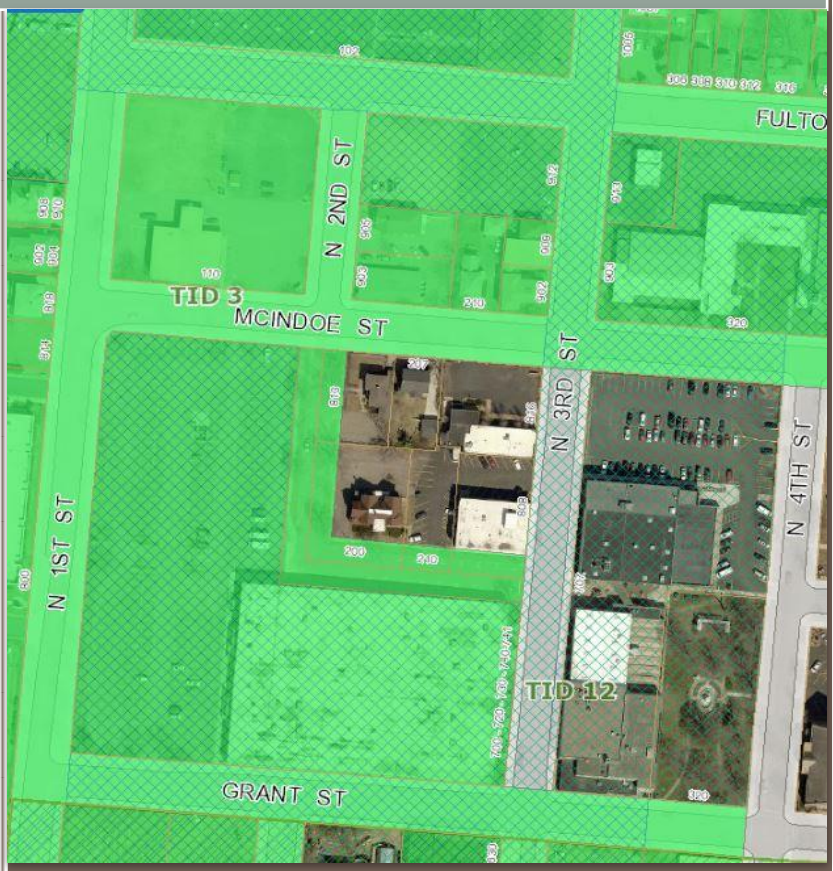
CITY OF WAUSAU TAX INCREMENT DISTRICT TWELVE PROJECT PLAN AMENDMENT #1



Economic Development Committee: March 10, 2020

Finance Committee: March 10, 2020

Joint Review Board - Initial Meeting: March 13, 2020

Plan Commission: March 24, 2020

Common Council: April 14, 2020

Joint Review Board: April 16, 2020

PLAN DRAFT DATE:

FINAL

Table of Contents

TYPE AND GENERAL DESCRIPTION OF THE DISTRICT 2
AMENDMENT 1 PURPOSE AND SUMMARY 2
EXPECTED TERMINATION 2
SUMMARY OF FINDINGS 2
STATEMENT OF KIND, NUMBER AND LOCATION OF THE PROPOSED PUBLIC WORKS OR IMPROVEMENTS WITHIN THE DISTRICT OR THE ½ MILE BUFFER ZONE 3
LIST OF ESTIMATED NON-PROJECT COSTS 5
PROPOSED CHANGES IN ZONING ORDINANCES 5
PROPOSED CHANGES TO THE MASTER PLAN, BUILDING CODES, AND THE CITY ORDINANCES 6
MAP SHOWING EXISTING USES AND CONDITIONS 6
RELOCATION 6
ORDERLY DEVELOPMENT OF THE CITY OF WAUSAU 6
EQUALIZED VALUE TEST 6
ESTIMATE OF ADDITIONAL PROPERTY TO BE DEVOTED TO RETAIL BUSINESS 6
ECONOMIC FEASIBILITY STUDY 7
AVAILABLE FINANCING METHODS 7
PROJECT COSTS LOCATED WITHIN 1/2MILE OF THE DISTRICT BOUNDARIES 7
CALCULATION OF THE SHARE OF PROJECTED INCREMENT ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS 7
MAP OF TAX INCREMENT DISTRICT NUMBER TWELVE AMENDMENT AREA 8
..... 8
MAP OF TAX INCREMENT DISTRICT NUMBER TWELVE AMENDMENT AREAS CLOSE UP SOUTH AREA 9
MAP OF TAX INCREMENT DISTRICT NUMBER TWELVE AMENDMENT AREAS CLOSE UP NORTH AREA 10
MAP OF TAX INCREMENT DISTRICT NUMBER TWELVE AMENDMENT AREAS CONDITIONS AND USES 11
..... 11
RESOLUTION OF THE COMMON COUNCIL 12
RESOLUTION OF THE JOINT REVIEW BOARD 15
OPINION OF THE CITY ATTORNEY 16

