

# CITY OF WAUSAU TAX INCREMENT DISTRICT NINE PROJECT PLAN



Plan Commission Public Hearing: September 10, 2012

Adopted by Plan Commission: September 10, 2012

Approved by Common Council: September 25, 2012

Approved by the Joint Review Board: September 26, 2012

PLAN DATE

8/26/2012

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## INTRODUCTION

The project plan for City of Wausau, Tax Increment District #9 has been prepared in compliance with Wisconsin Statutes Chapter 66.1105(4)(f). The plan establishes the need for the district, details the improvements and project costs, and provides a map of the district and buffer zone. This District has a small footprint compared to the City's existing districts and consists of approximately 2.24 acres of land currently zoned for residential, industrial and commercial uses.

The District is centrally located on the east side of the City in a neighborhood battling economic decline. The district's primary goals are to assist with the business expansion goals of Bull Falls Brewery and assist the neighborhood with blight elimination and economic stimulus. A complete legal description is provided on Page 10 and a map of the district is located on Page 11.

The Bull Falls Brewery building has a long history. Its original use goes back 80 years when it served as home to the Malone Company, a bulk oil and gas distribution company. Years later, the site functioned under the operation of Wausau Energy a residential and commercial distributor of bulk oil and gas. Wausau Energy operated on the site for about 70 years and closed in 1993.

The Longfellow Neighborhood group formed as a result of residents concern about the condition of the site and the fate of their neighborhood. The site, a designated contaminated site, motivated the group to work with the City of Wausau's Community Development Department to redevelop the site and improve the neighborhood. Wausau's Community Development leveraged CDBG funds to secure Department of Natural Resources (DNR) program grants dedicated to assessments and clean-up of petroleum infected sites. The combined grants not only successfully mitigated the contaminated site but also paved the way for a better development. Eventually, the property divided with the western section of property serving Classic Cleaners and the eastern section developed as Bull Falls Brewery.

The City of Wausau participated in the site redevelopment project by authorizing City funds through MCDEVCO to finance several phases of expansion for the Brewery. The first phase included the redevelopment of the building and, thereafter, the outside beer garden area which has become a successful event venue including the regionally known Oktoberfest. Today the business includes a tap room, tours, events and giftware promoting its popularity as a tourist destination. The Brewery sells outside of Wausau by offering 80 "taps" of their brews at regional and Wisconsin-wide tavern establishments.

Bull Falls desires to expand their business operations and facility. Their current brew system has a maximum capacity of 1,000 barrels per year which was achieved in 2011. The companies five year business plan envisions expanding production to 8,000 barrels per year with the capacity to brew multiple batches per day. In addition, they would increase their distribution by offering canned product at retail distribution sites. They propose to increase their 5,000 square foot facility with an 8,000 square foot addition which will accommodate cooler space, a new canning line and the new, expanded brew system. The expansion project will retain and expand the retail tap room facility and move the operation into a full production brewing facility. A site plan is provided on Page 14.

The expansion will result in direct and indirect jobs which will in turn produce additional activity for local and area suppliers. The Janesville Gazette published an article recently highlighting the economic impact of the New Glarus Brewery, and its impact on the local area, touting 100,000 people visits last year. The Craft Brewers Association indicated that in the first six months of 2012 dollar growth and volume growth of craft beer sales were up 14% and 12% from the same period of 2011. The growth and interest in the craft beer industry has created an emerging market in tourism, beer tourism. Similar to wine tourism in the California Napa Valley, but without the geographic

restrictions, beer tourism draws visitors for the craft brewery experience, enjoyment, socialization and beer consumption opportunities. Google, “beer tourism”, and you will find that many visitor bureaus are taking beer tourism seriously. There are even web sites such as The Beer Mapping Project that assist in planning and mapping beer destinations.

## GEOGRAPHIC DESCRIPTION

Tax Increment District Number Nine will include the following properties:

- 901 East Thomas Street - Bull Falls Brewery sits on 0.88 acres of land and the current building is approximately 4300 square feet. The property is zoned M2, General Industrial District.
- 901A East Thomas Street - Classic Cleaners 16,000 square foot building is located on .66 acres of land directly west of the brewery property. The property is zoned M2.
- 836, 900 and 906 East Thomas Street are three residential properties all zoned R3, Two Family Residence District. The total acreage of the three parcels is 0.45 acres.
- 608 South St Paul Street. The Laundromat is located at the southwest corner of McIntosh and St. Paul Streets. It sits on 0.28 acres of land that is currently zoned B1, Neighborhood Shopping District zoning. The existing building on the site is approximately 1300 square feet.
- St. Paul Street is included in the proposed TID 9 district. The brewery expansion plans would include vacating a portion of St. Paul Street south of McIntosh Street. The vacation of the street will provide for the expanded brewery facility. Acquisition of the residential properties will provide facility expansion and parking.



