



\*\*\* All present are expected to conduct themselves in accordance with our City's Core Values \*\*\*

## OFFICIAL NOTICE AND AGENDA

of a meeting of a City Board, Commission, Department, Committee, Agency, Corporation, Quasi-Municipal Corporation, or sub-unit thereof.

Meeting of: **JOINT REVIEW BOARD**  
Date/Time: **Monday April 28, 2025 at 7:30AM**  
Location: **City Hall, Council Chambers**  
Members: Lisa Rasmussen (Chair), Samantha Fenske, Chet Strebe, Joshua Viegut, James Tipple

### AGENDA ITEMS FOR CONSIDERATION (All items listed may be acted upon)

- 1 Call to Order
- 2 Discuss the responsibilities of the Joint Review Board
- 3 Discussion regarding Tax Increment District No. 3 Project Plan Amendment #6 in Order to Add Projects and Project Costs
- 4 Discussion regarding Tax Increment No. 7 Project Plan Amendment #4 in Order to share surplus increments with Tax Increment District #12 for the year 2026
- 5 Discussion regarding Tax Incremental District No. 8 Project Plan Amendment #5 in Order to Add Projects and Project Costs

Adjournment

Chair, Lisa Rasmussen

**Questions regarding this agenda may be directed to Maryanne Groat, Finance (715) 261-6645**

It is possible and likely that members of, and possibly a quorum of the Council and/or members of other committees of the Common Council of the City of Wausau may be in attendance at the above-mentioned meeting to gather information. **No action will be taken by any such groups.**

**This Notice was posted at City Hall and sent to the Wausau Daily Herald on 04/17/2025 at 3:30pm.**

*In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6590 or [ADAServices@ci.wausau.wi.us](mailto:ADAServices@ci.wausau.wi.us) to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.*

### 3. Complete the TID Final Audit (sec. [66.1105\(6m\)\(b\)](#), Wis. Stats.)

Municipality must:

- Have a Certified Public Accountant (CPA) complete the final audit for all revenue and expenditures during the TID life
- Save a copy of the audit in its TID records and does not need to submit a copy to DOR

### 4. E-file the TID Final Accounting Report (PE-110) (sec. [66.1105\(8\)\(c\)](#), Wis. Stats.)

- Before the termination is final, the municipality must electronically file (e-file) the Final TID Accounting Report ([Form PE-110](#)) using [MyDORGov](#)
- TID Final Accounting Report ([Form PE-110](#)) is due to DOR based on the date agreed upon between the municipality and DOR on the Final Accounting Submission Date Agreement ([Form PE-223](#))
- TID Final Account Report ([Form PE-110](#)) includes total expenditures and revenue during the TID life based on the final audit

If a municipality does not e-file this report within the specified timeframe, it will delay the certification of future TIDs. For more details on termination reporting, review (sec. [66.1105\(8\)\(c\)](#), Wis. Stats.).

#### Final Accounting Report must show either:

- Increment revenue paid all project costs and the TID account has a surplus. The municipality must return the excess increments to the overlying taxing jurisdictions in proportion to the amounts that belong to each taxing jurisdiction.
- Increment revenue did not cover the project costs and the TID account has a deficit. The municipality is responsible for paying the remaining debt.

The final TID account balance must be zero either after the surplus is distributed or after the municipality pays the remaining debt.

## III. Joint Review Board (JRB)

### A. JRB Purpose

State law requires a JRB to oversee each Tax Incremental District (TID). State law defines its members and responsibilities. JRB members represent a taxing jurisdiction (municipality, county, school, technical college). It is the JRB's responsibility to approve or deny the creation or amendment of a TID. When the JRB approves a TID, it agrees the development needs Tax Incremental Financing (TIF) to proceed. The JRB jurisdictions agree to sacrifice some amount of tax revenue for years into the future expecting the tax base will ultimately increase.

### B. JRB Members

The JRB consists of one representative from each taxation jurisdiction (school district, technical college, county, municipality), and one public member.

#### District representatives

- **School** – the school board president, or their designee with preference to the school district's finance director. If the TID is located in a union high school district, the school seat is shared by the union high school representative and school district representative; each having one-half vote.
- **Technical college** – the technical college district director, or their designee with preference to the district's chief financial officer
- **County** – the county executive or the county board chairperson, or this person's designee with preference to the county treasurer

- **City/village/town** – the mayor or city manager, the village board president, town board chairperson or their designee with preference to the person who administers the economic development programs, the municipal treasurer or another person with knowledge of local government finances
- **Public member** – a majority of the other members chooses the public member at the JRB's first meeting. State law has no requirements for the public member. A public member can be appointed as chairperson. For a multijurisdictional TID, each participating municipality may appoint one public member.