TYPE AND GENERAL DESCRIPTION OF THE DISTRICT

This document is the FIRST amendment to the ***Tax Incremental Finance District No. 12 Project Plan and represents a boundary amendment that will subtract and add property to the district's boundaries. No additional project costs or other changes are proposed.*** Tax Increment District No. 12 is an existing conservation/rehabilitation district, which was approved by the Wausau Common Council July 18, 2017. The District overlays Tax Increment District 3 in multiple areas.

Major components of the plan included:

- Riverfront renewal
- Mall redevelopment
- Parking improvements

At the time of the plan development the City was actively seeking the redevelopment of the Sears building for a movie theater. The mall parcel is excluded in the district boundaries but the anchor stores previously occupied by Sears and Younkers, and Penney's were included. In early 2020, the mall was purchased locally.

AMENDMENT 1 PURPOSE AND SUMMARY

The purpose of the amendment is to subtract 13 parcels from the District's boundaries and add two parcels to maintain a contiguous map:

- Remove the Great Lakes Cheese parcel and five other contiguous parcels. Great Lakes Cheese is also located within Tax Increment District Three. TID 3 will conduct the redevelopment efforts of the parcel. The inclusion within this district created a deficit increment for TID 12 which will be eliminated when the parcel is eliminated from the district.
- Remove the Landmark Building and 3 other contiguous parcels. The Landmark Building was sold to Gorman Company who is working with the Community Development Authority on redevelopment. TID financing is not necessary for the project.
- Remove the Sears building from the District. This also creates a deficit increment in the district. This would leave the Penneys and Younkers buildings within the District.
- Remove the two parcels from the district. These parcel is already located within TID 3. The inclusion of these parcels within TID 12 is creating conflict for the parcel combinations and the vacation of streets proposed with the Aspirus/YMCA projects. The State law requires that whole parcels be included in the district.
- Add two small parcels to the District to retain a contiguous map as required by law.

EXPECTED TERMINATION

Based upon current law, Tax Increment District Twelve maximum life is July 18, 2044. The project plan expected termination in 2041. The proposed territory changes will not amend this anticipated date. This may change as other redevelopment opportunities emerge and are undertaken.

SUMMARY OF FINDINGS

As required by s.66.1105 Wisconsin Stats., and as documented in the original project plan along with this 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 the 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 #12 are all still valid and are hereby referenced and incorporated into this amendment.
    - The projects contemplated by the plan amendment are necessary to fully achieve the goals of the District Project Plan including rehabilitation of the area, riverfront renewal, creation of new tax base, jobs and other economic benefits.
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:
    - The territory amendment proposed will strengthen the district by eliminating the Great Lakes Cheese parcel from the district,
    - Removing parcels that are not needed for redevelopment will not negatively impact the district ,
    - Removing parcels to facilitate the Aspirus/YMCA development by accommodating developer requests to combine parcels and vacated street right of way that fall in and out of the district will result in an orderly development of the city, and
    - Adding two small parcels to maintain contiguous boundaries will not impact the financial status of the district.
    - The original project plan Economic Feasibility Section presented that total tax increments projected to be collected are sufficient to pay for the proposed Project Costs. 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 of the district relate to promoting development in the District. This was documented in the original project plan and the boundary changes will not impact this provision.
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 rehabilitation 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 OR THE ½ MILE BUFFER ZONE

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

The specific kind, number, location and estimated costs are based upon preliminary plans and concepts. These may be modified as to kind, number, location and costs allocated to the district at any time during project execution based on more definitive construction plans, studies, engineering work, developer needs, feasibility studies and construction plans without amendment of this plan. Any expenditure directly or indirectly related to the costs outlined below is considered "project costs" and eligible to be paid with tax increment revenues. Project costs will be diminished by any investment income, land sale proceeds, special assessments or other income generated.

