



*** 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: **ECONOMIC DEVELOPMENT COMMITTEE**
 Date/Time: **Tuesday, June 5, 2018 at 5:15 p.m.**
 Location: **City Hall, Council Chambers**
 Members: Tom Neal, Pat Peckham, Lisa Rasmussen, Gary Gisselman and Michael Martens

4:15 p.m. Live It Up Photo Shoot - 1008 Elm Street
4:40 p.m. Live it Up Photo Shoot - 219 Edwards Street

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

- 1 Approval of the Minutes from 5/1/18 and 5/8/18
- 2 Discussion and Possible Action on the Proposal Received from C & D Excavating for the Building at 1300 Cleveland Avenue
- 3 **CLOSED SESSION** pursuant to 19.85(1)(e) of the Wisconsin Statutes for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session:
 - Discussion and Possible Action on the Proposal Received from C & D Excavating for the Building at 1300 Cleveland Avenue
- 4 **RECONVENE** into Open Session to take action on Closed Session items, if necessary.
- 5 Update and Discussion on Current Projects
 - Riverlife
 - Wausau Center Planning
 - Development Agreements
 - Sherman Street Remnants
- 6 Discussion and Possible Action on July Meeting Date Change or Cancellation

Adjournment

Tom Neal, Chair

It is likely that members of, and a quorum of the Council and/or members of other committees of the Common Council of the City of Wausau will 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 emailed to the Media on 5/30/18

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator at (715) 261-6620 or e-mail clerk@ci.wausau.wi.us at least 48 hours prior to the scheduled meeting or event to request an accommodation.

Other Distribution: Media, Alderpersons, Mayor, City Departments

ECONOMIC DEVELOPMENT COMMITTEE

Date and Time: Tuesday, May 1, 2018 at 5:15 p.m., Council Chambers

Economic Development Members Present: Neal, Rasmussen, Peckham, Gisselman and Martens.

Others Present: Schock, Mielke, Lindman, Stratz, Jacobson & Plaisance.

Other Council Members Present: Herbst

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner.

The Economic Development Committee meeting was called to order by Neal at 5:16 pm.

Select a Chairperson and Vice Chairperson for the 2018-2020 Term.

Motion by Rasmussen, second by Peckham to approve Tom Neal to be Chairperson, Neal accepted. Motion passed 5-0.

Motion by Rasmussen, second by Peckham to approve Gary Gisselman to be Vice Chairperson, Gisselman accepted. Motion passed 5-0.

Establish Regular Meeting Dates and Time for 2018-2020 Term.

Neal proposed that the meeting dates and time remain the same, the first Tuesday of every month at 5:15 pm. Rasmussen added that the backup date would be the third Thursday if there was an issue with the first date/time.

Agreed by consensus, no motion needed.

Approval of the Minutes from 3/27/18 and 4/10/18.

Motion by Peckham, second by Rasmussen to approve minutes with no changes. Motion passed 5-0.

Discussion and Possible Action on the Amended Terms and Plan for the Sale of the Properties at 401 and 415 South First Avenue.

Schock introduced Clint Schultz, owner of Urban Bistro and proposed purchaser of 401 and 415 South First Avenue, to present the evolution of and progress on the sale of that property. Schock explained that there would be a change to the resolution that would need Council's approval to move forward.

Rasmussen suggested that because the public financing wasn't increasing they could stay in open session to make a decision.

Schultz explained the delay and how the project has shifted, but is staying with the same vision. The 2,600 square foot addition will include a brew pub and extra outdoor dining both on the first and upper levels. After a shift in finances due to the extra funds needed for the addition, they have a new financial commitment with Abby Bank. Closing will happen very shortly. Schock explained the change on the resolution is due to the real estate tax calculations on the value of the land assessment which were added to the purchase price since closing did not happen in 2017. Neal likes the idea of public use outdoor dining, overlooking the river. Peckham asked if there would be a possibility of allowing the bike trail to go between their building and the river. Schultz was certain they could look into it and Rasmussen thought if they could not secure an easement they could use some of the sidewalk and road in that area. Martens asked if the original proposal buildout time of twelve months was still accomplishable even with adding phase two. Schultz replied that they are looking at a ten to twelve month buildout schedule and their only concern is the additional commercial work, but could possibly open in phases if they run into issues. Martens also asked Schultz if there were any concerns about the brew pub side of the business and Schultz replied that he has experience in this type of business and he has no concerns. They believed it was a better business model to build all at once and they would grow into it. Gisselman asked Schultz for a timeline and he answered that as soon as the financing is completed the appraisal will be done which normally takes four to six weeks. He is hopeful to close within two months. Construction would start immediately thereafter with the anticipated ten to twelve month buildout period. Schultz explained that their catering business has kept them extremely busy and they have finally been able to act more on the property side.

Motion by Rasmussen, second by Gisselman to amend the terms and resolution so it could be brought to the next council meeting. Motion passed 5-0.

Discussion and Possible Action on the Donation of a 12 Foot Sliver of Property Located Between 201 North 10th Street and 1006 Jackson Street to the Property Owner at 1006 Jackson Street.

Stratz presented the certified survey map in the packet and explained that the City purchased Lot One many years ago. They demolished the building on the property and built a single family home which they sold. Shortly thereafter, the City purchased 205 North 10th Avenue, which was a blighted duplex. That building was demolished and the lot is listed as part of the Property Disposition Program. During the survey process, it was revealed that the neighbor to the east has a retaining wall that is encroaching on the property. Instead of having the neighbor move it (since that neighbor is doing the maintenance on the property) staff proposes that we donate the twelve foot sliver of land to him. There are no fees in this process, the survey will be done in-house, the transfer of deed would be done in-house and the new property owner would pay the recording fees.

Motion by Rasmussen, second by Peckham to approve the donation of land to the neighboring property owner. Motion passed 5-0.

Discussion and Possible Action on Approving a Community Development Application to the United States Department of Housing and Urban Development to Become a HUD Certified Housing Counseling Agency.