If more than one school, union high school, technical college or county district has the power to levy taxes on the property within the TID, the district with the greatest **value** chooses the representative to the JRB.

## Examples:

- School District "A" serves 75% of the area in the TID, but only has 40% of the TID value. School District "B" serves 25% of the area in the TID but has 60% of the TID value. District "B" chooses the JRB member.
- In the case of a territory amendment, if adding property from one county to an existing TID in a different county, the county with the majority value chooses the JRB member. The calculation to determine majority value is the existing base value plus the additional parcels' current value.

## C. JRB Procedures

### 1. Organize the JRB

- When creating a TID, the municipality must send the overlying taxing districts a letter with a copy of the public hearing notice (by first class mail before the notice is published) to request a representative serve on the JRB
- Within 14 days after the public hearing notice is published and before the public hearing, all JRB members must be appointed and the first organizational meeting held. At the organizational meeting, the members must select a public member and chairperson by majority vote. They may also review details of the TID proposal. **Note:** For any TID amendment, state law requires an initial JRB meeting before the public hearing
- Any JRB member may request additional JRB meetings or public hearings
- At all JRB meetings, one of the members must take minutes and record votes. The municipality must keep the minutes in the TID records.
- The municipality must publish a notice for any JRB meeting at least five days before the meeting, under state law (ch. [985](#) and sec. [66.1105\(4m\)\(e\)](#), Wis. Stats.). This does not apply to town TIDs created under sec. [60.85](#), Wis. Stats. or Environmental Remediation TIDs created under sec. [66.1106](#), Wis. Stats.

### 2. Approve or deny the resolution

- After receiving the municipal resolution, the JRB must meet again to vote on the resolution:
  - » **Within 45 days** – City/Village TIDs created under sec. [66.1105](#), Wis. Stats.
  - » **Between 10 days and 45 days** – Town TIDs created under sec. [60.85](#), Wis. Stats. or Environmental Remediation TIDs created under sec. [66.1106](#), Wis. Stats.
- The JRB adopts its own resolution to document its decision based on the three criteria required in state law

### 3. Respond to municipality

- JRB must respond to municipal officials within seven days of its decision
- If the JRB rejects a resolution, the JRB must explain in writing why the proposal did not meet the decision criteria

## D. JRB Document Review

The municipality must provide the JRB with specific information under state law (secs. [66.1105\(4\)\(i\)](#) and [60.85\(3\)\(k\)](#), Wis. Stats.). JRB members may request missing or additional information.

### 1. Required information the municipality must provide

- Specific projects and costs, including the amounts expected to be paid by tax increments and the estimated tax increments over the life of the TID
- Value increment after project costs are paid and the TID terminates
- Reasons why the property owners benefitting from the improvements within the TID should not pay the project costs
- Share of the projected tax increments estimated to be paid by the property owners in each of the overlying taxing jurisdictions
- Benefits the taxpayers will receive to compensate for their share of the projected tax increments

### 2. Additional information the JRB must review (sec. [66.1105\(4m\)\(b\)1.](#), Wis. Stats.)

- **Public records** – copies of the public hearing minutes and notices
- **Planning documents** – copies of the project plan and signed development agreement, if applicable
- **Resolutions** – copies of the Planning Commission and municipal resolutions

### 3. Additional information the JRB may request

- **Economic feasibility study** – detailing the projected tax increments and estimates of increased property values
- **For multijurisdictional TIDs** – copy of the signed intergovernmental agreement created under state law (sec. [66.0301](#), Wis. Stats.). The agreement must provide the specific information listed in sec. [66.1105\(18\)\(b\)](#), Wis. Stats.

