CITY OF WAUSAU TAX INCREMENT DISTRICT SEVEN PROJECT PLAN AMENDMENT #2

Economic Development Committee: March 10, 2020

Finance Committee: March 10, 2020

Joint Review Board - Initial Meeting: 3/13/2020

Plan Commission: March 24, 2020

Common Council: April 14, 2020

Joint Review Board: April 16, 2020

PLAN DRAFT DATE:

FINAL

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TYPE AND GENERAL DESCRIPTION OF THE DISTRICT

This document is the SECOND Amendment to the ***Tax Incremental Finance District No. 7 Project Plan and the FIRST BOUNDARY AMENDMENT***. Tax Increment District No. 7 was created January 11, 2006 as a "Mixed Use" Tax Increment District to promote industry, job creation and tax base enhancements. The original project plan listed the following objectives:

- Promote retention, expansion, and attraction through the development of a commercial corridor, thereby facilitating the creation of new jobs and increased tax base.
- Provide appropriate financial incentives to encourage business attraction and expansion.

The project plan provided for infrastructure improvements necessary to support development of the district.

The first amendment authorized spending within the 1/2mile boundary to create two roadways immediately outside the boundaries.

Major components of the plan completed to date include:

- Developer incentives to eliminate development challenges to parcels caused by the Interchange expansion
- Construction of Menards, Kwik Trip and ENT & Allergy Associates
- Stewart Avenue improvements
- Parking Improvements

AMENDMENT 2 PURPOSE AND SUMMARY

- Remove a parcel located in the old Menards site so that the current owner can combine parcels. Tax increment district law requires boundary amendment to combine parcels that fall within and out of the district boundaries.
- Addition and removal of areas located near the 2510 Restaurant /US Bank building area to ensure that full parcels are located within the district boundaries. The law requires full parcels be included within the district boundaries.
- Removal of the site of the new City of Wausau fire station.
- Removal of a site located along the Highway 52 Parkway
- Street improvements of $1,100,000 including improvements within the ½ mile boundaries.
- Parking improvements $100,000
- Correction of streetscape improvements of $250,000. The 1st amendment should have identified the streetscape improvements on Highway 52 Parkway rather than on Stewart Avenue.

The district expenditure period ends on January 10, 2021 and these projects would be completed in 2020.

This Project Plan Amendment supplements, and does not supersede or replace components of the original Project Plan or any components of the previously adopted Project Plan Amendments. All components of the original Project Plan and its previously adopted Project Plan Amendments remain in effect.

EXPECTED TERMINATION

Based upon current law, Tax Increment District Six expenditure period ends in 2021 with the termination required in 2026. The cash flow currently projects closure in 2023.

SUMMARY OF FINDINGS

As required by s.66.1105 Wisconsin Stats., and as documented in this Project Plan Amendment and the related attachments contained and referenced herein, the following findings are made:

1. **That the "but for" amendment of the Project Plan, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.** In making this determination the City has considered the following:
    - The original findings of the Project Plan for TID #7 are all still valid and are hereby referenced and incorporated into this amendment.
    - The infrastructure projects contemplated by the plan amendment are necessary to fully achieve the goals of the District Project Plan are necessary to support the growth of the commercial and medical campus and support the creation of new tax base, job and wage growth and other economic benefits.
    - Financial support on infrastructure neutralizes cost obstacles and allows the City to continue to commit to renewal efforts.
2. **The economic benefits of amending the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the costs of the improvements**. In making this determination, the City considered the following information: As demonstrated in the Economic Feasibility Section of this Project Plan, the total tax increments projected to be collected are sufficient to pay for the proposed Project Costs. That the projected termination is prior to the mandated termination date. On this basis alone, the finding is supported.
3. **The benefits for the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions**. The project costs added to the plan fall within the ½ mile boundary and support continued growth in the area. The areas directly impacted by the improvements immediately benefit the taxing jurisdictions since they are outside the boundaries. In addition, these improvements will continue to support economic improvements in the medical campus and commercial zone. *Finding Required by Wisconsin Statute 66.1105(4m)(c)1.c.*
4. **The improvements made within the district are likely to significantly enhance all other real property values.**
5. **The project costs relate directly to the objective of the original district.**
6. **The City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b) and 66.1105(6)(am)1.**
7. **The equalized value of taxable property of the amendment area plus the value increment of all existing tax incremental district within the City does not exceed 12% of the total equalized value of taxable property within the City.**
8. **The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.**

STATEMENT OF KIND, NUMBER AND LOCATION OF THE PROPOSED PUBLIC WORKS OR IMPROVEMENTS WITHIN THE DISTRICT

A list of improvements contained in the original plan and amendments 1 include the following.

STREETS AND PAVEMENT IMPROVEMENTS – The City will construct and or reconstruct certain streets. This construction or reconstruction may include or be limited to installation or replacement of traffic signals, construction or reconstruction of median areas, curb and gutter replacement, sidewalk, catch basins, asphalt or concrete pavement replacement, installation or replacement of streetlights, retaining walls, signs, pavement markings, bicycle accommodations and pedestrian crossings.

RIGHT OF WAY ACQUISITION – The City may acquire right of way for installation of public infrastructure including streets, sidewalks, utilities and stormwater management. Costs incurred by the City to identify, negotiate and acquire right of way are eligible costs.

ACQUISITION OF EASEMENTS – The City may acquire easements for installation of public infrastructure including streets, sidewalks, utilities and stormwater management. Costs incurred by the City to identify, negotiate and acquire right of way are eligible costs.

