

City of Wausau Tax Increment
Districts –
Keeping Up the Momentum –
Strategic Partnerships





Common Council – Strategic Plan's Critical Issues

- Blight
- Public Safety
- Job Growth

TIF Financing Mechanisms to Support Critical Issues

- Central Business District Growth Initiatives
- Blight Elimination and Urban Neighborhood Revitalization



Development Milestones

- 1995 Marathon County Library
- 2000 Pick-N-Save, Culver's, R-Store
- 2002 Arts Block
- 2002 Wausau Benefits/Jefferson Street Parking Ramp
- 2003 Jefferson Street Inn
- 2005 1st Wausau Tower
- 2006 Eye Clinic of Wisconsin
- 2006 Expansion of Jefferson Street Inn – Palladian Condo's
- 2010 Acquisition of the East Riverfront Property
- 2011 Trolley Quarter Flats
- 2011 400 Block Completion
- 2012 Federal Loft Apartments



Job Creation: Industry Trends

- Technology
- Tourism
- Education



**Future
Medical
College of
Wausau,
WI**

Future Waterfront Amenities

- Commercial Redevelopment & Development
- High Density Residential Development
- Destination Development through Recreational Area – Slide Park
- Waterfront Warf & Outdoor Dining



Future Waterfront Infrastructure

- River's Edge Walkway Completion
- Parking
- Kayak Launch Landscaping
- Barker Stewart Island Tourism Attraction
- Pedestrian Scenic Overlook & Crossing
- Removal Overhead Lines
- Environmental Remediation
- Daylight Creek
- Clearing of River Edge Growth

East Riverfront District

Active public green space



Commercial Redevelopment

- Small scale (2-3 stories)
- On river edge



Commercial Rehab

- Industrial feel
- Outdoor seating
- Water access
- Shared parking



Commercial Redevelopment

(Similar to above)

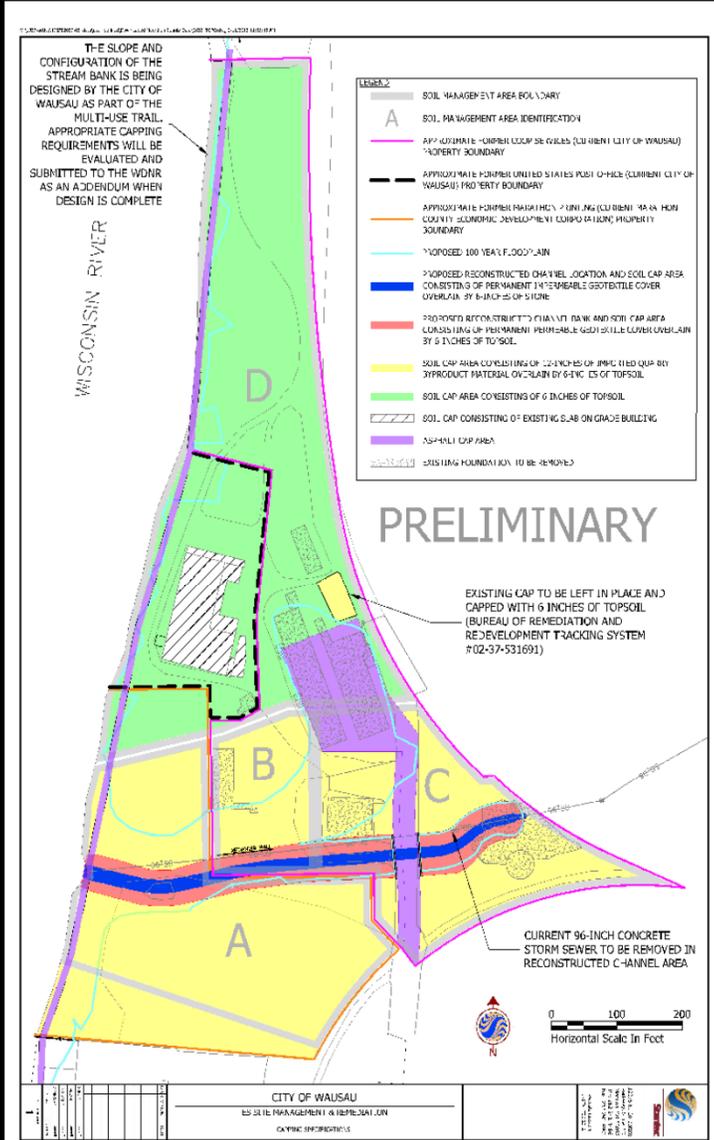
Mixed-Use Redevelopment

- Ground floor commercial
- Residential above commercial (3+ stories)
- Active waterfront



