

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



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Finance Committee Approved: June 7, 2011

Economic Development Committee Approved: June 7, 2011

Common Council Approved: June 21, 2011 , November 15, 2011

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FINAL PLAN DATE

6/21/2011

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HISTORY OF THE DISTRICT AND TID FINANCING

This document is the Second Amendment to the *Tax Incremental Finance District No. 6 Project Plan*. The original district was established and approved by the Wausau Common Council on May 10, 2005, and approved by the Joint Review Board on May 11, 2005. The plan facilitated infrastructure and development along 20th Avenue, County Road U and 17th Avenue north of Stewart Avenue.

The 1st plan amendment was approved by Council on June 8, 2010 and by the Joint Review Board on June 24, 2010. The amendment provided for infrastructure improvements to Sherman Street, Stewart Avenue and 17th Avenue corridors and contemplated renewal of the former Wausau Window & Walls area and the underutilized commercial properties west of 17th Avenue and north of 52 Parkway. Amendment Number Two will further the City's goal to improve infrastructure and support private sector renewal efforts of underutilized and blighted properties along the arterial corridors of West Thomas Street, South Seventeenth Avenue and the Highway K Interchange.

For over 30 years, the City of Wausau has used tax increment financing (TIF) to fund a variety of economic development projects in the Central Business District, Industrial Park, and in the growing commercial areas in the vicinity of U.S. Highway 51.

TIF is a State-authorized, locally driven program to promote tax base expansion and stimulate new development. TIF is aimed at eliminating blight, rehabilitating declining property values, promoting industry and encouraging mixed-use development. The Tax Increment Law allows a community to recapture the costs of public expenditures made to stimulate new development, from the property taxes generated by the new development. Fundamental to the TIF law is the concept that new development will benefit an area broader than the municipality in which the development occurs. Unfortunately, an inequity occurs because the community



WALGREEN'S SITE

must finance the entire cost of public expenditures needed to facilitate the development. The TIF law recognizes that without the TIF expenditures, the development could not have occurred. Thus, the TIF law provides that all property taxes levied on increased property value within a TIF district are retained by the community to finance the public expenditures made within the TIF district. The base value (the value that existed at the time the TIF district is created), however, continues to provide the same level of revenues to all of the taxing jurisdictions. Once all of the public expenditures have been repaid, all taxing jurisdictions can collect taxes levied on the new value.

State statutes are very specific as to how a TIF district is created. First, a TIF project plan is developed and presented to the Plan Commission for a formal public hearing. The Commission makes a recommendation on the TIF project plan to the City Council. The Council then must pass a resolution adopting the TIF project plan and establishing the TIF boundaries. Finally, a Joint Review Board is created with members from the city, school district, county, technical college district, and one member at large. The Joint Review Board reviews the TIF plan and public hearing comments and approves the creation of the TIF district. The procedures for amending the boundaries of a tax increment district and a project plan are largely the same as those specified above for creating a district.

AMENDMENT SUMMARY

The purpose of the second project plan amendment is to add contiguous territory to the existing boundaries of Tax Increment District #6. This plan amendment focuses on two busy transportation corridors, West Thomas Street and 17th Avenue South. Thomas Street which is considered a major arterial thoroughfare is undersized, obsolete and blighted contributing to the overall decline of the neighborhood. Upgrade of this infrastructure is critical for continued investment in commercial and retail development. The upgrade in amenities and traffic flow will serve to improve access to the west side commercial zone. This amendment and the reconstruction of Thomas Street will serve as a catalyst for redevelopment of the underutilized residential, commercial, manufacturing and industrial properties located within the 17th Avenue and Thomas Street corridor. In addition, this amendment includes a territory located north of the existing boundaries along the County K interchange. This area is also prime real estate which requires transportation enhance such as the realignment of key feeder streets.

The current TID #6 boundaries and the areas added from the first amendment along with the proposed Second Amendment are shown on Page 16, Map 1- MAP OF PROPOSED AMENDMENT AREAS. Map 2 on page 17 provides a map of the buffer that is ½ mile from the amended boundaries this is also an allowable area to fund expenditures as outlined in the project plan. Specific projects or activities included in the amendment are listed below and also identified on a map - Map 3, Page 18:

- 1) The site of the former Hollywood Video store is slated for redevelopment into a Walgreen's Store. Recently estimated costs for removing overhead utilities on this site were higher than had originally been reported to the developer, as well as changing the access point on Wegner Street and the cul-de-sac on Stewart Avenue for a cost to the City of \$178,870.
- 2) As part of the proposed Walgreens project, other buildings on the southwest corner of 17th Avenue and Highway 52 Parkway were demolished for future development. The proposed lot is currently vacant but its location is well suited for future commercial development.
- 3) Excess right-of-way south of the old Crossroads Cinema is likely to be assembled with nearby land for a future commercial development. The proposed cost of purchase and transfer of right-of-way is estimated to be \$75,000.
- 4) 17th Avenue has become a major north-south route, connecting the city to the retail development in Rib Mountain. There are currently several vacant and underutilized properties along 17th Avenue that could be developed commercially. Also, this area contains the intersection of 17th Avenue and Thomas Street, a major transportation node in the city. Redevelopment of foreclosed residential properties estimated up to \$250,000.



UNDERUTILIZED 17TH AVENUE

5) The area just north of the Rib Mountain Drive Bridge is a gateway into the city of Wausau. Currently, there are vacant and underutilized properties in this area that should be improved to make a more attractive entry into the city.

6) The reconstruction of Thomas Street has been in the planning stages for several years. The plan provides for the expansion of the roadway to two travel lanes in each direction and a grass median. The project requires substantial property acquisition. The project is estimated to cost \$15,000,000. This project will improve traffic and

area aesthetics, eliminate blight and provide for bicycle and pedestrian accommodations. The proximity to 17th Avenue and the Rib Mountain retail corridor combined with existing commercial properties on the street will facilitate additional commercial development along this corridor.

- 7) The building, which formerly housed the Wausau Business Incubator, is located at 1300 Cleveland Avenue and is situated on 7.68 acres. This building has been vacant for several years. The current condition of the building is such that it will likely need to be demolished. Demolition costs are estimated to be \$250,000. This property is up for sale and will be redeveloped.
- 8) The Rose Garden is seeking to invest in beautification of the property and outdoor banquet facilities. Once the incubator is removed, the owners of the Rose Garden may purchase a subdivided piece of the property adjoining the Rose Garden and, at the City's direction, beautification costs are estimated to be \$75,000.
- 9) The Wauleco site is vacant property surrounded by a chain link fence. Streetscaping and beautification of this property would help the appearance of the site and benefit the entire area. Working with companies such as 3-M to contribute to some of the beautification costs reduces the cost estimate to \$50,000.
- 10) Investment in the residential area near Riverside Park would improve the entrance into the park, especially with the addition of a bicycle and pedestrian trail from the Thomas Street to the park. An addition of a 1,200 linear foot wide paved trail including lighting, benches, overlook area and landscaping. The park department estimates that this portion of the River Edge Trail will cost approximately \$85,000.
- 11) Property adjacent to Walgreen's outlet with access from Stewart Ave, the old Stettin insurance building, to be torn down for a larger development north of Walgreen's, estimated to cost \$150,000.
- 12) A new development project, located near 20th Ave and County Road K is expected to be valued at approximately \$4,000,000. Costs associated with site preparation are estimated at \$200,000.



PROPERTY AVAILABLE FOR DEVELOPMENT 17TH AVENUE AREA

- 13) Establish a commercial loan or grant fund of \$300,000. This revolving fund would finance facility construction or rehabilitation for eligible commercial projects located within the district or the ½ mile buffer zone.

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.”

Amending the boundaries of Tax Incremental District Number Six will advance the same objectives as the original Project Plan and Amendment One for the district and will:

- a. Promote retention, expansion, and attraction through the development of a new fully improved area, thereby facilitating the creation of new jobs and increased tax base.
- b. Provide appropriate financial incentives to encourage business expansion.
- c. 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.
- d. Generate new property tax increments within a reasonable time from each specific development project within the TIF District to fully repay the City's TIF project expenditures associated with the development project.
- e. Increase per capita income in the community.
- f. Increase the availability of properly located, adequately serviced business and industrial sites.
- g. Further the objectives of the Wausau MPO Bicycle and Pedestrian Plan and the River Edge Master Plan.
- h. Eliminate blight and foster urban renewal.

In accordance with these broad objectives, this document contains plans for improvement of the area added as the second amendment to TID #6 to accommodate and facilitate industrial, mixed-use and redevelopment activities within the district.

SUMMARY OF FINDINGS

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

1. **That the “but for” amendment of the Project Plan, the remaining development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.** In making this determination, the City has considered the following information: the expenditures contemplated by this plan amendment are necessary to achieve the original goals of the District Project Plan, including creation of new tax base, jobs and other economic benefits. The City expects that without the amendment, development of the various sites would not occur in the manner, values or timeframe planned. *Finding required by Wisconsin Statutes 66.1105(4m) (c) 1.a.*
2. **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.** In making this determination, the City has considered the following information. As demonstrated in the Economic Feasibility Study and the Cash Flow Projections of this plan amendment, tax increment supplemented with City General Property Tax allocations is critical to the successful financial outcome. With these financial resources, the City will fund the necessary public infrastructure projects to attract and retain commercial enterprises that will increase jobs, income, and property values. In addition, these commercial enterprises will add value by eliminating blight and bring property use to its best and highest purpose. *Finding required by Wisconsin Statutes 66.1105(4m) (c) 1.b.*
3. **The benefits for the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** Given that it is not likely that the District will achieve the objectives of its Project Plan without the continued support of tax increment district financing, and since the District is expected to generate additional economic benefits for the community, the City reasonably concludes that the overall additional benefits of the District outweigh the anticipated tax increments to be paid by the owners of the property in the overlying taxing jurisdictions. *Finding Required by Wisconsin Statute 66.1105(4m)(c)1.c.*

PLAN IMPLEMENTATION AND FLEXIBILITY

After review by the Committees of Finance, Economic Development, the Plan Commission, City Council and City staff, it was determined that the Project Plan must remain flexible to accommodate alternative proposals related to the size, design and location of some of the public and private improvements and other expenditures planned for the project area. Flexibility in the means of financing the project costs and the timing for implementing project plan elements is incorporated into the plan by reference to allow the City to adapt to or capitalize upon changing conditions. This flexibility will help ensure that street, sewer, water and other utility improvements and project cost expenditures are programmed in the most cost effective manner. Similarly, various financing means which are not feasible today because of tightening of the financial institutions lending practices, tax levy difficulties, grant availability, or other reasons, may be appropriate in the future as implementation proceeds.

Further, in accordance with Wisconsin Statutes Section 66.1106 (2)(f)1.n, the City will consider using tax increments to pay for project costs incurred for the territory that is located within a one-half mile radius of the district's boundaries and within the City limits. These tax increment expenditures must, by State law, be approved by the Joint Review Board before they can be incurred.

This concept of maintaining a high level of project development flexibility will be a key element of the plan implementation phase in order to maximize the project benefits for the City of Wausau and the other taxing jurisdictions and to otherwise promote the public health, safety, welfare, and prosperity of the community.

OWNERS OF TERRITORY TO BE ADDED TO TAX INCREMENT DISTRICT #6

A legal description of the exterior boundaries of the area to be added to Tax Incremental District Number Six is provided on pages 14 and 15. Maps of the plan amendment may be found on Pages 16-19. The City owns the Wausau Business Incubator located at 1300 Cleveland Avenue which is included in this plan for redevelopment. In addition, the Wausau Community Development Authority owns several rental homes and GD Jones School owned by the Wausau School District are located within the amendment area. These properties have been included within the amendment area to maintain the statutory requirement of district contiguity. A detailed listing of individual properties to be added to the district, including current ownership and equalized and assessed property values is included on pages 20-24.