WATER, SEWER AND STORM WATER - Water, sewer and storm water utility work including extension and/or upgrades of existing mains, laterals, hydrants and service connections. In addition, storm water management will be added where necessary including but not limited to construction of retention/detention basins and other storm water management facilities.

LANDSCAPING/STREETSCAPING AND PEDESTRIAN IMPROVEMENTS – In order to attract development consistent with the objectives of this plan the City may install amenities to enhance the aesthetic of the area. These improvements include but are not limited to landscaping, plantings, trees, decorative items and benches. These and any other similar amenities are eligible project costs.

PARKING IMPROVEMENTS – Parking improvements include surface parking lots and related improvements.

DEMOLITION, AND SITE WORK – Development and redevelopment of the area may require site preparation such as demolition, grading, fill, utility relocation, construction of retaining walls and other activities related to modifying property to make it suitable for private sector development or redevelopment.

CASH GRANTS (DEVELOPMENT INCENTIVES – The City may enter into development agreements with property owners or developers for the purpose of sharing costs to encourage the desired kind of improvements and assure sufficient tax base is generated to recover project costs. No cash grant will be provided until a development agreement is executed with the recipient of the cash grant.

PROJECTS OUTSIDE THE TAX INCREMENT DISTRICT- Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District projected that 1) the project area is located within the City's corporate boundaries and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District the project plan amendment

FINANCING COSTS – Interest, financing and debt issuance costs, premiums and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

ADMINISTRATIVE COSTS – The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs including but not limited to employee salaries. Costs allocated will bear a direct connection to the time spent by City employees in connection with implementation of the plan.

PROFESSIONAL SERVICE AND ORGANIZATIONAL COSTS – The costs of professional services rendered and other costs incurred in relation to the creation, administration and termination of the District and the undertaking of the projects contained within this plan are eligible Project Costs. Professional services include, but are not limited to architectural, environmental; planning; engineering; legal audit financial and costs of informing the public with respect to the plan amendment and plan implementation.

The plan is neither meant to be a budget nor an appropriation or commitment of funds for specific projects within the TID amendment area. The plan does provide a framework for managing project expenditures and generating the revenue needed to balance those expenditures. All costs included in the plan are estimates based upon the best information currently available. The City retains its ability to implement only those projects that remain viable and affordable as the plan period proceeds.

Project costs are any expenditure made, estimated to be made of monetary obligations incurred or estimated to be incurred by the City as outlined in this plan, other plan amendments or the original Project Plan. Costs identified are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Project costs will be diminished by any income, special assessments or other revenues including user fees or charges other than tax increments received or reasonably expected to be received by the City in connection with the implementation of this Plan.

LIST OF ESTIMATED NON-PROJECT COSTS

There are no anticipated "non-project costs" associated with this amendment to Tax Incremental District Number Seven.

PROPOSED CHANGES IN ZONING ORDINANCES

The City does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this project plan amendment.

PROPOSED CHANGES TO THE MASTER PLAN, BUILDING CODES, AND THE CITY ORDINANCES

It is expected that this plan will be complementary to the City's Master Plan. The projects proposed will comply with the recently completed comprehensive update of building codes and related ordinances.

MAP SHOWING EXISTING USES AND CONDITIONS

There will be small additions and removals to the district to ensure full parcels are included within the boundaries. Please refer to the original project plan or subsequent amendments for prior published maps.

RELOCATION

It is not anticipated there will be a need to relocate persons or businesses in conjunction with the plan amendment. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes Section chapter 32.

ORDERLY DEVELOPMENT OF THE CITY OF WAUSAU

This amendment contributes to the orderly development of the City by providing opportunity for continued growth in tax base, job opportunities and general positive economic development.

EQUALIZED VALUE TEST

Wisconsin's Tax Increment Law requires that the equalized value of the taxable property in the proposed amendment area, plus the value of the increment of all existing Tax Increment Districts does not exceed 12 percent of the total equalized value of taxable property within the City. The table demonstrates compliance with this requirement.

EQUALIZED VALUE TEST

TID DISTRICT	BASE YEAR	2019 DISTRICT EQUALIZED VALUE	2019 DISTRICT INCREMENT VALUE
3	1994	143,102,900	100,284,200
6	2005	185,917,600	105,076,800
7	2006	68,348,900	38,823,000
8	2012	44,493,800	9,084,900
9	2012	2,174,900	942,500
10	2013	56,367,200	10,654,200
11	2017	61,254,900	59,868,500
12	2017	24,348,300	(7,936,700)
		$ 586,008,500	$ 324,734,100
VALUE OF THE AMENDMENT AREA			311,041
TOTAL VALUE WITH THE AMENDMENT			$ 325,045,141
TOTAL CITY EQUALIZED VALUE			$ 3,075,863,100
12% TEST			10.57%

ESTIMATE OF ADDITIONAL PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

The City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period. This finding is made to fulfill the reporting requirement as contained in Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)(1).

ECONOMIC FEASIBILITY STUDY

The cash flow projection presents projected sources and uses of funds for the district. Uses of Funds includes existing and projected debt service, contractual development agreements and estimated public work improvements and project costs proposed within this amendment. Sources of Funds includes existing increment, anticipated new increment and other revenues generated from the district. The City continually refines and updates projections to reflect current economic conditions and ensure the continued financial viability of the district. The actual cash flow will change.

The cash flow supports the financial viability of the proposed amendment.