## E. JRB Decision Criteria

The JRB must make a decision based on the documents and information provided by the municipality and three criteria found in state law (secs. [66.1105\(4m\)\(c\)](#), [66.1106\(3\)\(c\)](#), and [60.85\(4\)\(c\)](#), Wis. Stats.). The JRB must determine whether the:

1. Development expected in the TID would occur without the use of TIF ("but for" requirement)
2. Economic benefits of the TID, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements
3. Benefits of the proposal outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions

Each criterion is important to ensure the TIF project is beneficial for all taxpayers in the overlying taxing jurisdictions. Many consider the first criterion, the "but for" requirement, the most important. "But for" gets its name from the phrase, "This development would not happen but for the financial support of TIF." This means the project is not economically viable without the use of TIF to pay for the infrastructure improvements. Review [But for Requirement](#) for more information.

### Questions to consider

1. Would the expected development occur without ("but for") the use of TIF? Would the development occur if the project was scaled back or the timeframe pushed out? Did similar projects proceed without the use of TIF?
2. Will the development's economic benefits measured by increased employment, business and personal income and property value, compensate for the cost of the improvements?
3. Do the benefits outweigh the taxes residents of overlying districts are expected to pay?
4. How does the planned development fit into the overall economic picture in the district? How does the development fit with other development in the district? Will the potential businesses benefit the district in the long term? How many and what type of jobs will this development create?



5. How does the TID benefit taxpayers in my district? Is the total expenditure for eligible project costs feasible?
6. Is there a better use for the development site, the tax revenue and the limited TIF capacity?
7. What is the general opinion of my district's residents on this TID?
8. How will the planned development affect the demand for services in my district? Consider items such as: increased population, traffic impact, fire and police protection, emergency medical services, water, sewer, administrative services, increased student population, demand for training or housing.
9. Is the developer receiving a subsidy, such as a cash grant, incentive or forgivable loan? If so, how was the need and benefit analyzed? Is there a written developer's agreement? Was the public informed of the developer's subsidy in the published hearing notice?
10. What guarantees are in place to ensure the development will occur as anticipated and the property value will increase as expected?

## F. DOR Review Procedure

Under state law (sec. [66.1105\(4m\)\(b\)4](#), Wis. Stats.), the JRB may request DOR review the facts contained in the documents listed in [Additional information the JRB must review](#).

### 1. To request a DOR review

- Majority of the JRB members must support the request
- JRB must submit a written request to DOR and must specify which fact or item the members believe is inaccurate or incomplete
- Review [JRB Request for DOR Review](#) for more information

### 2. DOR review

- Within 10 working days of receiving a request for review that complies with the filing requirements, DOR will investigate the issues raised and send a written response to the JRB
- If DOR determines the information does not comply with state law or contains a factual inaccuracy, the JRB may request (but may not require) that the municipality correct and resubmit the proposal for review
  - » **If the municipality resubmits the proposal** – the JRB must vote to approve or reject based on the criteria in state law. The JRB must submit its decision to the municipality within 10 working days after receiving the resubmitted proposal.
  - » **If the municipality does not resubmit the proposal** – the TID is not certified
- If DOR does not identify any factual inaccuracies, the JRB must vote to approve or reject as otherwise specified in state law. The JRB must submit its decision to the municipality within 10 working days of receiving DOR's written response.

## G. After the JRB approves a TID

- Municipality sends DOR a request to certify the TID and includes all the required documents. If DOR determines procedures were followed, DOR will email the municipality a certification letter.
- While the TID is active, the JRB must meet yearly to review the annual performance and status of the TID based on the annual report (secs. [60.85\(4\)\(d\)](#), [66.1105\(4m\)\(f\)](#) and [66.1106\(3\)\(e\)](#), Wis. Stats.)

# CITY OF WAUSAU TAX INCREMENT DISTRICT THREE PROJECT PLAN AMENDMENT #6



Finance Committee: April 22, 2025

Joint Review Board - Initial Meeting: April 28, 2025

Plan Commission: April 29, 2025

Common Council: May 13, 2025

Joint Review Board: TBD

PLAN DATE:

4/15/2025

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## TYPE AND GENERAL DESCRIPTION OF THE DISTRICT

This document is the sixth amendment to the *Tax Incremental Finance District No. 3 Project Plan*. Tax Increment District No. 3 is an existing blight district, which was approved by the Wausau Common Council on September 1, 1994.

Major components of the existing modified plan include:

- Riverfront redevelopment and renewal
- Residential blight elimination
- Parking improvements
- Commercial development and redevelopment
- Public infrastructure improvements

The district boundaries have been amended in 2000, 2007 and in 2020.

The district projects were amended in 2000, 2007, 2013 and 2023.