1. STREETS. The City will construct and or reconstruct certain streets, alleys, access drives, and parking areas. Eligible project costs include, but are not limited to, excavation; removal or placement of fill; construction of road base; asphalt, concrete or brick paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts and catch basins; retaining walls; utility relocation and burying overhead utility lines; conventional or decorative street lighting; enhancement, construction or reconstruction of median areas; installation or replacement of traffic signals and traffic signs; pavement marking; right-of-way restoration and installation of fences, berms and landscaping.
2. PROPERTY ACQUISITION FOR DEVELOPMENT AND/OR REDEVELOPMENT. In order to promote and facilitate development or redevelopment of both residential and commercial properties and to further the objective of blight elimination, the City may contribute to the acquisition of property within the district. The cost of property acquired, and any costs associated with the transaction are eligible costs. Transactional costs include costs such as fee title, easements, appraisals, consultant and broker fees, closing costs, surveying and mapping. Following acquisition, other project costs may be incurred in order to make the project suitable for development/redevelopment. If total project costs incurred by the City to acquire and prepare the site for development/redevelopment exceed the revenues or other consideration received from the sale or lease of the property, the deficit amount shall be considered "real property assembly costs" as defined in State Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible project cost.
3. ENVIRONMENTAL AUDITS AND REMEDIATION. Any cost incurred by the City related to environmental audits, testing, and remediation is eligible project costs.
4. DEMOLITION AND SITE WORK. Development and redevelopment of the area may require site preparation such as demolition, grading, fill, construction of retaining walls and other activities related to modifying property to make it suitable for private sector development or redevelopment.
5. ACQUISITION OR RIGHTS-OF-WAY. The City may need to acquire property to allow for installation of street access, driveways, sidewalks, utilities, stormwater management practices, river edge development or other public infrastructure.
6. ACQUISITION OF EASEMENTS. The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices, river edge development or other public infrastructure.
7. WATER, SEWER AND STORMWATER IMPROVEMENTS - to allow for development and/or redevelopment to occur the City may need to construct, alter, rebuild, or expand utility infrastructure within the district. Eligible project costs would include, but are not limited to the following: distribution and collection mains; manholes clean out and valves; hydrants; service laterals; interceptor sewers; stormwater infiltration, filtration and detention; and all related appurtenances.
8. ELECTRICAL SERVICE. In order to assure a site is suitable for development or redevelopment, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines.
9. GAS SERVICE. In order to create sites suitable for development or redevelopment, the City may incur costs to provide, relocate or upgrade gas mains and services.

10. COMMUNICATION INFRASTRUCTURE. In order to create sites suitable for development or redevelopment, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to, telephone lines, cable lines and fiber optic cable.
11. PARKING ENHANCEMENTS AND INFRASTRUCTURE. The plan provides for the construction, reconstruction and demolition of existing infrastructure if necessary. Parking infrastructure includes surface parking lots and parking ramps, skywalks and related parking enforcement, metering and revenue systems. It is anticipated that a parking structure or structures of approximately 200-500 parks will be constructed within the boundaries of the district or the ½ mile buffer zone.
12. STREETSCAPING AND LANDSCAPING. The City will provide landscaping and streetscape to improve the aesthetics and attract quality development.
13. RIVER EDGE TRAIL EXPANSION AND ENHANCEMENTS. The City may construct bike and pedestrian trails to the north as opportunities allow and improve existing infrastructure as necessary. These expenditures may occur anywhere along the trail so long as it is within the district boundaries or ½ mile buffer zone.
14. CASH GRANTS AND DEVELOPMENT INCENTIVES. The City may enter into development agreements with property owners or developers for the purpose of sharing costs and eliminating financing to encourage the desired kind of improvements, eliminate blight 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. Funds may be provided in the form of a cash grant, forgivable loan, direct loan, loan guarantee or "Pay-As-You-Go" financing. Such funds may be provided at terms appropriate to, and as demonstrated to be required by the proposed economic development and or housing project.
15. PROFESSIONAL SERVICE. Including but not limited to: engineering, architectural and legal services.
16. STUDIES. The City plans on commissioning a corridor study on Forest Street. From an urban design and planning perspective this infrastructure does a poor job of supporting the Central Business District.
17. FINANCE COSTS – Interest, financing and debt issuance costs, financial advisor fees are included as project costs.
18. ADMINISTRATIVE COSTS. These include but are not limited to a portion of the staff salaries associated with managing the project plan through implementation and termination. Accounting and legal fees associated with the management of the plan. Engineering, surveying, inspection, planning, community development, financial and legal are a sample of staff activities involved in managing these plans.