AVAILABLE FINANCING METHODS

The Cash flow anticipates issuing a 3 year $1,400,000general obligation promissory notes for public works projects in 2020.

PROJECT COSTS LOCATED WITHIN 1/2MILE OF THE DISTRICT BOUNDARIES

Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries and 2) the projects are approved by the Joint Review Board. The detailed list of project costs outlined in the next section identifies those that are located within the one-half mile of the district boundaries and are considered eligible project costs include street improvement projects and streetscape improvements.

DETAILED LIST OF PROJECT COSTS

The following table outlines the project costs located within the district and ½ mile boundary.

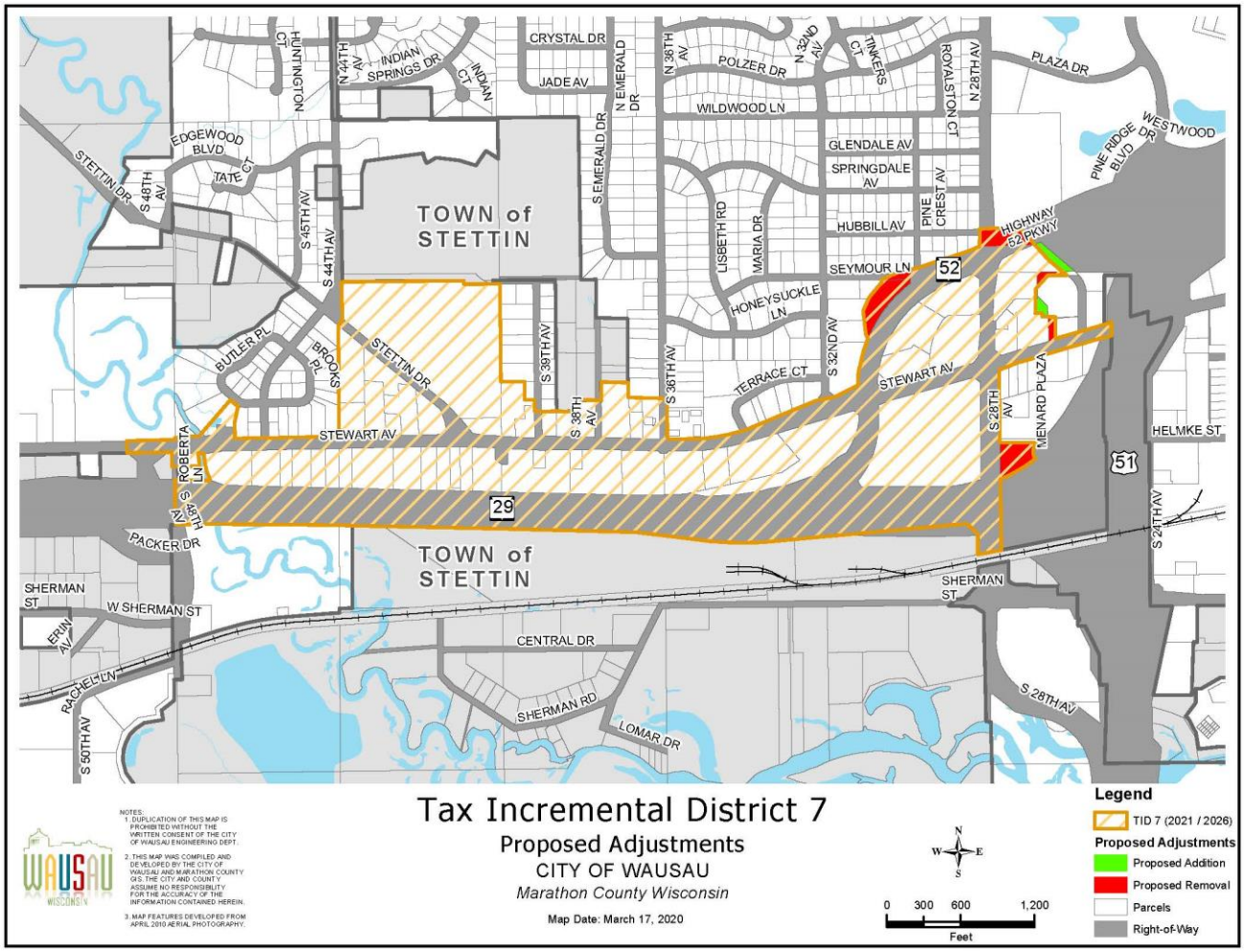
		Within the District	Within the 1/2 Mile Boundary
Street Improvements	$1,100,000	X	X
Streetscape	$200,000	X	X
Parking Improvements	$100,000	X	
	$1,400,000		

CALCULATION OF THE SHARE OF PROJECTED INCREMENT ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS DUE TO ADDITIONAL PROJECT COSTS