The district received special legislation in 2013 within Wisconsin Act 32 which enabled the district to undergo five territory amendments and extended the maximum life and expenditure period by ten years.

## AMENDMENT 6 PURPOSE AND SUMMARY

This amendment furthers the original goals of the district by supporting additional riverfront redevelopment, environmental remediation riverfront industrial sites, extending the river Edge trail, supporting downtown parking capital improvements, reconstruction of downtown streets. The plan amendment adds project costs within the district and the ½ mile radius including:

Fulton Street 1st to N 7th St - water and sewer	900,000
1st Street River Drive, McIndoe St to 300' of Fulton water and sewer	130,000
Mall Grid Street construction and engineering including water, sewer, sidewalks, lighting and other related costs	4,450,000
Demolition of the water plant	1,850,000
Second Street Short Street to Dekalb Street including Water and Sewer	300,000
Parking Ramp Improvements ( Penneys and Jefferson)	600,000
Onstreet Parking McIndoe Street, Franklin Street, and 4th Street	238,000

## EXPECTED TERMINATION

Based upon current law, Tax Increment District Three expenditure period ends in 2027 with the termination required in 2031.

## SUMMARY OF FINDINGS

As required by s.66.1105 Wisconsin Stats., and as documented in the original project plan along with this amendment and the related attachments contained and referenced herein, the following findings are made:

1. **That the “but for” amendment of the Project Plan, the development projected to occur as detailed in the Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the city.** In making this determination the city has considered the following:
  - The original findings of the Project Plan for TID #3 are all still valid and are hereby referenced and incorporated into this amendment.

- The projects contemplated by the plan amendment are necessary to fully achieve the goals of the District Project Plan including rehabilitation of the area, riverfront renewal and remediation, creation of new tax base and other economic benefits.
  - Financial support on infrastructure neutralizes cost obstacles and allows the City to continue to commit to renewal efforts.
2. **The economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the costs of the improvements.** In making this determination, the City considered the following information: As demonstrated in the Economic Feasibility Section of this Project Plan, the total tax increments projected to be collected are sufficient to pay for the proposed Project Costs. On this basis alone, the finding is supported.
  3. **The benefits for the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** The project costs of the district relate to promoting development and redevelopment in the district. Redevelopment brings more tax base and economic activity which will support and grow existing and new businesses.
  4. **The improvements made within the district are likely to significantly enhance all other real property values.** Redevelopment of property and elimination of blight improves the marketability and demand for surrounding properties.
  5. **The project costs relate directly to the blight objective of the original district.**
  6. **The city estimates that less than 35% of the territory within the district, as amended, will be devoted to retail business at the end of the district's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b) and 66.1105(6) (am)1.**
  7. **The equalized value of taxable property of the amendment area plus the value increment of all existing tax incremental district within the City does not exceed 12% of the total equalized value of taxable property within the City.** This is not applicable as the no boundary amendment is proposed.
  8. **The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.**

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

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

1. **STREETS.** The city will construct and or reconstruct certain streets, alleys, access drives, and parking areas. Eligible project costs include, but are not limited to, excavation; removal or placement of fill; construction of road base; asphalt, concrete or brick paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts and catch basins; retaining walls; utility relocation and burying overhead utility lines; conventional or decorative street lighting; enhancement, construction or reconstruction of median areas; installation or replacement of traffic signals and traffic signs; pavement marking; right-of-way restoration and installation of fences, berms and landscaping.
2. **PROPERTY ACQUISITION FOR DEVELOPMENT AND/OR REDEVELOPMENT.** To promote and facilitate development or redevelopment of both residential and commercial properties and to further the objective of blight elimination, the City may contribute to the acquisition of property within the district and the half-mile radius. The cost of property acquired, and any costs associated with the transaction are eligible costs. Transactional costs include costs such as fee title, easements, appraisals, consultant, and broker fees, closing costs, surveying, and mapping. Following acquisition, other project costs may be incurred to make the project suitable for development/redevelopment. If total project costs incurred by the City to acquire and



prepare the site for development/redevelopment exceed the revenues or other consideration received from the sale or lease of the property, the deficit amount shall be considered “real property assembly costs” as defined in State Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible project cost. The city seeks to purchase strategic sites on the river that will allow the city to expand the river edge trail and promote redevelopment.