The plan is neither meant to be a budget nor an appropriation or commitment of funds for specific projects within the TID district. 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 right to add or delete specific projects or change the scope and/or timing of projects without amending the plan as projects, developments and other spending activities are individually authorized by the Common Council.

LIST OF ESTIMATED NON-PROJECT COSTS

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

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

A uses and conditions map is provided and identifies the two parcels added as Urban Mixed Use which fits within the objectives of the district.

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			227,400
TOTAL VALUE WITH THE AMENDMENT			$ 324,961,500
TOTAL CITY EQUALIZED VALUE			$ 3,075,863,100
12% TEST			10.56%

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 removal of territory as presented will not negatively impact the economic feasibility of the project plan as originally presented. City continually refines and updates projections to reflect current economic conditions and ensure the continued financial viability of the district.

AVAILABLE FINANCING METHODS

No new financings are proposed as a result of this project plan amendment removing territory.

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

No change in project plan costs is proposed with this amendment. The original project plan listed the following within the ½ mile boundary: developer incentives, parking infrastructure, river edge trail development and street improvements.

PARCELS REMOVED AND ADDED TO THE DISTRICT

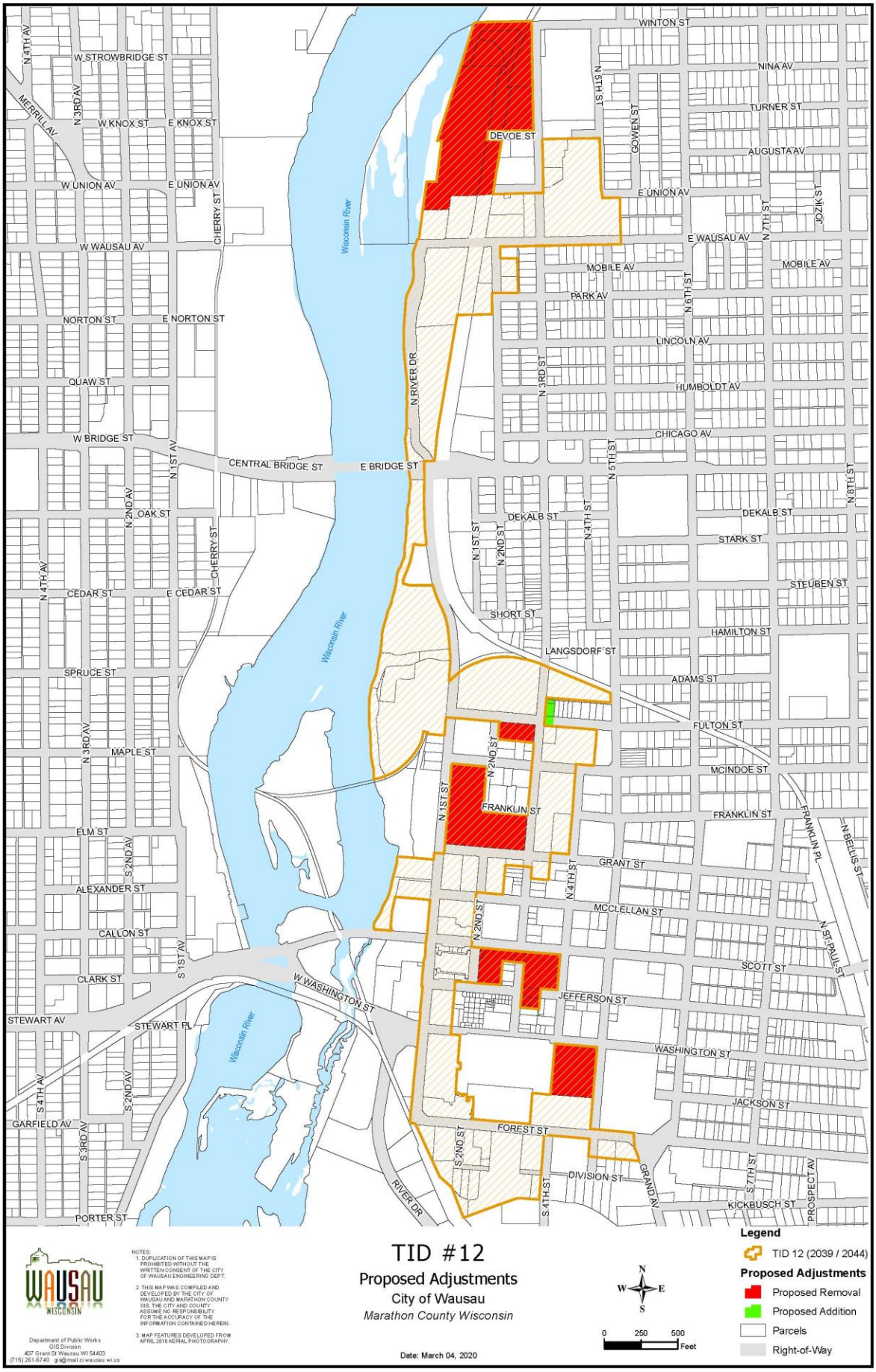
PARCEL ADDRESS	PIN NUMBER	VALUE*	REASON FOR ADD OR REMOVE
REMOVE:			
101 Dovoe Street	29129072430961	10,614,700	TID 3 will manage the redevelopment efforts. TID 12 is financially penalized due to the overlay rules of this city owned property
2414 N 3rd Street	29129072430987	53,500	Parcels not needed in the district contain storage units
2514 N 3rd Street	29129072430988	51,800	Parcels not needed in the district contain storage units
111 Winton Street	29129072430957	63,600	No immediate need for parcel development
103 Winton Street	29129072430958	61,000	No immediate need for parcel development
221 Scott St	29129072530310	2,402,400	Landmark Building under renovation with no TID assistance
201 Scott St	29129072530311	191,000	Landmark Building under renovation with no TID assistance
401 N 3rd Street	29129072530506	-	400 Block
327 N 3rd Street	29129072530496	430,900	No immediate need for parcel development
325 N 3rd Street	29129072530497	179,500	No immediate need for parcel development
700 N 3rd Street	29129072530607	5,209,300	Street vacation related to Aspirus/YMCA project
912 N 3rd Street	29129072530177	-	Street vacation related to Aspirus/YMCA project
411 Washington Street	29129073620270	650,000	Remove deficit increment
ADD:			
1005 N 3rd Street	29129072530507	136,900	Maintain continguous map
1007 N 3rd Street	29129072530134	90,500	Maintain continguous map