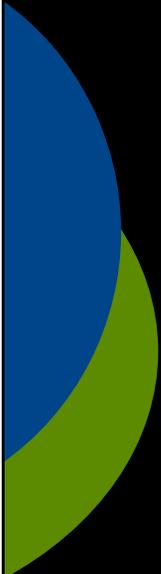
Image Sources: Google Maps; Fotolia; NY Times.com; Flickr.com; City of Wauau; JWM CO; Andrievich Architects; Detroit River East Partners











WATERFRONT
DINING

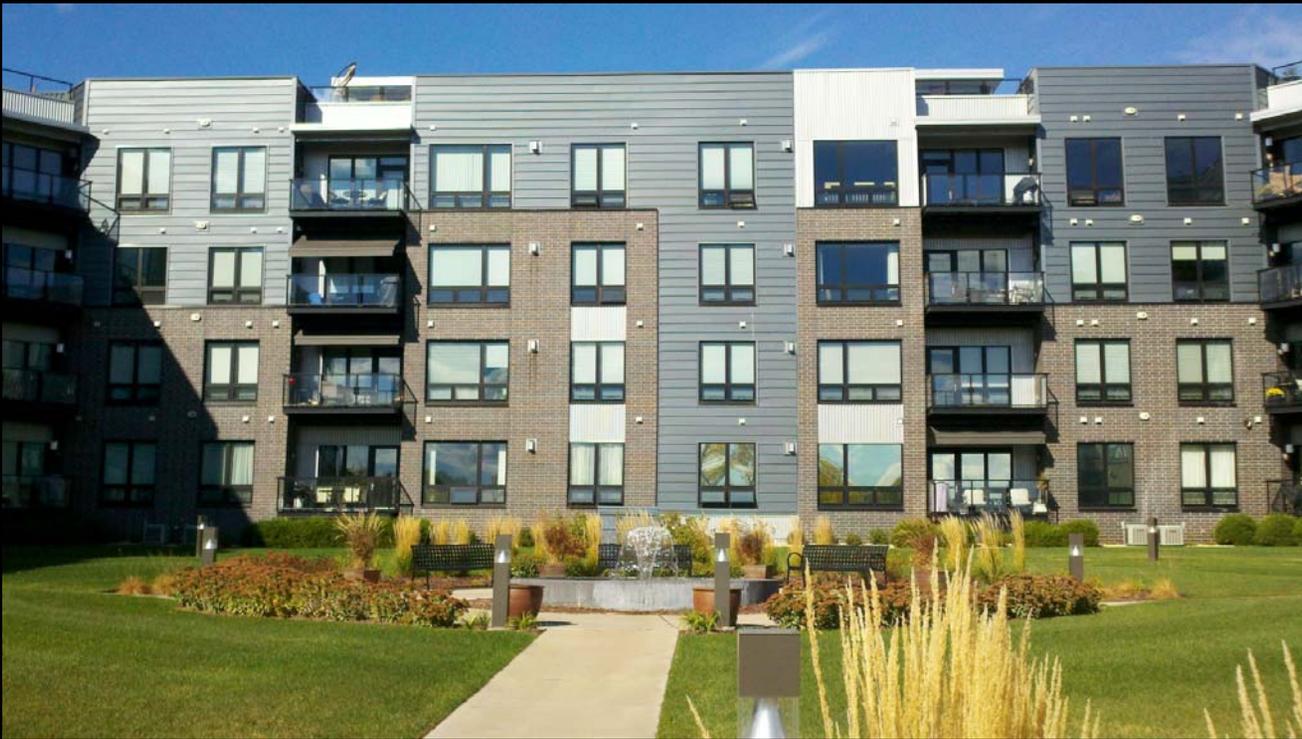




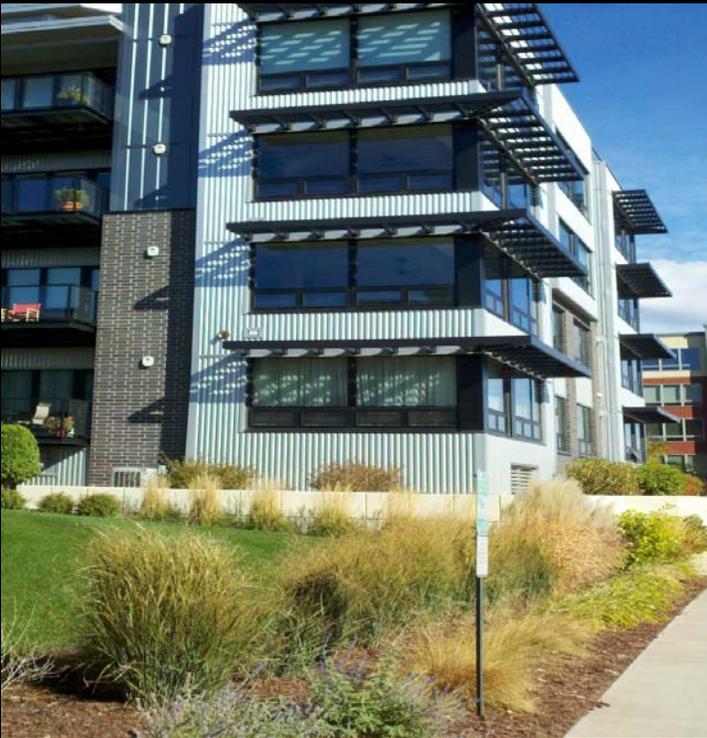
DINING ON THE WATERFRONT



St. Paul, MN Riverfront Residential



