*** All present are expected to conduct themselves in accordance with our City's Core Values ***

OFFICIAL NOTICE AND AGENDA - REVISED*

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

Meeting of:	**JOINT FINANCE COMMITTEE AND ECONOMIC DEVELOPMENT COMMITTEE**
Date/Time:	**Tuesday, January 10, 2017 at 5:00 pm.**
Location:	**City Hall, Council Chambers**
Finance:	Lisa Rasmussen (C), Karen Kellbach, Dave Nutting, Joe Gehin, Dennis Smith
ED members:	Tom Neal (C), Romey Wagner, Pat Peckham, Joe Gehin, Lisa Rasmussen

	AGENDA ITEMS FOR CONSIDERATION (All items listed may be acted upon)	**Presenter**
	Joint items	
1	Discussion and possible action on the proposed development at 2101 West Bridge Street and the associated amendment to the Project Plan and Boundaries for Tax Increment District No. 6, City of Wausau, Wisconsin	
2	**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 proposed development at 2101 West Bridge Street and the Associated Amendment to the Project Plan and Boundaries for Tax Increment District No. 6, City of Wausau,	
3	**RECONVENE** into Open Session to take action on Closed Session items, if necessary.	
4	Discussion and possible action on the recapitalization of funding for the Live It Up Wausau Program.	
5	Update on the Riverfront Project.	
6	**ED ONLY ITEM:** Discussion and possible action on waiving the city's right to purchase property in the Wausau Business Campus for the property at 8450/8454 Highland Drive.	
7	Adjournment - ED Committee Tom Neal, (ED Chair)	
	Finance Committee Continues	
8	Minutes of previous meeting(s) (12/13/16)	
*9	Discussion and possible action regarding accepting dedication of a portion of the following for public right-of-way: 1331 W. Thomas Street, 1102 S. 11th Avenue, 1101 S. 11th Avenue, 1041 S. 10th Avenue, 814 W. Thomas Street and 1047 S. 8th Avenue	
10	Discussion and possible action on the request to amend the development agreement for the property at 901 East Thomas Street.	
11	Discussion and possible action regarding budget modification legal services City Attorney Budget	
12	Discussion and possible action regarding November General Fund Financial Report	
13	**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 to amend the development agreement for the property at 901 West Thomas Street.	
14	**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 approving appraisals and offering price reports for the Thomas Street Reconstruction Project for the following properties: ►Parcel 6 & 7 - 1401 & 1405 West Thomas St (Webko) ►Parcel 20 - 1201-1205 West Thomas St (Treu's Tic Toc) ►Parcel 28 - 1014 West Thomas St (Kreager's) ►Parcel 52 - 604 West Thomas St (Bredeck Business)	
15	**RECONVENE** into Open Session to take action on Closed Session items, if necessary.	
16	Adjournment -Finance Committee Lisa Rasmussen (Finance Chair)	

IMPORTANT: THREE (3) MEMBERS NEEDED FOR A QUORUM: If you are unable to attend the meeting, please notify Mary by calling (715)261-6621 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 1/09/17 @3:30 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, (Alderpersons: Peckham, Wagner, Neal, Gisselman, McElhaney, Abitz), *Mielke, *Jacobson, *Groat, Rayala, Department Heads

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: Liberty Mutual Insurance Company

d/b/a: Liberty Mutual Insurance

Main Office Location: 175 Berkeley Street, Boston, MA 02116

Type of Business: Property and casualty insurer

Project Description: Liberty Mutual is contemplating the construction of a new building to house its operations with approximately 900 employees and contractors. A new facility will enable Liberty Mutual to introduce its recently-developed office space standards to enhance the employee experience and meet its future business needs. A new facility will allow Liberty Mutual to remain in Wausau as a long-term community partner.

Reason for Application Assistance: Liberty Mutual's desired site in Wausau will require significant capital outlays before construction can begin as sloping terrain will substantially affect design, engineering and construction costs of the project. Preliminary cost estimates project an investment differential of approximately 10% to develop the site as compared to alternate locations, substantially due to rock/ledge and the challenging topography of the site for both the building and parking.

PROPERTY INFORMATION

Parcel 1
Address: 2101 W. Bridge Street
Size: 20.83 acres (Parcel 291-2907-273-0980)
Current Use: Commercial
Current Assessed Value: Estimated $1,122,000
Current Property Taxes: Estimated $28,000

Parcel 2
Address:
Size:
Current Use:
Current Assessed Value:
Current Property Taxes:

PROPOSED IMPROVEMENTS

Describe improvement details

Liberty Mutual will construct a new office building of up to 150,000 square feet on an approximately 20-acre parcel adjacent to its current location on Westwood Drive. This new office building will include some below-grade parking and parking spots for 900 Liberty Mutual employees and contractors. Additionally, the project will include investments in new personal property such as furniture, fixtures, and equipment. The total cost of the project is estimated to be approximately $50 million.

RETURN ON INVESTMENT ANALYSIS

Project Costs

	Amount ($)	Source of Funds
Purchase of Land	0	
Demolition Cost	0	
Site Improvements	5,000,000	
Purchase of Existing Facility	0	
Construction of New Building(s)	35,000,000	
Renovation of Existing Structure	0	
Machinery & Equipment	0	
Architectural & Engineering Fees	5,000,000	
Legal & Other Professional Fees	1,000,000	
Contingency	1,000,000	
Working Capital	0	
Other (please specify) Personal property, moving, security, signage, AV, etc.	3,000,000	
Total Project Costs	50,000,000	Company capital expenditure

Value of Property

- Lot Size (in acres): 20.83
- Improvement Square Footage: Up to 150,000 sq. ft.
- Current Assessed Values: Land $ 1,122,000 + Improvements $ 0 = $1,122,000
- Calculated Property Value: Land $ 1,122,000 + Improvements $ 41,000,000[1] = $42,122,000

Projected Property Taxes

- Current Property Taxes: $ 28,000[2]
- Calculated Property Taxes: $1,078,786[3] (Year 1)
- Calculated Tax Increment: $1,050,786 (Year 1)

Zoning:

- Current Zoning: Commercial
- Proposed Zoning: Commercial

[1]Includes only the estimated improvements to real property (site improvements, building construction, parking garage, and contingency).
[2]Based on the current assessed value and property tax bill for parcel 291-2907-273-0980.
[3]Includes both real and personal property taxes captured by the Tax Increment District plus the current property tax value of the parcel. Personal property calculation includes a Year 1 depreciation factor of 92.5%.

Requested City Participation/Financing

Source	Amount	Terms: Years/Interest	Contact Information
Loans:			
Equity			
Requested City Participation:			
Loan:			
Grant:			
Other: TID Financing	$4,950,000		
Total Financing	$4,950,000		

City of Wausau ROI: Estimated net tax revenue after TID refund of $10,513,271 over 15 years

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: Liberty Mutual employees enjoy a benefits package that is competitive within its industry. Benefits include a 401(k) with matching benefits, a cash balance retirement plan, an annual bonus program, healthcare and wellness benefits, and paid time off.

Liberty Mutual currently employs approximately 900 employees and contractors at its Wausau facility and expects its employment level to remain stable. Liberty Mutual employees are paid an average salary of approximately $60,000 per year (exclusive of benefits).

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

Term Sheet

Project:

Liberty Mutual Insurance Company ("Liberty Mutual") is a U.S. financial services firm that currently operates a significant operations facility in the Wausau area. This multi-billion dollar corporation employs more than 50,000 people in over 800 offices throughout the world and is a member of the Fortune 100. The company currently leases space in Wausau.

The company is contemplating the construction of a new building of up to 150,000 square feet to house its operations and existing financial services employees (the "Project"). The Project is currently estimated to involve a capital investment in real and personal property (including site preparation, building construction and architecture and engineering costs) of approximately $50 million. The Project also involves the previously announced transfer of ownership of the company's existing Wausau facilities to a third party entity and the retention of the company's current local workforce, which consists of approximately 900 employees and contractors ("Base Employment Level"). The average annual salary level of the company's employees in Wausau is approximately $60,000 per year (exclusive of benefits) ("Base Salary Level").