3. ENVIRONMENTAL AUDITS AND REMEDIATION. Any cost incurred by the City related to environmental audits, testing, and remediation is eligible project costs.
4. DEMOLITION AND SITE WORK. Development and redevelopment of the area may require site preparation such as demolition, grading, fill, construction of retaining walls and other activities related to modifying property to make it suitable for private sector development or redevelopment. This may include the demolition of the Dive Point building, Wausau Chemical and Water Plant facilities.
5. ACQUISITION OR RIGHTS-OF-WAY. The City may need to acquire property to allow for installation of street access, driveways, sidewalks, utilities, stormwater management practices, river edge development or other public infrastructure.
6. ACQUISITION OF EASEMENTS. The city may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices, river edge development or other public infrastructure.
7. WATER, SEWER, AND STORMWATER IMPROVEMENTS - to allow for development and/or redevelopment to occur the city may need to construct, alter, rebuild, or expand utility infrastructure within the district. Eligible project costs would include but are not limited to the following: distribution and collection mains; manholes clean out and valves; hydrants; service laterals; interceptor sewers; stormwater infiltration, filtration, and detention; and all related appurtenances.
8. ELECTRICAL SERVICE. To assure a site is suitable for development or redevelopment, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines.
9. GAS SERVICE. To create sites suitable for development or redevelopment, the City may incur costs to provide, relocate or upgrade gas mains and services.
10. COMMUNICATION INFRASTRUCTURE. To create sites suitable for development or redevelopment, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to, telephone lines, cable lines and fiber optic cable.
11. PARKING ENHANCEMENTS AND INFRASTRUCTURE. The existing plan included the construction, reconstruction, and demolition of existing infrastructure if necessary. Parking infrastructure includes surface parking lots, street parking, and parking ramps, skywalks and related parking enforcement, metering, and revenue systems.
12. STREETSCAPING AND LANDSCAPING. The city will provide landscaping and streetscape to improve the aesthetics and attract quality development.
13. RIVER EDGE TRAIL EXPANSION AND ENHANCEMENTS. The city may construct bike and pedestrian trails to the areas noted as opportunities allow and improve existing infrastructure as necessary this may include easement acquisition. Several areas are denoted for trail improvements on the map. These areas will connect existing sections to provide longer hiking opportunities. In addition, the proposed land acquisition on the north riverfront will allow for connectivity to Gilbert Park and connect sections of the trail on the westside of the river. These expenditures may occur anywhere along the trail so long as it is within the district boundaries or ½ mile radius.
14. CASH GRANTS AND DEVELOPMENT INCENTIVES. The City may enter into development agreements with property owners or developers for the purpose of sharing costs and eliminating financing to encourage the



desired kind of improvements, eliminate blight and assure sufficient tax base is generated to recover project costs. No cash grant will be provided until a development agreement is executed with the recipient of the cash grant. Funds may be provided in the form of a cash grant, forgivable loan, direct loan, loan guarantee or “Pay-As-You-Go” financing. Such funds may be provided at terms appropriate to, and as demonstrated to be required by the proposed economic development and or housing project. Specific areas that have redevelopment potential are highlighted on the map in yellow.

15. **PROFESSIONAL SERVICE.** Including but not limited to engineering, architectural, planning studies, legal services, financial and accounting services, and costs of informing the public with respect to plan amendment and plan implementation.
16. **FINANCE COSTS –** Interest, financing and debt issuance costs, financial advisor fees are included as project costs.
17. **ADMINISTRATIVE COSTS.** These include but are not limited to a portion of the staff salaries associated with managing the project plan through implementation and termination. Accounting and legal fees associated with the management of the plan. Engineering, surveying, inspection, planning, community development, financial and legal are a sample of staff activities involved in managing these plans.

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

Project costs are any expenditure made, estimated to be made of monetary obligations incurred or estimated to be incurred by the City as outlined in this plan, other plan amendments or the original Project Plan. Costs identified are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Project costs will be diminished by any income including special assessment, grants, donations, or other revenues.

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

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

### **PROPOSED CHANGES IN ZONING ORDINANCES**

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

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

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

### **EXISTING USES AND CONDITIONS**

A map depicting the existing uses and conditions of property within the district was included in the original plan and boundary amendments. Since the scope of this amendment is limited to incurring project costs no map changes are necessary. North riverfront properties are currently zoned medium industrial and urban mixed-use. These parcels may be re-zoned to be compatible as redevelopment occurs.

