

CITY OF WAUSAU TAX INCREMENT DISTRICT EIGHT 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. 8 Project Plan and the FIRST BOUNDARY AMENDMENT*. Tax Increment District No. 8 is an existing conservation/rehabilitation district, which was approved by the Wausau Common Council on April 10, 2012. The plan facilitated infrastructure and development in the Near West Side planning area.

Major components of the plan completed to date include:

- 2nd Avenue Reconstruction
- Stewart Avenue bicycle and pedestrian accommodations
- Parking study
- Developer incentives for the Schierl project which included the redevelopment of the vacant “Stahmer Clinic” into apartments.
- 1st Avenue Reconstruction
- \$1,000,000 forgivable loan to WOZ for the purchase of the Wausau Center Mall.
- Purchase of LS Printing and Westside Battery; redevelopment pending

AMENDMENT 2 PURPOSE AND SUMMARY

The purpose of the second amendment includes the following:

- The block bounded by Bridge Street, 1st Avenue, 2nd Avenue and Quaw Street are proposed to be combined into one development parcel for a commercial redevelopment. We need to add 9 small parcels into the tax increment district to accommodate this parcel change. The tax increment district law requires a boundary amendment to absorb these parcels within the district. The redevelopment of the parcels will eliminate blight and foster urban renewal; create new jobs and increase the tax base.
- To expand the size of the district along Stewart Avenue and 17th Avenue to accommodate the redevelopment of Mountain Lanes. This bowling alley was blighted and obsolete. This redevelopment will eliminate blight and foster urban renewal through public and private investment. The redevelopment will improve housing stock and result in increased tax base.
- To include the Plaza Hotel and an adjoining parcel. The new owner of the facility has developed a master plan for the property. The owner intends to demolish the pool, restaurant and meeting room areas and complete renovate the tower building retaining the 60 hotel rooms. Three new parcels will be created. The hotel parcel, the north parking lot parcel and a south parcel. The north parcel will be placed on the market for development. The south parcel will be redeveloped by Roland Lokre. The hotel proposes to invest \$1.4 million and requests TID assistance in the form of a \$190,000 loan and a reverse TID payment of one year not to exceed \$50,000. The loan is a 15 year amortization schedule, with a 1.5% interest rate payments deferred for 1 year and a repayment the subsequent 6 years with a balloon payment in year 7. The multi-family housing project developer will invest \$17 million in two phases and requests TID assistance in the form of a \$450,000 grant toward site improvements and demolition of existing pool, ballroom and other hotel areas and a 5 year reverse TID payment of 50% of the new increment not to exceed \$450,000 on the phase 1 development. The proposal also provides for 70% of the new increment not to exceed \$800,000 on phase 2.
- To increase project costs for developer incentives of \$601,520. The City entered into a developer agreement with Roland Lokre for the redevelopment of Mountain Lanes bowling alley. Lokre commits to constructing a

ADDITION

mixed-use multifamily residential complex with a minimum construction cost of at least \$7,500,000. In exchange the City commits to a maximum of eight (8) annual tax increment grant installments equal to 100% of the tax increment not to exceed total accumulated payments of \$601,520.

- To increase project costs for the reconstruction of 18th Avenue of \$300,000. The City is working with the existing property owners to conduct a property swap whereby the city would convey the existing street right of way and accept new street right of way immediately to the north. The shift the road to the north will create a larger commercial redevelopment site. This project would be within the ½ mile boundary.

EXPECTED TERMINATION

Based upon current law, Tax Increment District Eight expenditure period ends in 2034 with the termination required in 2039. Based upon existing obligations and the proposed amendment; termination is expected in 2030. 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 #8 are all still valid and are hereby referenced and incorporated into this amendment.
 - The infrastructure project 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 and other economic benefits.
 - Financial support on infrastructure neutralizes cost obstacles and allows the City to continue to commit to renewal efforts.
 - Development incentives are necessary to offset the added costs of purchasing blighted properties and the added costs of demolition of existing structures.
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. 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. They will have a direct impact on redevelopment. The development will add multi-family housing and commercial property which will benefit all taxing jurisdictions.
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.