Purpose:

To provide Liberty Mutual with Tax Increment District ("TID") financial assistance as the desired site in Wausau will require significant capital outlays before construction can begin as sloping terrain will substantially affect design, engineering and construction costs of the Project. Preliminary cost estimates project an investment differential of approximately 10% to develop the site as compared to alternate locations, substantially due to rock/ledge and the challenging topography of the site for both the building and parking. A new facility with adequate parking will allow Liberty Mutual to remain in Wausau as a long-term community partner.

Property Tax Refund:

Liberty Mutual will be entitled to an annual property tax refund ("TID Refund") equal to 90% of the incremental real and personal property taxes attributable to the Project. The TID Refund will be in the maximum amount of $4,950,000, to be paid over a period of six (6) consecutive years, commencing with the first year real property taxes are payable on the new facility (the "Term"); provided, that Liberty Mutual may extend the Term for one additional year in the event of unforeseen delays in Project

completion. Liberty Mutual will report its actual employment levels during the Term and the TID Refund will be adjusted as follows:

If for any year during the Term Liberty Mutual maintains an employment level:

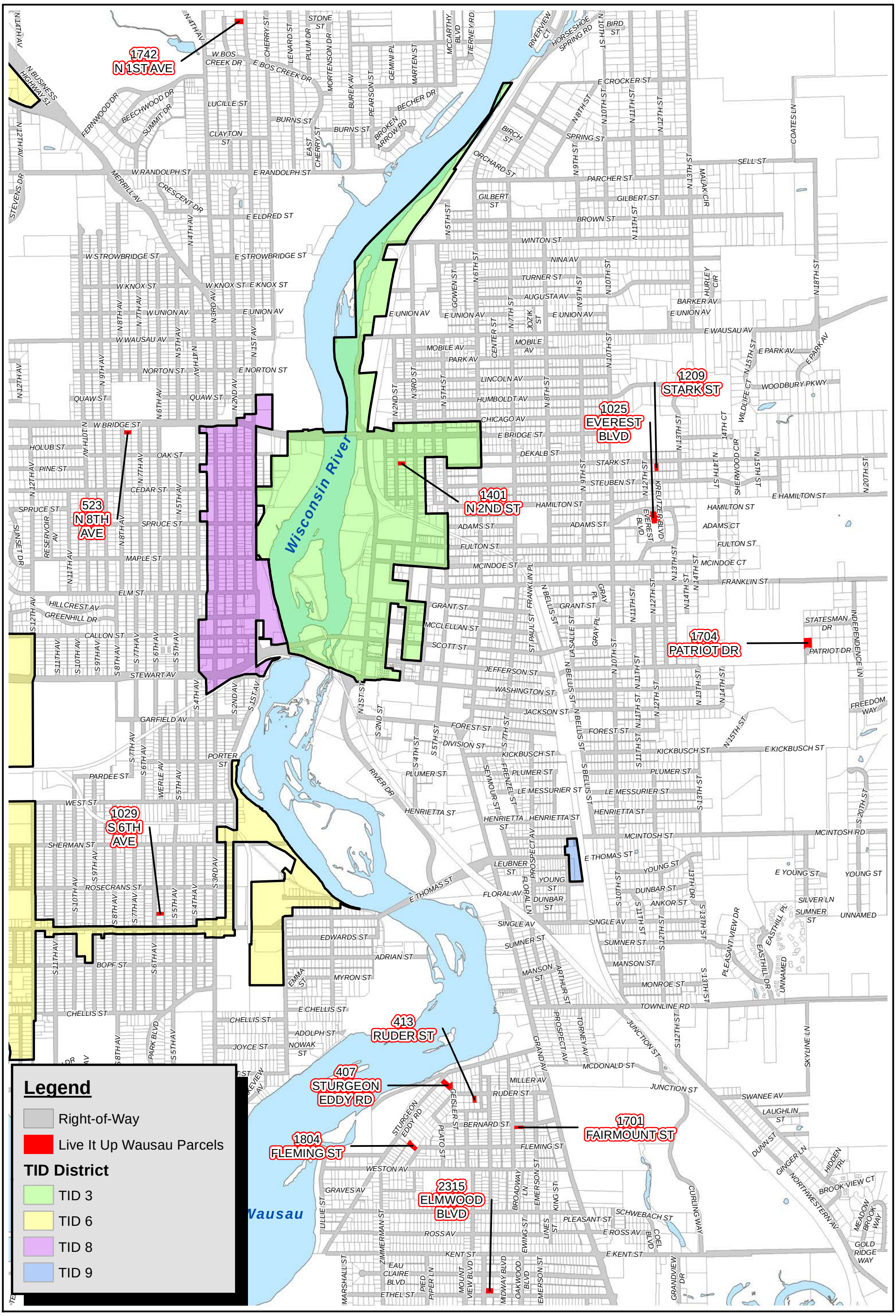
(i) equal to or greater than 90% of the Base Employment Level, then Liberty Mutual will be entitled to the full TID Refund for that year;

(ii) equal to or greater than 75% of the Base Employment Level but less than 90%, then Liberty Mutual will be entitled to a partial TID Refund, with the amount to be prorated based on the actual retention level for that year;

(iii) less than 75% of the Base Employment Level, then Liberty Mutual would not be entitled to a TID Refund for that year;

and, in each case, provided Liberty Mutual also maintains an average annual salary level for all Wausau-based Liberty Mutual employees equal to 90% of the Base Salary Level.

The final terms of the TID Refund, Project scope and terms and conditions will be set forth in a definitive project agreement to be negotiated and executed prior to final Project approval.



Department of Public Works
GIS Division
407 Grant St Wausau WI 54403
(715) 261-6740 gis@mail.ci.wausau.wi.us

NOTES:
1. DUPLICATION OF THIS MAP IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY OF WAUSAU ENGINEERING DEPT.
2. THIS MAP WAS COMPILED AND DEVELOPED BY THE CITY OF WAUSAU AND MARATHON COUNTY GIS. THE CITY AND COUNTY ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
3. MAP FEATURES DEVELOPED FROM APRIL 2010 AERIAL PHOTOGRAPHY.

Live It Up Wausau

City of Wausau

Marathon County, Wisconsin

N W E S

0 500 1,000 1,500 Feet

Map Date: January 3, 2017

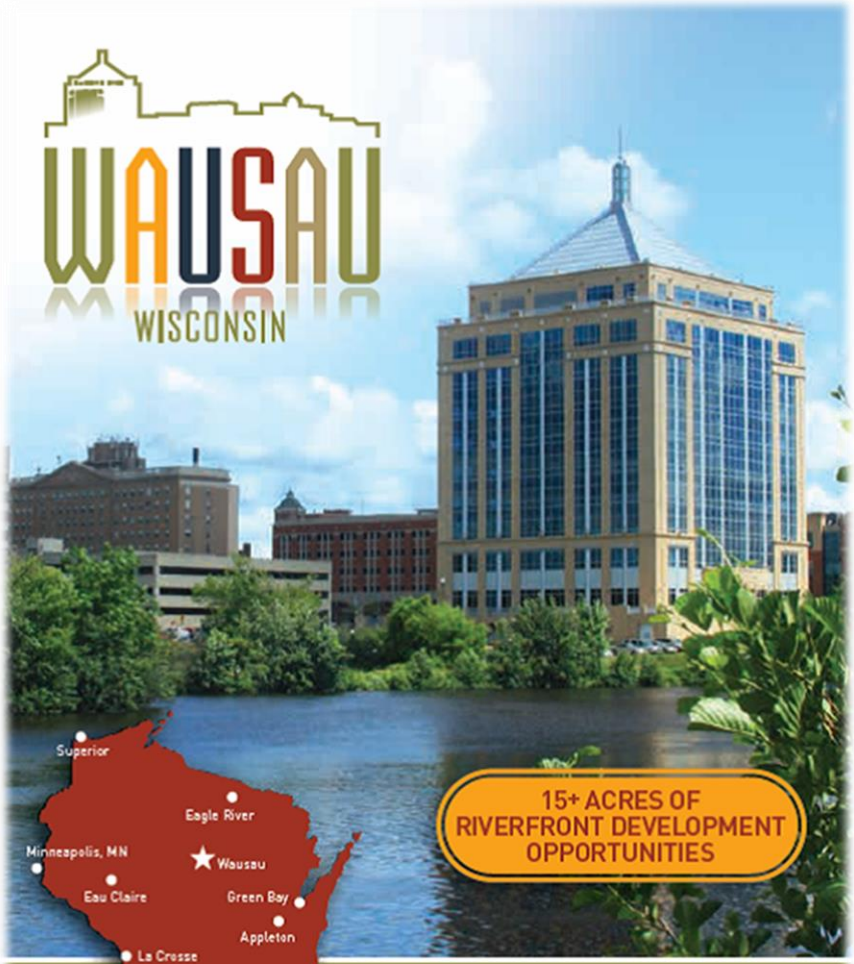
Document Path: P:\citybase\projects\CommDev\mxds\LiveItUpWausau2017.mxd