Stratz described the down-payment assistance programs and homebuyer education certificates that the Community Development Department currently administers. The rules for the federal funding to operate these programs are now requiring that all homebuyer education is provided through a HUD Certified Housing Counseling Agency – of which the department is not. Catholic Charities is currently the only local HUD certified counseling agency. Staff requests the authorization to submit an application to HUD for this certification so clients can receive the necessary counseling in-house versus sending them elsewhere. The process would include classes, exams and software (no charge through HUD) ending with the certification.

Motion made by Gisselman, second by Peckham to approve the application for HUD Certified Counseling. Motion passed 5-0.

Discussion and Possible Action on Changes to the TIF Application.

Schock explained that the best practice is to create declarations in the process of the TIF application and that we have revised the application to include provisions on investors and developers. These provisions are always requested in the RFP process but never included in the actual application. Now the investors and developers will have to sign and make declarations in a public way. Rasmussen agrees with the additional level of vetting on the front end and believes the applicants should have to include their experience with similar projects and also disclose if any of their past or current projects have had substantial construction delays. Schock agrees and will add a statement to the declarations asking for an explanation of any construction delays of one year or more. Peckham believes it should be six months or more with explanation, as a year is too long and Neal agrees depending on the season. Schock agreed but stated that a six month delay is not uncommon, especially involving sourcing or permit issues and certainly weather. Rasmussen thinks the team can determine on-for cause delays and if there is an excess of six months in delays they can perform an extra level of background checking.

Motion by Peckham to approve the draft with the explanation of a six month delay period added and then, once finalized, be put into immediate use, second by Rasmussen. Motion passed 5-0.

Discussion and Possible Action on Fix It Up Wausau Program.

The Administration announced the new extreme makeover transformation program that they have been discussing and working on the past couple months. Schock explained that the Community Development Department wanted to design a program to meet a defined mission in which they can transform a home, in a larger scale. The existing Homeowner Rehabilitation program, we currently administer, deals with smaller repairs and isn't as meaningful to the neighborhood. Martens likes the targeted program idea. He also asked if we had any ideas on the number of rentals in these specific neighborhoods. Schock didn't have those numbers but we know that there are dozens of properties, especially in East Towne alone that would be eligible. Martens noted that there are many duplexes along the Longfellow area, but they are not necessarily for sale and Schock explains that this program will create a tool to help buyers approach the owner to purchase the buildings and completely renovate. Martens agrees and believes there are landlords that want to get out of property management and this may be their opportunity. Rasmussen asked if this program excludes single family homes and Schock explained that it does not but it must be owner occupied. Therefore, if the owner had a duplex and they wanted to transform it into a single family, or if it was a four-plex and they wanted to transform it into a duplex this program would benefit them, as long as they stay living in the duplex. Rasmussen agrees that this could become a trend to start revitalizing neighborhoods and the marketing materials should include high rental density, high crime and blight areas. Gisselman asked about extending the neighborhood areas and approaching people in other areas. Schock explained that we are noting close vicinities

and there doesn't need to be too much formality but we are trying to target the neighborhoods most in need. Schock noted that we would revise the brochure and guidelines to not be limited to these specific neighborhoods. Rasmussen questioned the funding used for this new program in which Schock explained that these are off-budget funds and there doesn't need to be a budget amendment. Rasmussen also explained that the repayments of the loan will be put back into the program and if the program highly succeeds we will possibly have to recapitalize those funds. Neal agrees that this program should be looking at the high risk residential areas as characterized and that there be a clear mission statement, which Gisselman agrees but thinks it should be open to other areas and Peckham believes that the current wording gives staff wiggle room for each application. The application process will be a first come, first serve basis depending on funding and based on the staff's review and approval, which will also be revised on the brochure. Schock and staff have no idea what will come of this program and they are not expecting an overload of applicants immediately. Neal wants to make sure the usage of the money is for internal and external work and there are specific before and after transformation pictures. Schock assures Neal that the buyer has to do "all of it" and it will be a true transformation.

Motion by Rasmussen, second by Marten to approve the program guidelines with small changes mentioned. Motion passed 5-0.

Update and Discussion on Current Projects.

- Riverlife – Foundations are complete and once the financing is confirmed they will start on the next phase which is the walls. Continued updates are coming in and they are currently re-engineering the plans to add the extra commercial space.
- Wausau Center Planning – The City has secured a grant from WEDC (Wisconsin Economic Development Corporation) to undertake a planning process. The public meeting is scheduled for Thursday, May 31st at 5:00 pm in the Council Chambers. The planners will also have a series of stakeholder meetings to follow. The mall owner was not able to or willing to undertake this process before but are now willing to partake on this broader redevelopment plan. Neal is very welcomed by this process and looks for action to be taken in the near future. The RFP will include both an exterior and interior analysis of the mall and Rasmussen hopes that the renderings that come out of this include the projects that have had interest, such as Micon and Compass Properties, and new visions. She also asked about a timeline and Schock thinks that there will be a kickoff event done within a couple months of the recommendation sessions. Schock believes that everyone is watching the process and waiting for recommendations on all of the parcels. Recent redevelopment plans have assisted in these recommendations and new ideas. Gisselman believes this is a large perspective and the topic demands major discussions and not just doing what the consultant says. Schock agrees and wants to stay true to the main priorities and topics in this matter and explains that the consultants are just giving us their professional opinions on the different options.
- Sears – This building will be part of the redevelopment planning, as it will include the structure of all buildings. The plan is to link future dialogue to these meetings and what is realistic for the Sears building by going into an action phase and getting this off the burner. Peckham asked about the streets involved in the exterior planning. Schock explained that Forest Street and Washington Street will be included. 5th Street is not specifically included but there will be potential changes for all surrounding streets. Rasmussen wants to see a holistic re-imagination plan that would or would not include the current buildings.
- North Riverfront Planning – The link was sent out to everyone for the planning process. The City hired a UW Madison School of Planning student to develop a draft vision of the Great Lakes Cheese and Wausau Chemical sites north of Bridge Street. This same process happened with the current East Riverfront. Schock believes that the next phases that will be talked about for 2019 include Brownstone funds or other planning. Rasmussen liked the plan and would like to involve placeholders and residents in the visioning sessions, similar to East Riverfront.
- Rivers Edge Plan – The Master Plan is to be updated and shortly there will be an RFP released. The Planning Division wants to hire a consultant that can extend into the future and lay foundations for visioning and be more relevant to the current projects. Peckham asked if there would be any public involvement in these visioning sessions and Schock replied that the Parks and Recreation Department would be issuing the RFP but the hired consultant would have to engage the public. Rasmussen thinks that the effort should be joint with the Parks and Recreation Committee and the ED Committee. They can shepherd this process together and envision both sides of the development opportunities.