* COMPUTED AS THE BASE VALUE FOR REMOVAL AND 1/1/2019 VALUE FOR ADDS

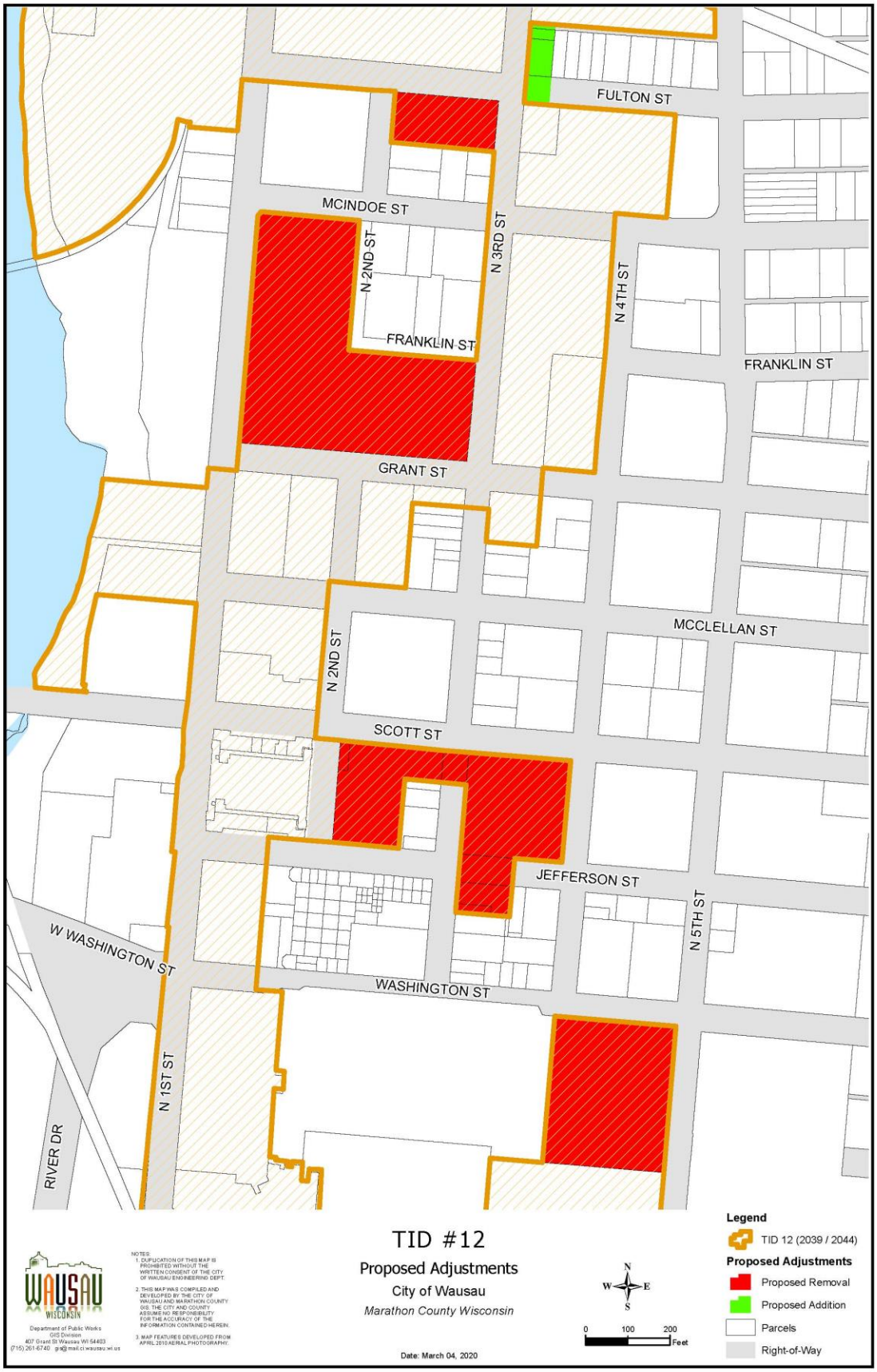
CALCULATION OF THE SHARE OF PROJECTED INCREMENT ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS

The removal of parcels does not require this computation. The added parcels are not expected to impact the increment in a meaningful way.

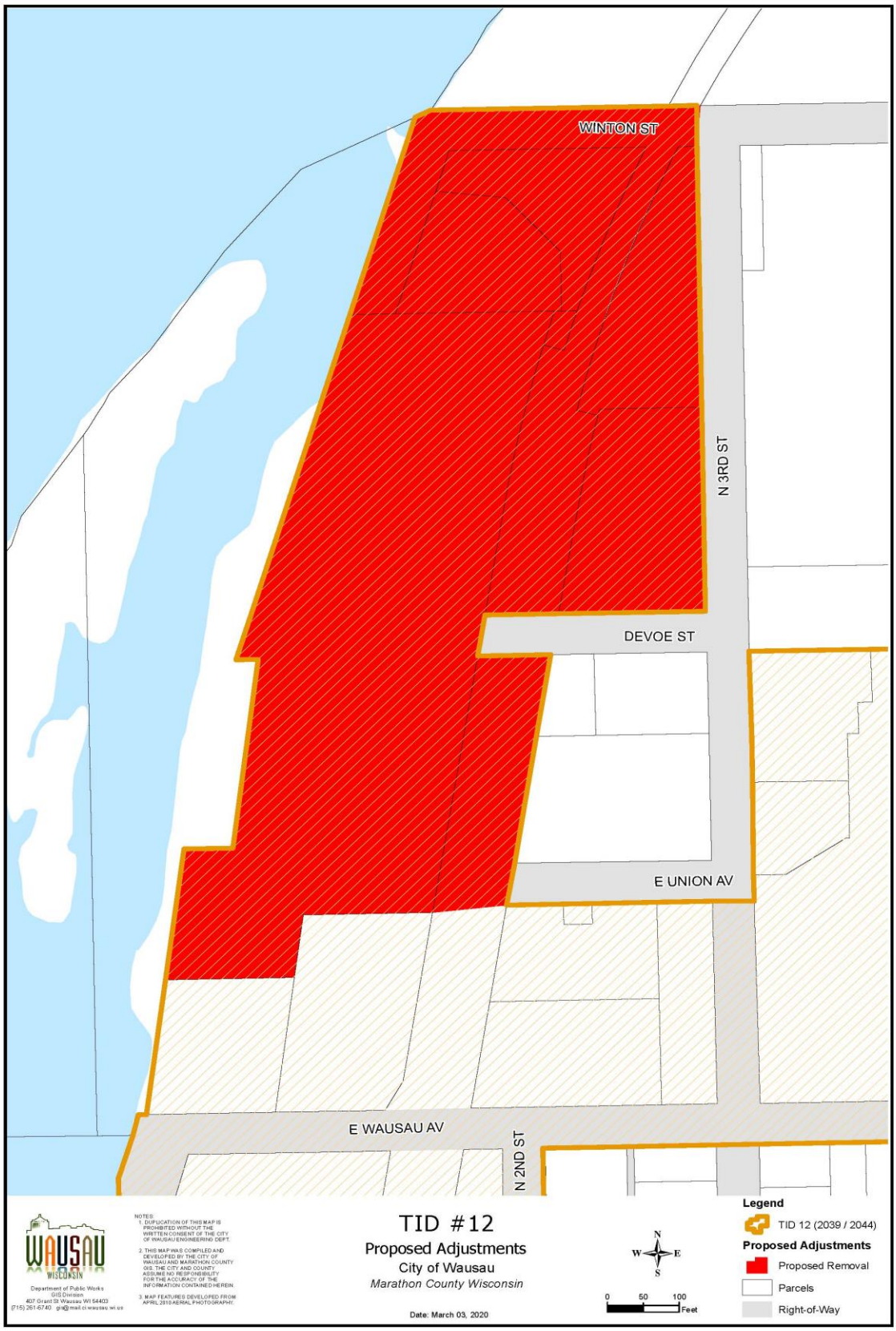
MAP OF TAX INCREMENT DISTRICT NUMBER TWELVE AMENDMENT AREA



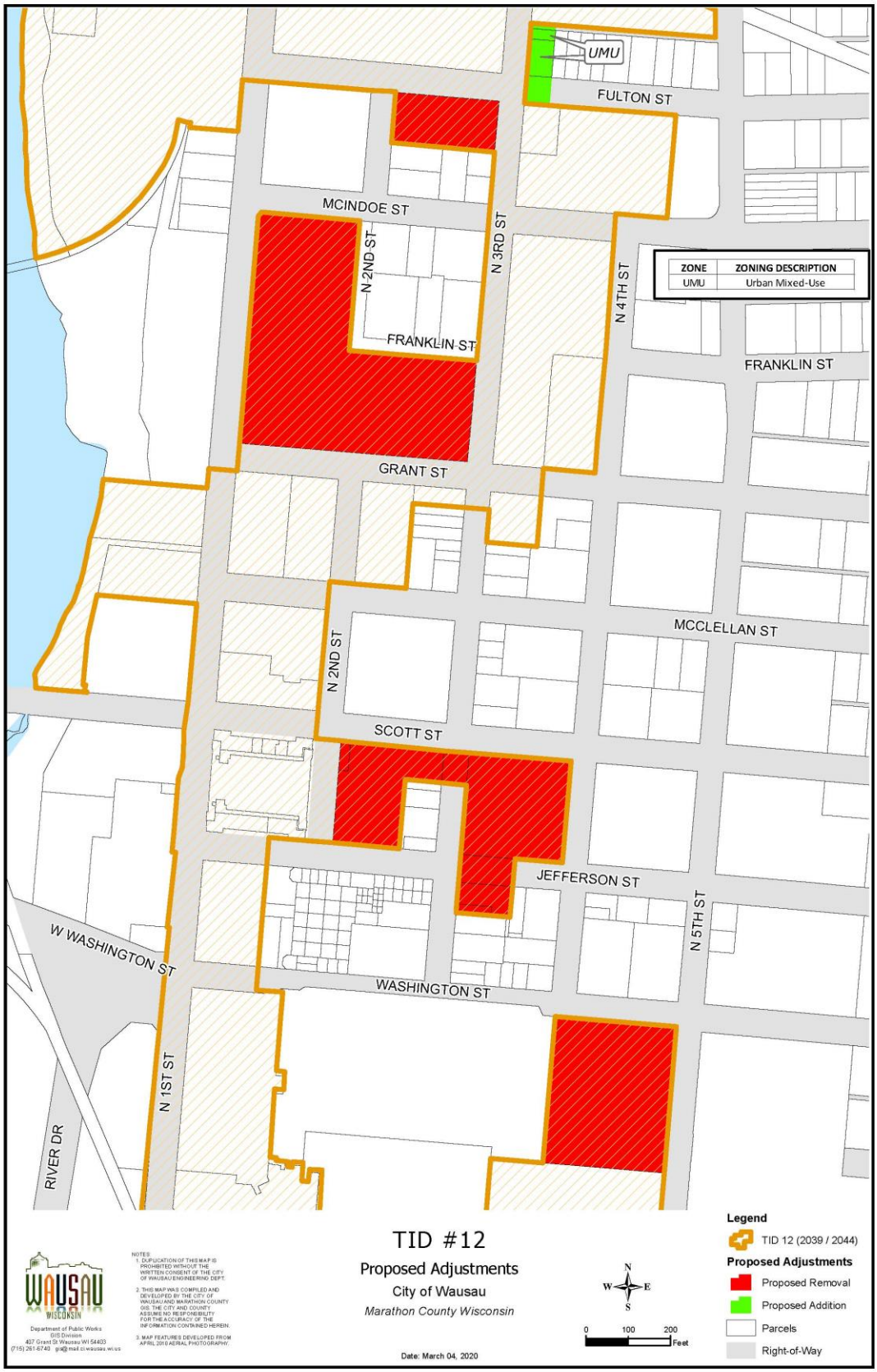
MAP OF TAX INCREMENT DISTRICT NUMBER TWELVE AMENDMENT AREAS CLOSE UP SOUTH AREA



MAP OF TAX INCREMENT DISTRICT NUMBER TWELVE AMENDMENT AREAS CLOSE UP NORTH AREA



MAP OF TAX INCREMENT DISTRICT NUMBER TWELVE AMENDMENT AREAS CONDITIONS AND USES



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 for Amendment One to Tax Incremental Financing District Number 12, City of Wausau (TID #12)			
Committee Action:	Plan Com: Approved 5-0 ED Com: Approved 5-0 Fin Com: Approved 4-0		
Fiscal Impact:	The project plan is a territory amendment with no additional projects		
File Number:	17-0716	**Date Introduced:**	April 14, 2020

WHEREAS, the City of Wausau has followed a policy of promoting business, community amenities, and industrial 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 industrial development activities and improving infrastructure to increase the property tax base and add new jobs; and

WHEREAS, Tax Increment District Number Twelve was created by the City in July 18, 2017; 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 providing for opportunities for additional private development and redevelopment; and

WHEREAS, the original Project Plan and the plan amendment 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 Sections 66.1105(2)(f)1.k. and 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;
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 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, the Finance Committee and the Economic Development Committee of the City of Wausau has recommended, the amended plan boundary changes and related project plan amendment; and