Wausau Riverfront Vision

WAUSAU
WISCONSIN

riverlife

WAUSAU
WISCONSIN



15+ ACRES OF RIVERFRONT DEVELOPMENT OPPORTUNITIES

DISTANCE TO WAUSAU, WISCONSIN

Appleton	96 miles	Madison, WI	143 miles
Chicago, IL	275 miles	Milwaukee, WI	192 miles
Green Bay, WI	97 miles	Minneapolis, MN	185 miles

Wausau is the safest metro area in the Midwest, according to FBI crime statistics, and our citizens have the nation's highest average credit score (789) according to Forbes.

CITY OF WAUSAU
Our Investment and Commitment

A Active Public Green Space
Miles of new riverfront trail, championship whitewater kayaking course, largest ski slope in Wisconsin, four seasons of active recreation.

B Commercial Redevelopment
Expanding entertainment and commercial uses, growing metro population of over 135,000, and a retail trade area of over 330,000.

C Mixed-Use Redevelopment
Active waterfront, adjacent to thriving downtown of over 250 businesses, welcoming partners in investment!

FOR MORE INFORMATION

MAYOR
JIM TIPPLE
715.261.6800
jim.tipple@ci.wausau.wi.us

COMMUNITY DEVELOPMENT DIRECTOR
ANN WERTH
715.261.6686
ann.werth@ci.wausau.wi.us

ECONOMIC DEVELOPMENT MANAGER
CHRISTIAN SCHOCK
715.261.6683
christian.schock@ci.wausau.wi.us

www.wausauriverdistrict.com | www.wausaudevelopment.com

Transformation

Engagement

WAUSAU WISCONSIN

riverlife

WAUSAU
WISCONSIN

Entertainment

riverlife

WAUSAU
WISCONSIN

River Wharf

riverlife

PEDESTRIAN BRIDGE PERSPECTIVE

WAUSAU

Wausau, Wisconsin / January 26th, 2016

WAUSAU EAST RIVERFRONT DEVELOPMENT

Stantec

Project # 193803147

WAUSAU WISCONSIN

River's Edge Trail

riverlife

PEDESTRIAN BRIDGE PERSPECTIVE

Wausau, Wisconsin / January 26th, 2016
WAUSAU EAST RIVERFRONT DEVELOPMENT

Stantec
Project # 193803147

WAUSAU WISCONSIN

River's Edge Trail

riverlife

Before

After

Before

WHARF AREA AERIAL PERSPECTIVE

Wausau, Wisconsin / January 26th, 2016
WAUSAU EAST RIVERFRONT DEVELOPMENT

Stantec
Project # _193803147

After

Before

After

Before

After

WAUSAU
WISCONSIN

Before

riverlife

After

Before

APARTMENT BUILDING #1
OPTION A
RIVER EAST VILLAGE
Mudrovich
architects

After

Before

ADIRONDACK PLAZA PERSPECTIVE

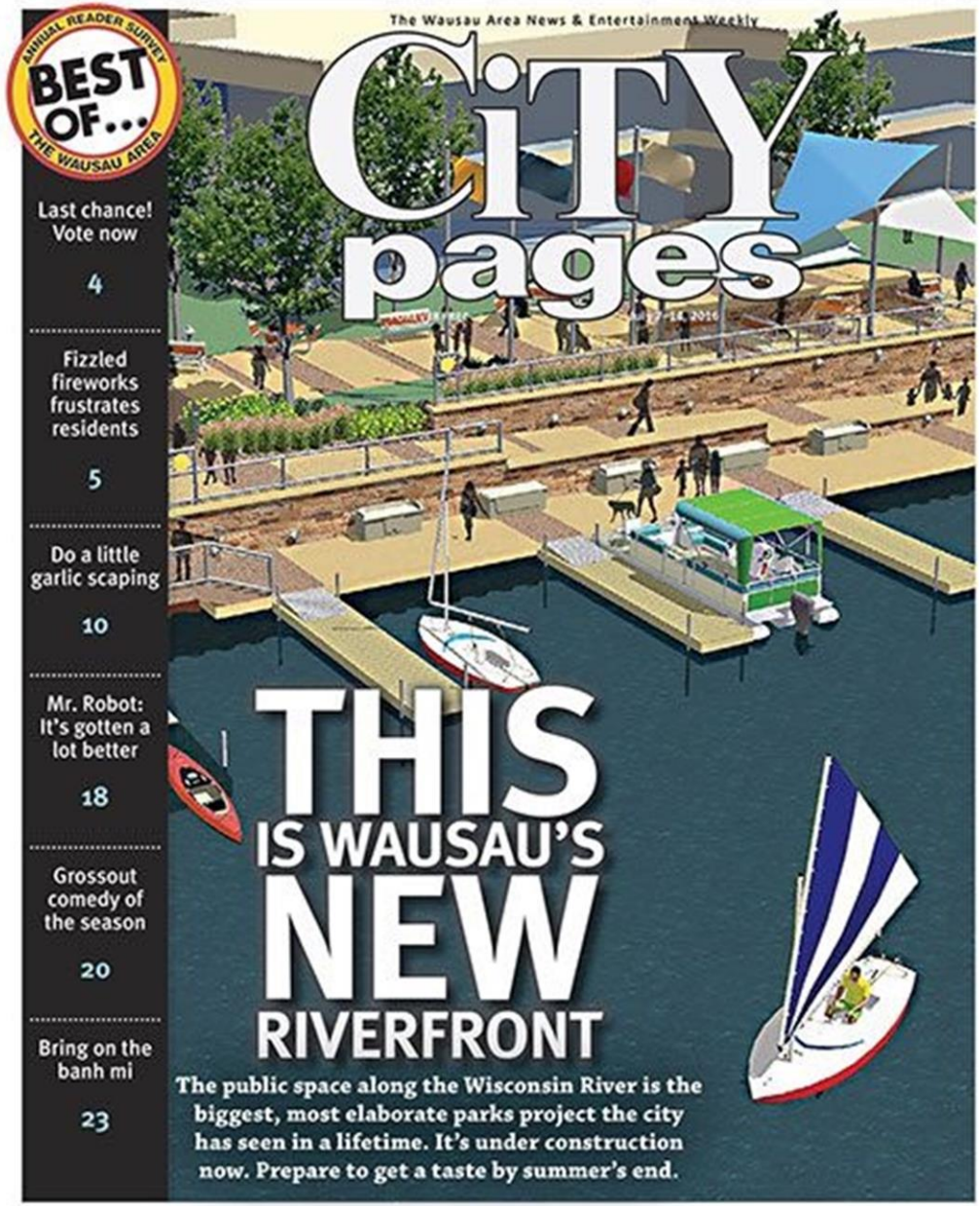
Wausau, Wisconsin / January 26th, 2016
WAUSAU EAST RIVERFRONT DEVELOPMENT