STREETS AND PAVEMENT IMPROVEMENTS – The City will reconstruct and or improve certain streets. These improvements 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 or improvement, 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.

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.

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 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 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 Eight.

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

The map enclosed shows the existing use of the parcel in the amendment area.

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.

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).

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			2,608,100
TOTAL VALUE WITH THE AMENDMENT			\$ 327,342,200
TOTAL CITY EQUALIZED VALUE			\$ 3,075,863,100
12% TEST			10.64%

REVISED

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 any other revenue sources such as interest income and developer loan repayments. The City continually refines and updates projections to reflect current economic conditions and ensure the continued financial viability of the district. The cash flow supports the financial viability of the proposed amendment. The actual cash flow will change.

AVAILABLE FINANCING METHODS

- The 18th Avenue project will be funded with funds on hand.
- The developer payments related to the Mountain Lane redevelopment will be funded with the increment generated by the project over a not to exceed eight year period.

ADDED

- The Hotel Loan of \$190,000 and Developer Grant of \$450,000 will be funded by the issuance of debt. Which will then be retired by the project increment. The reverse TID payments will be funded by the increment generated by the project.

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.

- The 18th Avenue reconstruction project will occur within the 1/2 mile boundary.

DETAILED LIST OF PROJECT COSTS

The presentation below is limited to the new costs outlined in the project plan amendment.

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	Estimated Schedule	Within the District	Within the 1/2 Mile Boundary
18th Avenue Reconstruction	2020-2021		\$300,000
Developer Increment Grants	2021-2031	\$2,541,520	
Total Project Costs Added		\$2,541,520	\$300,000

CITY OF WAUSAU TAX INCREMENT DISTRICT EIGHT PROJECT PLAN AMENDMENT #2 | FINAL

PARCELS ADDED TO THE DISTRICT

PARCEL NUMBER	ADDRESS					EQUALIZED VALUE
29129072610020	624	N	1ST AVE	WAUSAU	54401	34000.00
29129072610031	621	N	2ND AVE	WAUSAU	54401	35000.00
29129072740939	1401		ELM ST	WAUSAU	54401	0.00
29129072740940	1601		ELM ST	WAUSAU	54401	0.00
29129072740997	1402		STEWART AVE	WAUSAU	54401	0.00
29129073520007	403		STEWART AVE	WAUSAU	54401	0.00
29129073520022	501		STEWART AVE	WAUSAU	54401	0.00
29129073520336	518	S	7TH AVE	WAUSAU	54401	0.00
29129073410998	1430		WEST ST	WAUSAU	54401	0.00
29129073410999	1201		STEWART AVE	WAUSAU	54401	0.00
29129072610275	615	N	2ND AVE	WAUSAU	54401	292,900.00
29129072610277	612	N	1ST AVE	WAUSAU		409,200.00
29129073510066	315		STEWART AVE	WAUSAU	54401	70900.00
29129073510067	311		STEWART AVE	WAUSAU	54401	67800.00
29129073520349	625		STEWART AVE	WAUSAU	54401	0.00
29129073520998	800		GARFIELD AVE	WAUSAU	54401	0.00
29129072740952	205	N	17TH AVE	WAUSAU	54401	6,200.00
29129072740967	201	N	17TH AVE	WAUSAU	54401	1,899,800.00
						2,608,100.00