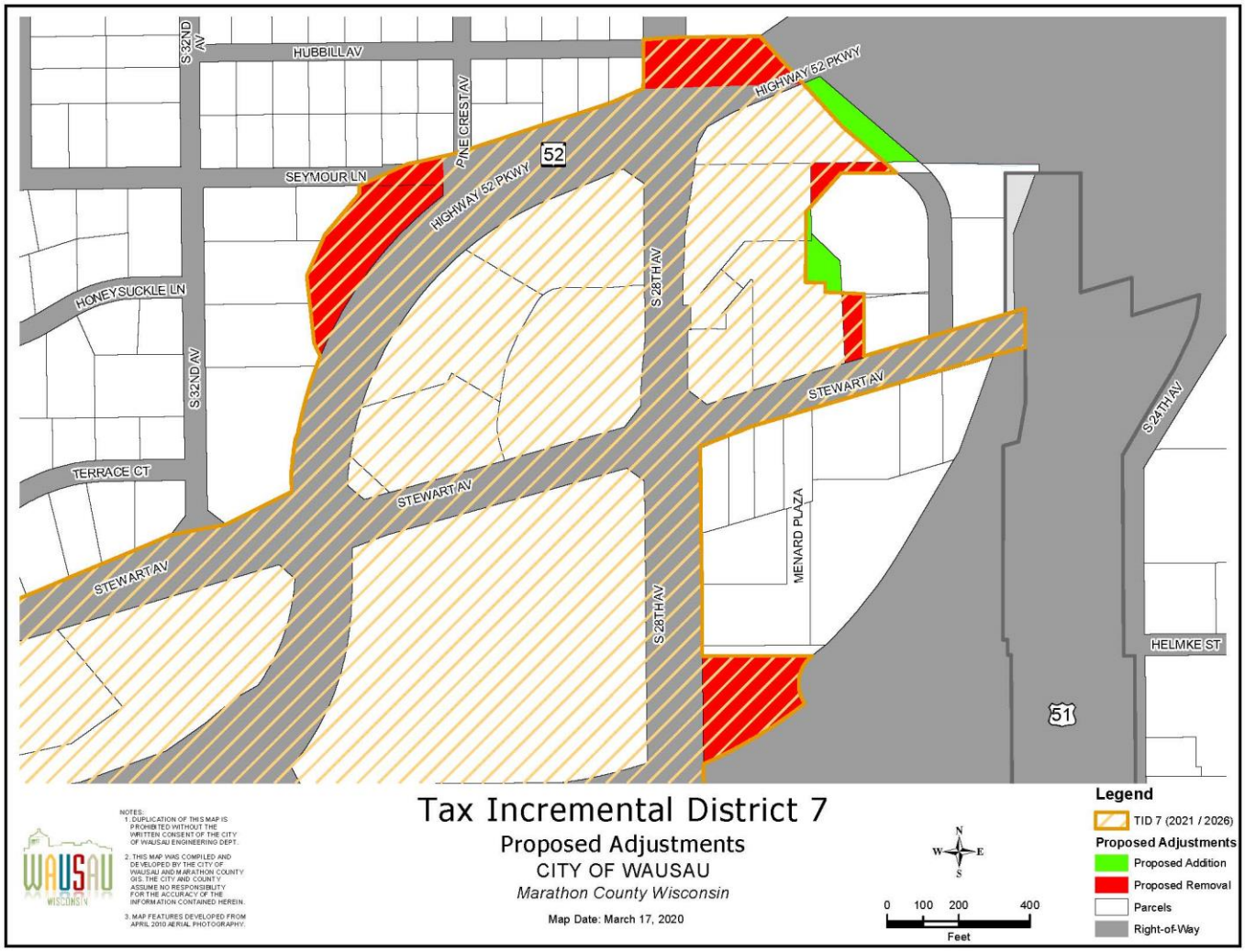
2019

			Aditional Project Costs $1,500,000
County	$ 12,839,765	18.30%	$ 274,459.36
Technical College	3,450,560	4.92%	$ 73,758.24
City	26,096,694	37.19%	$ 557,835.90
School District	27,786,021	39.60%	$ 593,946.50
TOTAL	$ 70,173,040		$ 1,500,000.00