Stantec
Project # 193803147

WAUSAU WISCONSIN

After

riverlife



WAUSAU
WISCONSIN

riverlife

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

RESOLUTION OF THE ECONOMIC DEVELOPMENT COMMITTEE			
Waiving City's right to purchase property in the Wausau Business Campus in order to allow the title transfer of 8450/8454 Highland Drive from Richard A. Lorbecki and Amy R. Lorbecki as Trustees of the Richard A. Lorbecki and Amy R. Lorbecki Joint Revocable Trust dated May 19, 2014 to Rowan & Wren Investments, LLC			
Committee Action:	Pending		
Fiscal Impact:	None		
File Number:	95-0508	**Date Introduced:**	January 10, 2017

FISCAL IMPACT SUMMARY				
COSTS	*Budget Neutral*	Yes☒ No☐		
	Included in Budget:	Yes☐ No☐	*Budget Source:*	
	One-time Costs:	Yes☐ No☐	*Amount:*	
	Recurring Costs:	Yes☐ No☐	*Amount:*	
SOURCE	*Fee Financed:*	Yes☐ No☐	*Amount:*	
	Grant Financed:	Yes☐ No☐	*Amount:*	
	Debt Financed:	Yes☐ No☐	*Amount*	*Annual Retirement*
	TID Financed:	Yes☐ No☐	*Amount:*	
	TID Source: Increment Revenue ☐ *Debt* ☐ *Funds on Hand* ☐ *Interfund Loan* ☐			

RESOLUTION

WHEREAS, Richard A. Lorbecki and Amy R. Lorbecki as Trustees of the Richard A. Lorbecki and Amy R. Lorbecki Joint Revocable Trust dated May 19, 2014 intends to transfer title of 8450/8454 Highland Drive to Rowan & Wren Investments, LLC ; and

WHEREAS, deed restrictions on the property give the City of Wausau the right to exercise its option to repurchase the property at the lesser of the price and terms offered to Grantee by a prospective buyer; or at the original sale price, plus interest at the rate of 5 percent per annum; and

WHEREAS, the prospective buyers are exercising a $200,000.00 option contained in a Purchase and Option Agreement which is part of a broader buyout of a family business; and

WHEREAS, your Economic Development Committee, at their January 10, 2017 meeting, considered the matter and wishes to waive the right to purchase the property.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau that the City hereby waives its right to exercise its option to purchase the property at 8450/8454 Highland Drive in the Wausau Business Campus in order to allow the transfer of title of the property to Rowan & Wren Investments, LLC.

BE IT FURTHER RESOLVED by the Common Council of the City of Wausau that the Mayor

and Clerk are hereby authorized to execute the attached Waiver of Right to Repurchase.

BE IT FURTHER RESOLVED that Rowan & Wren Investments, LLC will abide by all terms and conditions set forth in the Wausau Business Campus covenants and that any previous deed restrictions run with the property.

Approved:

_____

Robert B. Mielke, Mayor

WAIVER OF RIGHT TO REPURCHASE

Document Number

Document Title

The City of Wausau, a Wisconsin Municipal corporation ("City") reserved certain Rights, including a right to purchase the property located at 8450/8454 Highland Drive in the City of Wausau, in a Warranty Deed dated May 19, 1995 and recorded in the office of the Register of Deeds for Marathon County, Wisconsin, on May 19, 1995 in Micro-Record 706 on page 893, as Document No. 1049817 ("Warranty Deed") and which is legally described in Exhibit A attached hereto ("Property").

Richard A. Lorbecki and Amy R. Lorbecki as Trustees of the Richard A. Lorbecki and Amy R. Lorbecki Joint Revocable Trust dated May 19, 2014 has received an offer to purchase the Property from Rowan & Wren Investments, LLC, a summary of which offer has been provided to the City of Wausau, and intends to transfer title to the Property to Rowan & Wren Investments, LLC (the "Transfer").

The City of Wausau does not wish to exercise its right under the Warranty Deed to repurchase this Property.

Recording Area

Name and Return Address:

Attorney David Eckert
P O Box 1185
Wausau WI 54402-1185

PIN: 291.2906.253.0990

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 repurchase the Property with respect to or as a result of this Transfer.

Dated this _____ day of _____, 2017.

CITY OF WAUSAU

By:_____
Robert B. Mielke, Mayor

ATTEST:

By:_____
Toni Rayala, City Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this ____ day of _____, 2017, Robert B. Mielke, Mayor and Toni Rayala, City Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
_____, Notary Public
Marathon County, Wisconsin
My Commission _____.

This instrument was drafted by Anne L. Jacobson, City Attorney, 407 Grant Street, Wausau, Wisconsin 54403

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Lot one (1) of Certified Survey Map No. 8614 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, in Volume 33 of Certified Survey Maps on page 182; being a part of the southwest quarter (SW1/4) of the southwest quarter (SW ¼) of Section twenty-five (25), Township twenty-nine (29) North, Range six (6) East, in the City of Wausau, Marathon County, Wisconsin.

FINANCE COMMITTEE
Date and Time: Tuesday, December 13, 2016 @ 5:00 pm., Council Chambers
Finance Members Present: Rasmussen (C), Smith, Kellbach, Gehin, and Nutting
Others Present: Groat, Jacobson, Mielke, Barnes, Kujawa, Lindman, Schock, Splinter, Mohelnitzky, Giese, Abitz, Gisselman, Neal, Wagner, 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 there was a quorum present of the committee and the meeting was called to order by Finance Chairperson Rasmussen.

Minutes of previous meeting(s) (11/22/16)
Motion by Nutting, second by Kellbach to approve the minutes of the previous meeting (11/22/16). Motion carried 5-0.

Consider Sole Source Purchase Request Body Camera $50,000 - Police Department
Cpt. Barnes stated we currently have a five-year contract for body cameras and would like to add nine additional cameras for the command staff. He commented it makes sense to stay with current contractor with whom we are very satisfied.

Motion by Kellbach, second by Smith to approve the sole source purchase request for body cameras for Wausau PD. Motion carried 5-0.

Consider Sole Source Purchase Request Street Sweeper $62,465 - Public Works Department
Lindman stated they have found a used 2005 street sweeper out in California that has been fully refurbished. He indicated new sweepers start at $240,000, but this one at approximately $62,000 is a significant savings. He noted one of our mechanics with go and inspect it and discuss the purchase.

Motion by Kellbach, second by Gehin to approve the sole source request for street sweeper for DPW. Motion carried 5-0.

Discussion and possible action regarding amending Section 17.10.010 regarding re-inspection fees
Chief Kujawa noted the comprehensive fee schedule was already approved by Council, however, our re-inspection fees did not align with it and this will correctly update it.

Motion by Kellbach, second by Nutting to approve the amendment to Section 17.10.010. Motion carried 5-0.

Discussion and possible action regarding BMO Harris Pledge Agreement and Bank of America Pledge Deposit Agreement
Groat stated she has been working with BMO Harris to update the collaterization of our depository account which is our pooled checking account. She explained oftentimes we exceed the FDIC insurance, particularly at year end when we are collecting taxes on behalf of all of the local government units. The collateral that BMO is offering us is a pledge deposit agreement with Bank of America. Bank of America is willing to take securities owned by BMO and put them in our name and Bank of America will hold them, so if there would be a problem for BMO Harris to cover the deposits, we can use those securities to cover deposits that were lost. She pointed out as part of that agreement, they will only offer to Bank America to hold as a third party, those securities that are covered and allowable under our Investment Policy. She indicated she was unable to find an approved policy from Council, so the next item will be to formally approve our Investment Policy. She noted the City Attorney has reviewed these agreements.