St. Paul, MN Riverfront Residential









Outdoor Gym

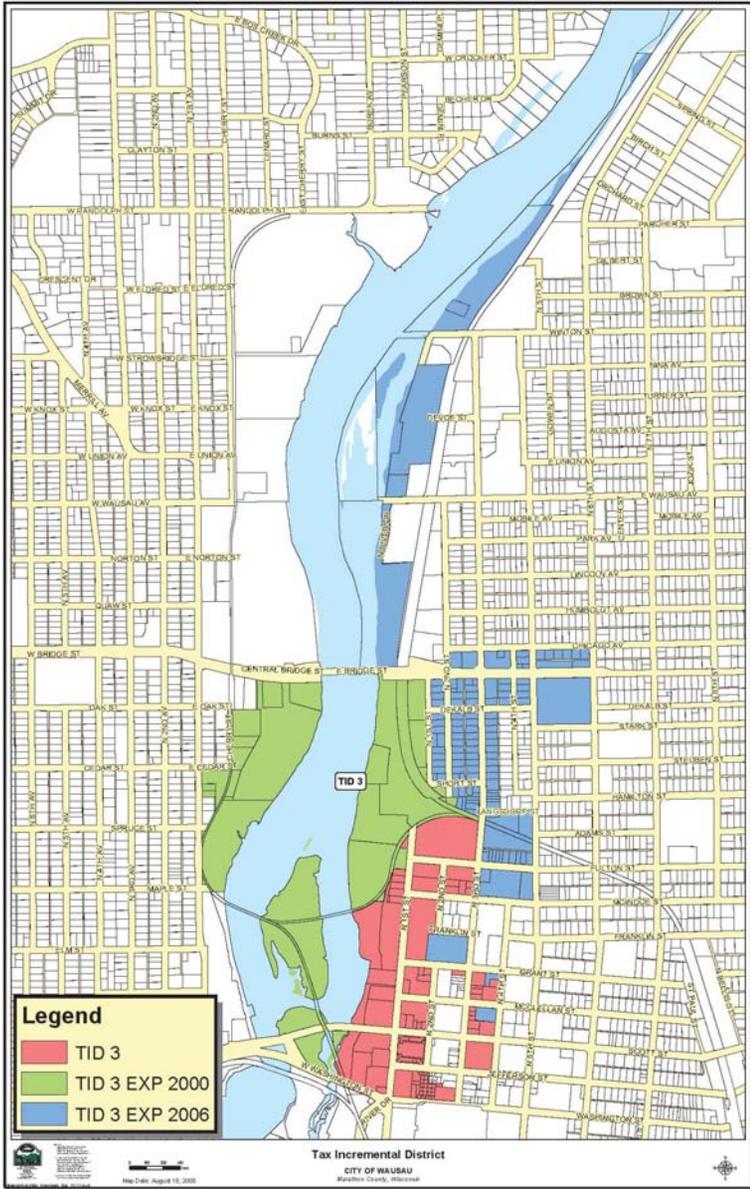


Future Central Business District Needs

- Replacement McClellan Parking Ramp
- New Skywalk to Connect to 1st Wausau Tower
- Relocation of ABC Supply
- Redevelop Savo Supply Site
- Redevelop Wausau Club
- 3rd Street Housing Development
- Bridge Street (1st to 3rd) Commercial