ADDED

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

Value Added	Total Valuation Added	January 1, Valuation Year	Budget Year/Revenue Year	Tax Rate	Tax Increment	Developer Payment	Increment towards Infrastructure Projects
	-	2019	2020	\$ 26.39	\$ -		\$ -
2,000,000	2,000,000	2020	2021	26.39	52,787	39,592	13,195
4,000,000	6,000,000	2021	2022	26.39	158,362	168,774	-
	6,000,000	2022	2023	26.39	158,362	118,774	39,588
8,000,000	14,000,000	2023	2024	26.39	369,512	224,334	145,178
7,000,000	21,000,000	2024	2025	26.39	554,268	353,645	200,623
	21,000,000	2025	2026	26.39	554,268	321,703	232,565
	21,000,000	2026	2027	26.39	554,268	234,871	319,397
	21,000,000	2027	2028	26.39	554,268	157,071	397,197
	21,000,000	2028	2029	26.39	554,268	129,311	424,957
	21,000,000	2029	2030	26.39	554,268	129,311	424,957
	21,000,000	2030	2031	26.39	554,268	24,132	530,136
					<u>\$ 4,618,897</u>	<u>1,901,520</u>	<u>\$ 2,727,793</u>

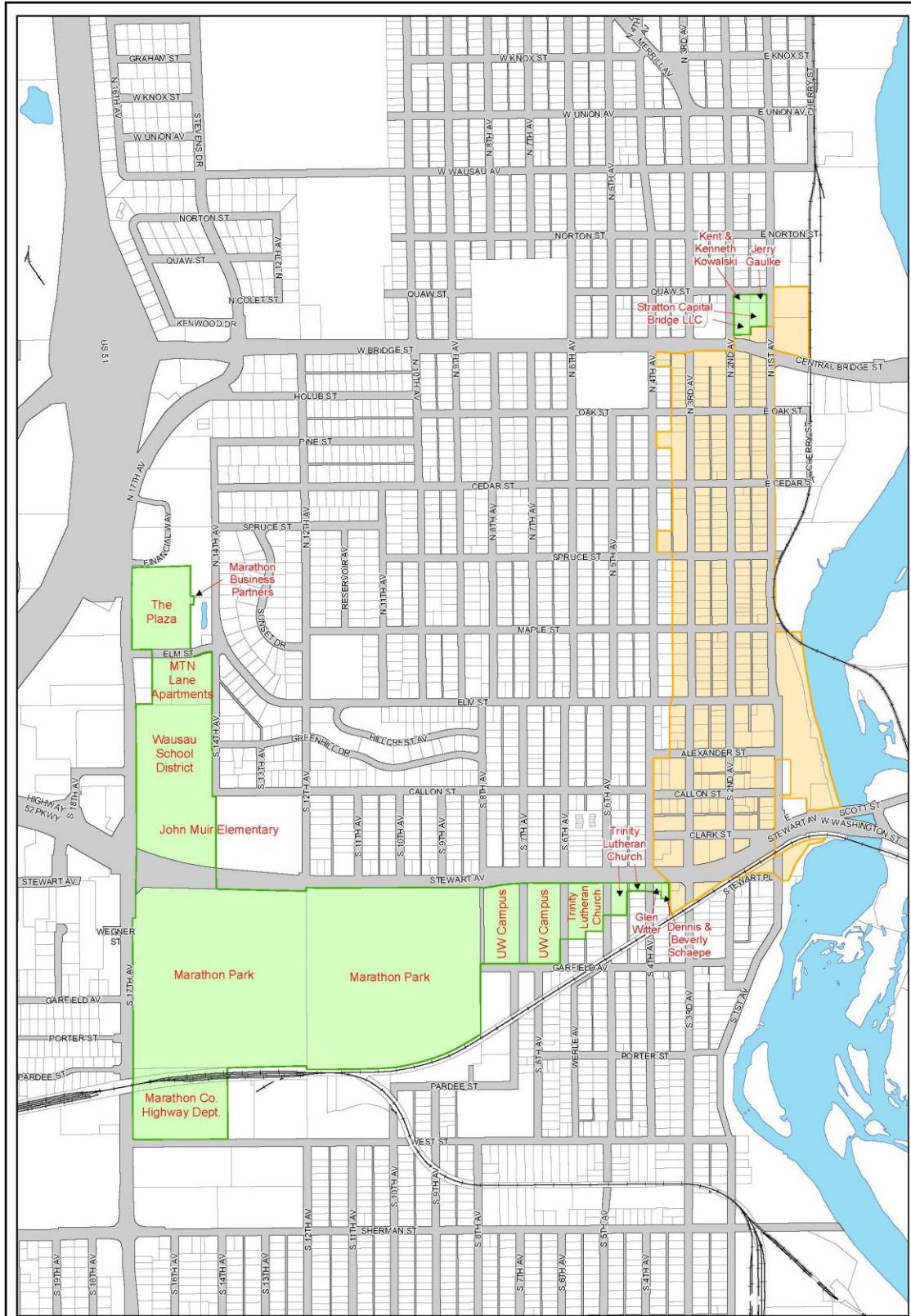
REVISED

2019					
	County	Technical College	City	School	Total
	\$ 12,839,765			18.30%	
		3,450,560		4.92%	
			26,096,694	37.19%	
			27,786,021	39.60%	
TOTAL	\$ 70,173,040				
	County	Technical College	City	School	Total
2020	\$ -	\$ -	\$ -	\$ -	\$ -