Special Instructions or Directives to Staff:

No meeting for 5/17/18, the next meeting will be 6/05/2018 as regularly scheduled.

NOTE: Subsequent to this meeting, a Special ED Committee meeting was scheduled for 5/8/2018

Motion by Peckham, second by Gisselman to adjourn the meeting. Motion passed 5-0.
Adjournment Time: 6:17 p.m.

JOINT FINANCE AND ECONOMIC DEVELOPMENT COMMITTEES

Date and Time: Tuesday, May 8, 2018 at 6:15 pm., Council Chambers

Finance Members Present: Rasmussen (C), Smith, Nutting, Kellbach, Martens

Economic Development Members Present: Neal (C), Gisselman, Peckham, Rasmussen, Martens

Others Present: Groat, Schock, Lindman, Mielke and other interested parties

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner. The Finance Committee meeting was called to order by Chairperson Rasmussen and the Economic Development Committee was called to order by Chairperson Neal at 6:15 pm.

JOINT ITEM WITH ECONOMIC DEVELOPMENT COMMITTEE

Discussion and Possible Action authorizing the Project Plan Amendment #4 for Tax Increment District Number 6, City of Wausau

Groat explained that the amendment for both agenda items are simply adding products to the plan, not changing boundaries. There is added time and an extra process for changing boundaries. The TID 6 area runs east & west along I39 and down Thomas Street. There are two purposes for amending this TID, one to include the Blenker duplex project and, two, to include the Sherman Street remnants. Both projects are within the ½ mile boundary. In 2018, projects were already included in TID 6; the completion of the DOT project, Stewart Avenue and Callon Street. In 2019 the TID projects include phase two of Thomas Street and the 1st Avenue project. The one parcel within the TID and the other lots outside of the area, on which Blenker will be constructing, will be added for 2018 and we will be adding Public Works improvements and the Rivers Edge improvement plan and park project for 2020 after which the TID will then expire. Groat also explained the financial projections for 2018-2020 and financial results since 2005 to the committees and showed them the contemplated new developments of Kwik Trip on 17th Avenue and the new dental office for the 2025 mandated increment due date year. Rasmussen mentioned that TID 6 is one of the top performing TID's.

Smith asked how the negative numbers would be paid and Groat clarified that these are small deficits and the increment areas are not anticipated to be developed. We are taking the conservative approach on revenue service and assuming there is no new building and we will pay out everything in full with delayed bills from projects. Rasmussen agrees and mentions that there are many for sale parcels and that we should have more flow into the district but want to stay conservative. Due to the timing of when the expenses take place we thought we would have to borrow for 2019 & 2020 projects like we typically do every year, but we won't have to as our 24 month spend down period is complete and there are excess proceeds projected in 2019 which means we will be depleting debt proceeds in 2020. This is all a "plan" not specifically an approved budget. Groat reminds the committees that they should look at the cumulative column which shows the conservative interest rate and no increase in tax rates or other growth and appreciation of property values. It is very unlikely to incur debt due to conservative revenue projections and, if so, it could be paid out of the City's CIP account.

Peckham asked why these TID plans need to be amended and Groat explained that if the project is not included in the plan, besides street reconstruction, it needs to be added. He also asked, in his absence of a meeting, if the Blenker Construction loan got approved and Schock confirmed that it was approved by the ED committee but not the full council yet.

Gisselman wanted more detail on the Rivers Edge improvements and Lindman explained that there is not much detail except that they want to link the bicycle and pedestrian trail across the bridge and connect with Riverside Park. Engineering presented the property title information that they found to CN, Canadian National, and they are now just waiting to see what they find. Neal asked if the project cost reflected both to connect the possible trail and fixing the retaining wall. Lindman replied that these are approximate costs including alternatives and is just a placeholder. Rasmussen thinks it is good that we have a placeholder but if we don't spend the money then we are positive in the TID.

Finance Committee:

Motion by Nutting, second by Kellbach to approve the amendment for #4 for Tax Increment District Number 6.
Motion carried 5-0.

Economic Development Committee:

Motion by Peckham, second by Gisselman to approve the amendment for #4 for Tax Increment District Number 6.
Motion carried 5-0.

Discussion and Possible Action authorizing the Project Plan Amendment #1 for Tax Increment District Number 8, City of Wausau

Groat presented that this is the same type of schedule amendment as the other agenda item. This is a smaller district which was created in 2012 including 2nd Avenue street reconstruction and the Stammer building that was transformed into apartments. We also assisted with the Associated Bank/CoVantage building renovations and the purchase of 401 & 415 South 1st Avenue. There are no other solid accomplishments or conversations to safely add to the TID, like Eastbay, so TID 8 will be solely for 1st Avenue project. TID 6 & 8 have targeted amounts per plan but we can modify them depending on revenue and other funding such as the scheduled work in 2019 with the DOT. Peckham added that the possibility of the bike trail easement along Rivers Edge behind the 1st Avenue project is not a desirable route and cannot run adjacent to the water according to Mr. Duncanson.

Finance Committee:

Motion by Nutting, second by Kellbach to approve the amendment for #1 for Tax Increment District Number 8.
Motion carried 5-0.

Economic Development Committee:

Motion by Peckham, second by Martens to approve the amendment for #1 for Tax Increment District Number 8.
Motion carried 5-0.

Adjournment

Motion by Kellbach, second by Nutting to adjourn the Finance Committee meeting. Motion carried unanimously.
Motion by Martens, second by Peckham to adjourn the Economic Development Committee meeting. Motion carried unanimously. Committees adjourned the joint meeting at 6:42 pm.



