and the Splash Pad had 968 at \$.50 for attendance that week. Total attendance was 3,389 as compared with 721 last year.

Tuesday, August 11, was Library Day. Anyone with a library card, or a certificate showing that they completed the summer reading program, was granted free admission to the pools, along with their family. Attendance for the Library Day was 196, compared with 252 last year. No fees were collected from the Library to offset the free entries.

Rentals

Child Care groups/schools/camps, including Montessori Charter and Wegner Street Schools, Merrill Park & Rec, DC Everest Adventure Camp, Key to Life, Newman Catholic Schools, Woodson YMCA, all had one or more rentals at the Splash Pad. One individual held a private party there and three scheduled dog gone pool parties were held during the season. A total of 20 rentals were scheduled at the Splash Pad and one private rental was held at Kaiser Pool.

Lessons

A total of 287 students registered for the three sessions, compared with 320 students in 2014. Schulenburg Pool was the only site available for Session I of lessons. Schulenburg and Kaiser were open for Sessions II and III. Session I ran from June 15 to July 3; Session II ran July 6 to July 24; Session III ran from July 27 to August 14. July 4 fell on a Saturday this year. Registration began on May 1. Residents paid \$3.00 per child for 15 lessons and non-residents paid \$39.00; an increase of \$1 from last year. Pre-school aquatics for residents were \$19.00 per child and \$23.00 for non-residents. They met for 9 lessons. Parent-child aquatics were \$13.00 per child for residents and \$17.00 per child for non-residents. They met for 6 lessons. Swim lessons had a limit of 16 students per class.

Pool Fees

The daily fees were \$1.00 for all patrons one year and older, entering Schulenburg Pool. Daily fees at Kaiser Pool were: Infants- free, Youth 1 to 17 = \$2, Adults 18 to 59 = \$3, and Seniors 60 years and older = \$2. Wednesday nights from 6:00 to 7:50 PM was free at the public pools. Season pass fees for residents were \$21.00 for youth and \$21.00 for adults, an increase of \$1.00 from 2013. The family resident season pass fee was \$52.00 for a family, an increase of \$2.00. Non-resident season passes were \$27 for youth or adults and \$65 for families. The Splash Pad charged \$.50 per person, regardless of age.

Promotion & Marketing

The summer swim schedule was promoted through the department's *Spring/Summer Recreation Guide*, both the City and County web sites, regular listings in the community calendars of the local television stations, the *City Pages*, the *Wausau Daily Herald* and through the distribution of flyers promoting special events at each pool and the Splash Pad. The local television stations also visited the pools during the summer.

Attendance by Pool/Month Open Swim

The 2015 Wausau Pools attendance was 37,005. Compared with 24,328 in 2014

	Kaiser	Schulenburg	Total
June	0	4,487	4,487
July	15,428	6,121	21,549
August	4,728	1,961	6,689
Total	20,156	12,569	32,725

Attendance by Pool/Month Swim Lessons*

	Kaiser	Schulenburg	Total
June	0	106	106
July	1,277	1,368	2,645
August	642	887	1,529
Total			4,280

*Includes all patrons entering the pool area during swim lessons.

Season Pass Information

738 season passes were sold during the 2015 season, compared with 450 in 2014.
 138 Resident Family passes, 24 Res-Youth Passes, 16 Res-Adult passes,
 2 Agency passes

Wausau City Pools Expense

1250	Seasonal labor	\$80,957.28
1260	Overtime	\$ 6,407.25
9999	FICA/WC/etc	\$11,968.98
2220	Electric	\$11,451.59
2240	Gas	\$ 6,231.73
2250	Phones-Land line	\$ 198.65
3130	Printing/duplication	\$ 0
3190	Office Supplies	\$ 30.44
3321	Mileage	\$ 563.51
3430	Concession food/beverage	\$11,731.49
3450	Supplies	\$ 44.87
3460	Uniform	\$ 1,362.37
3490	Other operating supplies	\$ 2,104.77
5390	Other Rents/Leases	\$ 1,738.00
5930	Fees/Permits/Bkgrnd chks	\$ 1,966.00
Total Expense		\$ 134,652.16 (\$127,252.84 in 2014)

Wausau City Pools Revenue

5810	Swim Lessons	\$ 8,610.00
5841	Open Swim	\$50,676.97
5911	Concessions/Lckrs/Swm Dpers	\$25,091.64
5937	Pool Rentals	\$ 284.37
Total Revenue		\$84,378.61 (\$41,094.11 in 2014)

Marathon Park Splash Pad Attendance

June	6,795
July	10,076
Aug/Sept	<u>3,091</u>
Total	19,962 (15,568 in 2014)

Marathon Park Splash Pad Expense

1250	Seasonal labor	\$ 6,037.89
1260	Overtime	\$ 659.18
9999	FICA/WC	\$ 917.47
2220	Electric	\$ 1,449.49
2240	Gas	\$ 133.47
2250	Telephone	\$ 367.53
5930	Fees/Permits/Bkgrnd chks	\$ 502.00
Total Expense		\$10,067.03 (8,674.81 in 2014)

Marathon Park Splash Pad Revenue

5911 Swim Diapers/Concessions	\$ 137.32
5912 Rentals	\$ 854.04
5939 Daily Attendance	\$ 9,592.90
Total Revenue	\$10,584.26 (\$9,182.70 in 2014)