WAUSAU BUSINESS INCUBATOR 1300 CLEVELAND AVENUE

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

DETAILED LIST OF ESTIMATED PROJECT COSTS - TAX INCREMENT DISTRICT SIX - AMENDMENT #2							
PROJECTS	2011	2012	2013	2014	2015	2016-2018	TOTAL
STREETS							
THOMAS STREET RECONSTRUCTION (NET OF ESTIMATED STATE AIDS)						\$ 2,700,000	\$ 2,700,000
SHERMAN STREET - RIVERSIDE PARK TO 1ST AVENUE						\$ 210,000	\$ 210,000
RIGHT OF WAY ACQUISITION							
THOMAS STREET			\$ 1,600,000	\$ 1,600,000	\$ 3,100,000	\$ 3,000,000	\$ 9,300,000
WATER, SEWER AND STORMWATER							
THOMAS STREET						\$ 114,000	\$ 114,000
STREETSCAPING AND LANDSCAPING							
THOMAS STREET						\$ 125,000	\$ 125,000
DEMOLITION AND SITE PREPARATION							
THOMAS STREET			\$ 130,000	\$ 130,000	\$ 260,000	\$ 245,000	\$ 765,000
20TH AVENUE/COUNTY K		\$ 200,000					\$ 200,000
INCUBATOR SITE REDEVELOPMENT		\$ 250,000					\$ 250,000
RESIDENTIAL BLIGHT ELIMINATION AND REDEVELOPMENT							
		\$ 250,000					\$ 250,000
RIVEREDGE TRAIL DEVELOPMENT							
						\$ 85,000	\$ 85,000
COMMERICAL DEVELOPMENT							
WALGREENS DEVELOPMENT	\$ 178,670						\$ 178,670
COMMERCIAL REVOLVING LOAN/GRANT FUND	\$ 300,000						\$ 300,000
OTHER		\$ 50,000					\$ 50,000
OTHER COSTS							
PLANNING, ENGINEERING, FINANCIAL AND LEGAL	\$ 9,000	\$ 45,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 300,000	\$ 654,000
TOTAL ESTIMATED PROJECT COSTS WITHOUT FINANCING	\$ 487,670	\$ 795,000	\$ 1,830,000	\$ 1,830,000	\$ 3,460,000	\$ 6,779,000	\$ 15,181,670

1. **STREETS** – The City will construct and or reconstruct certain streets to provide access, or improve access, to properties within the development area. This construction or reconstruction may include installation or replacement of traffic signals and construction or reconstruction of median areas, and include curb and gutter, sidewalk, catch basins, asphalt or concrete payment, conventional or decorative streetlights, retaining walls, signs pavement markings, bicycle accommodations and related improvements.
2. **RIGHT OF WAY ACQUISITION** – The City will acquire significant right of way for the expansion of Thomas Street.
3. **WATER, SEWER AND STORM WATER** - The Thomas Street project will include water, sewer and storm water utility work. In addition, development and redevelopment areas may require 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.
4. **STREETSCAPING AND LANDSCAPING** – The City may provide landscaping and streetscape to improve the aesthetics and attract quality development.
5. **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. Demolition of properties for the Thomas Street Project and Incubator are specifically contemplated in the plan.

6. 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.
7. ENVIRONMENTAL AUDITS AND REMEDIATION – The City may conduct environmental assessments and, in some cases, remediation may be necessary and is considered an eligible cost.
8. FINANCE COSTS – Interest, financing and debt issuance costs, financial advisor fees are included as project costs.
9. LAND ACQUISITION/RELOCATION – In addition to right of way acquisition land may be acquired within the District to make suitable sites available for development/redevelopment. This would include the acquisition of blighted residential properties in areas appropriate for commercial development.
10. OTHER 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.
11. 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 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 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.

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 increment of all existing Tax Incremental Districts, does not exceed 12 percent of the total equalized value of taxable property within the City.

ANNEXED PROPERTY

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

LIST OF ESTIMATED NON-PROJECT COSTS

There are no anticipated “non-project costs” associated with this second amendment to Tax Incremental District Number Six.

EQUALIZED VALUE TEST			
TID DISTRICT	BASE YEAR	2010 DISTRICT EQUALIZED VALUE	2010 DISTRICT INCREMENT VALUE
2	1990	\$ 27,280,000	\$ 27,107,700
3	1994	115,776,400	72,957,700
4	1996	2,718,800	2,645,800
5	1997	45,633,600	45,259,500
6	2005	58,568,400	36,845,400
7	2006	44,101,100	14,575,200
		\$ 294,078,300	\$ 199,391,300
VALUE OF THE AMENDMENT AREA			49,736,800
TOTAL VALUE WITH THE AMENDMENT			\$ 249,128,100
TOTAL CITY EQUALIZED VALUE			\$ 2,681,223,200
12% TEST			9.29%

PROPOSED CHANGES IN ZONING ORDINANCES

Current zoning within the boundaries of the amendment area includes properties zoned M-1 and M-2 (Industrial); R-1 and R-2 (Residential); and I-B (Business). Map 4, Page 19 presents the current zoning of the district and amendment area. No specific zoning district boundary changes are proposed which are directly related to adoption of this project plan amendment.

Any changes in zoning which may later be proposed for land within the amendment area will be considered in accordance with existing State laws, local ordinances, and established procedures and will not be considered an amendment to this project plan.

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

No changes to the *City of Wausau Comprehensive Plan* are proposed as part of the second amendment to the boundaries of TID #6. There are no proposed changes to building codes or other City ordinances for implementation of this plan amendment. Should changes be proposed at a later date, statutory requirements would be followed, plan commission public hearings and the amended master plan would be publicly available.

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. At this time the Thomas Street Improvement Project anticipates purchasing approximately 58 properties.

ORDERLY DEVELOPMENT OF THE CITY OF WAUSAU

The second amendment of TID #6 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 projects planned for the amendment area will promote the orderly development of the City of Wausau. By creating well designed and strategically located areas for industry and business, land use conflicts and infrastructure deficiencies can be avoided. By providing financial incentives to stimulate private development projects, the City is able to ensure that economic growth continues to occur, thus offsetting the inevitable loss of jobs and incomes when economic conditions force the closure of employers in the community.

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 second expansion of TID #6 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

Map 4 on Page 19, shows the existing generalized uses in the amendment area and the extent of building development on each of the properties in the amendment area. The areas added in this amendment are blighted and underutilized. Most of the area to be added to the north part of TID #6 is vacant. The old incubator is in deteriorated condition and slated for demolition. The strategy will be to facilitate the development and redevelopment of commercial property and enterprises.

ECONOMIC FEASIBILITY STUDY

The cash flow projection presented on Page 13, presents projected sources and uses of funds for the district through maturity. The expenses of Amendment Number Two are projected on Page 7. These expenses along with the likely costs associated with the initial project plan and Amendment Number One are presented together on Page 12. Page 12 also outlines the borrowing plan for these projects.

The financial feasibility of the project examines the sources and uses of funds. Below is a conservative estimate on developments in the plan area. These estimates are considered very conservative: reflective of the current economic climate. The timing of these developments is predicted along with improvement values to determine the increment projection which follows. The increment projection is then carried to the cash flow projection on Page 13 as a source of funds to retire the debt.

Project	Address/Location	Value January 1,				
		2012	2013	2014	2016	2017
Walgreens	Southwest Portion of Intersection of 17 th and Stewart Ave's		\$ 3,750,000			
Walgreens Outlot Redevelopment	Outlot North of Walgreen's Site				\$ 800,000	
Surgical Center	2500 Pine Ridge Blvd	\$ 2,240,000				
Abby Bank	Annie's Restaurant Site on Stewart Ave	\$ 2,000,000				
Restaurant Development	1610 Sheridan Road		\$ 750,000			
New Development Strip Mall	1405 W Thomas Street					\$ 500,000
Old Incubator	1300 W. Cleveland Ave		\$ 200,000			
Century 21	117 South 17 th Ave (Old Chips Building)	\$ 350,000				
Large Development	20th Avenue/County Road K		\$ 4,000,000			
Large Commerical/Retail Development	County Road U/Westwood Drive Area			\$ 5,000,000		
		\$ 4,590,000	\$ 8,700,000	\$ 5,000,000	\$ 800,000	\$ 500,000

Tax increment estimates were created using the development estimates and completion dates presented above. The increment is based upon the January 2011 tax rate of \$25.88. No inflationary adjustments were incorporated in the computations of these new increments. These increments along with the increment currently generated by the amended boundaries are included in the Cash Flow presented on Page 13.

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

The initial plan along with Amendment One contained conjecture and estimates as to the infrastructure projects and related costs to complete the proposed development and redevelopment objectives for the district. During the planning of Amendment Number Two, City staff revisited these goals to create an updated cash flow analysis of the entire district. This was necessary as increment of the entire area will be used to finance the project costs outlined in Amendment Two. In addition, due to the substantial burden of the Thomas Street Project, an overall cash flow was required to determine the affordability and feasibility of the plan.

	Estimated Valuation	Increment Generated	Revenue Year
2012	\$ 4,590,000	\$ 118,813	2013
2013	13,290,000	344,014	2014
2014	18,290,000	473,440	2015
2015	18,290,000	473,440	2016
2016	19,090,000	494,148	2017
2017	19,590,000	507,091	2018
2018	19,590,000	507,091	2019
2019	19,590,000	507,091	2020
2020	19,590,000	507,091	2021
2021	19,590,000	507,091	2022
2022	19,590,000	507,091	2023
2023	19,590,000	507,091	2024
2024	19,590,000	507,091	2025
		\$ 5,960,583	

The combined current financial projections indicate that the tax increment, based upon the current development estimates presented above will be insufficient to cover all of the Thomas Street Improvement Project costs. The City intends to aggressively seek other funding sources to assist with one of the most expensive street reconstruction projects funded by the City. In addition, the City expects to annually levy general property taxes of \$600,000 to cover any shortfall. This levy and the cash flow will be monitored during the budget process each year for adequacy and adjusted accordingly. If additional development occurs and the property tax subsidy becomes unnecessary these funds will be considered advances to the district. The State Statutes currently provide a three year extension which could be explored immediately prior to termination to assist in financing deficits if necessary. The complete cash flow projection on the district including the proposed amendment area is provided on Page 13. In addition to the increment calculated above the financial projection expects the increment, based upon current development, to grow by ½% annually. Debt service is expected to be 7-10 year promissory notes with a 4% interest rate.

AVAILABLE FINANCING METHODS

Implementation of this Amendment 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 amendment. 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 \$84,363,528 provides more than ample capacity for future debt issues.

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.

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

Project costs located within the ½ mile zone include:

- Expenses related to the commercial revolving loan and grant fund.
- Land acquisition for the Thomas Street Improvement Project
- Acquisition, development or redevelopment of foreclosed residential properties as outlined in the plan.
- Commercial development or redevelopment projects along the west side of South 17th Avenue.
- River Edge Trail development as outlined in the plan.

COMPREHENSIVE PROJECT COSTS - PLAN AND AMENDMENTS 1 & 2

TAX INCREMENT DISTRICT NUMBER SIX COMPREHENSIVE UPDATED PROJECT COST LIST PLAN AND AMENDMENTS										
PROJECTS	PROJECT PLAN	YEAR								TOTAL
		2011	2012	2013	2014	2015	2016	2017	2018	
STREETS AND TRAFFIC CONTROL										
CUL DE SAC LOOP ROADS	PLAN					\$ 600,000				600,000
HWY U/WESTWOOD TO BUSINESS 51	AMENDMENT 1	\$ 800,000	\$ 100,000	\$ 880,000	\$ 1,000,000					2,780,000
12TH AVENUE FROM STEWART TO BRIDGE ST	AMENDMENT 1	\$ 480,000								480,000
STEWART AVENUE - 12TH AVENUE TO 18TH AVE	AMENDMENT 1		\$ 130,000							130,000
BRIDGE STREET RE-ALIGNMENT (WESTWOOD TO 28TH AVENUE)	AMENDMENT 1							\$ 1,700,000		1,700,000
THOMAS STREET RECONSTRUCTION (NET OF ESTIMATED STATE AIDS)	AMENDMENT 2						\$ 1,700,000		\$ 1,000,000	2,700,000
SHERMAN STREET - RIVERSIDE PARK TO 1ST AVENUE	AMENDMENT 2						\$ 210,000			210,000
SIDEWALK	AMENDMENT 1	\$ 100,000								100,000
RIGHT OF WAY ACQUISITION										
THOMAS STREET	AMENDMENT 2			\$ 1,600,000	\$ 1,600,000	\$ 3,100,000	\$ 1,500,000	\$ 1,500,000		9,300,000
DEMOLITION, RELOCATION AND SITE PREPARATION (PRIVATE AND PUBLIC)										
INCUBATOR SITE REDEVELOPMENT	AMENDMENT 2		\$ 250,000							250,000
THOMAS STREET	AMENDMENT 2			\$ 130,000	\$ 130,000	\$ 260,000	\$ 125,000	\$ 120,000		765,000
REMEDICATION	PLAN/AMENDMENT 1							\$ 450,000		450,000
WATER, SEWER AND STORMWATER										
THOMAS STREET	AMENDMENT 2							\$ 114,000		114,000
STORMWATER PONDS	PLAN	\$ 393,303		\$ 495,950		\$ 250,000				1,139,253
STREETSCAPING AND LANDSCAPING										
THOMAS STREET	AMENDMENT 2							\$ 125,000		125,000
RESIDENTIAL REDEVELOPMENT	AMENDMENT 2		\$ 250,000							250,000
RIVEREDGE TRAIL DEVELOPMENT	AMENDMENT 2							\$ 85,000		85,000
COMMERICAL REDEVELOPMENT										
WALGREENS DEVELOPMENT	AMENDMENT 2	\$ 178,670								178,670
1405 AND 1415 WEST DRIVE	AMENDMENT 1	\$ 400,000								400,000
ANNIES RESTAURANT AREA	AMENDMENT 1		\$ 75,000							75,000
1430 WEST STREET COUNTY HIGHWAY	AMENDMENT 1					\$ 75,000				75,000
833 SOUTH 17TH AVENUE	AMENDMENT 1					\$ 80,000				80,000
RASSMUSSEN COLLEGE	PLAN	\$ 455,550								455,550
COMMERICAL REVOLVING LOAN/GRANT FUND	AMENDMENT 2	\$ 300,000								300,000
OTHER UNDESIGNATED PROPERTIES	AMENDMENT 2		\$ 250,000							250,000
OTHER COSTS										
PLANNING, ENGINEERING, FINANCIAL AND LEGAL		\$ 110,000	\$ 110,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 820,000
TOTAL ESTIMATED PROJECT COSTS WITHOUT FINANCING:		\$ 3,217,523	\$ 1,165,000	\$ 3,205,950	\$ 2,830,000	\$ 4,465,000	\$ 4,409,000	\$ 1,720,000	\$ 2,800,000	\$ 23,812,473
FINANCING COSTS		\$ 787,477	\$ 280,000	\$ 764,050	\$ 670,000	\$ 1,085,000	\$ 919,000	\$ 328,000	\$ 476,000	\$ 5,309,527
TOTAL ESTIMATED COSTS WITH FINANCING		\$ 4,005,000	\$ 1,445,000	\$ 3,970,000	\$ 3,500,000	\$ 5,550,000	\$ 5,328,000	\$ 2,048,000	\$ 3,276,000	\$ 29,122,000
AMORTIZATION PERIOD IN YEARS			10	10	10	10	10	9	8	7
ANNUAL DEBT RETIREMENT		\$ 400,500	\$ 144,500	\$ 397,000	\$ 350,000	\$ 555,000	\$ 592,000	\$ 256,000	\$ 468,000	