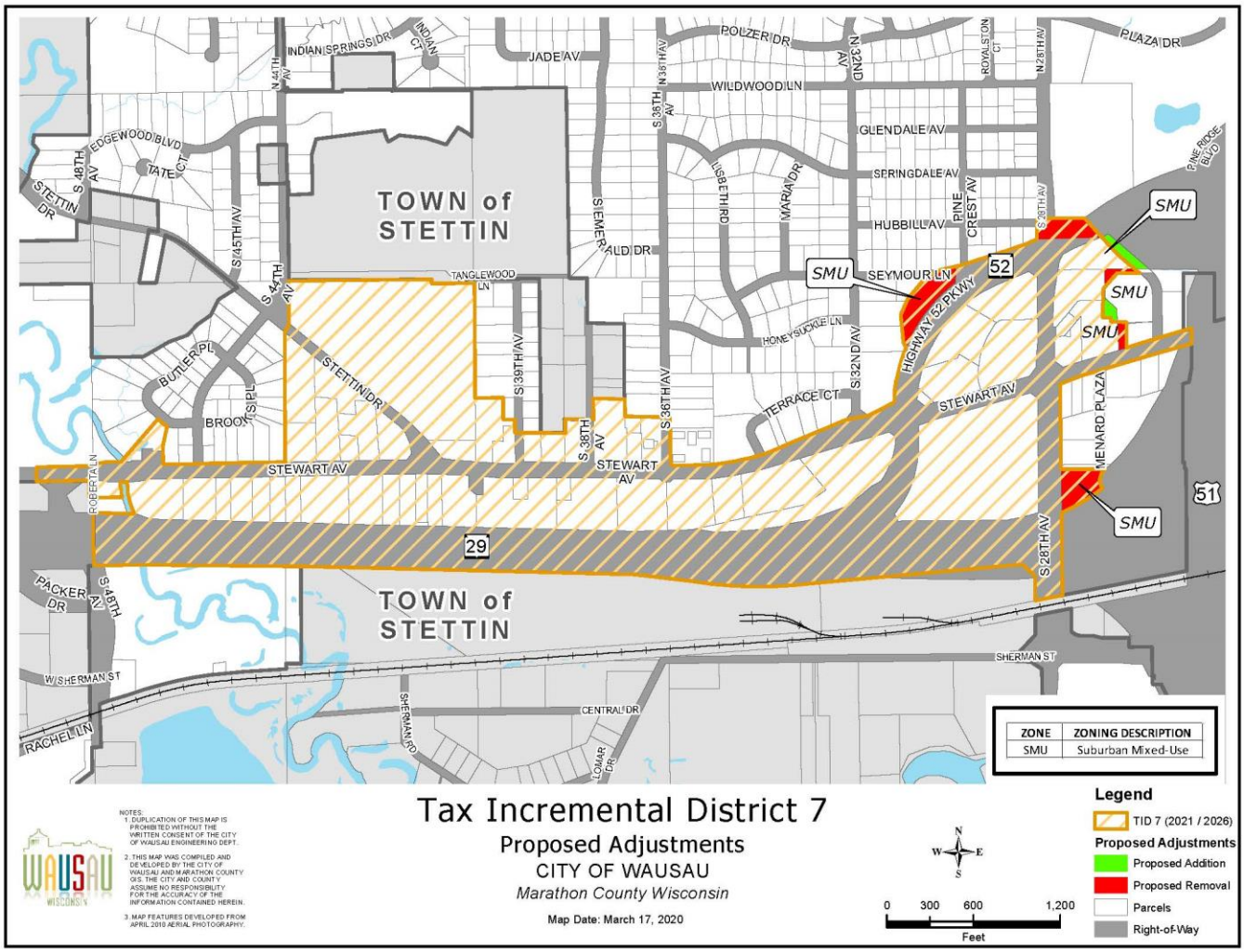
MAP OF TAX INCREMENT DISTRICT SEVEN AMENDMENT AREAS



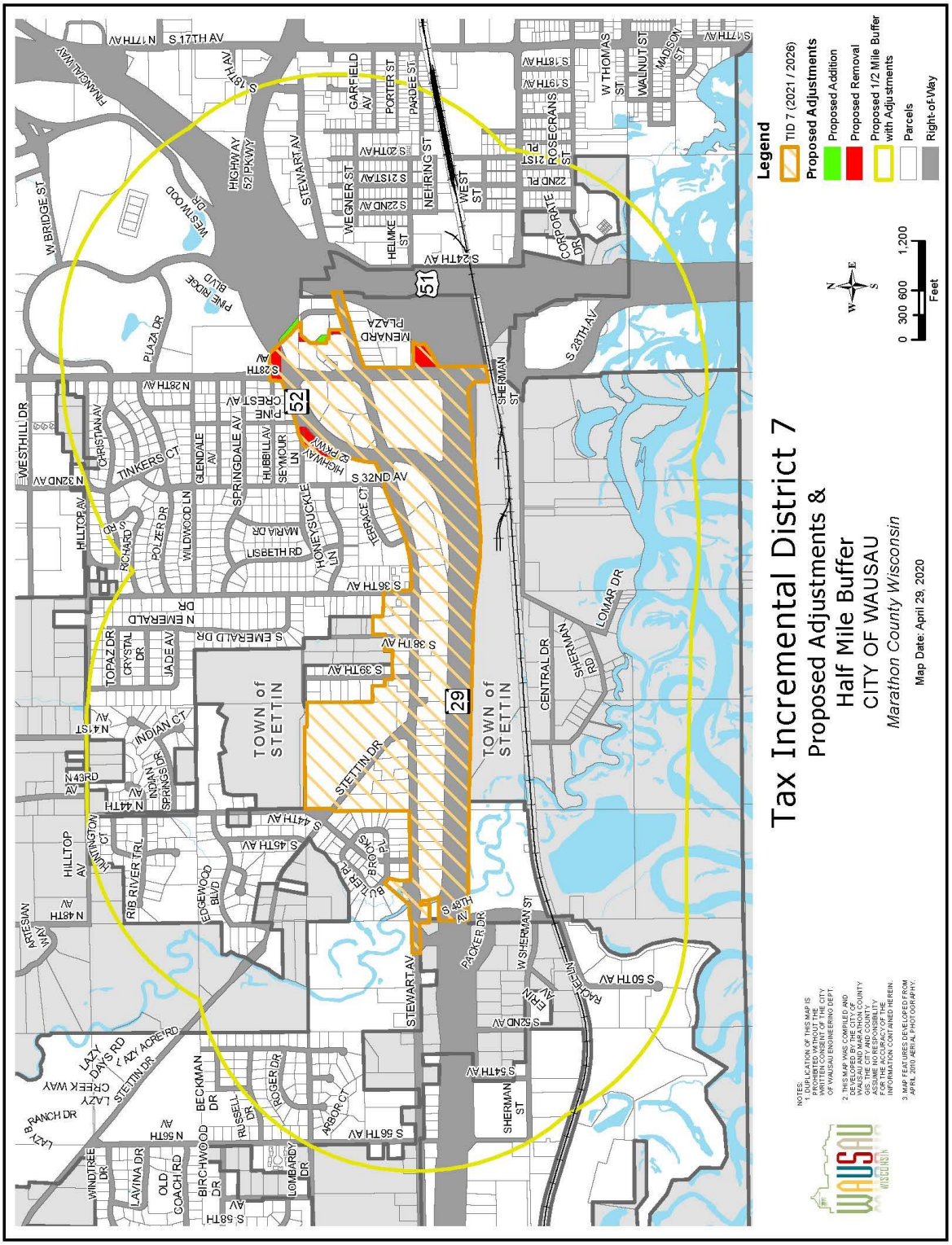
CLOSE UPS OF AREAS ADDED AND REMOVED



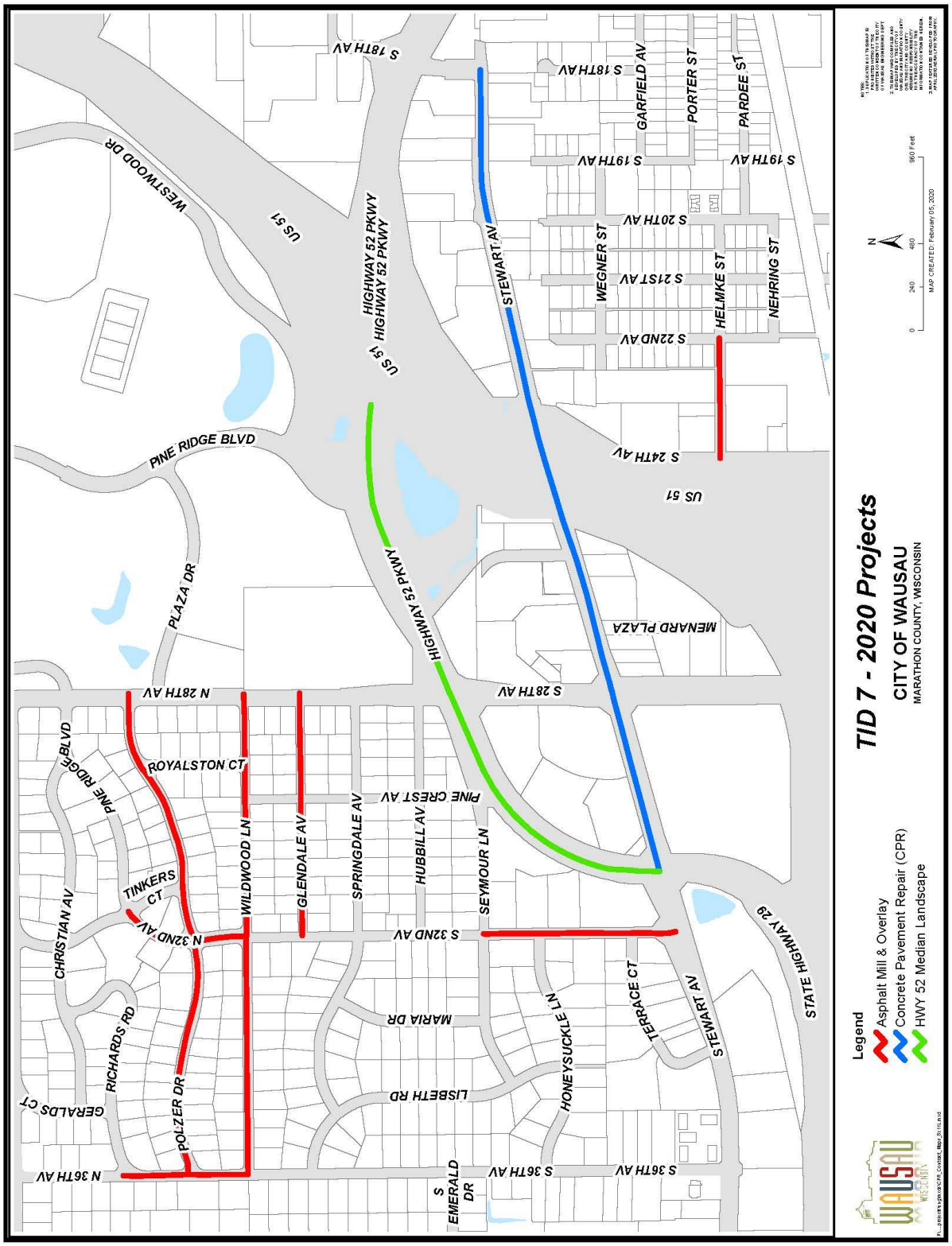
MAP OF TAX INCREMENT DISTRICT SEVEN EXISTING USES AND CONDITIONS



MAP OF TAX INCREMENT DISTRICT SEVEN ½ MILE BOUNDARIES



MAP OF PROPOSED STREET AND STREETSCAPE IMPROVEMENTS WITHIN THE TERRITORY AND ½ MILE BOUNDARIES



CITY OF WAUSAU

TID 7

CASH FLOW PROJECTION

		USES OF FUNDS					SOURCES OF FUNDS						
	Year	Existing Annual Debt Service	Proposed Debt Issue	Administrative, Organization, & Discretionary Costs	Developer Incentives	Other Project Costs	Other Income	Special Assessment Income	Debt Proceeds	Tax Increment		Annual Surplus (Deficit)	Cumulative Balance
ACTUAL													
1	2006	$2,454		$8,963		$341,235			$350,000			($2,652)	($2,652)
2	2007	$62,953		$43,501		$629,179	$4,418		$469,962			($261,253)	($263,905)
3	2008	$153,820		$7,223		$3,404,359	$6,523	$142,006	$3,655,000	$100,046		$338,173	$74,268
4	2009	$607,955		$5,006		$980,731	$7,849	$73,225	$680,000	$389,929		($442,689)	($368,421)
5	2010	$663,182		$16,716		$173,275	$10,541	$46,848	$78,000	$349,929		($367,855)	($736,276)
6	2011	$647,328		$17,500		$51,357	$13,500	$47,650		$392,106		($262,929)	($999,205)
7	2012	$735,028		$11,718		$852	$10,871	$35,776	$110,105	$367,717		($223,129)	($1,222,334)
8	2013	$631,824		$12,589	$438,484	$17,697	$24,203	$6,664	$445,000	$322,877		($301,850)	($1,524,184)
9	2014	$671,117		$7,002		$2,595	$11,136			$416,819		($252,759)	($1,776,943)
10	2015	$631,954		$9,619	$75,000	$41,432	$8,039			$532,544		($217,422)	($1,994,365)
11	2016	$613,851		$5,850		$440	$40,442			$574,301		($5,398)	($1,999,763)
12	2017	$562,113		$2,807		$117,240	$9,493			$525,634		($147,033)	($2,146,796)
13	2018	$505,835		$3,903			$9,632			$954,823		$454,717	($1,692,079)
ESTIMATED													
14	2019	$130,545		$5,051	$435,942		$19,796			$774,874	*	$223,132	($1,468,947)
15	2020	$51,350		$8,150	$229,738	$1,400,000	$26,267		$1,400,000	$1,024,683		$761,712	($707,235)
16	2021	$42,400	$500,000	$4,000	$295,262		$20,000			$1,024,683		$203,021	($504,214)
17	2022	$41,600	$500,000	$4,000			$20,000			$1,024,683		$499,083	($5,131)
18	2023	$40,600	$500,000	$4,000			$20,000			$1,024,683		$500,083	$494,952
19	2024									$1,024,683		$1,024,683	$1,519,635
20	2025									$1,024,683		$1,024,683	$2,544,318