## PROJECT PLAN OBJECTIVES

Development activities in the City of Wausau are guided by the Economic Development element of the *City of Wausau Comprehensive Plan* with the overall goal being:

*“To improve the economic well-being of Wausau through efforts that involve job creation, job retention, tax base enhancements, and other quality of life initiatives.”*

Specifically, Tax Increment District Number Nine objectives include:

- a. Eliminate blight and foster urban renewal through public and private investment.
- b. Enhance the development potential of private property within and adjacent to the District.
- c. Improve the housing stock.
- d. Provide appropriate financial incentives to encourage business expansion and attraction, thereby facilitating the creation of new jobs and increased tax base.
- e. Increase per capita income in the community.
- f. Strengthen the economic well-being and economic diversity of the Central City.
- g. Reduce the financial risk to the taxpayer by timing the implementation of the Project Plan with the creation of additional property value through business expansions.

## **STATEMENT OF KIND, NUMBER AND LOCATION OF THE PROPOSED PUBLIC WORKS AND IMPROVEMENTS WITHIN THE DISTRICT OR THE ½ MILE BUFFER ZONE**

The proposed public works and improvements are outlined below. 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. **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 net 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.
2. **ENVIRONMENTAL AUDITS AND REMEDIATION.** Any cost incurred by the City related to environmental audits, testing, and remediation is eligible project costs.
3. **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.
4. **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. Specifically, increased beer production

will result in the need to increase the water main to the building. This will be accomplished during the facility construction.

5. **STREETSCAPING, LANDSCAPING AND ARCHITECTUAL ENHANCEMENTS.** The City may incur costs associated with streetscape, landscape and architectural enhancements to improve the aesthetics and attract quality development.
6. **CASH GRANTS AND DEVELOPMENT INCENTIVES.** The City may enter into development agreement with property owners or developers for the purpose of sharing costs, such as those outlined above. The City expects to enter into development agreement with Bull Falls Brewery. The agreement will include a cash grant and loan to defray land acquisition, building demolition and utility relocation. Cash grants will be accompanied by written developer agreements as required by State Statute.
7. **RESIDENTIAL BLIGHT ELIMINATION –** Rehabilitation of the existing housing stock is a priority. Owner occupancy numbers continue to decline which directly correlates to reduced maintenance and increased crime. The City will evaluate blighted properties within the ½ mile boundaries and seek to upgrade these properties through appropriate measures including but not limited to: demolition, rehabilitation and infill residential projects.
8. **FINANCE COSTS –** Interest, financing and debt issuance costs, financial advisor fees are included as project costs.
9. **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.
10. **PAYMENTS MADE AT THE DISCRETION OF THE COMMON COUNCIL-** Payments made at the discretion of the Common Council may include but are not limited to development incentives such as training funds, low interest loans to businesses that may be locating in the district, marketing of the properties within the district, creation of revolving loan fund.

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.

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

Project costs located within the ½ mile zone include:

- Housing Stock Blight Elimination - specific locations yet to be determined.

## **LIST OF ESTIMATED NON-PROJECT COSTS**

There are no anticipated “non-project costs” associated with this Plan.

## **ANNEXED PROPERTY**

There are no lands proposed for inclusion within the district that were annexed by the City on or after January 1, 2007.

## CHANGES IN ZONING ORDINANCES, MASTER PLAN, MAP, BUILDING CODE AND CITY ORDINANCES

No specific zoning, building code or city ordinance changes are proposed which are directly related to the adoption of this project plan. Any changes which may later be proposed for land within the district will be considered in accordance with existing State laws, local ordinances and established procedures.

## RELOCATION

Chapter 32 of the Wisconsin Statutes will be followed relative to displacement of residents and businesses from the property acquired as part of this project plan. If federal funds are used in the project, the Federal Uniform Relocation Act will also be followed. Where state law and federal law conflict, the most stringent rule will apply. A separate relocation plan for any public acquisitions that involve displacement of persons will be prepared and approved by the Wisconsin Department of Industry, Labor and Human Relations prior to initiation of negotiations to acquire the property occupied by potential displacees.

## ORDERLY DEVELOPMENT OF THE CITY OF WAUSAU

The creation of TID #9 and implementation of the projects in this project plan amendment are consistent with the economic development goal identified in the *City of Wausau Comprehensive Plan* and also with several of the objectives, policies, and economic development strategies established in that report. The planned projects will promote the orderly development of the City of Wausau along with fostering renewal and reuse of property within the central city. By utilizing the provisions of the Tax Increment Law, the City can increase property values through development projects that result in increased tax base. The creation of TID #9 will add to the tax and employment base of the community, will generate positive secondary impacts in the community through increased local disposable incomes, and improve public facilities in the community.