Planning, Community and Economic Development

MEMO

TO: Economic Development Members
FROM: Tammy Stratz, Community Development
DATE: May 17, 2018
RE: Proposal from C&D Excavating for 1300 Cleveland Avenue

The City of Wausau purchased 1300 Cleveland Avenue in 1992 and created the original business incubator until the new Entrepreneurial & Education Center was built in 2005 at 100 North 72nd Avenue. Since that time, the building has been empty. Staff worked with several potential users for the vacant building and property throughout the years with nothing coming to fruition. It was then determined the land would be more marketable if the building was demolished. However, the anticipated demolition cost was high and with no real redevelopment project coming to light, the building still stands.

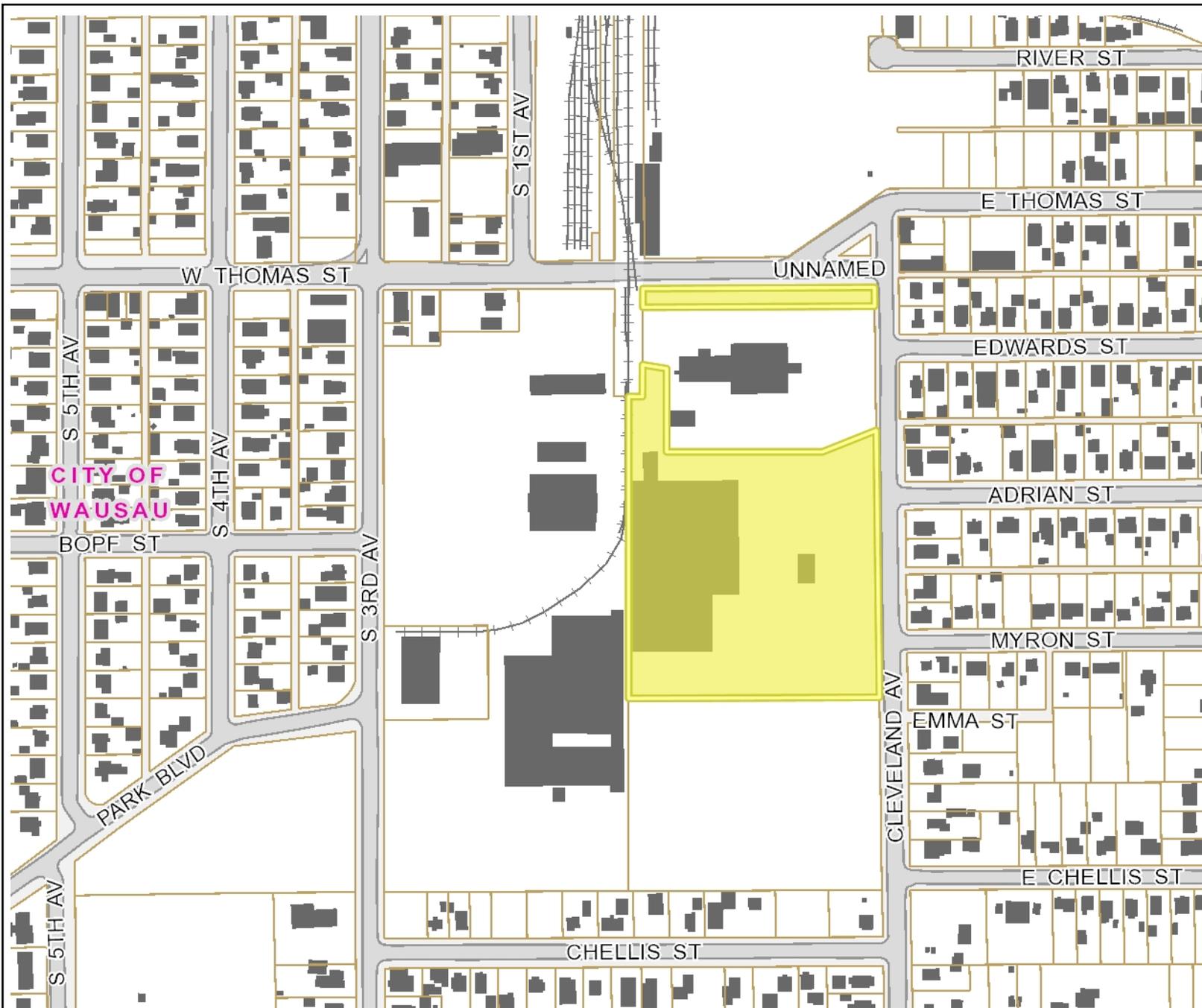
Staff received the attached proposal from C&D Excavating to remove the structure down to the concrete slab and remove all debris from the site for the purchase price of \$20.00. C&D Excavating will repurpose the building elsewhere and have the right to salvage any unused portion. The City would be responsible for the asbestos testing and removal, if necessary. This testing would need to be done whether the property is demolished or repurposed. The City would be responsible for removal of the concrete slab and footings. The concrete will be able to be crushed and recycled by our Department of Public Works.

Staff recommends the approval of this proposal. It will save the City the demolition costs and the building will be repurposed and reused rather than being subject to landfill requirements. The site will then be free of the blighted building and should be more marketable.

If you have any questions regarding this proposal, feel free to contact me at 715-261-6682 or my e-mail at tammy.stratz@ci.wausau.wi.us.

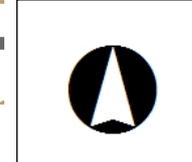
Thank you.