Motion by Smith, second by Nutting to approve the BMO Harris Pledge Agreement and Bank of America Pledge Deposit Agreement. Motion carried 5-0.

Discussion and possible action regarding Investment Policy
Motion by Kellbach, second by Gehin to approve the Investment Policy. Motion carried 5-0.

Discussions and possible action on Fire Department $6,500 carryover request to modify the 2017 Budget for accreditation
Groat noted this carryover was already approved at the last meeting for $6,000 after which Chief Kujawa determined it should have been $6,500. This is approval for the correction.

Motion by Nutting, second by Gehin to approve the $6,500 carryover request from the Fire Department for accreditation. Motion carried 5-0.

Discussion and possible action on amendment to Image Trend, Inc. software license agreement
Chief Kujawa stated when they put the RFP out last spring our call volume was different than it is now; it is a percentage higher, and therefore there is a $900 increase that came with storing that data. She indicated another change in the contract has to do with the training. They could not come on site for training, so we contracted them for three days of online training and one additional day; there was an exchange of training, but no cost to that change.

Motion by Gehin, second by Nutting to approve the amendment to Image Trend, Inc. Motion carried 5-0.

Discussion and possible action on the Tax Increment Financing request received for the properties at 2307 and 2401 N Third Street
Schock stated the ED Committee approved a reverse TIF payment to the Woodchucks for the renovation of two vacant buildings on North 3rd Street, which they will turn into a mixed use project involving storage and office space and perhaps a future clubhouse.

Groat explained the vision would be to amend TID #3 to incorporate either these properties or spend outside within the half mile boundary. She indicated she used a projection of $500,000 of increment, which she felt was very conservative estimate given the amount of improvements that will be made. They are asking for $95,000 in reverse TIF payments. The payments fall within the time period that the district would be open and wouldn't cause any undue hardship for the district.

Motion by Nutting, second by Smith to approve the TIF request for the properties at 2307 and 2401 N Third Street. Motion carried 5-0.

Discussion and possible action regarding the parking and ground lease agreement for the Wausau Center Mall
Schock stated they were currently working with the mall owner (Mid America) to discuss the parking agreement and the collapse of the Sears sublease. He indicated it was a complex process but it was going well and he expected to have it as part and parcel of the redevelopment proposal in early January for review.

Discussion and Possible Action on the Redevelopment Proposals Received for the Property at 411 Washington Street and possible Tax Increment Financing
Schock stated he has been working with the finance director, mayor and staff to come up with some options for structuring the financing. He indicated in discussions there was a lot of interest in ensuring that this would fit into the existing TID #3 and not create an additional district. There were a couple options in the packet, including a recommendation for a larger amount for the project up front to Micon Theaters. This allows the project to move forward and for us to capture increment right away.

Groat reviewed the documents in the packet regarding funding for two scenarios, one if the value was $6 million and one if the value was $7 million. She indicated through discussions they came up with an alternate proposal of a $1 million forgivable loan and instead of the 30% increment they wanted we would sell them the building for one dollar.

Smith commented his concern was we are waiting nine years for this to pay out and we do not know what condition the mall will be in by then. He did not think there was a magic bullet for the mall and that we were gambling a lot of money in hopes that it will pay out. *Discussion followed regarding a theater for the mall.* Smith stated he was not suggesting we do nothing, but perhaps the furniture store would have been more of a quick fix and they didn't want any TIF money.

Motion by Gehin, second by Nutting to approve Option 2, which consists of transferring the Sears property for $1.00. Motion carried 4-1.

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 Increment Financing request received for the properties at 2307 and 2401 N Third Street

>Discussion and possible action regarding the parking and ground lease agreement for the Wausau Center Mall

>Discussion and Possible Action on the Redevelopment Proposals Received for the Property at 411 Washington Street and possible Tax Increment Financing

Did not convene in closed session.

Communication

Rasmussen stated if there are not pressing items that need immediate attention, the December 27th Finance meeting will be canceled for the holidays.

Adjourn

Motion by Nutting, second by Gehin to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 6:00 p.m.

12/8 Hand delivered by Don Zamzow.

MAYOR
DEC 08 2016
CITY OF WAUSAU

Bull Falls Brewery, LLC
901 East Thomas Street
Wausau, WI 54403
715-842-2337

December 8, 2016

Mayor Robert B. Mielke
Wausau City Hall
407 Grant Street
Wausau, WI 54403

Dear Mayor Mielke:

Thank you for discussing this item with us. Accordingly, we are coming to you with a request for our brewery as outlined below.

Request:

Bull Falls Brewery requests to have the term of its loan with the City of Wausau extended 5 years longer than the original term of 10 years.

Reason:

The reduction in the monthly payments will allow additional cash flow for continued operating profitability as the craft brew industry faces market over saturation.

The resultant reduction in our monthly payments will improve our cash flow situation helping us to continue operating profitably in the current market environment.

Factors:

Bull Falls Brewery has always been focused on growth; hence, the system in our brewery expansion was designed to accommodate demand in our local 13 county core market with a projected increase. It was also designed to handle growth from surrounding markets within Wisconsin and nearby adjoining states.

While the local core market and our community have enthusiastically accepted our Bull Falls products, most of the surrounding territories are not familiar with it, so this anticipated growth is not materializing as quickly as we had planned. As a result, we are readjusting our cost and expense structure to more closely reflect our existing market requirements.

Included in this strategy is the request to lower our required debt payments as it is going take longer to develop the outlying markets than we anticipated, we are also working with our bank and the SBA to structure our loan terms to give us the flexibility to work within this slower growth structure. That is why we are coming to you with this request.

The National Beer Market:

Craft brewers like Bull Falls are fighting for shelf space at the store and handle space at the bar. The last decade has seen unprecedented rapid growth in craft breweries in the U. S. where craft beer volume has grown from under 4% to over 12% of total beer sales in 2015. The number of craft breweries has grown to a current level of over 4000 in the country, each brewery producing a variety of styles numbering in the 10s of 1000s. The industry as a whole is beginning to undergo a re-alignment that will probably continue for 2 or 3 years. The breweries that produce a high quality product and have a loyal local following will thrive and survive.

Bull Falls Brewery:

Bull Falls Brewery is now entering its 10th successful year; having started in 2007 in Wausau. Bull Falls has enjoyed great popularity of its products in Wausau; our local core market. Bull Falls Brewery has become an integral part of the Wausau community participating and contributing in many local causes and adding another destination for Wausau visitors.

While the early growth seems to have leveled off to we are making inroads into Eastern Wisconsin and Minnesota.

Bull Falls Brewery is committed to the Wausau area and plan to be a fixture in this community for years to come.

Sincerely,

D.D. Zamzow
Bull Falls Brewery, LLC
715-842-2337

M.D. Zamzow

Cc: Chris Schock, Planning, Community and Economic Development

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

RESOLUTION OF THE FINANCE COMMITTEE

Authorizing a 2016 Budget Modification for Legal Services

Committee Action: Approved

Fiscal Impact: $12,000

File Number:	15-1109	**Date Introduced:**

FISCAL IMPACT SUMMARY				
COSTS	*Budget Neutral*	Yes☒ No☐		
	Included in Budget:	Yes☐ No☒	*Budget Source: Budget Transfer*	
	One-time Costs:	Yes☒ No☐	*Amount: $12,000*	
	Recurring Costs:	Yes☐ No☒	*Amount:*	
SOURCE	*Fee Financed:*	Yes☐ No☒	*Amount:*	
	Grant Financed:	Yes☐ No☒	*Amount:*	
	Debt Financed:	Yes☐ No☒	*Amount*	*Annual Retirement*
	TID Financed:	Yes☐ No☒	*Amount:*	
	TID Source: Increment Revenue ☐ *Debt* ☐ *Funds on Hand* ☐ *Interfund Loan* ☐			

WHEREAS, the City of Wausau has encountered additional legal expenses due to a variety of issues and lawsuits; and

WHEREAS, the outside legal services budget is depleted, and

WHEREAS, your Finance Committee recommends the budget modification outlined below:

Transfer To:	110-13092120	City Attorney BudgetLegal Services	$	12,000
Transfer From:	110-12491210	Assessor Commerical - Wages	$	12,000

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of Wausau that the proper City official(s) be authorized and directed to modify the 2016 budget as presented above.