## EXISTING USES AND CONDITIONS OF REAL ESTATE AND BLIGHT DETERMINATION

The map on Page 13, shows the existing generalized uses in the district and the extent of building development on each of the properties located within the district. The parcel listing on Page 15 denotes the blight determination. Accordingly, the district qualifies as a blighted district per Wisconsin Statutes.

## EQUALIZED VALUE TEST

Wisconsin's Tax Increment Law 66.1105(4)(gm)14.c. requires that the equalized value of the taxable property in the proposed district, plus the value of increment of all existing Tax Incremental Districts, does not exceed 12 percent of the total equalized value of taxable property within the City. The table to the right provides the necessary calculation showing the City maintains sufficient capacity to create the district.

EQUALIZED VALUE TEST				
TID DISTRICT	BASE YEAR	2012 DISTRICT EQUALIZED VALUE	2012 DISTRICT INCREMENT VALUE	
2	1990	\$ 23,191,900	\$ 23,019,600	
3	1994	107,384,900	64,566,200	
4	1996	4,188,000	4,115,000	
5	1997	44,938,400	44,564,300	
6	2005	114,664,700	34,955,200	
7	2006	41,341,000	11,815,100	
8	2012	38,558,500	-	
		\$ 374,267,400	\$ 183,035,400	
VALUE OF TAX INCREMENT DISTRICT NINE			1,106,100	
TOTAL VALUE WITH NEW DISTRICT			\$ 184,141,500	
TOTAL CITY EQUALIZED VALUE			\$ 2,554,319,700	
12% TEST			7.21%	

## ECONOMIC FEASIBILITY STUDY

The cash flow presented on Page 9, presents the projected sources and uses of funds including detailed project costs and the related borrowing plans. The timing of development is based upon developer discussions along with best estimates. The property values are considered conservative which is warranted given the current economic climate. The cash flow reveals sources in excess of uses at the termination date of the district.

**INFLATION AND PROPERTY VALUES.** Historically property values within the City have increased at a steady rate. The recent recessionary influences have actually resulted in property value reductions in certain components of the real estate market. The tax increment projected a conservative inflationary factor of 1.5% beginning in 2016.

**TAX RATE.** The tax rate adjusts annually based upon property valuation and the tax levy required by each taxing jurisdictions. Levy Limits and cost containment measures has resulted in a stabilized tax rate. A fixed rate of \$24.76 has been used for the projection.

**TAX INCREMENT.** A total of \$464,882 of increment is expected. These increments along with other revenues are sufficient to fund the project costs of the district which are estimated at \$913,500. Based upon the existing allocation of tax increment, the impact to the overlying jurisdictions over the maximum life of the district is:

City	32.27%	\$150,017
County	19.11%	88,839
School District	41.17%	191,392
Technical College	7.45%	<u>34,634</u>
		\$464,882

## METHODS OF FINANCING AND THE TIME WHEN SUCH COSTS OR MONETARY OBLIGATIONS RELATED THERETO ARE TO BE INCURRED

Implementation of this project plan will require the City issue obligations to provide financing for the Projects undertaken. The following is a list of the types of obligations the City will likely use.

**General Obligation Bonds or Notes –** The City may issue GO Bonds or Notes to finance the cost of Projects included within this plan. Wisconsin Statutes limit the principal amount of GO debt that a community may have outstanding at any point in time to an amount not greater than five-percent of its total equalized value. The City’s current legal debt margin of \$79,080,985 and existing outstanding debt of \$48,635,000 provides more than ample capacity for future debt issues.

Equalized Value at January 1, 2012	\$2,554,319,700
Percent Allowed	<u>5%</u>
Legal Debt Margin Percentage	\$127,715,985
Less: Outstanding General Obligation Debt	<u>\$48,635,000</u>
Available Debt Margin	<u>\$79,080,985</u>
Debt Utilized	38.08%

**Bonds Issued to Developers –** The City may issue a bond to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make the annual payments, or to repay the entire obligation over the life of the District, the City’s obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds issued to developers in this fashion are not general obligations of the City and therefore do not count against the City’s borrowing capacity.



## SUMMARY OF FINDINGS

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

- That “but for” the creation of this District, 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.
- 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 costs of the improvements.
- The benefits for the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.
- The requirement for rehabilitation/conservation district. Tax Increment District Number Nine is being created as a “Rehabilitation District” based on a finding that not less than 50%, by area of the real property within the District boundaries is in need of conservation or rehabilitation.