Legend

- Stream - River
- Pond - Lake
- Wausau Wetland
- Swamp
- Parcels
- Building
- Railroad
- Bridge
- Overpass
- Paved Road
- Divided Highway
- Right Of Way



Map Created: 5/17/2018

151.73 0 151.73 Feet

User_Defined_Lambert_Conformal_Conic

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Current Development Agreements

| DEVELOPER/OWNER | PROJECT | LOCATION | EFFECTIVE DATE | GRANT/LOAN AMOUNT OR SERVICE PROVIDED | JOBS REQUIREMENT | JOBS DEADLINE | DATE JOB REPORT SENT | JOBS | DATE CO REPORTS TURNED IN | ASSESSED VALUE REQUIRED | ASSESSED VALUE ACTUAL | FAIR MARKET VALUE REQUIRED | FAIR MARKET ACTUAL | AGREEMENT PAYMENTS | CONSTRUCTION REQUIREMENT | INDUSTRY | MISC NOTES |
|--|------------------------------------|--|--------------------------------|--|--|--|--|---|--|--|---|----------------------------|--------------------|--|--|----------------------|--|
| Wausau Business Incubator, Inc (Grimm) | Entrepreneurial & Education Center | 100 N 72nd Ave | 9/13/2005 | TIF 5 Funds of \$750,000; Taxable Note of \$1,500,000 & HUD Grant of \$1,000,000 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | Construction completed by 11/30/06 | Education & Training | City agrees to snow removal, lawn maintenance and accounting services at no charge; Project also received State Grant of \$95,000; Agreement provides for additional rent based upon net income |
| Dudley Investments, LLC (Dudley) | Dudley Tower | 500 N 1st Street | 09/13/05 | Site Prep - project utilities & extensions, re- location of gas, electric, water &/or sewer lines; Project infrastructure-curb & gutter, drive ap- proaches, sidewalk & hydrants; Parking; Skywalk | Not required - estimated to be between 500-600 workers | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | Not required - estimated between \$14-15 million & 100,000 square ft (actual = 165,000 sq ft) | Commercial | See agreement for parking and skywalk requirements |
| Scannell Properties #92, LLC (Snyder) | Wausau Window & Wall | 7800 International Dr | 08/20/07 | Up to \$2,956,977 in TIF 5 Funds for land acquisition, sewer & site improvements | Approx 450 total plant workers | 09/01/09 | 06/25/14 | 2009-283 total plant workers; 2014-417 | N/A | N/A | N/A | \$19,000,000 by 2009 | \$16,422,900 | Yes | Construction must commence/be completed by 12/31/08 = remedies for failure | Manufacturing | 20 acre option for 10 years. Failure to create jobs does not void City contribution Agreement Amended - ED 9-18-14 & Council 10-28-14 (\$31,200/yr for 10 yrs) |
| Union Station of Wausau II, LLC & 411 Westwood Drive, LLC (Ghidorzi) | Rasmusen College | 1101 Westwood Dr | 03/04/2009; modified 5/1/2009 | \$455,550 TIF 6 Funds for site development; \$298,698 TIF 6 Funds for private access road | 35 FTE | 12/28/12 | 08/19/14 | 33 FT/ 27 PT | 09/04/14 | N/A | N/A | \$3,000,000 by 1/1/11 | \$3,606,800 | N/A | Substantially complete by 12/31/10 (occupancy was 12/28/09) | Education | If Outlots 2 & 3 Developed, \$149,349 due 30 days after date of occupancy or no later than 10 years; modified 5/1/09 - see memorandum |
| MetroPlains Partners LLC (McCready) | Trolley Quarter Flats Apts | 1500 1st Street | 08/26/10 | \$174,000 TIF 3 Loan; \$26,000 CDBG Loan; \$250,000 HOME Loan | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | Housing | Owners provide \$5,500,000 for acquisition, demo, construction and project mgmt |
| HAI Wausau LLC (Hilgenberg) | Sherwin Williams | 8202 Enterprise Drive | 11/24/10 | City sold 2.26 acres for \$14,125 | 8 FT Equivalents | 12/31/14 | 12/02/14 01/13/15 1/22/18 | 11 FT/1 PT | 01/19/15 | N/A | N/A | \$1,000,000 by 1/1/12 | \$1,307,300 | N/A | 18,000 sq ft = 18,168 sq ft | Manufacturing | City agreed to sell land for reduced price Full purchase price = remedy |
| Federal Bldg Rdvlpmt Ltd Partnership (McCready) | Federal Bldg Lofts | 317 1st Street | 01/31/11 | \$75,000 TIF 3 Loan | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | Housing | |
| Wausau Window & Walls (Vanden Heuvel) | Wausau Window & Wall Old Site | 1415 West Street | 03/29/11 | Up to \$400,000 Demolition/Site Prep grant (TIF 6) | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | Manufacturing | Reimbursement upon sale & Split Profits if over \$1.2 million - Property sold 2/26/18 for \$1 million |
| Wausau Curling Club (Sandquist) | Curling Club | Kent Street (1920 Curling Way) | 01/25/12 | Street construction, sewer and water main and public right of way | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | Operational by 12/31/13 = 1/8/13 | Entertainment | Payment in lieu of taxes: 12/31/13-\$1200 (pd 2/14); 12/31/14-\$1500; 12/31/15-\$1800 (and all years thereafter) |
| Collaborative Domestic Solutions (Robichaud) | Collaborative Consulting | 500 N 1st Street | 02/14/12 | \$20,000 CDBG grant; \$15,000 MCDEVCO training grant \$10,000 TIF 3 grant \$40,000 Down Payment Assistance \$200,000 City forgivable loan | 200 CC notify at 100 and 200 jobs | 02/14/13 02/14/15 | 03/01/13 02/10/15 4/5/17 5/16/18 | 70 159 103 | 03/22/13 03/20/15 04/20/17 | N/A | N/A | N/A | N/A | N/A | N/A | Technology | Total grants and loans equal \$2,995,000 (NTC, Alexander, Greenheck & WEDC) Employment Count = 100 on 1/6/14 Employment Count = 113 on 8/5/14 Employment Count = 120 on 3/1/15 Director follow up 10/20/17; 11/13/17 and 12/8/17 will follow up at future ED |
| Kocourek Automotive Group (Kocourek) | Kia Auto Dealership | 2700 N 20th Ave | 04/01/12 | Up \$200,000 TIF 6 Funds for Public Works Reimbursement | 30 | 02/01/13 | 11/22/13 | 32 | 02/03/14 | \$4,250,000 by 2/01/13 | \$4,593,000 | N/A | N/A | N/A | Dealership completion by 02/01/13 = 12/2012 | Automotive | |
| RMM Solutions, Inc (Moses) | RMM Solutions | 210 McClellan Street | 09/27/12 | \$75,000 McDevco \$40,000 City Grant \$40,000 City Loan \$10,000 Down Payment Assistance \$70,000 Site Improvement | 20 * 50 | 09/27/13 09/27/14 20 - 09/27/15 09/27/16 9/27/17 | 11/25/13 10/08/14 11/19/15 12/5/16 9/12/ & 12/13/17 | 14 27 14 (51 total) 52 total ees 55 | 12/04/13 11/03/14 11/24/15 01/24/17 01/19/18 | N/A | N/A | N/A | N/A | N/A | N/A | Technology | * Must reach and maintain 50 employees by 9/27/2017 Parking space agreement Verification ltr should ask for total employees 52 total employees verified 1/24/17 - loan repaid |