2021	9,659	2,596	19,631	20,901	52,787
2022	28,976	7,787	58,893	62,706	158,362
2023	28,976	7,787	58,893	62,706	158,362
2024	67,611	18,170	137,418	146,313	369,512
2025	101,416	27,255	206,127	219,470	554,268
2026	101,416	27,255	206,127	219,470	554,268
2027	101,416	27,255	206,127	219,470	554,268
2028	101,416	27,255	206,127	219,470	554,268
2029	101,416	27,255	206,127	219,470	554,268
2030	101,416	27,255	206,127	219,470	554,268
2031	101,416	27,255	206,127	219,470	554,268
	<u>845,134</u>	<u>227,125</u>	<u>1,717,724</u>	<u>1,828,916</u>	<u>4,618,897</u>



MAP OF TAX INCREMENT DISTRICT NUMBER EIGHT AMENDMENT AREA - REVISED

CITY OF WAUSAU TAX INCREMENT DISTRICT EIGHT PROJECT PLAN AMENDMENT #2 | FINAL



NOTES:
 1. DUPLICATION OF THIS MAP IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY OF WAUSAU ENGINEERING DEPT.
 2. THIS MAP WAS COMPILED AND DEVELOPED BY THE CITY OF WAUSAU AND MARATHON COUNTY. ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 3. MAP FEATURES DEVELOPED FROM APRIL 2019 AERIAL PHOTOGRAPHY.



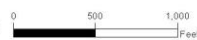
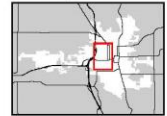
Department of Public Works
 GIS Division
 407 Grass St Wausau, WI 54403
 (715) 261-6740 gis@ci.wausau.wi.us