CITY OF WAUSAU TAX INCREMENT DISTRICT SIX PROJECT PLAN AMENDMENT #2 | 6/21/2011

PROJECTED CASH FLOW

CITY OF WAUSAU TAX INCREMENT DISTRICT SIX PROJECT PLAN AMENDMENT #2 | 6/21/2011

**CITY OF WAUSAU
TAX INCREMENTAL DISTRICT NUMBER SIX
PROJECTED CASH FLOW**

Year	USES OF FUNDS											SOURCES OF FUNDS					
	Existing Total Annual	ESTIMATED NEW/DEBT SERVICE BY ISSUE										Existing Tax Increment	Future Development Tax Increment	General Property Tax	Annual Surplus (Deficit)	Cumulative Balance	
		2011	2012	2013	2014	2015	2016	2017	2018								
2011	\$238,444											\$1,016,224				\$777,780	\$777,780
2012	\$236,434	\$400,500										\$1,021,559	\$600,000		\$600,000	\$984,625	\$1,762,405
2013	\$236,248	\$400,500	\$144,500									\$1,026,922	\$118,813		\$600,000	\$964,487	\$2,726,892
2014	\$235,539	\$400,500	\$144,500	\$397,000								\$1,042,583	\$344,014		\$600,000	\$809,058	\$3,535,950
2015	\$238,232	\$400,500	\$144,500	\$397,000	\$350,000							\$1,058,482	\$473,440		\$600,000	\$601,690	\$4,137,640
2016	\$45,026	\$400,500	\$144,500	\$397,000	\$350,000	\$555,000						\$1,074,624	\$473,440		\$600,000	\$256,038	\$4,393,678
2017	\$44,081	\$400,500	\$144,500	\$397,000	\$350,000	\$555,000	\$592,000					\$1,080,266	\$494,148		\$600,000	(\$308,667)	\$4,085,011
2018	\$43,020	\$400,500	\$144,500	\$397,000	\$350,000	\$555,000	\$592,000	\$256,000				\$1,085,937	\$507,091		\$600,000	(\$544,992)	\$3,540,019
2019	\$41,862	\$400,500	\$144,500	\$397,000	\$350,000	\$555,000	\$592,000	\$256,000	\$468,000			\$1,091,638	\$507,091		\$600,000	(\$1,006,133)	\$2,533,886
2020	\$40,629	\$400,500	\$144,500	\$397,000	\$350,000	\$555,000	\$592,000	\$256,000	\$468,000	\$468,000		\$1,097,369	\$507,091		\$600,000	(\$999,169)	\$1,534,717
2021		\$400,500	\$144,500	\$397,000	\$350,000	\$555,000	\$592,000	\$256,000	\$468,000	\$468,000		\$1,103,130	\$507,091		\$600,000	(\$952,779)	\$81,938
2022			\$144,500	\$397,000	\$350,000	\$555,000	\$592,000	\$256,000	\$468,000	\$468,000		\$1,108,921	\$507,091		\$600,000	(\$546,488)	\$35,450
2023			\$397,000	\$397,000	\$350,000	\$555,000	\$592,000	\$256,000	\$468,000	\$468,000		\$1,114,743	\$507,091		\$600,000	(\$396,166)	(\$360,716)
2024					\$350,000	\$555,000	\$592,000	\$256,000	\$468,000	\$468,000		\$1,120,595	\$507,091		\$600,000	\$6,686	(\$354,030)
2025					\$555,000	\$592,000	\$256,000	\$468,000	\$468,000	\$468,000		\$1,126,478	\$507,091		\$600,000	\$362,569	\$8,539
TOTAL	\$1,399,515	\$4,005,000	\$1,445,000	\$3,970,000	\$3,500,000	\$5,550,000	\$5,328,000	\$2,048,000	3,276,000	\$5,960,583	\$16,169,471	\$5,960,583	\$8,400,000				

LEGAL DESCRIPTION OF PROPERTY ADDED TO THE DISTRICT

The land area proposed to be added to in the second amendment to TID #6 includes the following:

Part of the SE¼, Section 34, and part of the SW¼, part of the SE¼, and part of the NE ¼, Section 35, and part of the NW¼ of the SW¼, Section 36, all in Township 29 North, Range 7 East, and part of the N½ of the NE¼, Section 3, and part of the NW¼ of the NW¼, Section 2, all in Township 28 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, described as follows:

Commencing at the intersection of the East right-of-way of South 12th Avenue and the South right-of-way of Sherman Street, the point of beginning;

Thence South, along said East right-of-way, to a line 117 feet North of and parallel with the Northerly right-of-way of West Thomas Street; thence East, along said parallel line, to the West right-of-way of South 11th Avenue; thence South, along said West right-of-way, to said Northerly right-of-way of West Thomas Street; thence Easterly, along said Northerly right-of-way, to the East right-of-way of South 4th Avenue; thence North, along said East right-of-way, to the North line of Lot 12, Block 3, J.M. Smith's Addition to the City of Wausau; thence East, along said North line, to the Northeast corner of said Lot 12; thence East, to the Northwest corner of Lot 9, said Block 3; thence East, along the North line of said Lot 9 and said North line extended Easterly, to the East right-of-way of South 3rd Avenue; thence North, along said East right-of-way, to a line 30 feet Northerly of and parallel with the South line of Lot 8, Block 2, said J.M. Smith's Addition; thence East, along said parallel line and along said parallel line extended Easterly, to the East right-of-way of an alley running through said Block 2; thence North, along said East line, to the North line of said Block 2; thence North, to the intersection of the South line of Block 1 of said J.M. Smith's Addition and the East line of an alley running through said Block 1; thence North, along said East line, to the North line of said Block 1; thence North, to the North right-of-way of Sherman Street; thence West, along said North right-of-way to the East right-of-way of South 3rd Avenue; thence North, along said East right-of-way, to the North line of Lot 14, Block 3, Porter Brothers Addition to the City of Wausau; thence East, along said North line and along said North line extended Easterly, to the East line of an alley running through said Block 3; thence North, along said East line, to the Southerly line of a railroad right-of-way running through said Block 3; thence Easterly, along said Southerly line, to the West right-of-way of South 1st Avenue; thence East, to the Easterly right-of-way of South 1st Avenue; thence Northerly, along said Easterly right-of-way, to the North line of Government Lot 2 of said Section 35; thence East, along said North line, to the Westerly line of the Wisconsin River; thence Southeasterly, along said Westerly line, to the East line of Lot 8, Block 2 of Williams and Emter Addition to the City of Wausau extended Northerly; thence South, along said East line extended Northerly and along said East line, to the Northerly line of a railroad right-of-way running through said Block 2; thence Westerly, along said North line, to the East line of Lot 1, said Block 2 extended Northerly; thence South, along said East line extended Northerly and along said East line, to the South line of said Lot 1; thence West, along said South line, to the East right-of-way of Emter Street; thence Northwesterly, to the Southeast corner of Lot 12, Block 1, said Williams and Emter Addition; thence West, along the North line of an alley running through said Block 1, to the Southwest corner of Lot 3, said Block 1; thence South, to the Northwest corner of Lot 22, said Block 1; thence South, along the West line of said Lot 22, to said Northerly right-of-way of West Thomas Street; thence Westerly, along said Northerly right-of-way, to the West right-of-way of Cleveland Avenue; thence South, along said West right-of-way, to the South line of Parcel 3 of Certified Survey Map No. 5816 recorded in the office of Register of Deeds for Marathon County in Volume 21 of Certified Survey Maps on Page 134; thence West, along said South line, to the West line of said Parcel No. 3; thence North, along said West line, 463.33 feet; thence East, continuing along said West line, 30 feet; thence North, continuing along said West line, to the Southerly right-of-way of West Thomas Street; thence North, to the Southwest corner of Certified Survey Map No. 222 recorded in the office of Register of Deeds for Marathon County in Volume 2 of Certified Survey Maps on Page 51; thence North, along the West line of said Certified Survey Map No. 222 and along said West line extended Northerly, to a line 30 feet Northerly of and parallel with the North line of said Certified Survey Map No. 222; thence East, along said parallel line, to a line 30 feet Easterly of and parallel with the East line of said Certified Survey Map No. 222; thence Northwesterly, to the Southwest corner of Certified Survey Map No. 1432, recorded in the office of Register of Deeds for Marathon County in Volume 6 of Certified Survey Maps on Page 116; thence North, along the Westerly line of said Certified Survey Map No. 1432, 91.50 feet; thence Northwesterly, along said Westerly line, 43.05 feet to the Northwesterly line of said Certified Survey Map No. 1432; thence Northeasterly, along said Northwesterly line, 72.30 feet to the Northeasterly line of said Certified Survey Map No. 1432; thence Southeasterly, along said Northeasterly line, 111.40 feet; thence Northeasterly and Northwesterly, along the Westerly boundary of Riverside Park, to the North right-of-way of Sherman Street; thence Westerly, along said north right-of-way, to the Westerly right-of-way of South 1st Avenue; thence South, along said Westerly right-of-way and along said Westerly right-of-way extended Southerly, to the Southerly right-of-way of West Thomas Street; thence East, along said Southerly right-of-way, to the East line of Outlot Lot 1 of Certified Survey Map No. 8684 recorded in the office of the Register of Deeds for Marathon County in Volume 34 of Certified Survey Maps on Page 62; thence South, along said East line, to the South line of said Outlot 1; thence West, along said South line and along a line 90 feet Southerly of and parallel with said Southerly right-of-way of West Thomas Street, to a line 150 feet Easterly of and parallel with the center line of South 3rd Avenue; thence South, along said parallel line, to a line 120 feet Southerly of and parallel with said Southerly right-of-way of West Thomas Street; thence Westerly, along said parallel line, to said East right-of-way of South 3rd Avenue; thence West, to the Southeast corner of Lot 2, Block 1, Lotz and Bopf's 1st Addition; thence West, along the South line of said Lot 2, to the West line of said Lot 2; thence North, along said West line, to the South line of Lot 1 said Block 1; thence West, along the South lines of Lots 1 and 18 in said Block 1, Block 2, Block 3, Block 4, and Block 5, said Lotz and Bopf's 1st Addition, to the Southwest corner of Lot 18, said Block 5; thence Westerly, to the Southeast corner of Lot 1, Block 2 Hildensperger and Brand Addition; thence West, along the South line of said Lot 1 and along said South line extended Westerly, to the East line of Lot 9, said Block 2; thence South, along said East line, to the South line of said Lot 9; thence West, along said South line, to a line 45 feet Westerly of and parallel with said East line of Lot 9; thence North, along said parallel line, to a line 9 feet Southerly of and parallel with the South line of Lot 10 said Block 2; thence West, along said parallel line, to the East right-of-way of 9th Avenue; thence West, to the West right-of-way of South 9th Avenue; thence South, along said West right-of-way, to the North right-of-way of Bopf Street; thence West, along said North right-of-way, to the West line of Lot 10, Block 2 A.A. Bock's Lake Park Addition; thence North, along said West line and along the West line of Lot 9, said Block 2, to the Northwest corner of said Lot 9; thence West, to the Southeast corner of Lot 13 of said Block 2; thence West, along the South line of said Lot 13, to the East right-of-way of South 10th Avenue; thence North, along said East right-of-way, to the Southwest corner of Lot 20, said Block 2; thence West, to the Southeast corner of Lot 1, Block 3, said A.A. Bock's Lake Park Addition; thence West, along the South line of said Lot 1 and said South line extended Westerly and along the South line of Lot 20, said Block 3, to the Southwest corner of Lot 20 said Block 3; thence West, to the West right-of-way of South 11th Avenue; thence South, along said West right-of-way, to the South line of Lot 2, A.R.