EXPENDITURE
PERIOD ENDS:
2016

DISTRICT
RETIRES :
2021



TID #3

- DISTRICT VALUATION
 - CREATION \$9,719,600
 - 2008 \$122,085,200
 - 2012 \$107,384,900
- 2013 INCREMENT \$1,765,000
- DEFICIT 12/31/2012 (\$1,132,734)
- INCREMENT USED TO RETIRE ANNUAL DEBT:
 - \$15,134,328 Total Debt Outstanding
 - \$1,615,049 Interest to Retirement



SPECIAL LEGISLATION

- EXTEND THE LIFE OF THE DISTRICT 10 YEARS
- ADD AMENDMENT OPPORTUNITY
- IMPACT \$17,650,000 OF TAX REVENUE TO TARGET CENTRAL BUSINESS DISTRICT DEVELOPMENT AND RELATED INFRASTRUCTURE



BENEFITS

- REDUCES FINANCIAL RISK TO THE TAXPAYERS WITH A KNOWN CASH FLOW
- 10 YEAR VERSUS 27 YEAR TIME COMMITMENT
- POISED FOR ECONOMIC EXPANSION
RIVERFRONT DEVELOPMENT
PARKING SUPPORT

HOUSING INVESTMENT TID #2







IMPROVING HOUSING STOCK

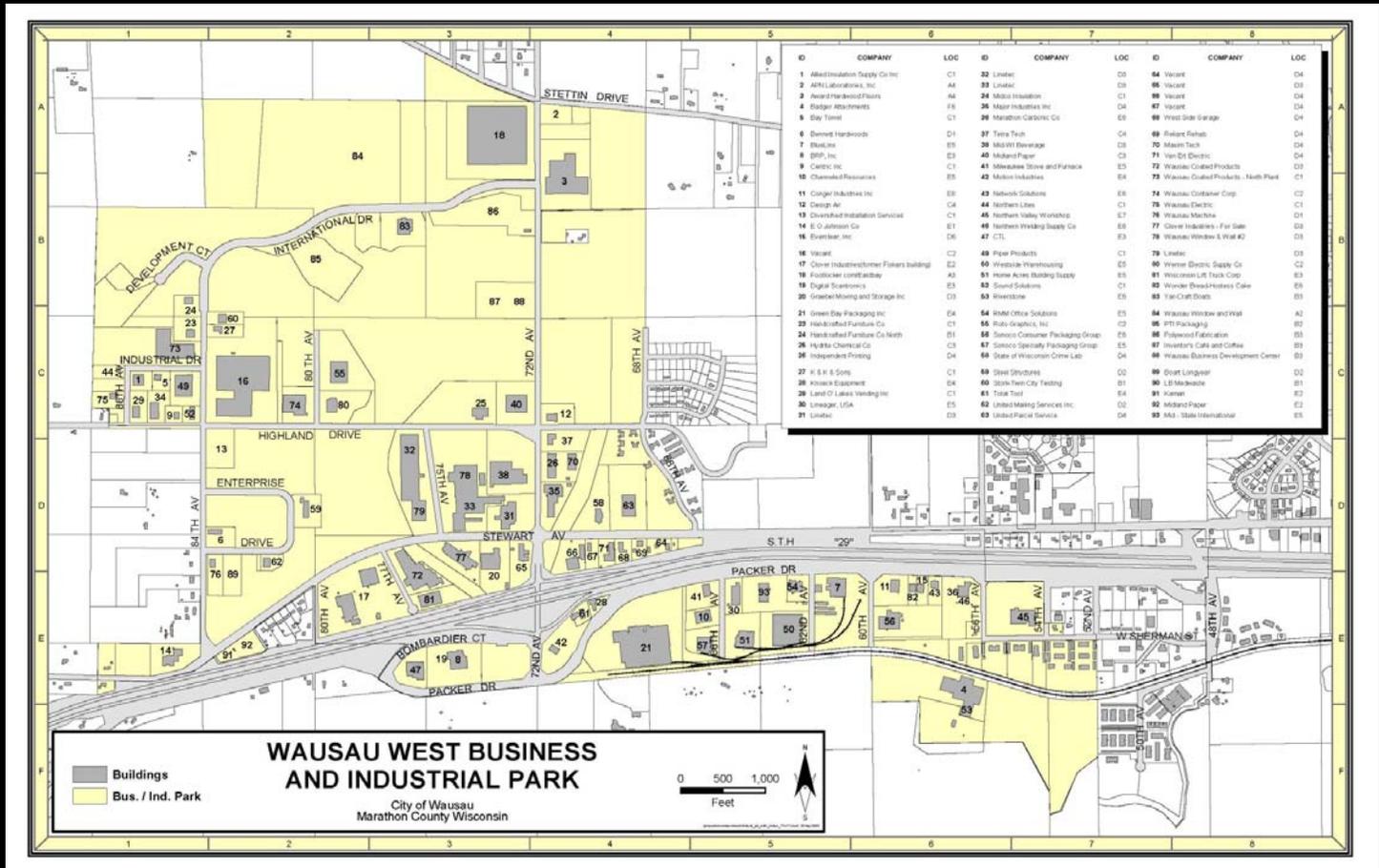
- LEGISLATION ADDED IN 2009
- ALLOWS COMMUNITIES TO EXTEND THE LIFE OF TID DISTRICT ONE YEAR AND COMMIT EXCESS INCREMENT TO SUPPORT HOUSING IMPROVEMENTS
- TAX INCREMENT DISTRICT 2 - \$630,000
- COUNCIL APPROVED RESOLUTION MARCH 12, 2013