BE IT FURTHER RESOLVED, that the proper City Officials are hereby authorized and directed to publish the budget modification in the official newspaper as required.

Approved:

_____

Robert B. Mielke, Mayor

CITY OF WAUSAU 2016 BUDGET

GENERAL FUND STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
November 30, 2016
NARRATIVE

REVENUES

Below is a description of notable items.

Other Taxes – This category represents interest and penalty on tax collection. July 31 represents the final tax collection period for the City and the County then collects the balance of the remaining real estate taxes. This budget will likely have a short fall at yearend. Less delinquent taxes are likely due to the continued improvement in the economy. Expected shortfall is $14,000 to $15,000.

Other Grants –The short fall from 2015 YTD is due to the ending of the police department grants in 2015. This will not impact the 2016 budget which properly reflected expected grants.

Permits – Building permits are showing a significant positive variance from 2015 major areas experiencing the increase are building, plumbing and electrical permits. The new licensing system significantly improves the licensing revenue collection cycle. The prior system required additional staff effort to invoice for the permits and often staff was months behind. The new system invoices immediately when the permit is issued and allows payment online. Online payment is widely used.

Fines & Forfeitures – This revenue area is now showing a recovery after lagging for a good share of the year and prior years. It appears that actual revenues will meet budget. Good news! Again, improved economy may equate to more fines being paid.

Public Charges General Government – 2016 revenues includes $12,050 for the fee for exempt not-for-profit reports which is a biennial filing.

Intergovernmental Charges for Services – No expected budget difficulties expected at this time: county and other municipality revenue includes a police grant with Marathon County and inspection services with Weston. City Departments represent monthly staffing allocations which were not implemented until later in the year for 2015.

Interest on General Investments – The 2016 and 2015 interest reflect timing of maturities, related interest accruals and market adjustments. No budget problems noted.

Rent of Land and Buildings – This category will have a budget surplus due to the $72,134 of additional ground lease payments from CBL.

Other Financing Sources - No expected budget difficulties expected at this time. PILOT from the utility is being posted monthly.

EXPENSES

The budget to date appears in line with the budget with 84% of the budget spent and 92% of the year complete. This almost identical to last November when only 83.9% of the budget was spent.

Promotions – This budget is higher than prior year due to litigated real estate tax reimbursements. Expenses are up from the previous year due to an additional $4,000 spent on city newsletter materials and postage and $3,500 spent on 100 city flags. Expenditures through October for city promotions now exceed the budget given for the year.

Transportation and Streets – These accounts reflect the minimal snowfall in 2016. Expenses are $335,649 less than 2015, and $1,398,494 less than 2014.

BUDGET RISKS

- Sick leave payouts
- Excessive tax payments
- 4th Quarter winter costs
- Elimination of the Rental Licensing Program
- Legal Fees

CITY OF WAUSAU, WISCONSIN
GENERAL FUND
SCHEDULE OF REVENUES AND OTHER FINANCING SOURCES - BUDGET AND ACTUAL
Period Ended October 31, 2016

	Budgeted Amounts			Variance with	2015
	Original	Final	Actual	Final Budget	Actual
TAXES					
General property taxes	$ 16,749,259	$ 16,749,259	$ 16,749,259	$ -	$ 16,200,627
Mobile home parking fees	27,000	27,000	24,765	(2,235)	24,129
Payments in lieu of taxes	108,000	108,000	2,200	(105,800)	3,700
Other taxes	69,185	69,185	54,172	(15,013)	67,737
Total Taxes	16,953,444	16,953,444	16,830,396	(123,048)	16,296,193
INTERGOVERNMENTAL					
State shared taxes	4,437,159	4,437,159	4,447,716	10,557	4,397,539
Expenditure restraint	734,231	734,231	734,231	-	764,764
Fire insurance tax	102,678	102,678	107,409	4,731	102,678
Municipal services	184,000	184,000	185,466	1,466	184,010
Transportation aids	2,448,749	2,448,749	2,445,221	(3,528)	2,537,317
Other grants	2,700	2,700	7,262	4,562	121,440
Total Intergovernmental	7,909,517	7,909,517	7,927,305	17,788	8,107,748
LICENSES AND PERMITS					
Licenses	181,115	181,115	177,833	(3,282)	180,346
Franchise fees	355,000	355,000	257,133	(97,867)	254,725
Permits	237,792	237,792	270,773	32,981	217,953
Total Licenses and Permits	773,907	773,907	705,739	(68,168)	653,024
FINES, FORFEITURES AND PENALTIES	357,000	357,000	353,907	(3,093)	315,457
PUBLIC CHARGES FOR SERVICES					
General government	81,600	81,600	86,680	5,080	74,806
Public safety	1,426,270	1,426,270	1,375,218	(51,052)	1,439,574
Streets and related facilities	128,850	128,850	145,005	16,155	128,760
Recreation	188,500	188,500	150,975	(37,525)	140,593
Public areas	123,874	123,874	108,142	(15,732)	82,966
Total Public Charges for Services	1,949,094	1,949,094	1,866,020	(83,074)	1,866,699
INTERGOVERNMENTAL CHARGES FOR SERVICES					
State and federal reimbursements	11,340	11,340	400	(10,940)	200
County and other municipalities	280,981	280,981	89,381	(191,600)	98,378
City departments	1,105,647	1,105,647	530,846	(574,801)	717,523
Total Intergovernmental Charges for Services	1,397,968	1,397,968	620,627	(777,341)	816,101

CITY OF WAUSAU, WISCONSIN
GENERAL FUND
SCHEDULE OF REVENUES AND OTHER FINANCING SOURCES - BUDGET AND ACTUAL (Continued)
Period Ended October 31, 2016

	Budgeted Amounts			Variance with	2015
	Original	Final	Actual	Final Budget	Actual
COMMERCIAL					
Interest on general investments	$ 275,000	$ 275,000	$ 315,851	$ 40,851	$ 321,137
Interest on special assessments	15,000	15,000	291	(14,709)	698
Other interest	15,000	15,000	33,963	18,963	41,513
Total Commercial	305,000	305,000	350,105	45,105	363,348
MISCELLANEOUS REVENUES					
Rent of land and buildings	216,590	216,590	285,801	69,211	212,518
Sale of City property/loss compensation	13,700	20,145	18,506	(1,639)	23,186
Other miscellaneous revenues	16,470	16,470	12,245	(4,225)	110,140
Total Miscellaneous Revenues	246,760	253,205	316,552	63,347	345,844
OTHER FINANCING SOURCES					
Transfers in	1,882,500	1,882,500	1,555,303	(327,197)	1,527,500
TOTAL REVENUES AND OTHER FINANCING SOURCES	$ 31,775,190	$ 31,781,635	$ 30,525,954	$ (1,255,681)	$ 30,291,914