Holub's Addition to the City of Wausau; thence West, along the South line of said Lot 2, to the West line of said Lot 2; thence North, along said West line and along the West line of Lot 1, said A.R. Holub's Addition to the City of Wausau, to the Southerly right-of-way of West Thomas Street; thence West, along said Southerly right-of-way, to said East right-of-way of South 12th Avenue; thence South, along said East right-of-way, to the Southerly line of the parcel described in the Document recorded in the office of the Register of Deeds for Marathon County in Volume 205 of Micro-records on page 752 extended Easterly; thence West, along said Southerly line extended Easterly and along said Southerly line, to the East right-of-way of South 13th Avenue; thence West, to the Southeast corner of the parcel described in the Document recorded in the office of the Register of Deeds for Marathon County in Volume 538 of Micro-records on page 1072; thence West, along the South line of said parcel, to the Easterly shore line of the Rib River; thence Northwesterly, along said Easterly line, to the West right-of-way of South 17th Avenue; thence North, along said West right-of-way, to said South right-of-way of Sherman Street; thence East, along said South right-of-way, to said East right-of-way of South 12th Avenue, the point of beginning; And also,
Part of the SE¼, Section 27, and part of the NW¼ of the NE¼, Section 34, all in Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, described as follows:

Commencing at the intersection of the West right-of-way of South 17th Avenue and the Southerly right-of-way of Highway 52 Parkway, the point of beginning;

Thence South, along said West right-of-way, to the North right-of-way of Wegner Street; thence West, along said North right-of-way, to the West end of Wegner Street; thence South, along said West end, 33 feet to the South line of Lot 2 of Certified Survey Map No. 15946 recorded in the office of Register of Deeds for Marathon County in Volume 73 of Certified Survey Maps on page 50; thence West, along said South line, 54.80 feet to the West line of said Lot 2; thence North, along said West line, 370.86 feet to the North line of said NW¼ of the NE¼; thence West, along said North line, 113.71 feet to the Westerly line of Lot 1 of said Certified Survey Map No. 15946; thence Northerly, along said Westerly line, to the North right-of-way of Stewart Avenue; thence West, along said North right-of-way, to the Easterly right-of-way of South 18th Avenue; thence Northerly, along said Easterly right-of-way, to said Southerly right-of-way of Highway 52 Parkway; thence Easterly, along said Southerly right-of-way, to said West right-of-way of South 17th Avenue, the point of beginning; And also,

Commencing at the Southeast corner of Lot 3 of Certified Survey Map No. 8355 recorded in the office of the Register of Deeds for Marathon County in Volume 32 of Certified Survey Maps on Page 123; thence South, along the existing boundary of Tax Incremental Finance District No. 6, to the Northerly right-of-way of Highway 52 Parkway adjacent to the Westerly part of Lot 1 of said Certified Survey Map No. 8355, extended Southeasterly; thence Northwesterly, along said Northerly right-of-way extended Southeasterly, to an angle point on the Southerly line of said Lot 1; thence Easterly, along said Southerly line, 159.36 feet; thence Northeasterly, continuing along said Southerly line, 70.69 feet to said Southeast corner of Lot 3, the point of beginning; And also,

Lot 1 of Certified Survey Map No. 14228 recorded in the office of the Register of Deeds for Marathon County in Volume 63 of Certified Survey Maps on Page 55; And also,

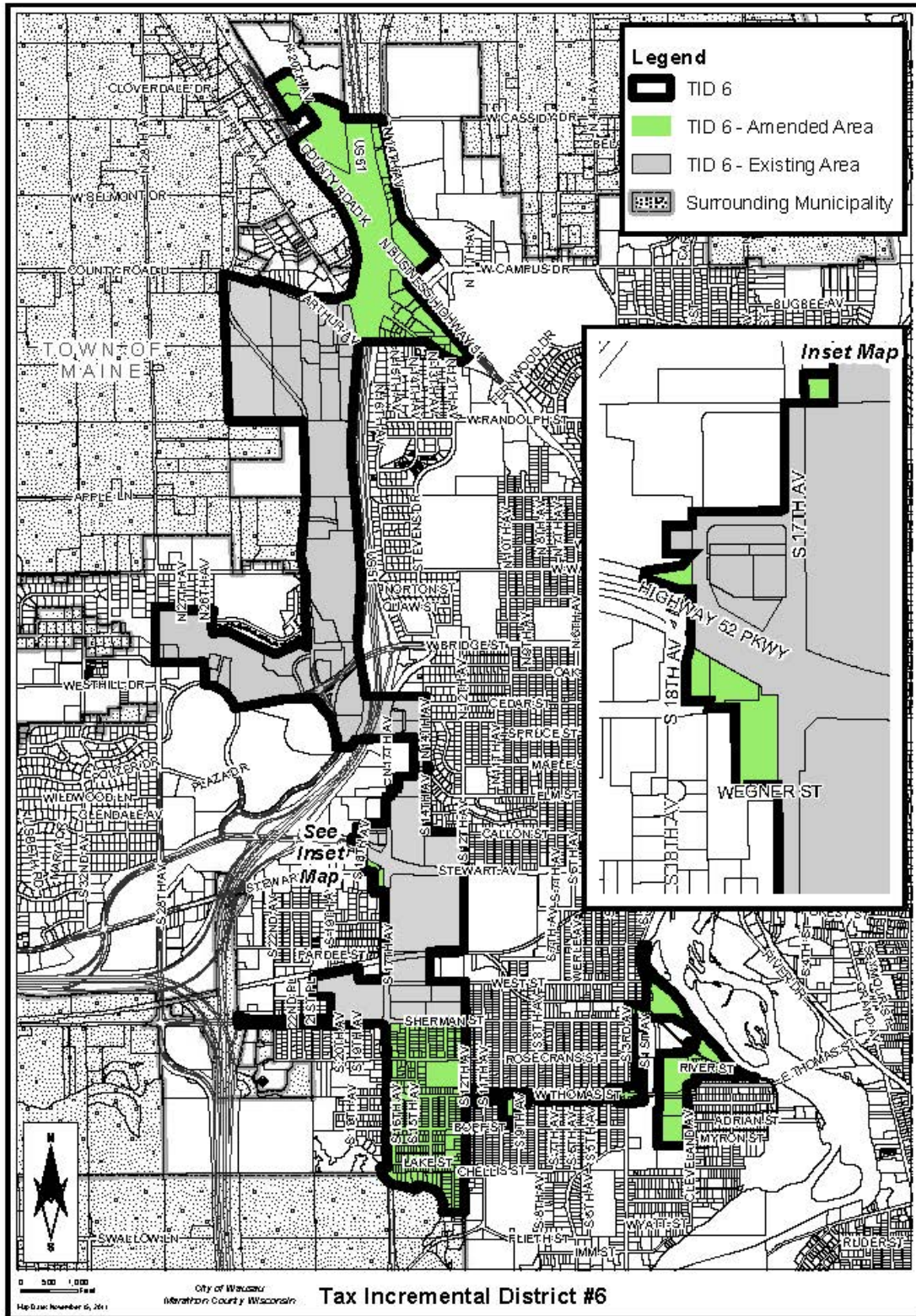
Part of the NE¼, Section 22, and part of Section 15, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, described as follows:

Commencing at the intersection of the Northerly right-of-way of County Trunk Highway U and the Southwesterly right-of-way of Merrill Avenue, the point of beginning;

Thence Northeasterly, to the intersection of the Northeasterly right-of-way of Merrill Avenue and the Westerly right-of-way of US Highway 51; thence Northerly, along said Westerly right-of-way, to the Southwesterly right-of-way of County Trunk Highway K; thence Northwesterly, along said Southwesterly right-of-way, to the Southeasterly line of Lot 2 of Certified Survey Map No. 14195 recorded in the office of Register of Deeds for Marathon County in Volume 63 of Certified Survey Maps on Page 22, extended Southwesterly; thence Northeasterly, along said Southeast line extended Southwesterly, to the Southwesterly line of said Lot 2; thence Northeasterly, along said Southeasterly line, to the Northeasterly line of said Lot 2; thence Northwesterly, along said Northeasterly line, to the Southeasterly right-of-way of North 20th Avenue; thence Southwesterly, along said Southeasterly right-of-way, to the Northeasterly right-of-way of County Trunk Highway K; thence Northwesterly, along said Northeasterly right-of-way, to the Northwesterly line of Lot 1 of Certified Survey Map No. 13247 recorded in the office of Register of Deeds for Marathon County in Volume 57 of Certified Survey Maps on Page 184; thence Northeasterly, along said Northwesterly line, to the Westerly right-of-way of North 20th Avenue; thence Southerly, along said Westerly right-of-way, to the Southerly line of said Lot 1; thence Easterly, to the intersection of the Northerly line of Lot 1 of Certified Survey Map No. 14195 recorded in the office of Register of Deeds for Marathon County in Volume 63 of Certified Survey Maps on Page 22 and the Easterly right-of-way of North 20th Avenue; thence Southeasterly, along said Northerly line, to the Westerly right-of-way of US Highway 51; thence Southerly, along said Westerly right-of-way, to the North line of the SE ¼ of said Section 15; thence East, along said North line, to the Westerly right-of-way of N. 14th Avenue; thence Southerly, along said Westerly right-of-way, to the Westerly right-of-way of Badger Avenue; thence Southwesterly, along said Westerly right-of-way and along said Westerly right-of-way extended Southwesterly, to the Westerly right-of-way of Business highway "51"; thence Southeasterly, along said Westerly right-of-way, to the Northerly right-of-way of Merrill Avenue; thence Westerly, along said Northerly right-of-way, to the North right-of-way of Arlington Lane extended Easterly; thence West, along said North right-of-way extended Easterly, and along said North right-of-way, and along said North right-of-way extended Westerly, to the Westerly right-of-way of U.S. Highway "51"; thence Northerly, along said Westerly right-of-way, to the Southerly right-of-way of County Trunk Highway U; thence Northwesterly, to the intersection of the Northerly right-of-way of County Trunk Highway U and the Southwesterly right-of-way of Merrill Avenue, the point of beginning.