Benchmarks

	<u>Year</u>	<u>Wausau Pools Attendance</u>
	2005	33,965
	2006	30,163
Wausau 20% fee increase (children) 12.5% fee increase (adults)	2007	27,914
	2008	25,460
Wausau 50% fee decrease (adults) 33% fee decrease (children)	2009	29,277
	2010	34,018
	2011	35,799
	2012	43,041
	2013	33,474
Kaiser Pool Closed for Season	2014	24,328
Memorial Pool Closed for the season	2015	37,005

Respectfully Submitted,

Karyn J. Powers,
Recreation Superintendent

Erin Strodthoff
Pool Director

Frank Larson
Assistant Pool Director

RESOLUTION OF THE FINANCE COMMITTEE

Authorizing the modification of fees to the City of Wausau Fees and Licenses Schedule adopted pursuant to Wausau Municipal Code §3.40.010(a)

Committee Action: Approved 5-0

Fiscal Impact:

File Number: 15-1109

Date Introduced: December 8, 2016

RESOLUTION

WHEREAS, the City of Wausau has adopted a comprehensive Fees and License Schedule at W.M.C. §3.40.010; and

WHEREAS, the Finance Committee has reviewed proposed changes to the schedule for the 2016 budget as set forth in the attached Exhibit and incorporate these as part of the City of Wausau Fees and Licenses Schedule.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau, that the fees set forth in the attached Exhibit are hereby adopted and incorporated into the City of Wausau Fees and Licenses Schedule adopted pursuant to W.M.C. §3.40.010.

Approved:

James E. Tipple, Mayor



BE A PART OF HISTORY !

This 14 foot tall life size bronze statue honoring all Lao-Hmong veterans of the Vietnam War will be placed at the Marathon County Courthouse in Wausau. The total cost for the project is \$240,000. Your donation can help make it happen. Please donate what you can today.

All donations received before December 18 will be matched dollar for dollar by a local "matching" donor (that means your donation is effectively doubled !)
Donations are recognized at 2 levels:

BRONZE: \$20 to \$999
(Your donation amount: \$ _____)
You will be recognized in the special Memorial Booklet to be published.

SILVER: \$1,000 to \$9,999
(Donation amount: \$ _____)
You will be recognized in the special Memorial Booklet and with a 12" by 12" engraved brick next to the memorial at the Marathon County Courthouse.

All donations are fully tax deductible.

Please print your name the way as you want it in the Memorial Booklet and/or Memorial Brick below:

Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: (optional) _____ E-mail (optional) _____

Checks should be made out to "Community Foundation," with a note on the memo line "Hmong Veterans Memorial Project." Please mail your check and this form to:

Community Foundation of N. Central Wisconsin
500 First Street, Suite 2600
Wausau, WI 54403

Online credit card donations are accepted at www.cfoncw.org. Click on the "Give Now" button and follow the prompts.

Your contribution is greatly appreciated. For more information, please contact Peter Yang at 715-842-8390 or Mort McBain at 715-359-9709.

Who are the Hmong Veterans?



A group of Hmong soldiers who captured a Soviet PT-76 tank from communist North Vietnamese troops, May 1972

Background and History

The Hmong in Laos were recruited by the CIA in the 1960s to fight against the communist North Vietnamese and the Pathet Lao during the Vietnam War. Hmong soldiers had very specific roles in the war including: 1) rescuing downed American pilots in Northern Laos; 2) engaging communist troops on the Ho Chi Minh Trail; 3) guarding strategic U.S. installations in Northern Laos; and 4) providing intelligence about enemy operations. Hmong men and boys as young as 10 years old were recruited to serve as soldiers and guerrilla fighters. In 1973 the U.S. pulled out of South Vietnam and Laos. The Hmong were then targeted by the communist regime that came to power in 1975. Thousands of Hmong fled their homes to avoid persecution and bloodshed, with many seeking refuge in U.N. refugee camps in Thailand. It was estimated that more than 30,000 of the 300,000 Hmong living in Laos died as a result of the war. Many others were eventually re-settled in the U.S.

Veterans hope for understanding



In 1997, a small group of Hmong veterans from Wausau travelled to Washington D.C. to observe the placing of a special memorial in their honor at Arlington National Cemetery.



Also in 1997, almost 1,000 Hmong veterans attended a memorial service at the State Capitol in Madison, Wisconsin, where the Governor dedicated a special day in honor of all Lao-Hmong veterans.



What does the future look like?

Wisconsin is home to the third largest Hmong population in the U.S. Currently, more than 7,000 Hmong Americans reside in Marathon County, making Wausau-Marathon County the second largest Hmong community in Wisconsin.

The proposed memorial honoring Hmong Veterans will be a source of pride to both current and future generations of Hmong Americans, especially Hmong veterans, and will do much to bridge the gap between our cultures, while at the same time providing a clear sense of belonging and establishing a place in the history of Marathon County for future generations of Hmong American residents.

Many talented young Hmong Americans will be leaders in our community in the future. We must do everything in our power to insure the success of these upcoming generations of Hmong, in the same way that many other generations of immigrants have settled in Wisconsin, contributing to strength through diversity in Marathon County and becoming a part of the fabric that makes up the great State of Wisconsin.