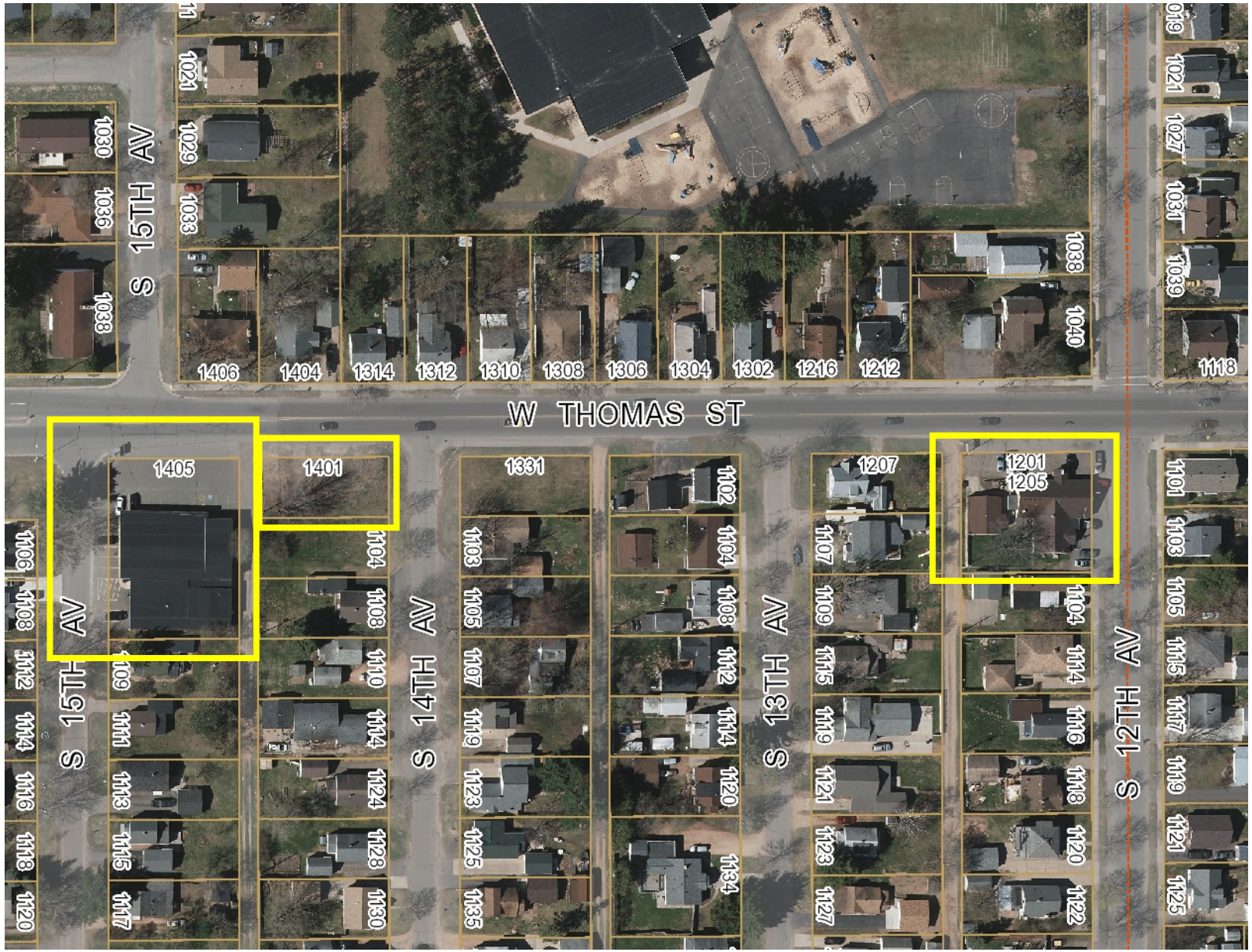
CITY OF WAUSAU, WISCONSIN
GENERAL FUND
SCHEDULE OF EXPENDITURES - BUDGET AND ACTUAL
Period Ended October 31, 2016

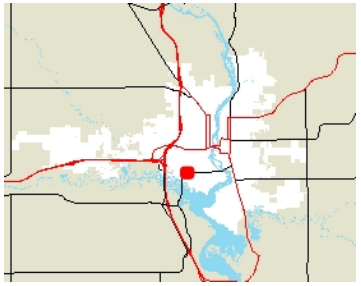
	Budgeted Amounts			Variance with	2015
	Original	Final	Actual	Final Budget	Actual
GENERAL GOVERNMENT					
City Council	$ 90,311	$ 90,311	$ 79,568	$ 10,743	$ 73,900
Mayor	201,374	201,374	175,553	25,821	177,537
City Promotion	108,750	108,750	114,137	(5,387)	100,584
Finance department	500,044	581,881	509,583	72,298	461,896
Data processing	732,798	732,798	682,117	50,681	478,571
City clerk/customer service	498,163	515,544	466,325	49,219	432,132
Elections	120,012	120,012	99,658	20,354	18,394
Assessor	595,516	595,516	479,367	116,149	506,374
City attorney	489,805	586,805	516,960	69,845	417,714
Municipal court	128,605	137,619	120,103	17,516	109,768
Human resources	297,419	302,419	254,571	47,848	286,743
City hall and other municipal buildings	289,766	284,766	226,355	58,411	234,605
Unclassified	170,000	198,235	70,034	128,201	58,764
Total General Government	4,222,563	4,456,030	3,794,331	661,699	3,356,982
PUBLIC SAFETY					
Police department	9,004,956	9,026,903	7,759,937	1,266,966	7,870,880
Fire department	3,509,532	3,519,671	3,222,600	297,071	3,160,059
Ambulance	3,106,578	3,106,578	2,549,423	557,155	2,466,110
Inspections and electrical systems	765,343	765,343	620,333	145,010	593,510
Total Public Safety	16,386,409	16,418,495	14,152,293	2,266,202	14,090,559
TRANSPORTATION AND STREETS					
Engineering	1,302,086	1,327,086	1,073,464	253,622	1,200,474
Department of public works	6,332,072	6,153,665	4,782,473	1,371,192	4,991,112
Total Transportation and Streets	7,634,158	7,480,751	5,855,937	1,624,814	6,191,586
SANITATION, HEALTH AND WELFARE					
Garbage and refuse collection	958,000	958,000	884,858	73,142	1,247,807
NATURAL RESOURCES/RECREATION					
Parks and recreation	2,574,060	2,588,638	2,124,156	464,482	1,712,883
OTHER FINANCING USES					
Transfers out	-	-	-	-	13,850
TOTAL EXPENDITURES AND OTHER FINANCING USES	$ 31,775,190	$ 31,901,914	$ 26,811,575	$ 5,090,339	$ 26,613,667

CITY OF WAUSAU, WISCONSIN
GENERAL FUND
SUMMARY OF BUDGET MODIFICATIONS
Period Ended October 31, 2016

BUDGET REVENUES RECONCILIATION	
2016 ADOPTED BUDGET	$ 31,775,190
Transfer of funds for sale of salvage materials	6,445
2016 MODIFIED BUDGET	$ 31,781,635
BUDGET EXPENDITURES RECONCILIATION	
2016 ADOPTED BUDGET	$ 31,775,190
Resolution 14-1109 Modify fire department budget to develop succession planning	7,500
Resolution 15-1109 Increase budget for legal fees	35,000
Resolution 15-1109 Carryover funds for boulevard tree removal and stump grinding projects	14,578
Carryover for Police Department tactical helmet and body armor carriers	21,947
Resolution 15-1109 Increase budget for Finance Department personnel costs due to staff retirements	99,218
Resolution 15-1109 Increase budget for legal fees	62,000
Resolution 15-1109 Increase budget for settlement agreements pertaining to grievances and claims	30,874
Resolution 15-1109 Annual budget adjustment as required by Ordinance 3.08.050	(150,838)
Transfer of funds from sale of salvage materials	6,445
2016 MODIFIED BUDGET	$ 31,901,914

DPW Mapping System





Legend

- Parcels
- Section Lines/Numbers
- Right Of Ways
- Stream - River
- Pond - Lake
- Wausau Wetland
- Swamp
- Ortho - 2015 - 3in

Map Created: 1/4/2017

62.50 0 62.50 Feet

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Notes

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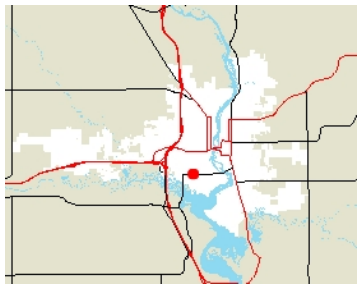