TOTAL		$6,795,909	$1,500,000	$177,598	$1,474,426	$7,160,392	$262,710	$352,169	$7,188,067	$11,849,697			

* Tax Revenue reduced due to assessment disputes

2020	
Street Improvements	$1,100,000
Streetscape	$200,000
Parking Improvements	$100,000
	$1,400,000

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

JOINT RESOLUTION OF THE PLAN COMMISSION, ECONOMIC DEVELOPMENT AND FINANCE COMMITTEES

Approving the Boundaries and Project Plan Amendment Two of Tax Incremental Financing District Number 7, City of Wausau (TID # 7)

Committee Action: Plan Com: Approved 5-0
ED Com: Approved 5-0
Fin Com: Approved 4-0

Fiscal Impact: This amendment will add and remove territory and increase project costs

File Number:	05-1209	**Date Introduced:**	April 14, 2020

FISCAL IMPACT SUMMARY

COSTS	*Budget Neutral*	Yes ☒ No ☐		
	Included in Budget:	Yes ☒ No ☐	*Budget Source: TID 7*	
	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* ☐			

WHEREAS, the City of Wausau has followed a policy of promoting business, community amenities, and development activities and improving infrastructure within the City; and

WHEREAS, the City's Economic Development strategy focuses on the attraction, retention and sustainability of business, community amenities, and development activities and improving infrastructure to increase the property tax base and add new jobs; and

WHEREAS, Tax Increment District Number Seven was created by the City January 11, 2006; and

WHERAS, the City now desires to amend the Project Plan and boundaries of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the Tax Increment Law); and

WHEREAS, such amendment will cause territory to be removed and added to the District to facilitate full parcels within the district boundaries; and

WHEREAS, the boundary amendment area is described within the project plan; and

WHEREAS, this amendment will increase project costs; and

WHEREAS, such amendment will also allow for the District to incur project costs outside of, but within the 1/2mile, of boundaries of the District as permitted under Wisconsin Statutes Section 66.1105(2)(f)1.n.; and

WHEREAS, an amended Project Plan for the District has been prepared that includes:

a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Section 66.1105(2)(f)1.n., outside of the District;
b. An economic feasibility study;
c. A detailed list of estimated project costs;