## PROJECT COSTS AND PROJECTED CASH FLOW

PROJECT COSTS	
Project Costs	
Capital Costs	
Developer Loan	\$ 400,000
Developer Grants	200,000
Utility Infrastructure	60,000
Housing Initiatives	100,000
Total Capital Costs	760,000
Financing Costs	
	120,000
Total Capital and Financing	\$ 880,000
Administrative and Organizational	
	33,500
Total Project Costs	\$ 913,500

### BIG BULL FALLS CASH FLOW PROJECTED BY YEAR

Budget Year	Increment Value	Equalized Tax Rate	SOURCES OF FUNDS		USES OF FUNDS		Annual Surplus (Deficit)	Accumulated Surplus (Deficit)
			Increment Revenue Projection	Developer Loan Repayment	City Debt Retirement	Administration & Organizational Costs		
2013	0	\$24.76	0		\$	1,000	(1,000)	(1,000)
2014		\$24.76	0			2,500	(2,500)	(3,500)
2015	1,318,800	\$24.76	\$ 32,653	\$ 46,300	\$ 88,000	2,500	(11,547)	(15,047)
2016	1,338,582	\$24.76	33,143	46,300	88,000	2,500	(11,057)	(26,103)
2017	1,358,661	\$24.76	33,640	46,300	88,000	2,500	(10,560)	(36,663)
2018	1,379,041	\$24.76	34,145	46,300	88,000	2,500	(10,055)	(46,718)
2019	1,399,726	\$24.76	34,657	46,300	88,000	2,500	(9,543)	(56,261)
2020	1,420,722	\$24.76	35,177	46,300	88,000	2,500	(9,023)	(65,283)
2021	1,442,033	\$24.76	35,705	46,300	88,000	2,500	(8,495)	(73,779)
2022	1,463,663	\$24.76	36,240	46,300	88,000	2,500	(7,960)	(81,738)
2023	1,485,618	\$24.76	36,784	46,300	88,000	2,500	(7,416)	(89,154)
2024	1,507,903	\$24.76	37,336	46,300	88,000	2,500	(6,864)	(96,019)
2025	1,530,521	\$24.76	37,896			2,500	35,396	(60,623)
2026	1,553,479	\$24.76	38,464			2,500	35,964	(24,659)
2029	1,576,781	\$24.76	39,041			2,500	36,541	11,882
			\$ 464,882	\$ 463,000	\$ 880,000	\$ 36,000		

#### Current Land Values

836 E THOMAS ST	\$ 80,900
901 E THOMAS ST	\$ 273,700
900 E THOMAS ST	\$ 70,700
906 E THOMAS ST	55,900
	\$ 481,200
Minimum Improved Value	\$ 1,800,000
Increment Value	\$ 1,318,800

## LEGAL DESCRIPTION OF PROPERTY ADDED TO THE DISTRICT

The land area of the district is:

*Part of A. Warren's South Addition to Wausau, and part of Dunbar and Brown's South Addition to the City of Wausau, Section 36, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, described as follows:*