TID #8 With Proposed Addition City of Wausau

Parcels
 TID 8
 Proposed TID 8 Addition

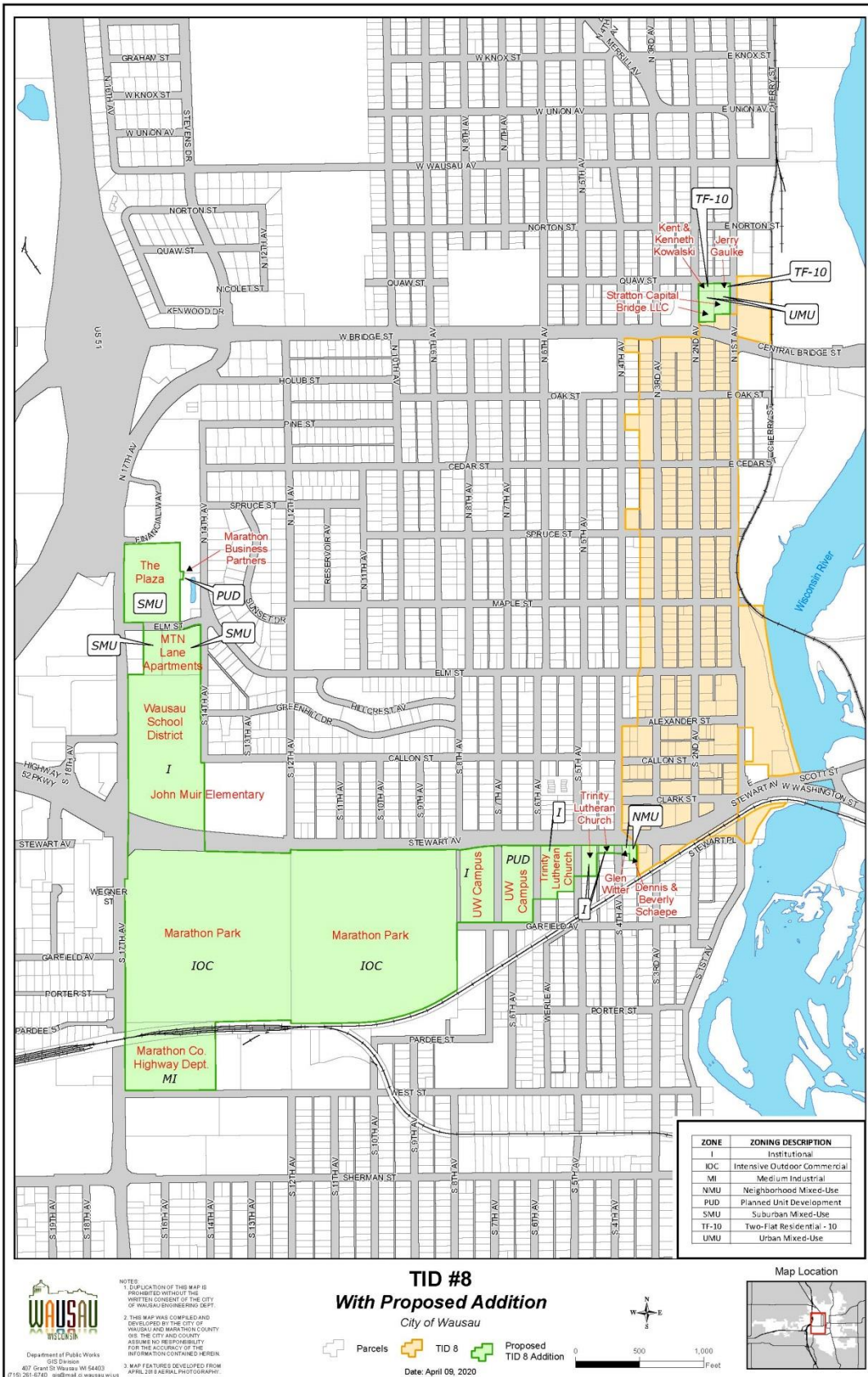
Date: April 09, 2020


Map Location



MAP OF TAX INCREMENT DISTRICT NUMBER EIGHT AMENDMENT AREA EXISTING USES AND CONDITIONS - REVISED

CITY OF WAUSAU TAX INCREMENT DISTRICT EIGHT PROJECT PLAN AMENDMENT #2 | FINAL




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

NOTES:
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 2. THIS MAP WAS COMPILED AND DEVELOPED BY THE CITY OF WAUSAU AND MARSHWISCONSIN COUNTY AS THE CITY AND COUNTY. WE ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 3. MAP FEATURES DEVELOPED FROM APRIL 2018 AERIAL PHOTOGRAPHY.