## RELOCATION

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

## ORDERLY DEVELOPMENT OF THE CITY OF WAUSAU

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

## EQUALIZED VALUE TEST

This amendment adds project costs without boundary changes and as such the 12% equalized value test is not applicable. The current valuation test is provided as additional information only. The City Common Council has terminated Tax Increment District Six, and the 2025 values will likely show the City is below the 12% limit.

	TID Co-muni Code	TID No.	Base Year	2024 TID Current Value	2024 TID Value Increment	2024 Total Muni Equalized Value	12% Test
Wausau	37291	003	1994	166,980,900	132,436,700		
	37291	006	2005	264,719,700	189,228,100		
	37291	007	2006	111,955,000	84,429,100		
	37291	008	2012	112,614,100	73,236,200		
	37291	009	2012	2,050,100	970,600		
	37291	010	2013	77,849,300	34,437,100		
	37291	011	2017	70,599,900	69,213,500		
	37291	012	2017	28,889,100	18,349,800		
Total				835,658,100	602,301,100	4,387,427,300	13.73

## ESTIMATE OF ADDITIONAL PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

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

## ECONOMIC FEASIBILITY STUDY

The cash flow projection presents projected sources and uses of funds for the district. Uses of Funds include existing and projected debt service, contractual development agreements, and estimated public work improvements and project costs included in the amended project plan and the proposed amendment. Sources of Funds include existing increment, anticipated new increment, and any other revenue sources such as interest income and developer loan repayments. The City continually refines and updates projections to reflect current economic conditions and ensure the continued financial viability of the district. The actual cash flow will change. The cash flow supports the financial viability of the proposed amendment.

## AVAILABLE FINANCING METHODS

- It is expected that the projects will be funded by general obligation promissory notes.

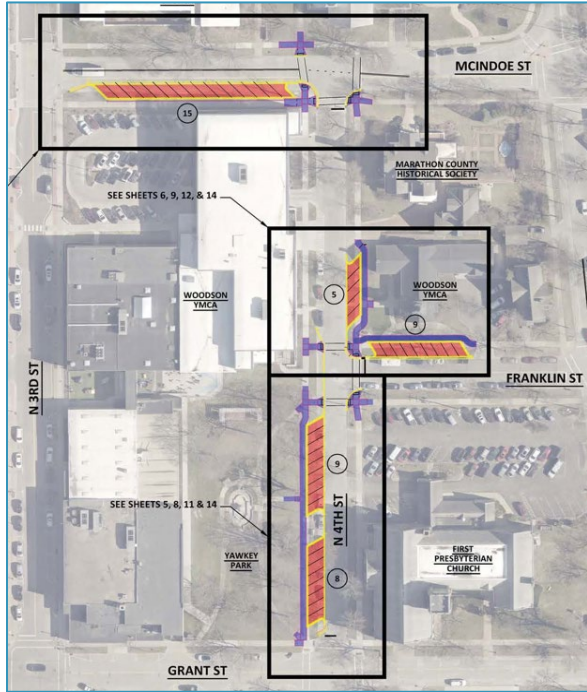
## PROJECT COSTS LOCATED WITHIN 1/2 MILE OF THE DISTRICT BOUNDARIES

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

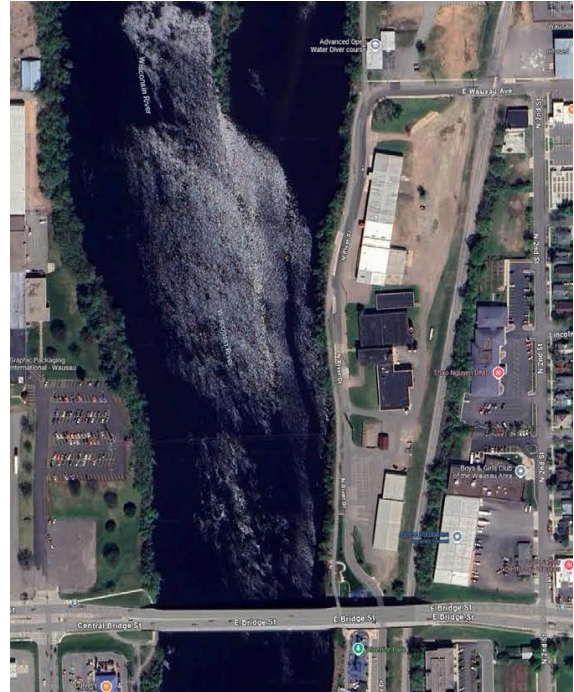
## DETAILED LIST OF PROJECT COSTS

The various project costs include engineering and other related professional services.