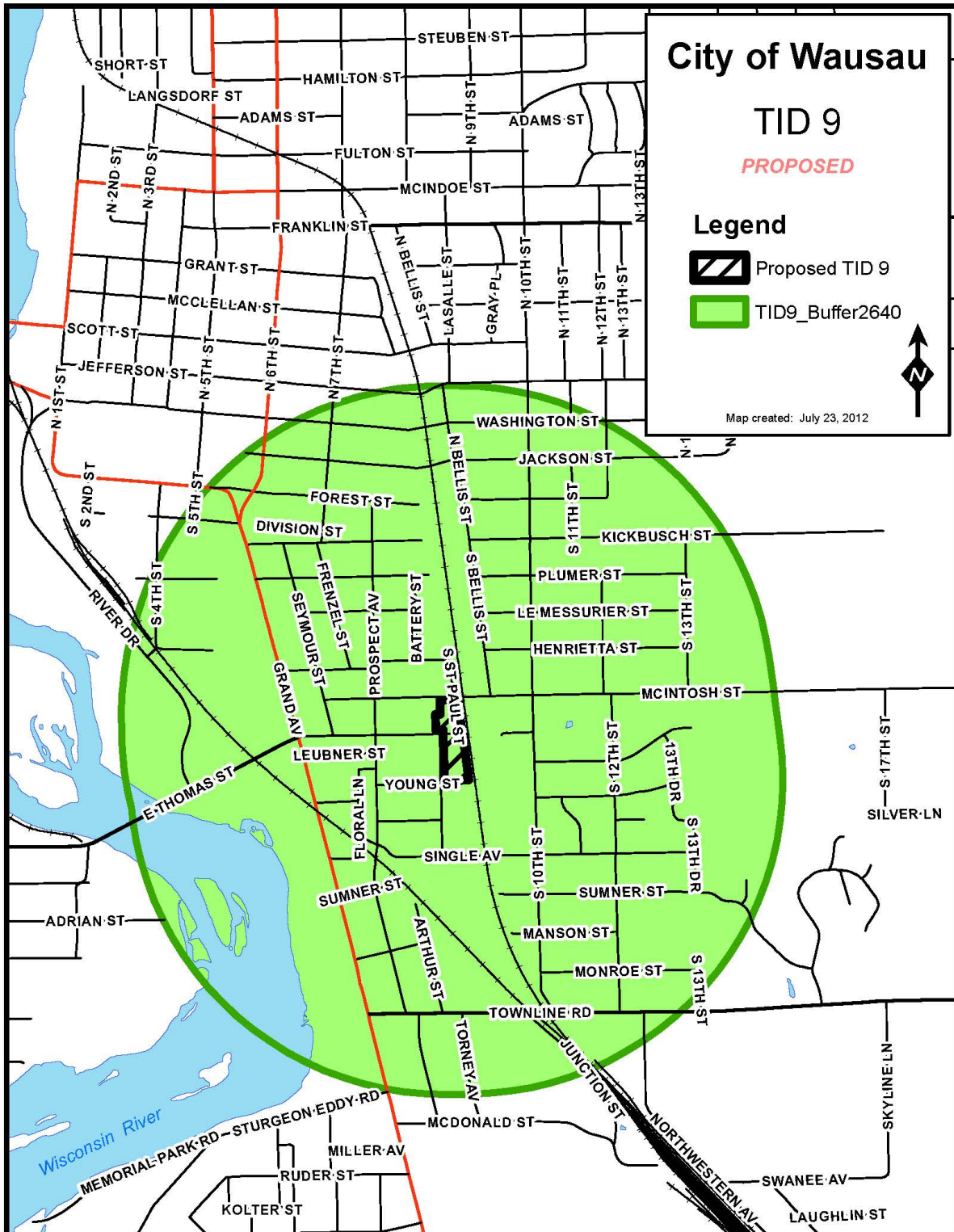
*Commencing at the Southwest corner of Lot 13, Block 2, said A. Warren's South Addition to Wausau, the point of beginning;*

*Thence North, along the West line of said Lot 13 and along said West line extended Northerly, to the South line of Lot 9, said Block 2; thence East, along said South line, to a line 20 feet Westerly of and parallel with the East line of said Lot 9; thence North, along said parallel line, to the North line of said Block 2; thence East, along said North line and along said North line extended Easterly, to the Westerly line of the Chicago, Milwaukee and St. Paul Railway right-of-way as shown on said A. Warren's South Addition to Wausau; thence Southerly, along said Westerly line, to the South line of Block 1, said Dunbar and Brown's South Addition to the City of Wausau, extended Easterly; thence West, along said South line extended Easterly and along said South line of Block 1, to a line 10 feet Westerly of and parallel with the East line of Lot 17, said Block 1; thence North, along said parallel line and along a line 10 feet Westerly of and parallel with the East line of Lot 11, said Block 1, and along said parallel line extended Northerly, to the South line of said Block 2, A. Warren's South Addition to Wausau; thence West, along said South line, to said Southwest corner of Lot 13, Block 2, the point of beginning.*