PROJECTED CASH FLOW

CITY OF WAUSAU
TAX INCREMENTAL DISTRICT NUMBER EIGHT
CASH FLOW PROJECTIONS

Year	USES OF FUNDS						SOURCES OF FUNDS			Annual Surplus (Deficit)	Cumulative Balance	
	Annual Projected Debt Service	Administrative, Organization & Discretionary Costs	Schierl Developer Payments	Developer Grant/Loan	CVS Tax Claim	Capital Expenditures	Net Debt Proceeds	Other Income	Tax Increment			
ACTUAL												
1	2012		\$7,801								(\$7,801)	(\$7,801)
2	2013		10,390			7,681					(18,071)	(25,872)
3	2014	372	5,717			235,993	190,000	183,660			131,578	105,706
4	2015	8,957	21,155			76,326	1,020,000	199,366	140,328		1,253,256	1,358,962
5	2016	118,441	96,623	275,000		42,835	1,819,722	755,000	231,968	194,502	(1,171,151)	187,811
6	2017	154,714	19,576	57,500			25,496		198,481	111,771	52,966	240,777
7	2018	159,542	9,813	-			124,821		195,888	113,098	14,810	255,587
8	2019	350,378	32,270	45,866			1,356,172	2,767,210	211,877	257,077	1,451,478	1,707,065
ESTIMATED												
9	2020	688,306	10,150	57,500	640,000		2,269,510	640,000	1,151,054	239,784	(1,634,628)	72,437
10	2021	704,125	6,000	57,500	39,592				197,938	294,439	(314,840)	(242,403)
11	2022	707,105	6,000	57,500	168,774				211,938	400,014	(327,427)	(569,830)
12	2023	696,978	6,000	11,634	118,774				211,938	400,014	(221,434)	(791,264)
13	2024	700,626	6,000		224,334				211,938	578,164	(140,858)	(932,122)
14	2025	700,549	6,000		353,645				211,938	795,920	(52,336)	(984,458)
15	2026	608,942	6,000		321,703				211,938	795,920	71,213	(913,245)
16	2027	432,825	6,000		234,871				274,538	795,920	396,762	(516,483)
17	2028	430,675	6,000		157,071				197,938	795,920	400,112	(116,371)
18	2029	428,313	6,000		129,311				197,938	795,920	430,234	313,863
19	2030	128,738	6,000		129,311				197,938	795,920	729,809	1,043,672
20	2031	52,113	6,000		24,132				465,000	795,920	1,178,675	2,222,347
21	2032	40,650									(40,650)	2,181,697
TOTAL		\$7,112,349	\$279,495	\$562,500	\$2,541,518	\$42,835	\$5,915,721	\$5,372,210	\$4,963,274	\$8,300,631		

2020 Capital Expenditures	
WOZ Mall Forgivable Loan	\$1,000,000
Final 1st Avenue Project Costs	969,510
18th Avenue Reconstruction	300,000
Total	\$2,269,510

REVISED WITH NEW DEVELOPER PAYMENTS AND INCREMENT

PROJECTS
MOUNTAIN LANES



18TH AVENUE PROJECT



BRIDGE STREET



RESOLUTION OF THE COMMON COUNCIL

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

RESOLUTION OF THE PLAN COMMISSION, ECONOMIC DEVELOPMENT AND FINANCE COMMITTEES	
Approving the Boundaries and Project Plan Amendment Two of Tax Incremental Financing District Number 8, City of Wausau (TID # 8)	
Committee Action:	Plan Commission 5-0 Finance Committee 5-0 Economic Development Committee 5-0
Fiscal Impact:	The project plan will add territory and project costs
File Number:	12-0316
Date Introduced:	April 14, 2020

FISCAL IMPACT SUMMARY			
COSTS	Budget Neutral	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
	Included in Budget:	Yes <input type="checkbox"/> No <input type="checkbox"/>	Budget Source:
	One-time Costs:	Yes <input type="checkbox"/> No <input type="checkbox"/>	Amount:
	Recurring Costs:	Yes <input type="checkbox"/> No <input type="checkbox"/>	Amount:
SOURCE	Fee Financed:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Amount:
	Grant Financed:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Amount:
	Debt Financed:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Amount
	TID Financed:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Amount:
	TID Source:	Increment Revenue <input checked="" type="checkbox"/> Debt <input type="checkbox"/> Funds on Hand <input type="checkbox"/> Interfund Loan <input type="checkbox"/>	Annual Retirement