| Witter Land Properties, LLC (Johnson) | Westwood Development | | 05/18/04 Amend 10/09/12 | City purchase of land with land and sewer & water assessment deferral | N/A | N/A | N/A | N/A | N/A | Assessment deferred until 5/18/19 | N/A | N/A | N/A | N/A | N/A | | Assesment deferred until 5/18/19 or until property is sold or developed |
| 2800 Stewart Ave, LLC (Ghidorzi) 2800 Stewart Ave, LLC (Ghidorzi) | Kwik Trip & Future Business | 2800 Stewart Avenue | 10/16/12 10/16/12 | \$1,035,942 TIF 7 Funds \$443,770 Site prep-water, sewer, storm, grading, retaining wall, power & utilities, shared access | 50 FTE 20 PT | 01/01/20 01/01/20 | | | | \$4,000,000 by 1/1/14 \$5,000,000 by 2016 \$10,500,000 by 2020 | \$4,289,000 \$5,715,900 | N/A | N/A | N/A | 6000 sq ft = 7052 sq ft Occ 1/1/14 = 10/11/13 | Retail | Contribution Agreement Developers Agreement - Site Improvement |
| Ghidorzi Companies (Ghidorzi) | Panera Toppers Cellcom | 1700 Stewart Avenue | 11/21/12 | \$171,216 City Funds for demo, testing, utilities and site prep | 20 FT/20 PT *7 FT/7 PT | 08/01/14 11/14/14 | 8/21/14 | 22 FT/21 PT 2FT/20 PT 3 FT | 09/29/14 09/29/14 09/29/14 | \$1,600,000 by completion \$1,900,000 by 1/1/14 | \$2,495,100 | N/A | N/A | N/A | Apx 4400 sq ft = 4408 Apx 1624 sq ft = 1541 Apx 2300 sq ft = 2524 | Mixed Use | Occupancy - 8/31/13-8/1/13 Occupancy - 1/1/14-8/12/13 & 11/14/13 * Combined 7 FTE and 7 PT btwn Toppers and Cellcom |
| Kocourek Automotive Group (Kocourek) | Subaru Dealership | 2600 N 20th Ave | 11/28/12 | \$50,000 TIF 6 Loan | 25 | 12/01/13 | 11/22/13 | 25 | 02/03/14 | see below | see below | N/A | N/A | N/A | 15,600 sq ft & 47,750 sq ft parking lot; Occupancy by 12/01/13 | Automotive | |
| Kocourek Automotive Group (Kocourek) | Subaru Dealership | 2600 N 20th Ave | 11/28/12 | \$150,000 TIF 6 Funds | * | | | | | \$3,000,000 by 2/1/14 | \$3,155,300 | N/A | N/A | N/A | Completion of dealership by 02/01/14 = 8/2013 | Automotive | * 25 Total jobs between the two agreements |
| Bull Falls Brewery LLC (Zamzow) | Bull Falls Brewery | 901 E Thomas Street | 11/23/2012; Amended 03/01/2017 | \$100,000 Acquisition grant; \$100,000 Site Prep grant; \$400,000 TIF 9 loan; \$7000 City utility work | 5 | 12/01/17 | 12/12/17 | 4 FT/8 PT | 12/18/17 | \$1,600,000 by 1/1/14 | \$559,900 - Requirement Amended by Council 8/11/15 | N/A | N/A | 2014 Payment in lieu of taxes paid on 7/8/15 | \$650,000 construction costs - Ltr sent 7/29/15 = \$804,146 | Food & Bev | Occupancy permit by 08/01/13 - <i>Working with Inspections-Permit issued 11/18/14</i> Assessment remedies; Audits by 8/1/15 and 8/1/18- Amended by Council 8/11/15 (no audits required); <i>amortization schedule modify by CC on 1/24/17</i> |
| Briqs Softservice LLC/SPDW Properties LLC (Briquelet Miller) | Briqs Softserve | 1605 Merrill Avenue | 04/30/13 | \$55,000 Property Acquisition grant; \$55,000 TIF 6 loan | 1 FT/15 PT | 06/01/14 | 05/06/14 | 2 FT/15 PT | 05/16/14 | N/A | N/A | \$650,000 by 1/1/14 | \$790,800 | N/A | \$650,000 construction costs - Ltr sent 7/1/15; due 10/1/15 = \$650,00 (not including Subway) | Food & Bev | Occupancy by 12/31/14 = 10/8/14 ; Assessment remedies |
| Lube Inc (Leher) | ThunderLube | 1610 Sheridan Street 1015 S 17th Avenue | 07/15/13 | \$25,000 Acquisition Grant \$75,000 City Loan \$120,000 MCDEVCO Loan \$268,000 InterCity Loan \$10,000 Cash from Owner | 3 Maintain 3 until | 12/01/15 12/01/19 | 01/06/16 | 5 | 02/29/16 | N/A | N/A | \$475,000 by 1/1/15 | \$547,900 | N/A | \$500,000 construction costs Ltr sent 7/2/15- \$526,423 Occupancy by 8/1/14 - Moved in 6/23/14 | Automotive | Assessment remedies; Landscape maintenance agreement |
| Southern Stretch Forming (Arthur) | Southern Stretch | 7555 Stewart Avenue | 12/02/13 | \$110,000 Acquisition grant (TIF 5) \$50,000 Equipment grant (TIF 5) | 3 FT 9 Total FT | 11/30/15 11/30/18 | 11/17/14 2015-ltr rec'd 5/2/17 12/12/17 11/30/18 | 7 7 9 8 | 12/01/14 11/20/15 05/08/17 12/27/17 | N/A | N/A | N/A | N/A | N/A | \$25,000 to improve exterior by 12/2/14 Verified 12/1/14 | Manufacturing | Equipment value must total \$250,000 (\$334,856); Equipment grant remedies; Job creation remedies; Exterior improvement remedies |
| CAG Industrial (Ghidorzi) | Old Fiskars Building | 305 84th Avenue | 01/29/14 | \$650,000 grant | 25 Total of 50 | 12/31/14 12/31/18 | 12/02/14 2015-1/4/16 2016-5/2/17 12/12/17 12/31/18 12/31/19 | 29 16 FT/1PT 38 72 FT/2PT | 12/02/14 02/10/16 05/15/17 12/15/17 | N/A | N/A | N/A | N/A | N/A | \$3,900,000 Equipment Requirement by 01/29/19 | Manufacturing | Certification of Landlord's Work by 12/31/14 - rec'd 11/14/14 Executed Lease received 1/7/14 Mechanical Cranes verified 12/2/14 & 4/24/15 |
| Apogee (Waldron) | Plant Relocation from Colorado | 7800 International Drive | 05/27/14 | \$500,000 TIF 5 relocation grant \$50,000 Training grant (Judd grant) \$50,000 Workforce grant (Greenheck) | 124 293 total on 5/27/2014 (need 417) | 06/01/17 | 11/17/14 email rec'd email rec'd 12/12/17 | 32 62 (326 total) 86 (379 total) 114 (407) | 01/13/15 12/23/15 02/14/17 02/08/18 | N/A | N/A | N/A | N/A | N/A | N/A | Manufacturing | Job Creation remedies must be given within 1 year of failure; Additional remedies for job creation (see agreement); Real estate transfer agreement Jobs Clawback kicks in at less than 398 jobs |
| Apogee (Marshall) | Linetec Expansion | 725 S 75th Avenue | 09/09/14 | \$1,200,000 TIF 10 Grant for capital costs from facility expansion & equipment acquisition Apogee must expend \$4,000,000 before grant kicks in | 14 41 67 82 93 | 09/09/15 09/09/16 09/09/17 09/09/18 09/09/19 | ltr rec'd ltr rec'd 9/12/2017 | 70 122 189 | 11/20/15 09/23/16 09/13/17 | N/A | N/A | N/A | N/A | N/A | | Manufacturing | Currently has 380 employees Claw back rights for job creation Sewer main agreement |