# MAP OF TAX INCREMENT DISTRICT NUMBER NINE

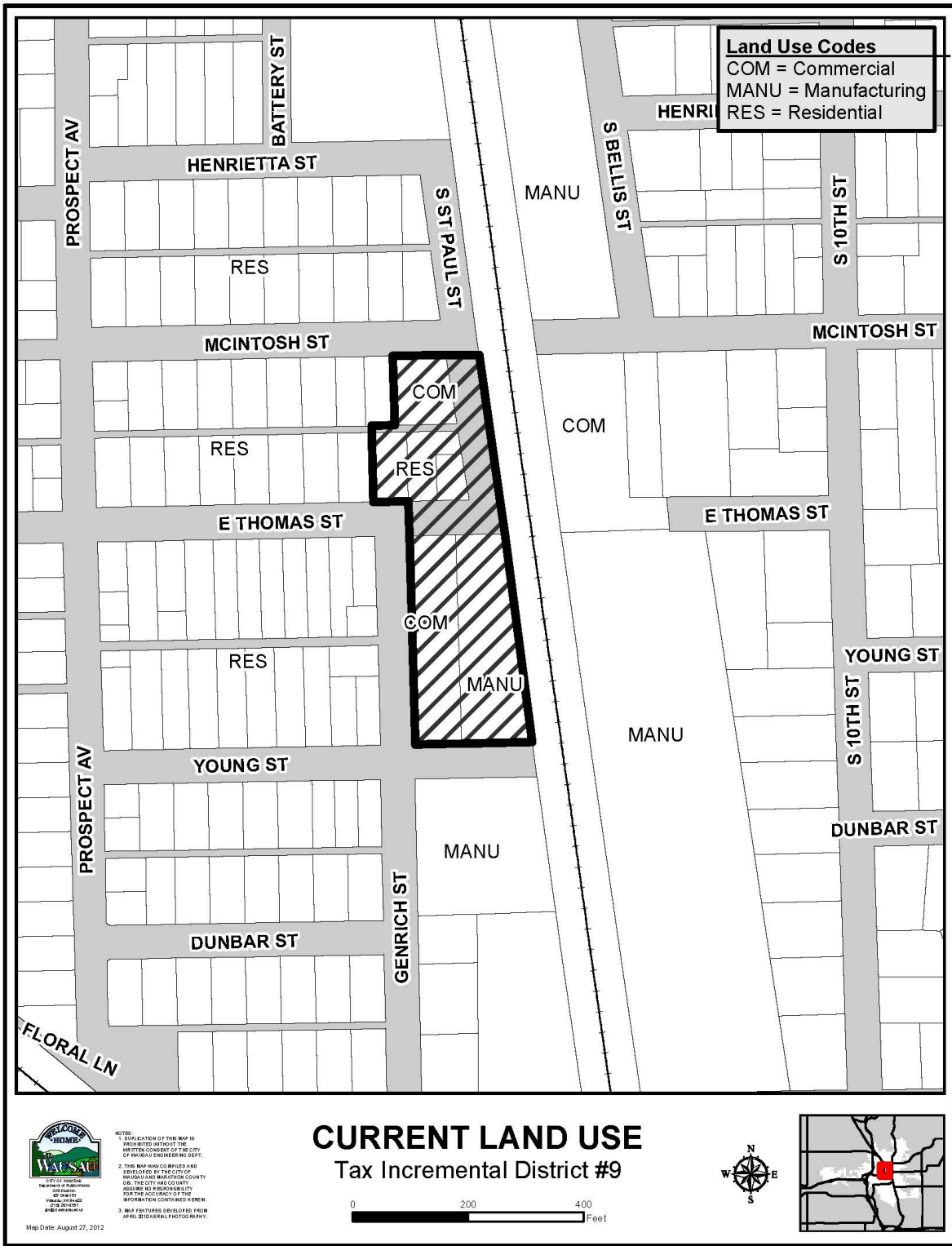


# MAP OF 1/2 MILE AREA SURROUNDING TAX INCREMENT DISTRICT NUMBER NINE



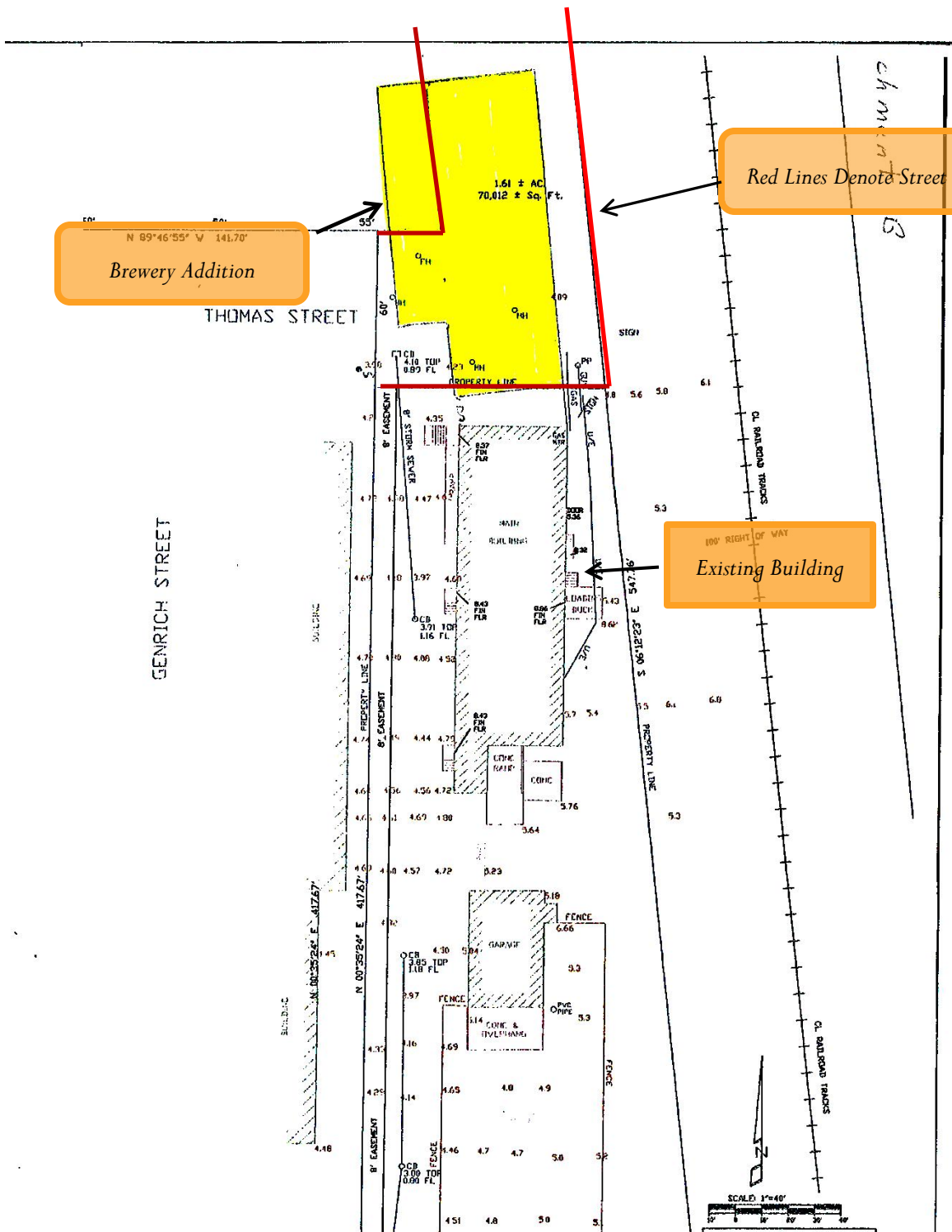
# MAP - LAND USES WITHIN TAX INCREMENT DISTRICT NUMBER NINE

CITY OF WAUSAU TAX INCREMENT DISTRICT NINE PROJECT PLAN | 8/26/2012



# BREWERY SITE PLAN

CITY OF WAUSAU TAX INCREMENT DISTRICT NINE PROJECT PLAN | 8/26/2012



## LIST OF PROPERTIES WITHIN TID #9

LIST OF PROPERTIES WITHIN TAX INCREMENT DISTRICT NUMBER NINE									
Full Parcel ID Number	Property Owner	Property Address	Acres	Blight Determination	January 1, 2011				Zoning
					Land Assessed Value	Assessed Improvement Value	Total Assessed Value	Total Equalized Value	
29129073640120	GOTTSCHALK PAUL	608 S ST PAUL ST	0.28	Y	\$ 36,000	\$ 48,200	\$ 84,200	\$ 81,700	B1
29129073640121	BRUCE D WEBER	900 E THOMAS ST	0.18	Y	\$ 18,400	\$ 54,500	\$ 72,900	\$ 70,700	R3
29129073640123	Wausau Area Hmong Mutual Association	836 E THOMAS ST	0.17	Y	\$ 16,200	\$ 67,200	\$ 83,400	\$ 80,900	R3
29129073640122	RIVER VALLEY BANK	906 E THOMAS ST	0.09	Y	\$ 11,100	\$ 46,500	\$ 57,600	\$ 55,900	R3
29129073640147	BULL FALLS PROPERTIES LLC	901 E THOMAS ST	0.86	Y	\$ 77,900	\$ 204,200	\$ 282,100	\$ 273,700	M2