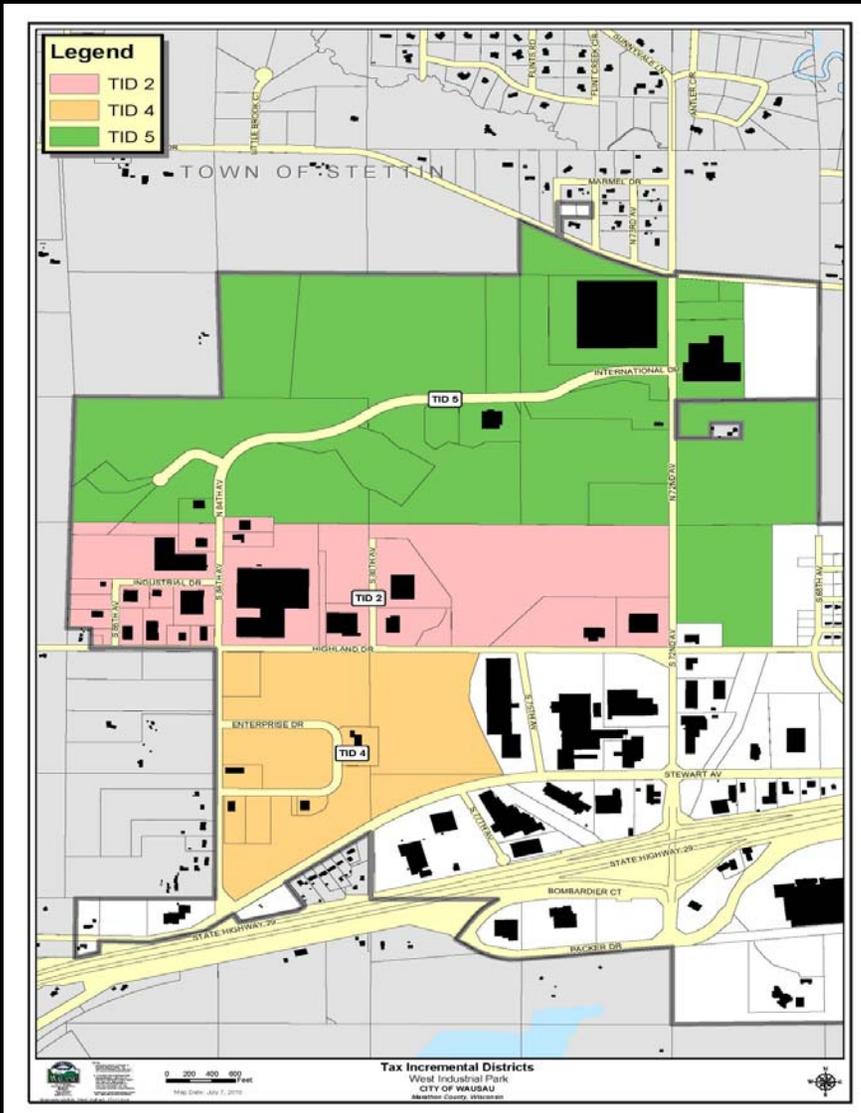


VISION

- DYNAMIC RIVERFRONT AND CENTRAL BUSINESS DISTRICT THAT SUPPORTS DIVERSE ENTERPRISES INCLUDING COMMERCIAL, RESIDENTIAL, ENTERTAINMENT AND RECREATIONAL ACTIVITIES
- HEALTHY URBAN RESIDENTIAL NEIGHBORHOODS THAT ATTRACT FAMILIES, YOUNG PROFESSIONALS AND RETIRED INDIVIDUALS

CITY OF WAUSAU BUSINESS PARK





INDUSTRIAL PARK DISTRICTS TID #2, #4 - CLOSURE

		TID 4 - 2014	TID 2 – 2015	TOTAL