MAP OF ADDITIONS TO TAX INCREMENT DISTRICT NUMBER SIX

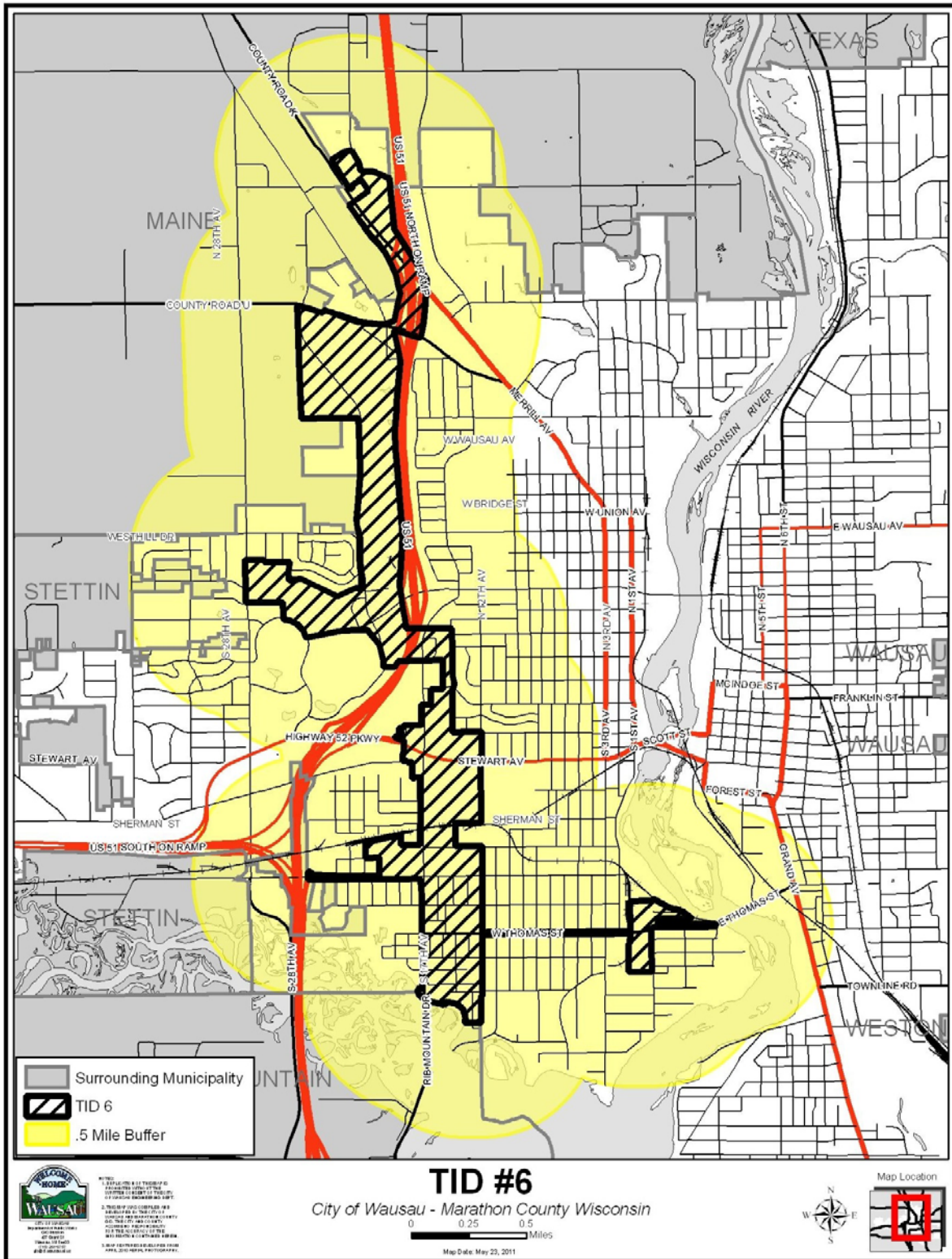
CITY OF WAUSAU TAX INCREMENT DISTRICT SIX PROJECT PLAN AMENDMENT #2 | 6/21/2011



MAP 1- MAP OF PROPOSED AMENDMENT AREAS

MAP OF 1/2 MILE AREA SURROUNDING AMENDED TID SIX

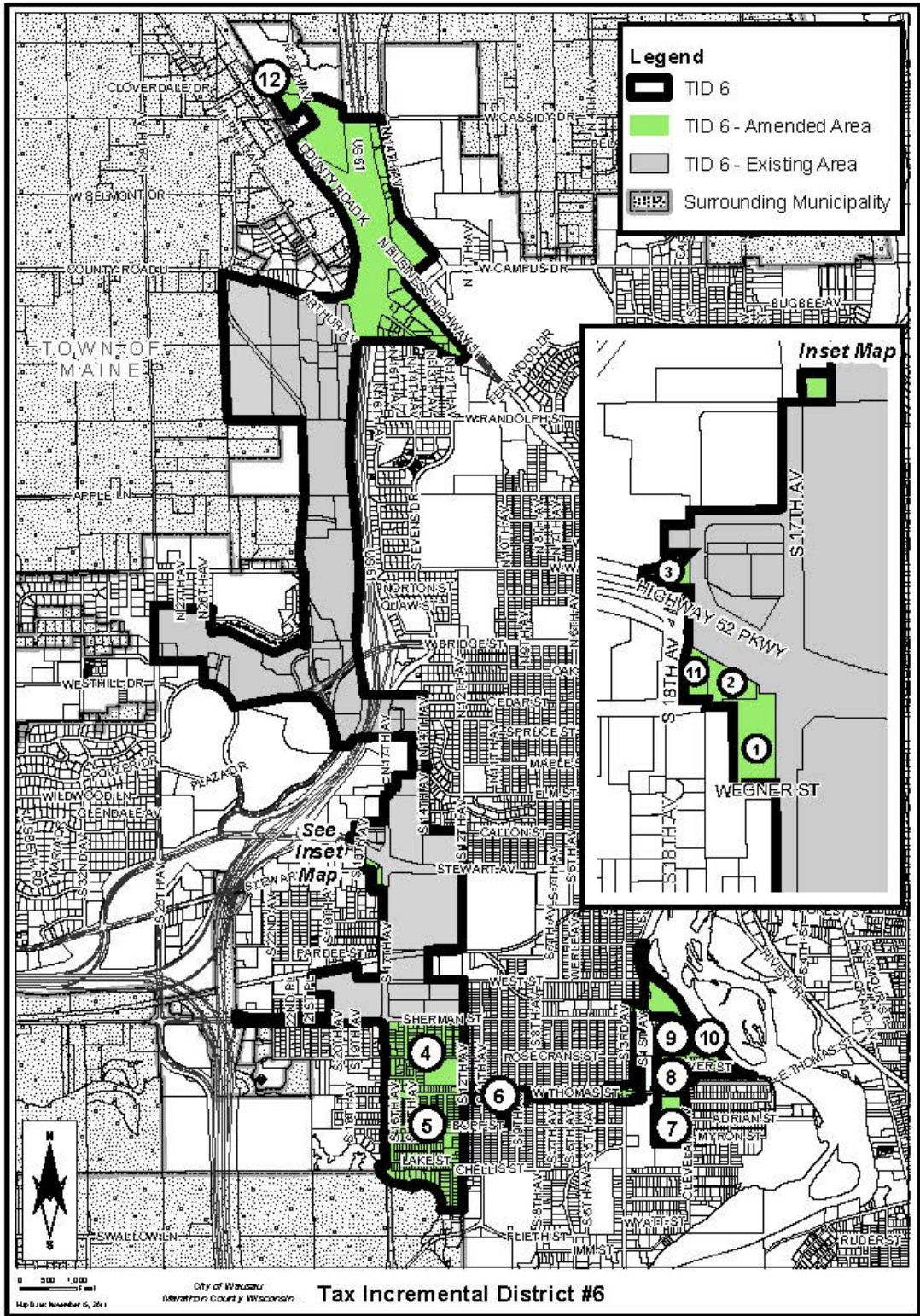
CITY OF WAUSAU TAX INCREMENT DISTRICT SIX PROJECT PLAN AMENDMENT #2 | 6/21/2011



MAP 2 - MAP OF 1/2 MILE AREA SURROUNDING AMENDED TID #6

MAP OF SPECIFIC PROJECTS WITHIN AREA ADDED TO EXISTING TID SIX

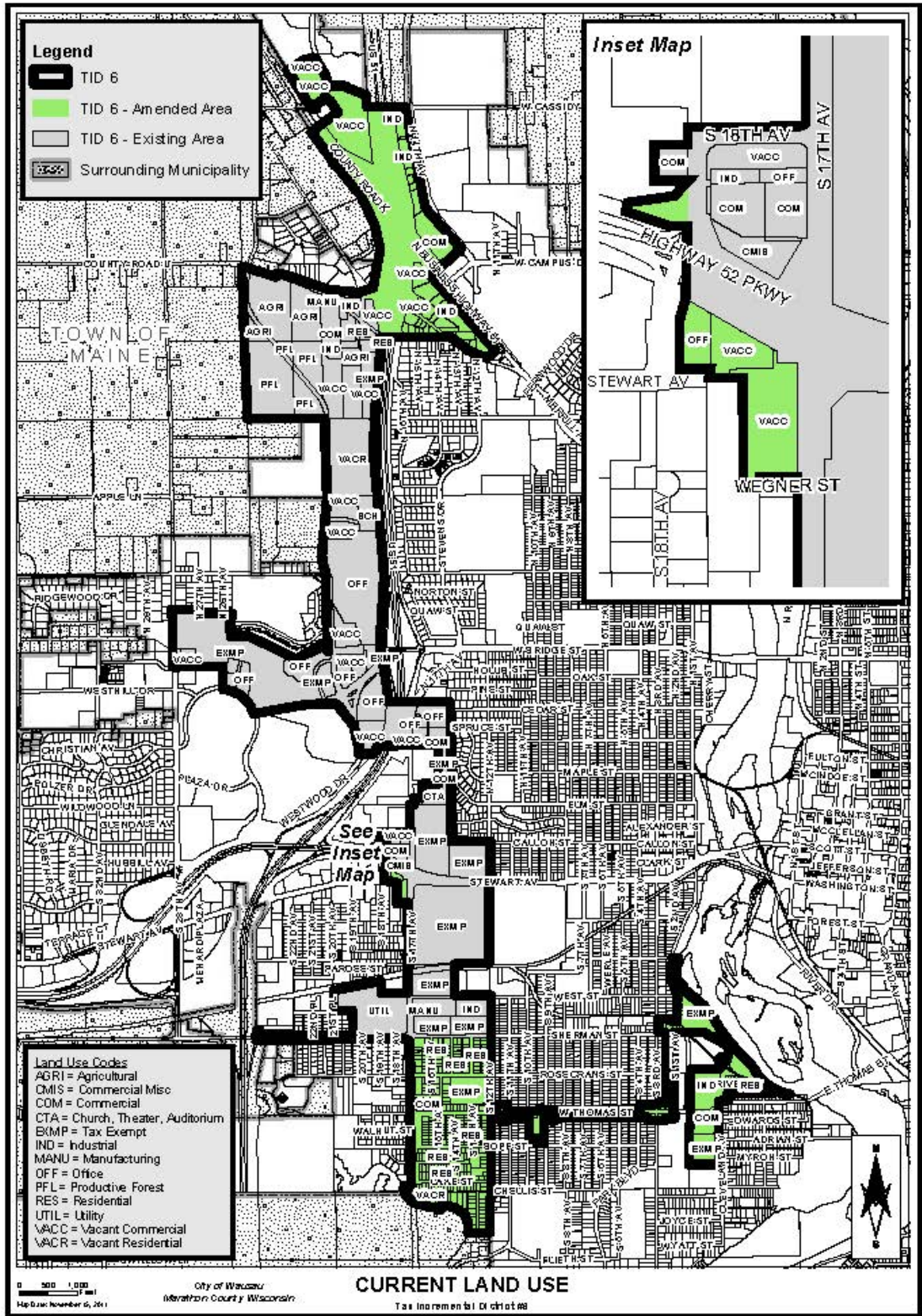
CITY OF WAUSAU TAX INCREMENT DISTRICT SIX PROJECT PLAN AMENDMENT #2 | 6/21/2011



MAP 3 - MAP OF SPECIFIC PROJECTS

MAP - LAND USES WITHIN TAX INCREMENT DISTRICT NUMBER SIX

CITY OF WAUSAU TAX INCREMENT DISTRICT SIX PROJECT PLAN AMENDMENT #2 | 6/21/2011



MAP 4 - MAP OF LAND USES WITHIN TAX INCREMENT DISTRICT NUMBER SIX

LIST OF PROPERTIES WITHIN TID #6 AMENDMENT NUMBER 2

LIST OF PROPERTIES WITHIN THE AREA ADDED TO TID NUMBER SIX							
Full Parcel ID Number	Property Owner	Property Address	Assessed Land		Assessed Improvement		Zoning
			Value	Value	EFMV		
29129073440001	STOLTZ	1201 SHERMAN ST	16,800	73,900	89,100	R2	
29129073440020	RADANT FAMILY LIVING	1215 SHERMAN ST	16,800	74,600	89,700	R2	
29129073440060	WEINKE	1306 W THOMAS ST	15,100	52,900	66,800	R2	
29129073440061	KRAUS	1308 W THOMAS ST	15,100	76,000	89,500	R2	
29129073440062	HABECK	1310 W THOMAS ST	15,100	67,600	81,200	R2	
29129073440063	LINKE	1312 W THOMAS ST	15,100	82,000	95,300	R2	
29129073440064	CHANG	1314 W THOMAS ST	15,100	60,500	74,200	R2	
29129073440080	TOWLE	1038 S 15TH AVE	31,100	94,900	123,700	R2	
29129073440089	LITERSKI	1500 W THOMAS ST	18,500	65,400	82,400	R2	
29129073440088	BERGH INC	1502 W THOMAS ST	38,500	79,000	115,400	B3	
29129073440087	HPI PROPERTIES LLC	1027 S 17TH AVE	115,800	239,400	348,800	B2	
29129073440065	EMMERICH	1404 W THOMAS ST	19,700	64,200	82,400	R2	
29129073440066	DALLMAN	1406 W THOMAS ST	19,700	92,100	109,800	R2	
29129073440027	PASZEK	1040 S 12TH AVE	25,100	68,600	92,000	R2	
29129073540965	CITY OF WAUSAU	1300 CLEVELAND AVE	-	-	-	M2	
29129073440151	JAMES H TREU & MARY	1201 W THOMAS ST	58,000	156,200	210,300	B2	
29129073440169	WEINKE	1207 W THOMAS ST	14,500	49,300	62,600	R2	
29129073440170	LAWRENCE	1102 S 13TH AVE	14,500	74,100	87,000	R2	
29129073440188	YANG	1331 W THOMAS ST	14,500	71,300	84,300	R2	
29129073440189	WEBKO REAL ESTATE LL	1401 W THOMAS ST	12,400	-	12,200	R3	
29129073440206	WEBKO REAL ESTATE LL	1405 W THOMAS ST	87,000	304,500	384,400	B3	
29129073540973	WICKER PROPERTIES LL	131 W THOMAS ST	138,500	588,700	714,100	B3	
29129073440225	BOEHM	1107 S 16TH AVE	21,400	75,900	95,500	R2	
29129073440168	PAGEL	1107 S 13TH AVE	15,300	89,400	102,800	R2	
29129073440171	SCHUSTER	1104 S 13TH AVE	15,300	72,500	86,200	R2	
29129073440187	LODHOLZ	1103 S 14TH AVE	15,300	59,500	73,400	R2	
29129073440190	WEBKO REAL ESTATE LL	1104 S 14TH AVE	13,000	-	12,800	R3	
29129073440208	LAFAVE	1106 S 15TH AVE	14,500	51,800	65,100	R2	
29129073440152	JAMES H TREU & MARY	1104 S 12TH AVE	15,300	28,300	42,800	R2	
29129073440167	ZIMICK	1109 S 13TH AVE	15,300	70,100	83,900	R2	
29129073440172	STEINAGEL	1108 S 13TH AVE	15,300	56,400	70,400	R2	
29129073440186	DCA INVESTMENTS LLC	1105 S 14TH AVE	15,300	48,400	62,500	R2	
29129073440191	PAGENKOPF	1108 S 14TH AVE	15,300	46,900	61,100	R2	
29129073440209	SAPP	1108 S 15TH AVE	15,300	56,400	70,400	R2	
29129073440224	VANBUSKIRK	1111 S 16TH AVE	15,300	-	15,000	R2	
29129073540965	CITY OF WAUSAU	1300 CLEVELAND AVE	-	-	-	M2	
29129073440153	LITERSKI	1114 S 12TH AVE	15,300	81,000	94,600	R2	
29129073440166	GORETSKI	1115 S 13TH AVE	15,300	50,200	64,300	R2	
29129073440173	SEDLAR	1112 S 13TH AVE	15,300	63,000	76,900	R2	
29129073440185	KLUENDER	1107 S 14TH AVE	15,300	35,800	50,200	R2	
29129073440192	KOWALSKI	1110 S 14TH AVE	15,300	38,100	52,400	R2	
29129073440205	ZARNKE	1109 S 15TH AVE	15,300	37,500	51,800	B2	
29129073440210	SEIDLER	1112 S 15TH AVE	15,300	59,800	73,700	R2	
29129073440223	VANBUSKIRK	1115 S 16TH AVE	15,300	60,400	74,300	R2	
29129073440154	DEHNEL	1116 S 12TH AVE	15,300	43,800	58,000	R2	
29129073440165	CLEARVUE OPPORTUNITY	1119 S 13TH AVE	15,300	106,700	119,800	R2	
29129073440174	THELMA M E & FREDRIC	1114 S 13TH AVE	15,300	57,900	71,900	R2	
29129073440184	HOGANSON	1119 S 14TH AVE	15,300	39,700	54,000	R2	
29129073440193	LANDRUM	1114 S 14TH AVE	15,300	92,600	106,000	R2	
29129073440204	SCHMIDT	1111 S 15TH AVE	15,300	35,200	49,600	B2	
29129073440211	GAULKE	1114 S 15TH AVE	15,300	63,500	77,400	R2	
29129073440222	ADAMS	1117 S 16TH AVE	15,300	-	15,000	R2	
29129073440155	BENASZESKI	1118 S 12TH AVE	15,300	71,500	85,200	R2	
29129073440164	GREEN	1121 S 13TH AVE	15,300	64,800	78,700	R2	
29129073440175	EHLERT	1120 S 13TH AVE	15,300	62,100	76,000	R2	
29129073440183	GROSHEK	1123 S 14TH AVE	15,300	75,100	88,800	R2	
29129073440194	PETROSKI	1124 S 14TH AVE	15,300	55,400	69,400	R2	
29129073440203	MROZCZENSKI	1113 S 15TH AVE	15,300	55,700	69,700	R2	
29129073440212	IMHOFF	1116 S 15TH AVE	15,300	80,000	93,600	R2	
29129073440221	SIEWERT	1119 S 16TH AVE	15,300	57,400	71,400	R2	
29129073440156	SEUBERT	1120 S 12TH AVE	15,300	52,100	66,200	R2	
29129073440163	RULE PROPERTY MANAGE	1123 S 13TH AVE	15,300	43,900	58,100	R2	
29129073440176	LOR	1134 S 13TH AVE	25,800	78,600	102,500	R2	
29129073440182	KRUEGER	1125 S 14TH AVE	15,300	55,400	69,400	R2	
29129073440195	HOCKING	1128 S 14TH AVE	15,300	53,700	67,800	R2	
29129073440202	MILLARD	1115 S 15TH AVE	15,300	66,400	80,200	R2	
29129073440213	IMHOFF	1118 S 15TH AVE	15,300	-	15,000	R2	
29129073440220	GUSTAFSON	1121 S 16TH AVE	15,300	56,600	70,600	R2	
29129073440157	DREGER	1122 S 12TH AVE	15,300	64,000	77,900	R2	
29129073440162	BUETSCH	1127 S 13TH AVE	15,300	44,700	58,900	R2	
29129073440181	WEINKE	1135 S 14TH AVE	15,300	61,400	75,300	R2	