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|--|--|--|--|--|---|--|-------------------------------------|--------------|----------------------------------|--|--------------------|--|-----|-----|---|---|---|
| Composite Envisions LLC, C.E. Acquisitions LLC (Thorson) | Composite Envisions | 8450 Development Court | 04/06/15; amend 06/04/2015 | Land Donation; TIF 5 \$100,000 forgivable equipment loan | 4 | 1 yr from date of occup - occup issued 03/22/16 2018 2019 2020 2021 2022 2023 2024 2025 2026 | 5/5/2017 | 9 | 05/02/17 | N/A | N/A | N/A | N/A | N/A | Must commence construction within 1 year of conveyance | Manufacturing | \$10,000 forgiven for each year 4 FTE employed; Send forgiveness letter upon anniversary date and job verification |
| Wausau World Market, LLC (Her) | Wausau World Market | 828 S 3rd Avenue | 08/01/15 amend 06/01/17 | TIF 6 \$25,000 Reducing Loan \$100,000 TIF 6 Loan | Stalls rented to 51% LMI | 3/28/2016 3/28/2017 3/28/2018 2019 2020 | 3/20/2016 11/21/2016 3/5/2018 | 100% 100% | 03/28/16 04/20/17 04/09/18 | | | | | | Commence construction by 9/30/15 and temp or certificate of occupancy by 12/31/15 (5/18/16). Minimum construction costs of \$1,125,000 (verified) | Retail | 25 individual stalls, vendor display & 2 kitchens; Reducing loan forgives \$5000 annually; Must stay current on real estate taxes Payments deferred until 6-1-18 per Council 5/9/17 <i>Verification should ask number of stalls rented</i> |
| Wausau 308 Stewart WI, LLC; TFB MI-LLC; Wausau404 S 3RD WI, LLC (Schierl) | The Store, Restaurant The Store and Apartments | 308 Stewart Avenue 404 S 3rd Avenue | 08/20/15 8/20/2015 | \$275,000 TIF 8 Loan for site prep and construction \$57,000/year=\$287,500 from tax increment generated | 15 FTE maintain 15 maintain 15 maintain 15 maintain 15 | 12/31/20 03/31/21 03/31/22 03/31/23 03/31/24 03/31/2025* See DA | | | | N/A | N/A | N/A | N/A | N/A | Commence by 10/31/15 Completion by 7/31/16 Occupancy granted 12/21/15 | Multi-Use - Retail, Housing, and Food & Bev | \$1000 claw back/employee failure Loan is available 1/31/16 - need proof of expenditures (\$275,000); Grant-See TIF Shortfall Section of Development Agreement Tax Exempt Restrictions |
| Malovrh Properties, LLC/Advantage Insurance Services, LLC (Malovrh) | Insurance Agency at old Kwik Trip site | 1500 Grand Avenue | 11/30/15 | Property Donation | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | \$189,000 investment for improvements; Project complete by 6/30/16; email sent 4/26/17; follow up sent 4/28/17 | Consulting | No claw backs |
| Van-Smiling Eyes, LLC (Greenwood) | Wausau on Water (WOW) | 1300 North River Drive | 12/28/15 1st - 4/29/16 2nd - 5/9/16 3rd - 9/30/16 | TIF 3 Loan #1-\$521,000; #2-\$283,000 TIF 3 Grant Landscaping-\$54,000; TIF 3 Grant Foundation-\$271,000 | 8 FTE & 32 PT maintain maintain | 12/31/17 12/31/18 12/31/19 | 12/12/17 11/30/18 11/30/19 | 10 FT/50 PT | 01/22/18 | Anticipated-\$1,750,000 by 1/1/17 | \$2,749,000 | See agreement 2.c. | | N/A | Commence by 05/01/16 Completion by 09/30/16 CC extended to 1/15/17 on 12/13/16 Occupancy granted 12/22/16 | Food & Bev | Claw back rights for job creation Open for business by completion date Parking Lot, disbursement, dumpster & lease agreements on file; murals extended to May by Plan |
| MetroPlains Partners, LLC (McCready) | Atrium Lofts (SAVO) | 1418 North 1st Street | 01/28/2016 1st-12/16/16 2nd-2/1/17 | Sold building for \$200,000 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | Closing by 12/30/16; Commence by 06/30/17; Completion by 06/30/18 (On 12/13/16 Council extended Closing to 6/1/17; Commence to 12/31/17 & Completion to 12/31/18) | Housing | Due Diligence Contingency; Project Cost Breakdown must be provided to City prior to closing; May not sell to a tax-exempt entity for 30 years/PILOT covenant |
| P.I. of Schofield, Inc. (Kraft) and Wausau Coated Enterprises 3, LLC (Reif) | JARP | 7811 Stewart Avenue | 06/15/16 | TIF 10 Grant of \$125,000 payable to Wausau Coated for water line | 20 on staff 30 new | 01/01/16 01/01/17 01/01/18 01/01/19 | 05/02/17 1/22/2018 | 30 33 | 05/02/17 01/23/18 | | | | | N/A | Completion by 7/31/16 - ok per Chris PI Expansion deadline = 1/1/2019 | Manufacturing | JARP must spend an additional \$50,000 on hard construction costs no later than 01/01/19 Claw back rights - Terminate on 01/01/2020 Tax Exempt Covenant |