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 Eight was created by the City in April 10, 2012; and

WHEREAS, 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 added to the District, providing incentive and opportunities for additional private development and redevelopment; and

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

WHEREAS, this amendment will modify the categories, locations or costs of the projects to be undertaken, providing incentive and opportunities for additional private development and redevelopment; and

WHEREAS, such amendment will also allow for the District to incur project costs outside of, but within the 1/2 mile, 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:

CITY OF WAUSAU TAX INCREMENT DISTRICT EIGHT PROJECT PLAN AMENDMENT #2 | FINAL

- 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;
- 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, 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 # 8; and

WHEREAS, in accordance with Wisconsin's Tax Increment Law, the area to be included in Amendment Two to Tax Incremental District Number Eight, 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 sufficient 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:

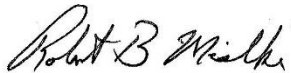
1. That the territory described and shown on in the Project Plan Amendment Two is hereby included in the amended boundaries of Tax Incremental District Number Eight, City of Wausau;
2. That the the Project Plan Amendment Two is consistent with the original classification of the district;

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 plan for the development of the property in the area included in Amendment Two of Tax Incremental District Number Eight is approved and that the plan is feasible and in conformity with the City's community and economic development objectives;
9. 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.
10. That the effective date of adding the amended territory and related property values will be January 1, 2020;
11. 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
12. 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 Eight and the project plan.

BE IT FURTHER RESOLVED, that the Project Plan Amendment incorporate two additional parcels, identified by parcel number 29129072740967 and 29129072740952 within the boundaries; and

BE IT FURTHER RESOLVED, that the project plan expenditures be modified to include the Plaza Hotel developer loan of \$190,000 and increment grant of \$50,000 and the multi-family housing developer incentives of \$450,000 site grant and tax increment grant of \$1,250,000.

Approved:



Robert B. Mielke Mayor

RESOLUTION OF THE JOINT REVIEW BOARD

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 8, City of Wausau (TID # 8)	
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 Eight, (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

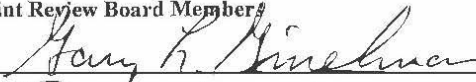
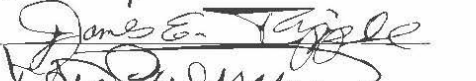
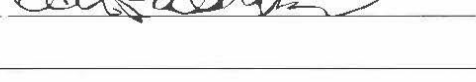
- The development projected to occur would not occur or would not occur in the manner, at the values, or within the timeframe desired by the City without the plan amendment,
- The economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are sufficient 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 Eight be approved,

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 Eight
Joint Review Board Members

Representing

City of Wausau

Citizen Member

Marathon County

Northcentral Technical College

Wausau School District

OPINION OF THE CITY ATTORNEY



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 Eight, Amendment #2

Ladies and Gentlemen:

As City Attorney, I have reviewed the Project Plan Amendment #2 of Tax Incremental District Number 8, 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 adding 9 small parcels into one development parcel to accommodate commercial redevelopment on the block bounded by Bridge Street, 1st Avenue, 2nd Avenue and Quaw Street; expanding the size of the district along Stewart avenue and 17th Avenue to accommodate the redevelopment of Mountain Lanes; adding project costs for developer grant not to exceed \$601,520 for Mountain Lanes; adding project costs for the reconstruction of 18th Avenue of \$300,000.

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 8. 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.

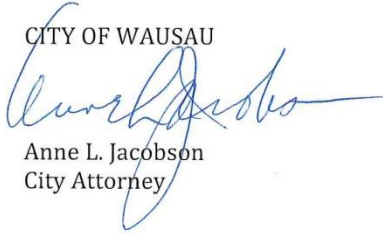
City of Wausau - City Hall - 407 Grant Street - Wausau, WI 54403-4783

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