CITY OF WAUSAU TAX INCREMENT DISTRICT SIX PROJECT PLAN AMENDMENT #2 | 6/21/2011

LIST OF PROPERTIES WITHIN THE AREA ADDED TO TID NUMBER SIX							
Full Parcel ID Number	Property Owner	Property Address	Assessed Land Value	Assessed Improvement Value	EFMV	Zoning	
29129073440196	CHEREPA-CARLSON	1130 S 14TH AVE	15,300	70,900	84,600	R2	
29129073440201	MARKS	1117 S 15TH AVE	15,300	44,300	58,500	R2	
29129073440214	SEUBERT	1120 S 15TH AVE	15,300	55,800	69,800	R2	
29129073440219	GUSTAFSON	1125 S 16TH AVE	13,000	-	12,800	R2	
29129073440159	LOR	1138 S 12TH AVE	30,000	108,900	136,400	R2	
29129073440161	VAN ORDER	1135 S 13TH AVE	15,300	37,900	52,200	R2	
29129073440177	E & J INVESTMENTS LL	1136 S 13TH AVE	15,300	58,900	72,900	R2	
29129073440180	MATHWICH	1137 S 14TH AVE	15,300	83,600	97,100	R2	
29129073440197	RADANT	1138 S 14TH AVE	15,300	60,200	74,100	R2	
29129073440199	XIONG	1437 BOPF ST	26,000	92,700	116,600	R2	
29129073440215	SCHREIER	1122 S 15TH AVE	15,300	57,900	71,900	R2	
29129073440218	JACOBI	1131 S 16TH AVE	13,000	-	12,800	R2	
29129073440160	TAYLOR	1137 S 13TH AVE	15,300	90,000	103,400	R2	
29129073440178	VAUGHN	1138 S 13TH AVE	15,300	71,300	85,000	R2	
29129073440179	MARQUIS	1139 S 14TH AVE	15,300	52,100	66,200	R2	
29129073440198	SLAUGHTER	1402 BOPF ST	15,300	73,800	87,500	R2	
29129073440216	JACOBI	1138 S 15TH AVE	15,300	64,300	78,200	R2	
29129073440217	LAKUS	1135 S 16TH AVE	15,300	30,500	45,000	R2	
29129073440328	GAVINSKI	1205 BOPF ST	32,400	71,800	102,300	R2	
29129073440238	WILLIAMS	1215 BOPF ST	27,500	80,100	105,700	R2	
29129073440240	PARIS	1303 BOPF ST	16,200	42,300	57,400	R2	
29129073440241	BROWN	1305 BOPF ST	16,200	23,800	39,300	R2	
29129073440242	RADER	1307 BOPF ST	16,200	54,400	69,300	R2	
29129073440243	ROYCE	1403 BOPF ST	16,600	83,900	98,700	R2	
29129073440244	MARRIOTT	1405 BOPF ST	16,600	71,600	86,600	R2	
29129073440245	ADLER	1436 BOPF ST	16,600	39,600	55,200	R2	
29129073440246	TRYBA	1503 BOPF ST	16,600	4,900	21,100	R2	
29129073440247	MERTES	1507 BOPF ST	16,600	54,700	70,000	R2	
29129073440248	RADDATZ	1525 BOPF ST	16,600	51,600	67,000	R2	
29129073440249	COSMAN	1527 BOPF ST	16,600	58,300	73,500	R2	
29129073440250	PASNECKER	1601 BOPF ST	15,800	33,700	48,600	R2	
29129073440852	1202NASVA LLP	1202 S 12TH AVE	111,300	686,300	783,200	R4	
29129073440255	MEADOWS	1302 MADISON ST	16,800	58,300	73,700	R2	
29129073440254	GIEDE	1304 MADISON ST	16,800	67,900	83,200	R2	
29129073440253	DUPUIS	1306 MADISON ST	16,800	29,900	45,900	R2	
29129073440252	FECK	1340 MADISON ST	16,800	62,100	77,500	R2	
29129073440267	BOEHM	1402 MADISON ST	16,200	33,300	48,600	R2	
29129073440268	SCHERER	1404 MADISON ST	16,200	44,800	59,900	R2	
29129073440269	VACHOWIAK	1406 MADISON ST	16,200	63,400	78,200	R2	
29129073440270	KLOTH	1408 MADISON ST	16,200	50,400	65,400	R2	
29129073440271	BUCHBERGER	1410 MADISON ST	16,200	55,700	70,600	R2	
29129073440272	TRYBA	1412 MADISON ST	16,200	123,100	136,800	R2	
29129073440273	TRYBA	1436 MADISON ST	16,200	13,500	29,200	R2	
29129073440274	PENROSE	1438 MADISON ST	16,200	50,200	65,200	R2	
29129073440275	BORCHARDT	1440 MADISON ST	27,500	45,500	71,700	R2	
29129073440276	HOFF	1444 MADISON ST	16,200	59,500	74,300	R2	
29129073440277	BOEHM	1446 MADISON ST	12,800	36,500	48,400	R2	
29129073440845	CLARK	1214 S 12TH AVE	17,400	57,100	73,200	R2	
29129073440998	LEE	1216 S 12TH AVE	19,200	75,000	92,500	R2	
29129073440259	VANG YANG	1301 MADISON ST	16,800	72,900	88,100	R2	
29129073440258	FLEMING	1303 MADISON ST	16,800	60,200	75,600	R2	
29129073440257	THIEME	1305 MADISON ST	16,800	39,800	55,600	R2	
29129073440256	PYKE	1301 S 14TH AVE	16,800	49,600	65,200	R2	
29129073440279	ROWLAND	1302 S 14TH AVE	16,200	60,700	75,500	R2	
29129073440280	TRYBA	1403 MADISON ST	16,200	77,500	92,000	R2	
29129073440281	TRYBA	1405 MADISON ST	16,200	5,000	20,800	R2	
29129073440282	RAAB	1407 MADISON ST	16,200	51,900	66,900	R2	
29129073440283	KOWALSKI	1409 MADISON ST	16,200	41,800	57,000	R2	
29129073440284	ISAKSON	1421 MADISON ST	16,200	56,700	71,600	R2	
29129073440285	KRATWELL	1437 MADISON ST	16,200	67,600	82,300	R2	
29129073440286	WOHLFAHRT	1439 MADISON ST	16,200	47,200	62,300	R2	
29129073440287	DAUL	1441 MADISON ST	16,200	35,800	51,100	R2	
29129073440288	SWIFT	1443 MADISON ST	16,200	44,000	59,100	R2	
29129073440289	SCHULTZ	1445 MADISON ST	16,200	60,400	75,200	R2	
29129073440991	KNOBLOCK	1220 S 12TH AVE	20,400	73,300	92,000	R2	
29129073440844	WITTER	1224 S 12TH AVE	30,500	28,200	57,600	R4	
29129073440028	MILLER	1304 LAKE ST	16,800	46,600	62,300	R2	
29129073440260	SALA	1306 LAKE ST	16,800	66,000	81,300	R2	
29129073440261	COMM DEV AUTH OF WAU	1310 LAKE ST	-	-	-	R2	
29129073440262	HOLLMAN	1303 S 14TH AVE	16,800	62,800	78,200	R2	
29129073440851	GOULET	1230 S 12TH AVE	14,000	55,100	67,900	R4	
29129073440303	KARAU	1304 S 14TH AVE	16,200	96,100	110,300	R3	
29129073440302	BINGHAM	1404 LAKE ST	16,200	51,300	66,300	R3	