COUNTY	19%	\$21,361	\$119,493	\$140,854
CITY	33%	37,340	208,883	246,223
SCHOOL	41%	45,429	254,135	299,564
TECH	7%	8,323	46,557	54,880
TOTAL		\$112,453	\$629,068	\$741,521

TID #5 – 2017 LIKELY

COUNTY	\$231,330
CITY	404,383
SCHOOL	491,986
TECH	90,131
TOTAL	\$1,217,830

District outstanding debt obligation \$1,755,238
Deficit at 12/31/2012 (\$841,371)

TID #6

TID CREATED 2005

AMENDED 2010 AND 2011

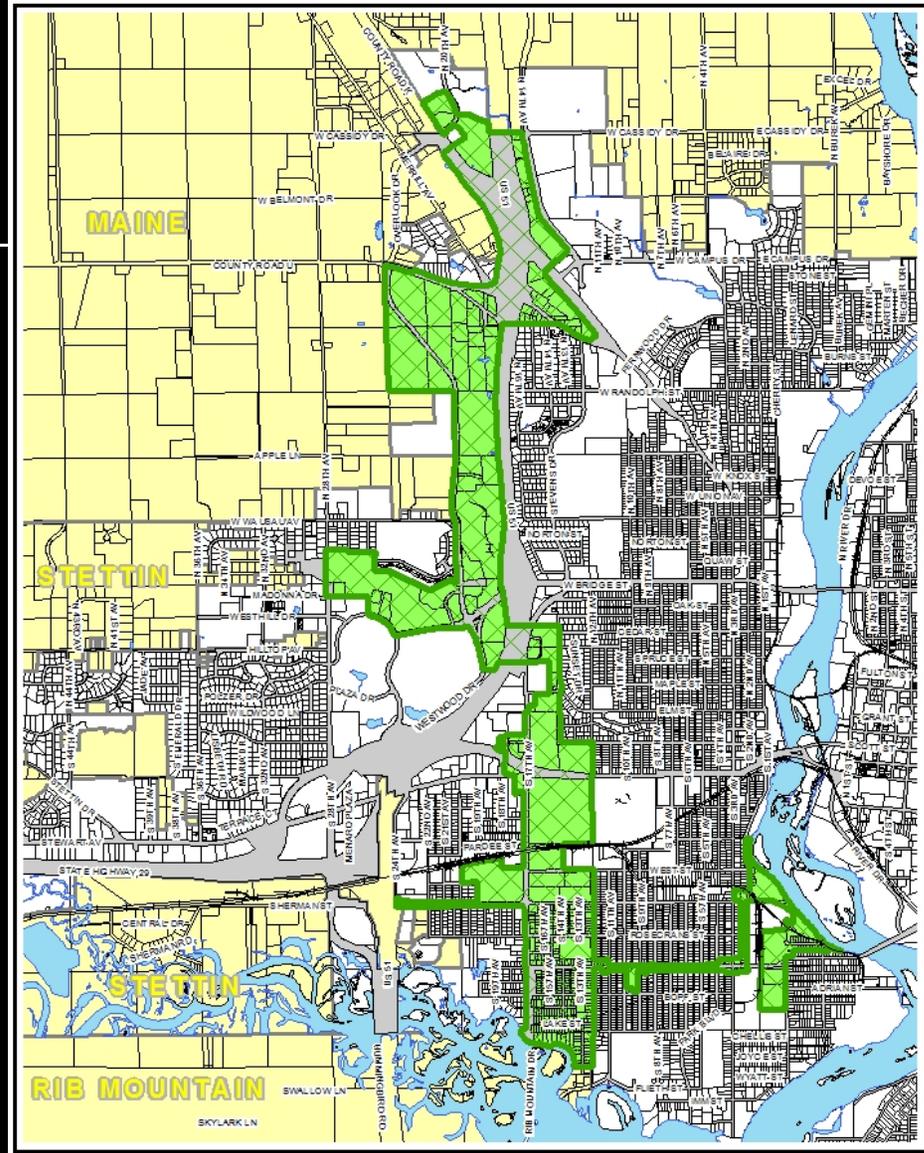
AREAS OF FOCUS:

- U/K INTERCHANGE
- HOSPITAL CORRIDOR
- 17TH AVENUE
- SHERMAN STREET
- THOMAS STREET

12/31/2012 FUND BALANCE

\$1,015,973

DEBT O/S \$2,680,855



TID #7

TID CREATED 2006

AMENDED 2012

AREAS OF FOCUS:

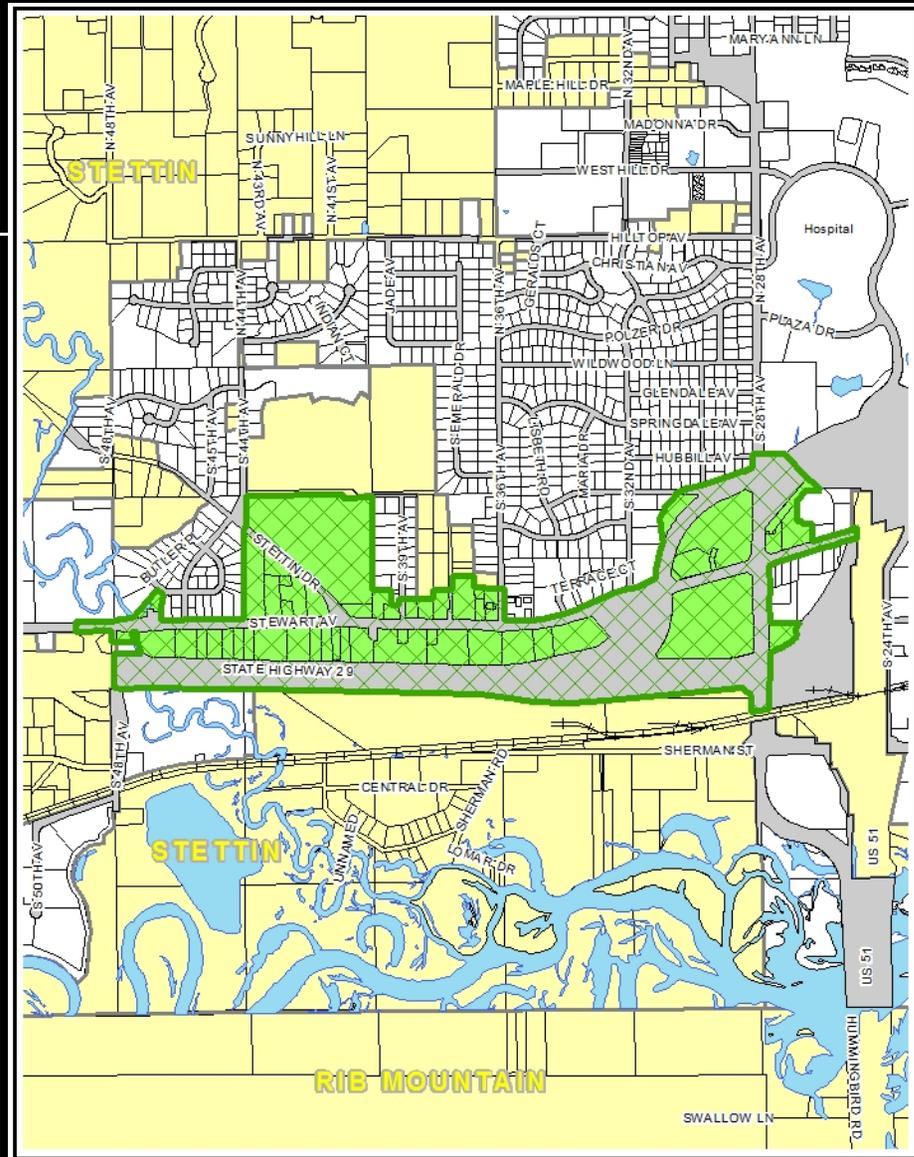
- STEWART AVENUE
- VACANT PROPERTY FROM INTERSTATE RECONSTRUCTION