29129073640387	JENNY LLC	901A E THOMAS ST	0.66	Y	\$ 64,400	\$ 495,500	\$ 559,900	\$ 543,200	M2



# OPINION OF THE CITY ATTORNEY



Office of the City Attorney

Anne L. Jacobson  
City Attorney

Tara G. Alfonso  
Assistant City Attorney

September 21, 2012

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

Re: Project Plan Tax Incremental District Number Nine

Ladies and Gentlemen:

As City Attorney, I have reviewed the Project Plan for the creation of Tax Increment District Number 9, pursuant to Wis. Stats. S. 66.1105(4)(f). The public hearing was held on September 10, 2012, and on the same date, the Planning Commission approved the boundaries and plan for said Tax Increment District. This determination was preceded by proper notice to those persons set forth in Wis. Stats. S. 66.1105(4) and Class II notices published in the Wausau Daily Herald, as required by Wis. Stats. S. 66.1105(4).

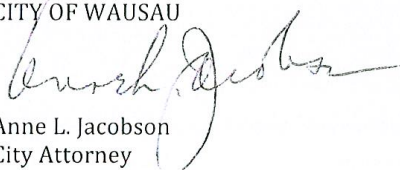
Subsequent to said public hearing and recommendation, the City Council will consider, pursuant to a duly posted agenda, on September 25, 2012, approval of the plan to create Tax Increment District Number 9, pursuant to Wis. Stats. S. 66.1105(4)(gm).