LIST OF PROPERTIES WITHIN THE AREA ADDED TO TID NUMBER SIX							
Full Parcel ID Number	Property Owner	Property Address		Assessed Land Value	Assessed Improvement Value	EFMV	Zoning
29129073440301	GARSKE	1406	LAKE ST	16,200	66,200	80,900	R2
29129073440300	TRYBA	1410	LAKE ST	27,500	86,400	111,800	R2
29129073440298	SUTTNER	1412	LAKE ST	27,500	40,900	67,200	R2
29129073440297	RASE	1414	LAKE ST	16,200	44,300	59,400	R2
29129073440296	HOLBROOK	1420	LAKE ST	16,200	71,600	86,200	R2
29129073440295	SODKE	1422	LAKE ST	16,200	45,000	60,100	R2
29129073440294	TULICKAS	1424	LAKE ST	16,200	42,000	57,100	R2
29129073440850	PESTKA	1234 S	12TH AVE	16,800	53,500	69,000	R2
29129073440835	NIKOLAI	1204	LAKE ST	16,700	50,500	66,000	R2
29129073440995	GEHM	1206	LAKE ST	16,400	60,000	75,000	R2
29129073440994	MANITZKI	1302	LAKE ST	16,600	31,200	46,900	R2
29129073440266	CHANDOVANG	1307	LAKE ST	16,800	42,900	58,600	R2
29129073440265	DECKER	1305	LAKE ST	16,800	77,300	92,400	R2
29129073440264	DREWS	1309	LAKE ST	16,800	70,900	86,100	R2
29129073440263	DREWS	1311	LAKE ST	16,800	3,100	19,500	R2
29129073440304	NINNEMANN	1401	LAKE ST	16,200	43,800	58,900	R2
29129073440305	REEL	1403	LAKE ST	16,200	55,700	70,600	R2
29129073440997	HAUER	1238 S	12TH AVE	16,500	51,200	66,500	R2
29129073440306	FERGE	1405	LAKE ST	16,200	44,800	59,900	R2
29129073440307	SKIDMORE	1407	LAKE ST	16,200	63,500	78,300	R2
29129073440308	MIENTKE	1409	LAKE ST	16,200	27,000	42,400	R2
29129073440996	CLEVELAND	1214	CHELLIS ST	18,000	44,200	61,100	R2
29129073440309	FISCHER	1411	LAKE ST	16,200	50,400	65,400	R2
29129073440848	REYNOLDS	1216	CHELLIS ST	15,900	45,800	60,600	R2
29129073440310	EGAN	1413	LAKE ST	16,200	54,400	69,300	R2
29129073440847	ANDREAS	1218	CHELLIS ST	15,900	40,800	55,700	R2
29129073440311	LOR	1415	LAKE ST	16,200	60,100	74,900	R2
29129073440312	ERLER	1419	LAKE ST	16,200	51,200	66,200	R2
29129073440313	KROHN	1423	LAKE ST	16,200	64,800	79,500	R2
29129073440314	SCHLINKERT	1425	LAKE ST	16,200	69,000	83,700	R2
29129073440315	POWELL	1427	LAKE ST	16,200	41,200	56,400	R2
29129073440849	HELKE	1240 S	12TH AVE	19,500	71,400	89,300	R2
29128070310963	STECKBAUER	1407	CHELLIS ST	65,100	11,900	75,600	R2
29128070310951	PEOPLES STATE BANK	1501	CHELLIS ST	64,600	-	63,400	R2
29128070310950	KOCH	1507	CHELLIS ST	70,700	99,700	167,300	R2
29128070310949	SPITFIRE LLC	1601	CHELLIS ST	44,600	-	43,800	R2
29128070310948	SPITFIRE LLC	1607	CHELLIS ST	44,300	-	43,500	R2
29128070310989	RADER	1201	CHELLIS ST	32,100	110,300	139,800	R2
29128070310983	MIKULA LIVING TRUST	1213	CHELLIS ST	18,000	61,200	77,800	R2
29128070310992	ALLINGTON	1313	CHELLIS ST	40,900	101,300	139,600	R2
29128070310968	SAGSTETTER	1315	CHELLIS ST	46,300	115,800	159,200	R2
29128070310953	HOERTER	1401	CHELLIS ST	78,700	54,700	131,000	R2
29128070310952	SCHULT	1405	CHELLIS ST	38,300	-	37,600	R2
29128070310979	MIKULA LIVING TRUST	1304 S	13TH AVE	15,300	-	15,000	R2
29128070310997	CYNKAR	1306 S	12TH AVE	18,000	98,100	114,000	R2
29128070310980	WENDORF	1306 S	13TH AVE	18,000	72,100	88,500	R2
29128070310998	HABECK	1310 S	12TH AVE	19,200	42,700	60,800	R2
29128070310982	HARDINGER	1312 S	13TH AVE	75,600	112,100	184,300	R2
29128070310984	MORRIS	1312 S	12TH AVE	19,200	50,600	68,500	R2
29128070310988	OPPER	1314 S	13TH AVE	27,100	60,800	86,300	R2
29128070310967	HEIL	1317 S	13TH AVE	19,200	86,900	104,200	R2
29128070310971	PAN	1316 S	13TH AVE	83,400	120,200	199,900	R2
29128070310974	TESKE	1319 S	13TH AVE	19,200	70,000	87,600	R2
29128070310969	SCHNECK	1321 S	13TH AVE	19,200	97,900	115,000	R2
29128070310955	WUNSCH	1320 S	13TH AVE	36,000	84,000	117,800	R2
29128070310976	PEOPLES STATE BANK	1323 S	13TH AVE	19,200	90,100	107,300	R2
29128070310954	WUNSCH	1324 S	13TH AVE	44,400	196,500	236,500	R2
29128070310978	SMITH	1325 S	13TH AVE	19,200	55,900	73,700	R2
29129073440029	STELZER	1313	SHERMAN ST	32,900	64,000	95,100	R2
29129073440025	ROBERTS	1317	SHERMAN ST	18,900	22,200	40,400	R2
29129073440026	BOERS	1315	SHERMAN ST	18,900	56,700	74,200	R2
29129073440982	WILHARMS	1401	SHERMAN ST	28,200	56,800	83,500	R2
29129073440981	GABRIELSKI	1407	SHERMAN ST	8,100	-	8,000	R2
29129073440021	GABRIELSKI	1417	SHERMAN ST	19,200	80,300	97,700	R2
29129073440046	HAGEMANN	1419	SHERMAN ST	28,500	59,700	86,600	R2
29129073440993	BENASZESKI	1525	SHERMAN ST	25,100	72,800	96,100	R2
29129073440967	DJK INVESTMENTS LLC	903 S	17TH AVE	138,400	484,700	611,800	B2
29129073440002	ZERNEKE	906 S	12TH AVE	16,800	62,300	77,700	R2
29129073440019	JOOSTEN	905 S	13TH AVE	16,800	84,700	99,700	R2
29129073440992	WAUSAU COMMUNITY DEV	910 S	16TH AVE	-	-	-	R2
29129073440003	KMD INVESTMENTS LLC	910 S	12TH AVE	16,800	60,600	76,000	R3
29129073440018	SEUBERT	909 S	13TH AVE	16,800	56,900	72,400	R2
29129073440031	SCHUMACHER	908 S	13TH AVE	16,800	62,900	78,300	R2
29129073440045	GEURINK	907 S	14TH AVE	16,800	85,500	100,500	R2

LIST OF PROPERTIES WITHIN THE AREA ADDED TO TID NUMBER SIX							
Full Parcel ID Number	Property Owner	Property Address	Assessed Land Value	Assessed Improvement Value	EFMV	Zoning	
29129073440983	TWAROSKI	912 S 14TH AVE	18,000	86,100	102,200	R2	
29129073440047	HAGEMANN	911 S 16TH AVE	18,400	55,100	72,200	R2	
29129073440968	DJK INVESTMENTS LLC	905 S 17TH AVE	37,200	5,600	42,000	B2	
29129073440005	ZILLMAN	914 S 12TH AVE	31,600	144,800	173,200	R3	
29129073440017	GLINIECKI	915 S 13TH AVE	30,000	82,800	110,800	R2	
29129073440023	KARAU	910 S 13TH AVE	16,800	96,200	111,000	R2	
29129073440044	OLIVA	909 S 14TH AVE	16,800	88,600	103,500	R2	
29129073440980	JUEL	912 S 16TH AVE	18,000	68,000	84,400	R2	
29129073440984	ESTRADA	914 S 14TH AVE	18,000	85,700	101,800	R2	
29129073440048	WISNIEWSKI	915 S 16TH AVE	18,400	74,900	91,600	R2	
29129073440969	DJK INVESTMENTS LLC	911 S 17TH AVE	35,100	5,300	39,700	B2	
29129073440032	PETERSON	914 S 13TH AVE	30,000	73,800	101,900	R2	
29129073440043	PRAHL	911 S 14TH AVE	16,800	20,500	36,600	R2	
29129073440979	TREU	916 S 16TH AVE	18,000	80,700	96,900	R2	
29129073440970	COERPER	913 S 17TH AVE	17,100	67,700	83,300	R2	
29129073440985	BELTER	916 S 14TH AVE	18,000	55,300	72,000	R2	
29129073440049	HAGEMANN	917 S 16TH AVE	18,400	51,400	68,500	R2	
29129073440006	RANTANEN	920 S 12TH AVE	16,800	76,900	92,000	R3	
29129073440016	MAYER	919 S 13TH AVE	16,800	69,500	84,700	R2	
29129073440042	CLARK	913 S 14TH AVE	16,800	59,300	74,700	R2	
29129073440978	DEBYLE	920 S 16TH AVE	18,000	91,400	107,400	R2	
29129073440971	SMART	915 S 17TH AVE	17,100	67,100	82,700	R2	
29129073440986	TESCH	920 S 14TH AVE	18,000	56,000	72,700	R2	
29129073440050	DUFFY	921 S 16TH AVE	18,400	123,100	138,900	R2	
29129073440007	RUPLINGER	926 S 12TH AVE	16,800	84,500	99,500	R2	
29129073440015	PREISIG	923 S 13TH AVE	24,900	101,300	123,900	R2	
29129073440022	HELVEY	916 S 13TH AVE	16,500	52,600	67,900	R2	
29129073440041	KROENING	925 S 14TH AVE	16,800	124,100	138,400	R2	
29129073440977	MICHALSKI	922 S 16TH AVE	18,000	102,200	118,000	R2	
29129073440972	JAMES J & NANCY A KR	917 S 17TH AVE	32,500	110,600	140,500	R2	
29129073440987	OWEN	928 S 14TH AVE	18,000	81,600	97,800	R2	
29129073440051	BARTELT	925 S 16TH AVE	18,400	69,500	86,300	R2	
29129073440008	THAO	928 S 12TH AVE	16,800	47,700	63,300	R2	
29129073440033	STENCIL	920 S 13TH AVE	16,800	45,900	61,600	R2	
29129073440040	GENEVIEVE JOAN GRAVE	929 S 14TH AVE	16,800	83,100	98,100	R2	
29129073440014	DALUM	929 S 13TH AVE	24,900	81,000	104,000	R2	
29129073440976	PETERSON	924 S 16TH AVE	18,000	59,300	75,900	R2	
29129073440988	LOR	930 S 14TH AVE	21,600	84,400	104,100	R2	
29129073440052	BIEL	927 S 16TH AVE	18,400	82,200	98,800	R2	
29129073440009	OSTERBRINK	930 S 12TH AVE	16,800	72,000	87,200	R2	
29129073440034	BLACKBURN	924 S 13TH AVE	16,800	50,300	65,900	R2	
29129073440039	RICE	931 S 14TH AVE	16,800	55,200	70,700	R2	
29129073440975	SIMON	926 S 16TH AVE	18,000	44,400	61,300	R2	
29129073440973	LOTZ	933 S 17TH AVE	79,000	236,100	309,400	UDD	
29129073440990	HORAN	1404 ROSECRANS ST	18,000	98,700	114,600	R2	
29129073440053	YANG	1406 ROSECRANS ST	24,600	81,400	104,100	R2	
29129073540996	MINNESOTA MINING & M	100 RIVER ST	26,600	36,700	62,200	M2	
29129073440054	CAMPOS	929 S 16TH AVE	24,600	78,600	101,300	R2	
29129073440010	MARTIN	932 S 12TH AVE	16,800	78,500	93,600	R2	
29129073440013	BRUNNER	935 S 13TH AVE	16,500	58,800	73,900	R2	
29129073440035	PETROWSKI	942 S 13TH AVE	30,000	94,000	121,800	R2	
29129073440038	XIONG	935 S 14TH AVE	16,800	95,000	109,800	R2	
29129073440989	SANDQUIST	1402 ROSECRANS ST	20,700	73,700	92,700	R2	
29129073540972	SNE CORP	130 W THOMAS ST	79,200	49,500	126,400	M2	
29129073440974	KRAMER	1602 ROSECRANS ST	18,000	68,900	85,300	R2	
29129073440011	XIONG	1204 ROSECRANS ST	16,800	87,200	102,100	R2	
29129073440012	VANG	1216 ROSECRANS ST	16,800	74,900	90,000	R2	
29129073440037	STASZAK	1314 ROSECRANS ST	16,500	44,800	60,200	R2	
29129073540992	KAINZ	118 RIVER ST	16,800	44,500	60,200	R3	
29129073540991	SOMMERFELDT	120 RIVER ST	12,700	51,000	62,500	R3	
29129073540993	MINNESOTA MINING &	112 RIVER ST	13,800	-	13,600	R4	
29129073540994	MINNESOTA MINING &	108 RIVER ST	13,800	-	13,600	R4	
29129073540995	MINNESOTA MINING &	106 RIVER ST	15,700	-	15,400	R4	
29129073540990	TG ASSETS LLC	122 RIVER ST	16,200	43,700	58,800	R3	
29129073440966	VENSKE	1002 S 16TH AVE	19,200	55,900	73,700	R2	
29129073440965	BEESE	1603 ROSECRANS ST	19,200	74,500	92,000	R2	
29129073440832	WAUSAU COMMUNITY DEV	1610 SHERIDAN RD	-	-	-	UDD	
29129073440999	WAUSAU SCHOOL DISTRI	1018 S 12TH AVE	-	-	-	R2	
29129073440074	FELVER	1005 S 15TH AVE	28,900	134,200	160,200	R2	
29129073440079	FELDKAMP	1006 S 15TH AVE	21,000	91,600	110,600	R2	
29129073440078	GUILLAUME	1005 S 16TH AVE	21,000	125,300	143,700	R2	
29129073540989	WASNIEWSKI	126 RIVER ST	10,000	57,400	66,200	R3	
29129073540988	ZIEBELL	130 RIVER ST	20,000	56,500	75,100	R3	
29129073440072	PERGOLSKI	1007 S 15TH AVE	32,400	110,400	140,200	R2	