Fund Deficit 12/31/2012

(\$1,222,334)

Outstanding Debt

\$3,118,772

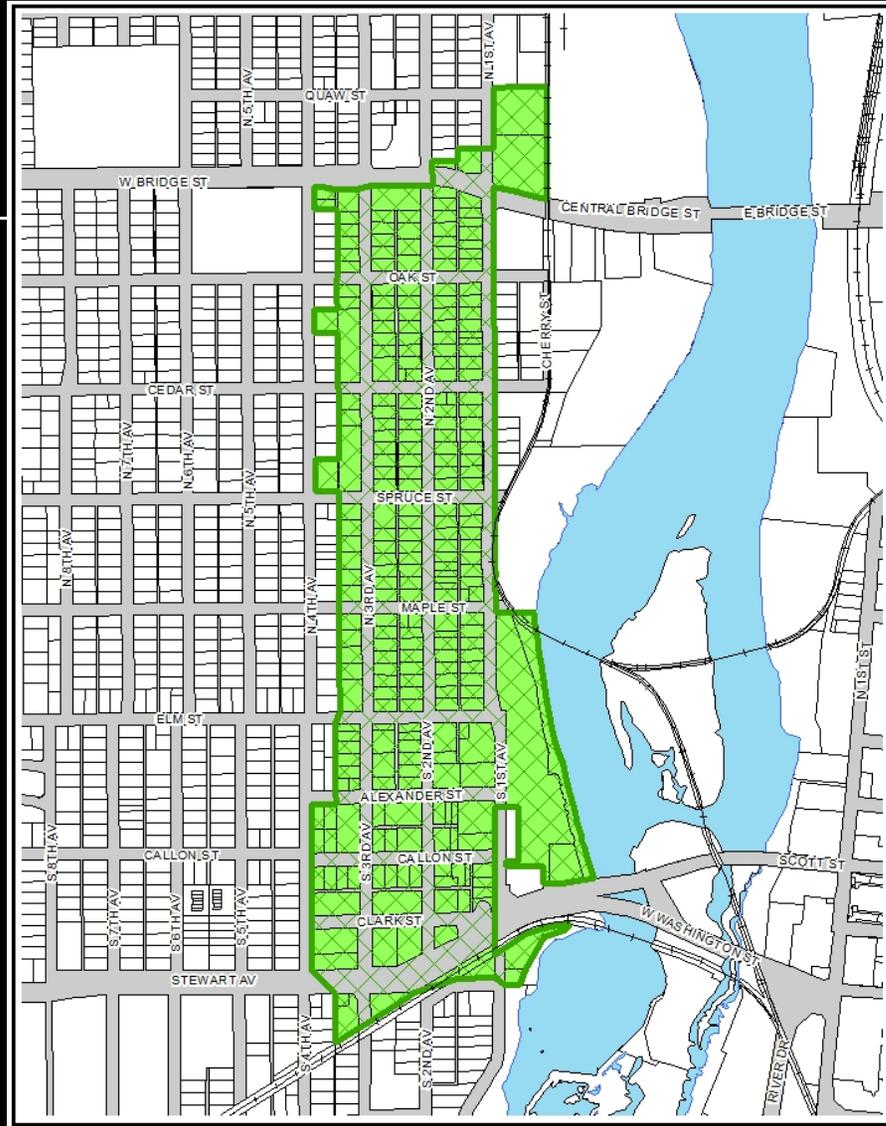


TID #8

CREATED 2012

FOCUS:
NEAR WEST SIDE
REDEVELOPMENT

FUND DEFICIT
(\$7,801)



TID #9

CREATED 2012

PROJECT FOCUS:
BULL FALLS BREWERY

FUND DEFICIT
12/31/2012:
(\$139,167)