Based upon my review of the Project Plan and the information presented to me, I find the Plan to be complete and compliant with Wisconsin Statutes.

This correspondence should be attached to and made a part of the Project Plan.

Very truly yours,

CITY OF WAUSAU

  
Anne L. Jacobson  
City Attorney

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# RESOLUTION OF THE COMMON COUNCIL

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

<b>JOINT RESOLUTION OF THE PLAN COMMISSION, ECONOMIC DEVELOPMENT AND FINANCE COMMITTEES</b>	
Approving the Boundaries and Project Plan and the Creation of Tax Incremental District Number Nine (TID #9)	
Committee Action:	Plan Comm: Approved 4-0 Econ Dev: Approved 3-0 Finance: Approved 5-0
Fiscal Impact:	The project plan is not an expenditure commitment
File Number:	12-0920
Date Introduced:	September 25, 2012

**WHEREAS**, the City of Wausau has followed a policy of promoting business, community amenities, and industrial development activities and improving infrastructure with 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**, the Finance Committee and the Economic Development Committee of the City of Wausau has recommended, and the Plan Commission has determined that the Wisconsin Tax Increment Law provides a desirable and feasible means of locally financing projects within the plan of Tax Increment District Number Nine; and

**WHEREAS**, on September 10, 2012 the Plan Commission held a public hearing on approving the boundaries and the project plan of Tax Increment District Number Nine; and

**WHEREAS**, the district has been found blighted within the meaning of Wisconsin Statue Section 66.1105(4)(gm)(4)(a), based upon a finding that at least 50% by area, of the real property within the District is in need of rehabilitation or conservation work.

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

**WHEREAS**, as required by State Statute, a public hearing notice was mailed to each parcel considered blighted within the district; and

**WHEREAS**, in accordance with Wisconsin's Tax Increment Law, the area to be included in Tax Incremental District Number Nine, City of Wausau, has been designated and recommended by the Plan Commission as provided in the project plan; and

**WHEREAS**, the plan commission adopted the project plan for the territory to be included in Tax Incremental District Number Nine; 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 creation of the district and project plan,
- That the economic benefits of creating 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, finds as follows:

1. That the district has been found blighted within the meaning of Wisconsin Statute Section 66.1105(4)(gm)(4)(a), based upon a finding that at least 50% by area, of the real property within the District is in need of rehabilitation or conservation work;
2. 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;
3. That the project costs in the project plan directly serve to promote development consistent with the purposed for which the district was created;
4. That the improvement of the area is likely to enhance significantly the value of substantially all of the other real property in the district.
5. That the project plan for the development of the property in the area included in Tax Incremental District Number Nine is approved and that the plan is feasible and in conformity with the City's community and economic development objectives;
6. 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
7. 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 and plan of Tax Incremental District Number Nine.

Approved:

  
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 James E. Tipple, Mayor

# RESOLUTION OF THE JOINT REVIEW BOARD

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

<b>RESOLUTION OF THE JOINT REVIEW BOARD</b>
Approving the Boundaries and Project Plan for Tax Incremental Financing District Number Nine, City of Wausau (TID # 9)
<b>Date Introduced: 9/26/2012</b>

**WHEREAS**, the City of Wausau, Marathon County, Wisconsin seeks authorization to establish the boundaries and project plan for Tax Increment District Number Nine, (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 30 days after receipt of the council approval to consider the proposed plan amendments; and

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

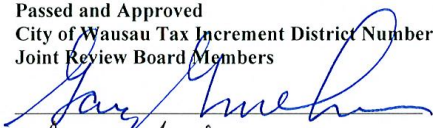
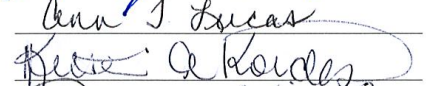
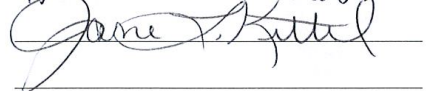

**WHEREAS**, the Board has evaluated the Project Plan based upon the criteria established in Wisconsin Statutes, Section 66.1105(4m)(c)1. and found the following to be true:

- That 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 creation of the district and project plan,
- 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 creation of the district and project plan,
- That the economic benefits of creating 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 Joint Review Board of the City of Wausau that the Project Plan of Tax Increment District Number Nine 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  
City of Wausau Tax Increment District Number Nine  
Joint Review Board Members

**Representing**

City of Wausau

Citizen Member

Marathon County

Northcentral Technical College

Wausau School District