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Map Created: 1/4/2017

30.21 0 30.21 Feet

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Notes

*** 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 of:	**JOINT FINANCE COMMITTEE AND ECONOMIC DEVELOPMENT COMMITTEE**
Date/Time:	**Tuesday, January 10, 2017 at 5:00 pm.**
Location:	**City Hall, Council Chambers**
Finance:	Lisa Rasmussen (C), Karen Kellbach, Dave Nutting, Joe Gehin, Dennis Smith
ED members:	Tom Neal (C), Romey Wagner, Pat Peckham, Joe Gehin, Lisa Rasmussen

	AGENDA ITEMS FOR CONSIDERATION (All items listed may be acted upon)	**Presenter**
	Joint items	
1	Discussion and possible action on the proposed development at 2101 West Bridge Street and the associated amendment to the Project Plan and Boundaries for Tax Increment District No. 6, City of Wausau, Wisconsin	
2	**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 proposed development at 2101 West Bridge Street and the Associated Amendment to the Project Plan and Boundaries for Tax Increment District No. 6, City of Wausau,	
3	**RECONVENE** into Open Session to take action on Closed Session items, if necessary.	
4	Discussion and possible action on the recapitalization of funding for the Live It Up Wausau Program.	
5	Update on the Riverfront Project.	
6	**ED ONLY ITEM:** Discussion and possible action on waiving the city's right to purchase property in the Wausau Business Campus for the property at 8450/8454 Highland Drive.	
7	Adjournment - ED Committee	Tom Neal, (ED Chair)
	Finance Committee Continues	
8	Minutes of previous meeting(s) (12/13/16)	
9	Discussion and possible action regarding donating six parcels of city-owned property on Thomas Street for the Thomas Street Project (1331 W. Thomas Street, 1102 S. 11th Avenue, 1101 S. 11th Avenue, 1041 S. 10th Avenue, 814 W. Thomas Street and 1047 S. 8th Avenue)	
10	Discussion and possible action on the request to amend the development agreement for the property at 901 East Thomas Street.	
11	Discussion and possible action regarding budget modification legal services City Attorney Budget	
12	Discussion and possible action regarding November General Fund Financial Report	
13	**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 to amend the development agreement for the property at 901 West Thomas Street.	
14	**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 approving appraisals and offering price reports for the Thomas Street Reconstruction Project for the following properties: ►Parcel 6 & 7 - 1401 & 1405 West Thomas St (Webko) ►Parcel 20 - 1201-1205 West Thomas St (Treu's Tic Toc) ►Parcel 28 - 1014 West Thomas St (Kreager's) ►Parcel 52 - 604 West Thomas St (Bredeck Business)	
15	**RECONVENE** into Open Session to take action on Closed Session items, if necessary.	
16	Adjournment -Finance Committee	Lisa Rasmussen (Finance Chair)

IMPORTANT: THREE (3) MEMBERS NEEDED FOR A QUORUM: If you are unable to attend the meeting, please notify Mary by calling (715)261-6621 or via email mgoede@ci.wausau.wi.us

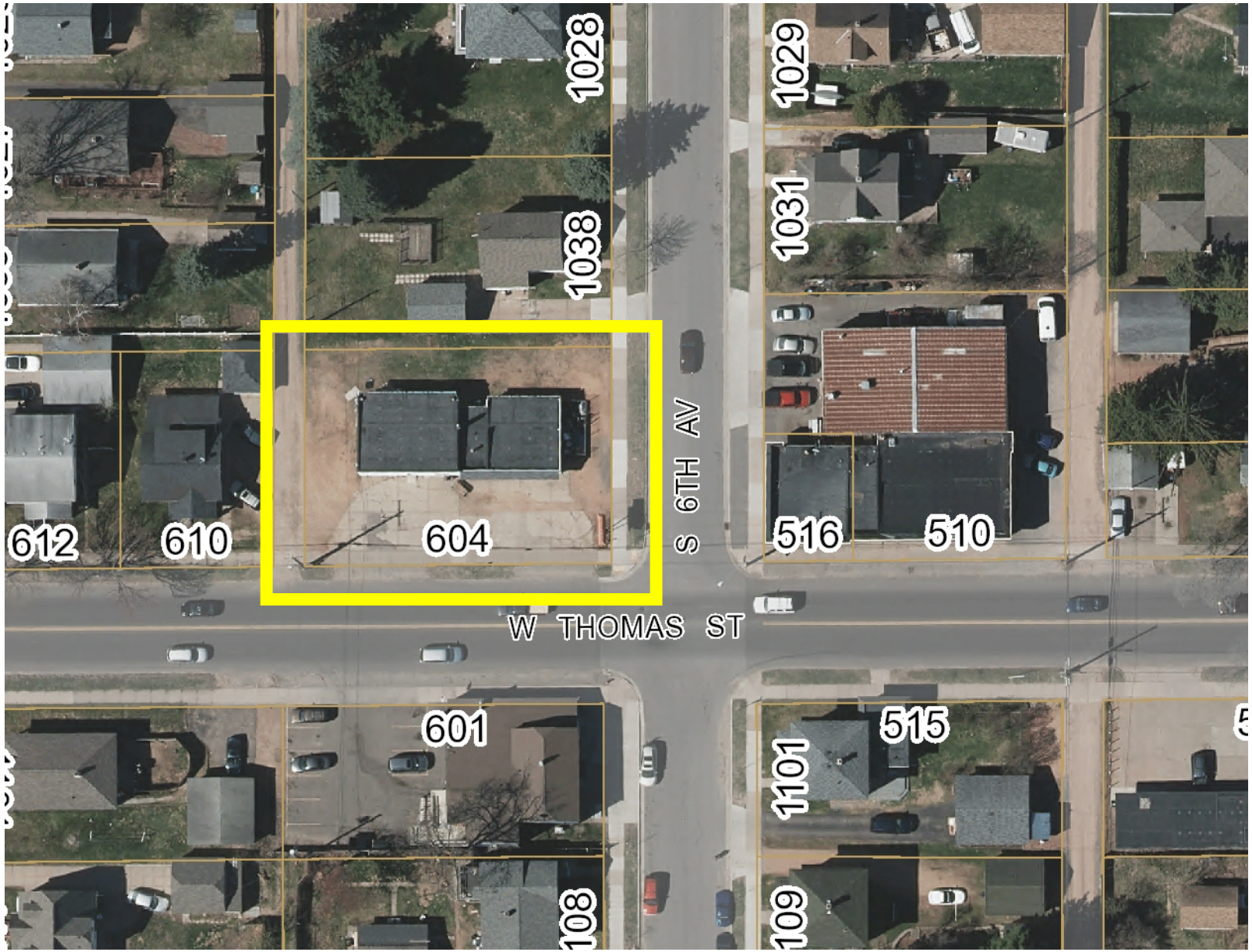
It is possible and likely that members of, and possibly a quorum of the Council and/or members of other committees of the Common Council of the City of Wausau may be in attendance at the above-mentioned meeting to gather information. **No action will be taken by any such groups.**

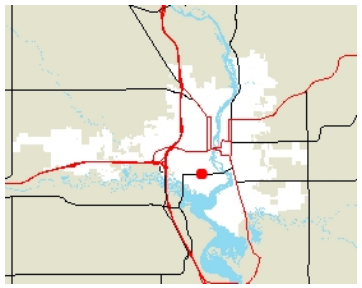
This Notice was posted at City Hall and faxed to the Daily Herald newsroom on 1/05/17 @ 2:30 pm.

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, (Alderpersons: Peckham, Wagner, Neal, Gisselman, McElhaney, Abitz), *Mielke, *Jacobson, *Groat, Rayala, Department Heads

DPW Mapping System





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Map Created: 1/4/2017

29.16 0 29.16 Feet

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