d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
e. A map showing existing uses and conditions of real property in the District amendment area;
f. A map showing proposed improvements and uses in the District amendment area and ½ mile boundary;
g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
h. A list of estimated non-project costs;
i. A statement of the proposed plan for relocation of any persons to be displaced;
j. A statement indicating how the amendment of the District promotes the orderly development of the City;
k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan amendment is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to publication of the public hearing notice, a copy of said notice was sent to the Superintendent of the Wausau School District, the President of Northcentral Technical College, and the Marathon County Administrator; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on March 24th, 2020 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the amended district, adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan and boundaries for the District.

WHEREAS, a legal description of the amended area of the district has been prepared; and

WHEREAS, the Finance Committee and the Economic Development Committee of the City of Wausau has recommended, and determined that the Wisconsin Tax Increment Law provides a desirable and feasible means of locally financing projects within the newly proposed amended boundaries and plan of TID # 7; and

WHEREAS, in accordance with Wisconsin's Tax Increment Law, Amendment Two to Tax Incremental District Number Seven boundaries and project plan, City of Wausau, has been recommended by the Plan Commission; and

WHEREAS, the Finance Committee and Economic Development Committee have reviewed the plan and concur with the summary of findings as required by Wisconsin Statute 66.1105(4m)(c) including:

- That development projected to occur would not occur or would not occur in the manner, at the values, or within the timeframe desired by the City without the plan amendment,
- That the economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are insufficient to compensate for the cost of the improvements,
- That the benefits of the plan outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau, under the powers granted by the authority of the Tax Increment Law, as follows:

1. That the territory described and shown on in the Project Plan Amendment Two is hereby added or removed from the amended boundaries of Tax Incremental District Number Seven, City of Wausau;

2. That the Project Plan Amendment Two is consistent with the original mixed use classification of the district;

3. That the improvement of the area is likely to significantly enhance the value of other real property in the district;

4. That the project costs directly serve to promote development consistent with the purpose for which the district was created;

5. That the project plan is feasible and in conformity with the City's master plan;

6. That the project plan Amendment Two of Tax Incremental District Number Seven is approved and that the plan is feasible and in conformity with the City's community and economic development objectives;

7. That the City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period pursuant to Wisconsin Statutes Section 66.1105(5)(b) and 66.1105(6)(am)1.

8. That the effective date of removed and added territory and related property values will be January 1, 2020;

9. That the appropriate City officials shall provide the Joint Review Board with the information needed to prepare findings relative to approving the boundaries of the district and the project plan; and

10. That the City Clerk, City Treasurer, and City Assessor shall complete and submit the necessary forms to the Wisconsin Department of Revenue as may be required by that agency to formally approve the boundaries of Amendment Two to Tax Incremental District Number Seven and the project plan.

Approved:

Robert B. Mielke Mayor

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

RESOLUTION OF THE JOINT REVIEW BOARD	
Approving the Project Plan Amendment Two of Tax Incremental Financing District Number 7, City of Wausau (TID # 7)	
File Number:	**Date Introduced:** 4/16/2020

WHEREAS, the City of Wausau, Marathon County, Wisconsin seeks authorization to amend the project plan for Tax Increment District Number Seven, (the "District"); and

WHEREAS, this plan has received the necessary approvals by the Wausau Plan Commission and Common Council; and

WHEREAS, Wisconsin Statutes, Section 66.1105 requires that a Joint Review Board, (the "Board") shall convene no later than 45 days after receipt of the council approval to consider the proposed plan amendments; and

WHEREAS, the Board has reviewed the Project Plan amendment presented by the City of Wausau attached to this resolution; and

WHEREAS, the Board has evaluated the Project Plan amendment based upon the criteria established in Wisconsin Statutes, Section 66.1105(4m)(c)1. and found the following to be true

- The development projected to occur would not occur or would not occur in the manner, at the values, or within the timeframe desired by the City without the plan amendment,
- The economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are insufficient to compensate for the cost of the improvements,
- The benefits of the plan outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions.

NOW, THEREFORE, BE IT RESOLVED by the Joint Review Board of the City of Wausau that the Project Plan Amendment Number Two for the City of Wausau Tax Increment District Number Seven be approved including the boundary amendment,

BE IT FURTHER RESOLVED, that the Joint Review Board of the City of Wausau approves the expenditure within the ½ boundary as outlined in the project plan,

BE IT FURTHER RESOLVED, that this executed resolution be signed by at least three members of the Board and submitted to the City of Wausau no later than seven days after Board action.

Passed and Approved on TBD
City of Wausau Tax Increment District Number Seven
Joint Review Board Members

	Representing
Gary L. Gisselman	City of Wausau
James E. Tipple	Citizen Member
Kristen Palmer	Marathon County
	Northcentral Technical College
	Wausau School District

Office of the City Attorney

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Assistant City Attorney

April 7, 2020

Wausau Common Council Members
Joint Review Board Members
City Hall
407 Grant Street
Wausau, WI 54403

RE: Project Plan Tax Incremental District Number Seven, Amendment #2

Ladies and Gentlemen:

As City Attorney, I have reviewed the Project Plan Amendment #2 of Tax Incremental District Number 7, pursuant to Wis. Stats. §66.1105(4)(h)1., and 2. The public hearing was held on March 24, 2020, before the Plan Commission of the City of Wausau, and it adopted Plan Amendment #2 for said Tax Increment District. This approval and recommendation was preceded by proper notice to those persons set forth in Wis. Stats. §66.1105(4)(h)1. and a Class I notice published in the Wausau Daily Herald, as required by Wis. Stats. §66.1105(4)(h)1.

The Plan is proposed to be amended by both adding and subtracting territory from the District to complete full parcels located entirely within the district boundaries, and to add $1.1 million of street improvements and $100,000 of parking improvements within the ½ mile boundary and clarify the location name of the streetscape improvements identified in the first Amendment, as Highway 52 Parkway, rather than Stewart Avenue.

In accordance with par. (h)1., the City Council will consider, pursuant to a duly posted agenda, on April 14, 2020, recommended approval of Plan Amendment #2 of Tax Increment District Number 7. Such approval requires the same findings as provided in par. (g)., and because the amendment adds territory to a district under subd. 2., approval also requires the same findings as provided in par. (gm) 4. c. Finally, such project plan amendment is subject to subsequent review by the Joint Review Board, acting under sub. (4m), which shall review the public record, planning documents and the resolution passed by the City Council under par. (h)1.

Based upon my review of the Plan Amendment and the information presented to me, it is my opinion that should the foregoing process be followed, the Amended Plan is complete and compliant with §66.1105(4), Wisconsin Statutes.

City of Wausau - City Hall - 407 Grant Street – Wausau, WI 54403-4783

This opinion shall be attached to and made a part of the Project Plan, as required by §66.1105(4)(f).

Very truly yours,

CITY OF WAUSAU

Anne L. Jacobson
City Attorney