| Frantz Community Investors, LLC & Wausau Riverlife, LLC (Frantz) Modified 9/13/17 - Barker Financial, LLC (Barker) | Riverlife Village-Residential | Riverfront | 12/19/16 | TIF 3 Grant of \$250,000 for foundation; TIF 3 loan of \$1,250,000 for construction of which up to half of the total loan pkg may be used as a pre-development loan | N/A | N/A | N/A | N/A | N/A | Anticipated Assessed Value must be proposed by the project commencement date | | Beginning in 2020, Equalized Value not less than Anticipated Assessed Value otherwise a payment in lieu of taxes will be due by January 31 | | N/A | Commence 12/31/17; Completion by 6/30/19 | Housing | Real Estate Assessment - See Section 1 #2 of the Development Agreement; Developer shall provide City with Rate of Return annually - excess of 18%=payable to City; Increment Forgiveness Adjustments - See Section 3; Ground Lease of 85 years; Loan Forgiveness 3.d. |
| Frantz Community Investors, LLC & Wausau Riverlife, LLC (Frantz) Modified 9/13/17 to Barker Financial, LLC (Barker) | Riverlife Village-Mixed Use | Riverfront | 12/19/2016 9/13/2017 | TIF 3 Grant of \$250,000 for foundation; TIF 3 loan of \$990,000 for construction of which up to half of the total loan pkg may be used as a pre-development loan | N/A | N/A | N/A | N/A | N/A | Anticipated Assessed Value must be proposed by the project commencement date | | Beginning in 2020, Equalized Value not less than Anticipated Assessed Value otherwise a payment in lieu of taxes will be due by January 31 | | N/A | Commence 12/31/17; Completion by 6/30/19 | Mixed Use | Real Estate Assessment - See Section 1 #2 of the Development Agreement; Developer shall provide City with Rate of Return annually - excess of 18%=payable to City; Increment Forgiveness Adjustments - See Section 3; Ground Lease of 85 years; Loan Forgiveness 3.d. |
| Macndon Ventures, LLC (Macdonald) | Athletic Park | 2307 & 2401 North 3rd Street | 01/01/17 | TIF 12 Grant not to exceed \$95,000 based on 75% of the available tax increment for 10 years | 13 FTE, includes tenants, for up to 10 years | 11/01/19 | 10/1/2019 | | | | | | | | Developer shall spend at least \$1,000,000 in construction costs | Mixed Use | Reverse TIF |
| Jim N. E. Cricket, LLC (Hummer) | Museum of Contemporary Art | 309 McClellan Street | 3/21/2017 | Transfer of Wausau Club | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 18 months to have operational (9/21/18); extension available: Grand Opening 10/7/17 | Mixed Use | Studio open and conducts painting classes and MOCA offers at least 1 exhibition of art to the public; Art Exhibit - National Juried Art Exhibit 10/7/17 ; Failure = property back to City |
| Blenker Developments, LLC (Blenker) | Brownstones | 1304 N 3rd Street | 6/1/2017 | Interest free TIF loan of \$500,000 for hard construction costs with forgiveness for performance benchmarks; Purchase properties for \$1 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | Phase 1 - Commence 12/1/17 (11/30/17) Complete 12/31/18; Phase 2 & 3 - Commence 6/1/20 Complete 12/31/20 | Housing | Phase 1 = 10 unit townhome building; Phase 2 = 10 unit townhome building; Phase 3 = 4 unit townhome building, 6 unit townhome building & mini storage building |
| Great Lakes Cheese of Wausau Wisconsin, Inc. (Zagzebski) | Great Lakes move to Business Campus | 9912 Highland Drive | 8/30/2017 | Land sale in Business Campus (\$1); Reverse TIF Payments of 50% not to exceed \$5.9 million over 10 years; Additional Reverse TIF of \$500,000 for unanticipated conditions; Donation by GLC of riverfront acreage | 125 (200 at signing) | 1/1/2022 | 12/15/2021 | | | N/A | N/A | N/A | N/A | N/A | Minimum Construction Costs = \$50,000,000; | Manufacturing | Project Commencement Deadline = 30 days after closing; Project Completion Deadline = 12/31/18; Existing Facility Decommission Deadline = 12/31/2019; Developer's Property Closing Deadline = 30 days after Decommission |