LIST OF PROPERTIES WITHIN THE AREA ADDED TO TID NUMBER SIX							
Full Parcel ID Number	Property Owner	Property Address	Assessed Land Value	Assessed Improvement Value	EFMV	Zoning	
29129073530385	CITY OF WAUSAU	1101 S 11TH AVE	-	-	-	B1	
29129073530325	CITY OF WAUSAU	1102 S 11TH AVE	-	-	-	R2	
29129073530324	AHO	1105 W THOMAS ST	20,200	61,500	80,200	R2	
29129073540968	CITY OF WAUSAU	1107 S 3RD AVE	-	-	-	M2	
29129073510981	CITY OF WAUSAU	100 SHERMAN ST	-	-	-	R3	
29129073510985	CITY OF WAUSAU	801 S 1ST AVE	-	-	-	R3	
29129073510984	WANISH	809 S 1ST AVE	15,500	49,000	63,300	R3	
29129073510983	BAUMANN	813 S 1ST AVE	15,700	69,600	83,800	R3	
29129073510982	ROTHENBERGER	817 S 1ST AVE	15,700	49,100	63,600	R3	
29129073510157	IRVING PROPERTIES OF	833 S 3RD AVE	136,300	315,900	444,000	B2	
29129073510157	IRVING PROPERTIES OF	833 S 3RD AVE	136,300	315,900	444,000	B2	
29129073510980	COMPLETE PROPERTIES	839 S 1ST AVE	30,500	108,300	136,300	M2	
29129073540999	WAUSAU CITY OF	132 RIVER ST	-	-	-	R3	
29129073540081	GORE	902 S 1ST AVE	15,900	54,900	69,500	R3	
29129073540080	KEEN	906 S 1ST AVE	15,900	41,400	56,300	R3	
29129073540079	LINDER	910 S 1ST AVE	15,900	70,000	84,300	R3	
29129073540078	THAO	914 S 1ST AVE	15,900	55,500	70,100	R3	
29129073540077	KRANTZ	918 S 1ST AVE	15,700	57,700	72,100	R3	
29129073540076	MINNESOTA MINING & SNE CORP	924 S 1ST AVE	15,900	59,100	73,600	R3	
29129073540997	SNE CORP	104 ROSECRANS ST	10,000	-	9,800	M2	
29129073540963	CITY OF WAUSAU	102 W THOMAS ST	-	-	-	M2	
29129071520927	CARTER	2700 N 20TH AVE	730,700	-	717,500	IB	
29129071520930	BALLWEG-WAUSAU FACIL	2600 N 20TH AVE	369,700	-	363,000	IB	
29129071510979	HENRY FONG LLC	2625 N 20TH AVE	595,400	-	584,600	IB	
29129071540990	KUFAHL	2514 N 14TH AVE	50,200	328,400	371,800	B3	
29129071540977	MAROHL FABRICATING L	2500 N 14TH AVE	113,000	167,600	275,500	B3	
29129071540978	MAROHL FABRICATING L	2420 N 14TH AVE	13,800	-	13,600	B3	
29129071540993	ASE RESOURCE MANAGEM	2400 N 14TH AVE	163,400	445,000	597,400	B3	
29129071540988	DMB INVESTMENTS LLC	2270 N 14TH AVE	54,800	251,600	300,900	B3	
29129071540986	ANNA RAE PROPERTIES	2230 N 14TH AVE	34,500	105,500	137,500	B3	
29129071540987	ANNA RAE PROPERTIES	2240 N 14TH AVE	30,800	118,500	146,600	B3	
29129071540984	KLEIN	2210 N 14TH AVE	45,800	110,800	153,800	B3	
29129071540992	MILLS PROPERTIES INC	2100 N 14TH AVE	301,700	70,900	365,900	B3	
29129071540972	MILLS PROPERTIES INC	1811 BADGER AVE	1,254,500	3,953,900	5,114,300	B3	
29129072210098	NIGBUR	1820 N BUSINESS HIGHWAY 51	104,400	-	102,500	IB	
29129072210097	NIGBUR	1740 N BUSINESS HIGHWAY 51	299,200	883,800	1,161,600	IB	
29129072210088	AMERICAN EDGE INC	1730 N BUSINESS HIGHWAY 51	209,700	263,900	465,000	IB	
29129072210099	T BIRD ENTERPRISES L	1739 MERRILL AVE	23,200	-	22,800	IB	
29129072210096	PRAECAVEO LLC	1700 N BUSINESS HIGHWAY 51	500,600	1,252,300	1,721,200	IB	
29129072210100	T BIRD ENTERPRISES L	1735 MERRILL AVE	68,200	-	67,000	B3	
29129072210087	BACK FORTY PROPERTIE	1740 MERRILL AVE	44,500	70,300	112,700	R2	
29129072210101	T BIRD ENTERPRISES L	1731 MERRILL AVE	29,900	57,100	85,400	B3	
29129072210102	SMAZAL	1729 MERRILL AVE	54,100	45,600	97,900	B3	
29129072210085	BACK FORTY PROPERTIE	1732 MERRILL AVE	25,300	70,300	93,900	R2	
29129072210084	BACK FORTY PROPERTIE	1728 MERRILL AVE	25,400	53,000	77,000	R2	
29129072210089	NELSON	1522 ARLINGTON LN	36,800	80,600	115,300	R2	
29129072210094	BACK FORTY PROPERTIE	1418 ARLINGTON LN	36,200	-	35,500	B3	
29129072210091	KLEIBER	1510 ARLINGTON LN	35,500	52,300	86,200	R2	
29129072210095	MERRILL AVENUE INVES	1724 MERRILL AVE	83,600	134,900	214,600	B3	
29129072210092	BACK FORTY PROPERTIE	1504 ARLINGTON LN	22,600	68,600	89,600	R2	
29129072320998	RIVER VALLEY STATE B	1605 MERRILL AVE	228,900	-	224,800	IB	
29129072210093	T BIRD ENTERPRISES L	1502 ARLINGTON LN	23,100	91,000	112,000	R2	
29129072210103	YOUTSOS REAL ESTATE	1719 MERRILL AVE	35,800	96,200	129,600	B3	
29129072210125	YOUTSOS REAL ESTATE	1709 MERRILL AVE	90,600	42,600	130,800	IB	
29129072210104	YOUTSOS REAL ESTATE	1709 MERRILL AVE	47,600	144,400	188,500	IB	
29129072210007	YOUTSOS REAL ESTATE	1705 MERRILL AVE	63,200	72,700	133,400	IB	
29129072210008	SPDW PROPERTIES LLC	1707 MERRILL AVE	56,900	54,400	109,300	IB	
29129072740998	117 S 17TH AVENUE LL	117 S 17TH AVE	141,500	59,500	197,400	IB	
29129072740950	2404 STEWART AVENUE	1708 STEWART AVE	177,700	284,300	453,700	IB	
29129072740948	FLAD DEVELOPMENT & I	1700 STEWART AVE	-	-	-	B2	
29129073410838	WAUSAU STEWART LLC	504 S 17TH AVE	-	-	-	B2	
29128070310985	SCZYGELSKI	1310 S 13TH AVE	23,000	-	22,600	R2	
29128070310999	XIONG	1308 S 12TH AVE	19,200	131,000	147,500	R2	

RESOLUTIONS 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 for Amendment Two to Tax Incremental Financing District Number 6, City of Wausau (TID # 6)	
Committee Action:	Plan Commission 6-0 Finance Committee 4-0 Economic Development Committee 5-0
Fiscal Impact:	The project plan is not an expenditure commitment
File Number:	05-0406
Date Introduced:	June 21, 2011

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, 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 newly proposed amended boundaries and plan of TID # 6; and

WHEREAS, on June 7, 2011 the Plan Commission held a public hearing on approving the boundaries and project plan Amendment Two to the Project Plan for TID Number Six; and

WHEREAS, prior to 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, in accordance with Wisconsin's Tax Increment Law, the area to be included in Amendment Two to Tax Incremental District Number Six, 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 additional territory to be included in Amendment Two to Tax Incremental District Number Six; and

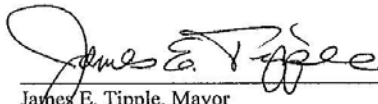
WHEREAS, the Finance Committee and Economic Development Committee have reviewed the plan and concur with the summary of findings as required by Wisconsin Statute 66.1105(4m)(c) including:

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

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

1. That the territory described and shown on in the Project Plan Amendment Two is hereby included in the amended boundaries of Tax Incremental District Number Six, City of Wausau;
2. That real property within the area included in the amended district is suitable for industrial sites within the meaning of Section 66.1101 of the Wisconsin Statutes and has been zoned for industrial use. To further define industrial development, this plan refers to the definition of "industrial project" found in Section 66.1103(2)(k) to include but not be limited to the following: assembling, fabricating, manufacturing, mixing or processing facilities, telecommunications facilities, pollution control facilities, printing facilities, hospitals, clinics, nursing homes, animal hospitals and veterinary clinics, industrial park facilities, national or regional headquarter facilities, recreational facilities, convention centers, trade centers as well as related hotels/motels, warehousing, distribution, research, data processing facilities;
3. 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;
4. That the improvement of the area included in Amendment Two to Tax Incremental District Number Six is likely to significantly enhance the value of substantially all of the other real property in such district;
5. That the project costs in the project plan directly serve to promote development consistent with the purpose for which the district was created;
6. That the project plan for the development of the property in the area included in Amendment Two to Tax Incremental District Number Six is approved and that the plan is feasible and in conformity with the City's community and economic development objectives;
7. 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
8. 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 Six and the project plan.

Approved:


James E. Tipple, Mayor

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

Approving the Boundaries correction to Amendment Two to Tax Incremental Financing District Number 6, City of Wausau (TID # 6) to include a corrected map that is coterminous.

Committee Action: Plan Comm: Approved 6-0
ED Committee: Approved 5-0
Finance: Approved 5-0

Fiscal Impact: The project plan is not an expenditure commitment

File Number: 05-0406	Date Introduced: November 15, 2011
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WHEREAS, the City's Economic Development strategy focuses on the attraction, retention and sustainability of business, community amenities, and industrial development activities alongside improving the infrastructure to attract new businesses and build property tax base; and

WHEREAS, the Finance Committee and the Economic Development Committee of the City of Wausau had recommended and the Plan Commission had 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 # 6; and

WHEREAS, the Plan Commission held a public hearing on June 7, 2011, the Finance and Economic Development Committee recommended and concurred with the plan to accept the project Plan Amendment Two for TID Number Six; and

WHEREAS, the Common Council considered and approved the project Plan Amendment Number Two for TID Number Six on June 21, 2011; and

WHEREAS, the Joint Review Board approved Plan Amendment Two for TID Number Six on July 13, 2011; and

WHEREAS, October 21, 2011, City of Wausau staff recommended that the map be corrected to meet the requirement of contiguous boundaries whereby streets and roadways are bound by taxable properties between areas within the TID district; and

WHEREAS, prior to 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 indicating that a revised map would be considered; and

WHEREAS, on November 2, 2011, City of Wausau staff brought back a revised map that met the definition of coterminous and presented it to the Economic Development and Finance Committees for review; and

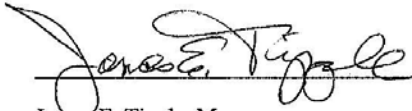
WHEREAS, on November 2, 2011 Economic and Finance committees recommended that the corrected map be accepted; and

WHEREAS, on November 15, 2011, the Plan Commission held a public hearing to approve the boundaries, including the corrected map that shows areas to be contiguous, and to approve the project Plan Amendment Two to the Project Plan for TID Number Six; and

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau, under the powers granted by the authority of the Wisconsin Statutes defining Tax Increment Law, approves:

Territory described and shown on and in the Project Plan Amendment Two, including a corrected map that is coterminous, and is hereby included in the amended boundaries of Tax Incremental District Number Six, City of Wausau.

Approved:



James E. Tipple, Mayor

RESOLUTIONS OF THE JOINT REVIEW BOARD

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

RESOLUTION OF THE JOINT REVIEW BOARD	
Approving the Boundaries and Project Plan for Amendment Two to Tax Incremental Financing District Number 6, City of Wausau (TID # 6)	
File Number:	Date Introduced:

WHEREAS, the City of Wausau, Marathon County, Wisconsin seeks authorization to amend the boundaries and project plan for Tax Increment District Number Six, (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 boundary amendment presented by the City of Wausau attached to this resolution; and

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

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

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

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

Passed and Approved on 13th of July, 2011

City of Wausau Tax Increment District Number Six
Joint Review Board Members

[Handwritten signatures of board members]

Representing

City of Wausau

Citizen Member

Marathon County

Northcentral Technical College

Wausau School District

RESOLUTION OF THE JOINT REVIEW BOARD	
Approving the Boundaries Correction to Amendment Two to Tax Incremental Financing District Number 6, City of Wausau (TID # 6)	
File Number: 05-0406	Date Introduced: 11/16/2011

WHEREAS, the Joint Review Board approved the project plan Amendment Number Two for Tax Increment District Number Six, on July 13th, 2011; and

WHEREAS, on October 21st, 2011 City of Wausau staff recommended the boundary map be corrected to meet the requirement of contiguous boundaries; and

WHEREAS, the Board has reviewed the boundary correction presented by the City of Wausau,

NOW, THEREFORE, BE IT RESOLVED by the Joint Review Board of the City of Wausau that the boundary correction be approved,

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

Passed and Approved on 16th of November, 2011

City of Wausau Tax Increment District Number Six
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

Anne L. Jacobson
City Attorney

Patricia Cal Baker
Assistant City Attorney

June 13, 2011

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

Re: Project Plan for Amendment Number Two to Tax Incremental District Number Six

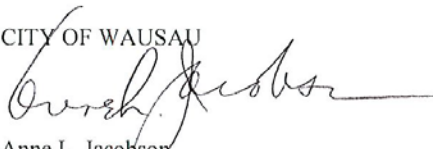
Ladies and Gentlemen:

I have reviewed the proposed project Plan Amendment Two to Tax Incremental District Number Six. It appears compliant with all the requirements of Section 66.1105(4)(h)1. If the project plan amendment is the same as this proposal, then I would opine that the project plan amendment is complete and in compliance with Section 66.1105(4)(h)1. of the Wisconsin Statutes.

Should you need my opinion on anything else or need any other assistant in this matter, please let me know.

Very truly yours,

CITY OF WAUSAU



Anne L. Jacobson
City Attorney

ALJ:lp