WHEREAS, in accordance with Wisconsin's Tax Increment Law, the area to be included in Amendment One to Tax Incremental District Number Twelve, City of Wausau, has been designated and recommended by the Plan Commission as provided in the project plan; 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 One is hereby included in the amended boundaries of Tax Incremental District Number Twelve, City of Wausau;

2. That the Project Plan Amendment One is consistent with the original 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 equalized value of taxable property of the district plus the value increment of all existing districts do not exceed 12 percent of the total equalized value of taxable property within the city;

7. That the property added to the district is not annexed property as defined within the Tax Increment law.

8. That the project costs directly serve to promote redevelopment, consistent with the purpose for which the district was created;

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

10. That the project plan for the development of the property in the area included in Amendment One of Tax Incremental District Number Twelve is approved and adopted and that the plan is feasible and in conformity with the City's community and economic development objectives;

11. That the effective date of removing and adding territory will be January 1, 2020;

12. 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.

13. 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

14. 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 One to Tax Incremental District Number Twelve 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 One of Tax Incremental Financing District Number 12, City of Wausau (TID # 12)	
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 Twelve, (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 One for the City of Wausau Tax Increment District Number Twelve be approved,

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 Twelve
Joint Review Board Members

	Representing
Gary L. Gisselman	City of Wausau
James E. Tappe	Citizen Member
Kevin Sullivan	Marathon County
	Northcentral Technical College
	Wausau School District

Office of the City Attorney

TEL: (715) 261-6590
FAX: (715) 261-6808

Anne L. Jacobson
City Attorney

Tara G. Alfonso
Assistant City Attorney

Nathan Miller
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 Twelve, Amendment #1

Ladies and Gentlemen:

As City Attorney, I have reviewed the Project Plan Amendment #1 of Tax Incremental District Number 12, 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 #1 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 two parcels and removing thirteen (13) parcels, some of which are also located in TID 3, as follows: removal of the Great Lakes Cheese parcel and 5 other parcels (which will remain in TID 3); removal of the Landmark Building and 3 other parcels for redevelopment with the Community Development Authority; removal of the Sears building; removal of two other parcels also located in TID 3; addition of two parcels to the District, all of which maintain the contiguity of the District.

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 #1 of Tax Increment District Number 12. 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.

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

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.

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