	Inside Boundary	1/2 Mile Boundary	Total	2025	2026
Fulton Street 1st to N 7th St - water and sewer	Y	Y	900,000	900,000	
1st Street River Drive, McIndoe St to 300' of Fulton water and sewer	Y		130,000	130,000	
Mall Grid Street construction and engineering including water, sewer, sidewalks, lighting and other related costs	Y	Y	4,450,000	4,450,000	
Demolition of the water plant	Y		1,850,000	1,000,000	850,000
Second Street Short Street to Dekalb Street including Water and Sewer	Y	Y	300,000	300,000	
Parking Ramp Improvements ( Penney's and Jefferson)	Y	Y	600,000		600,000
On street Parking McIndoe Street, Franklin Street, and 4th Street		Y	238,000	238,000	



ON STREET PARKING TO SUPPORT GROWING PARKING DEMANDS  
NORTH THIRD STREET AREA



WATER PLANT DEMOLITION STRATEGIC REDEVELOPMENT  
LOCATION



SEARS PARKING RAMP IMPROVEMENTS TO IMPROVE THE NORTH WALL AFTER THE MALL DEMOLITION

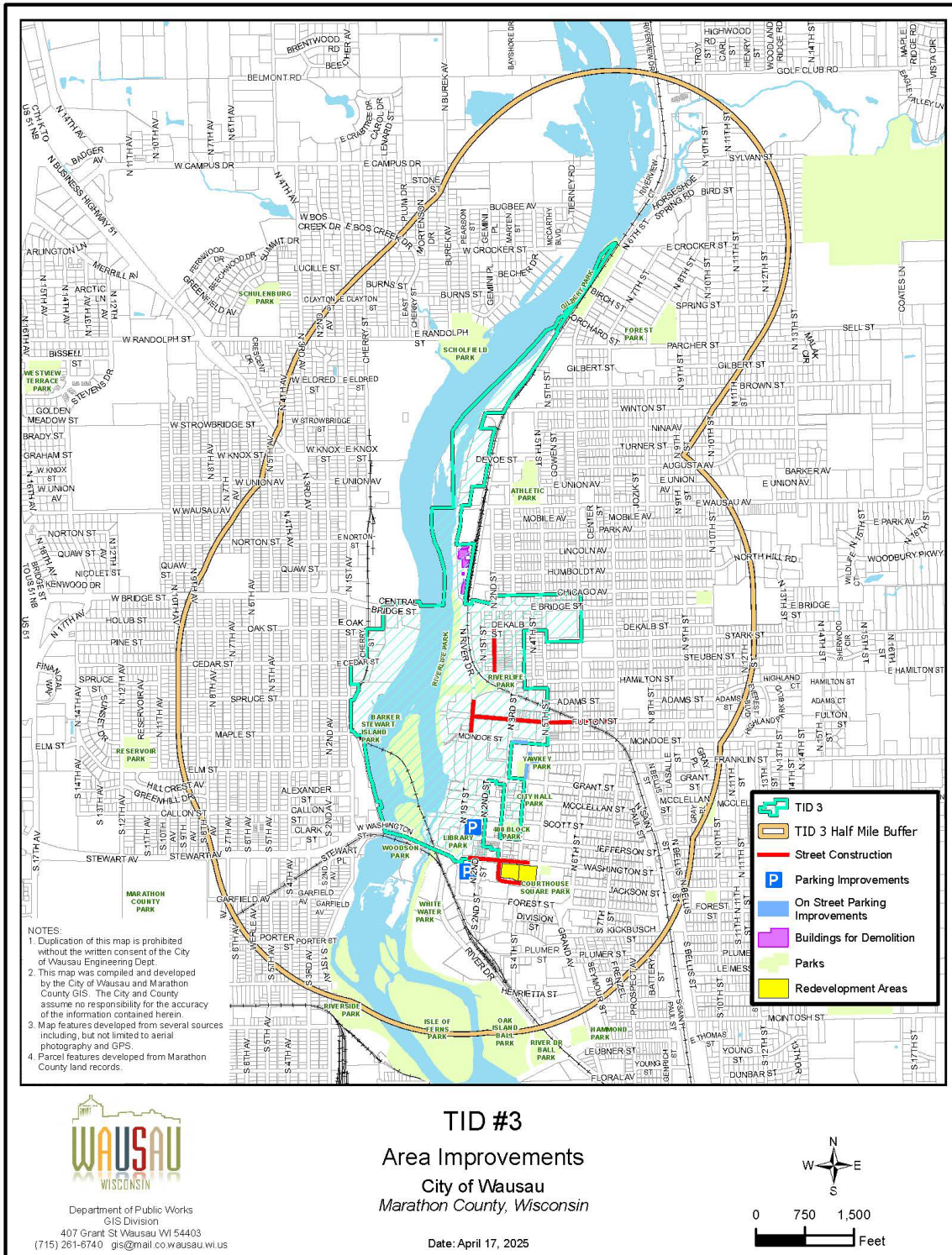
## CALCULATION OF THE SHARE OF PROJECTED INCREMENT ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS

	2024 Statement of Taxes		Additional Project Costs \$9,853,000		
County	\$	13,958,126	18.36%	\$	523,669.89
Technical College		4,080,826	5.37%		153,101.20
City		32,277,020	42.46%		1,210,943.59
School District		25,702,483	33.81%		964,285.32
TOTAL	\$	76,018,455		\$	9,853,000.00



# MAP OF TAX INCREMENT DISTRICT ROPOSED IMPROVEMENTS WITHIN THE TERRITORY AND ½ MILE BOUNDARIES

CITY OF WAUSAU TAX INCREMENT DISTRICT THREE PROJECT PLAN AMENDMENT #6 | 4/15/2025



# PROJECTED CASH FLOW

## TAX INCREMENT DISTRICT 3 CASH FLOW PROJECTION

Year	USES OF FUNDS					SOURCES OF FUNDS						Annual Surplus (Deficit)	Accumulated Balance
	Total Annual Debt Service Existing Issues	Future Debt Issues	Administrative, Consulting Services and Other Costs	Developer Incentives	Capital Expenditures	Debt Proceeds	Other Income	Advance From Other Funds	Donated Increment	Grant & Donation Income	Tax Increment		
ACTUAL													
1994					\$92,361			\$92,361				\$0	\$0
1995	\$172,413				\$2,002,575	\$2,196,447		\$237,495				\$258,954	\$258,954
1996	\$2,038,966		\$13,210		\$260,893	\$757,555	\$25,705			2,000,000	\$40,926	\$511,117	\$770,071
1997	\$185,232		\$48,599		\$1,456,671	\$4,000,000	\$31,128				\$10,998	\$2,351,624	\$3,121,695
1998	\$4,047,263		\$585		\$127,328	\$856,402	\$119,437				\$13,909	(\$3,185,428)	(\$63,733)
1999	\$510,334		\$1,095				\$10,490				\$25,163	(\$475,776)	(\$539,509)
2000	\$249,696				\$73,791		\$22,339				\$40,161	(\$260,987)	(\$800,496)
2001	\$1,820,137			\$750,000	\$110,878	\$2,093,303	\$39,970	\$750,000	\$392,198		\$47,151	\$641,607	(\$158,889)
2002	\$250,875		\$157	\$791,372	\$5,278,537	\$2,415,665	\$38,331	\$2,669,163	\$690,243	791,372	\$78,603	\$362,436	\$203,547
2003	\$956,762		\$21,834	\$1,758,625	\$14,642,438	\$16,399,335	\$580,182	\$1,012,805	\$686,173	1,258,625	\$206,394	\$2,763,855	\$2,967,402
2004	\$15,106,609			\$2,652,480	\$950,004	\$14,088,534	\$69,500	\$1,034,594	\$679,709		\$296,392	(\$2,540,364)	\$427,038
2005	\$2,533,076			\$132,520	\$98,129	\$2,000,000	\$244,642	\$957,397	\$710,142	11,000	\$632,340	\$1,791,796	\$2,218,834
2006	\$2,975,010				\$1,301,728		\$249,334	\$1,109,287	\$696,683		\$831,571	(\$1,389,863)	\$828,971
2007	\$3,122,630		\$49,012		\$1,941,789	\$1,396,190	\$211,985	\$1,020,075	\$849,518		\$992,593	(\$643,070)	\$185,901
2008	\$2,439,384				\$932,630	\$270,000	\$224,667		\$2,481,850		\$1,207,183	\$811,686	\$997,587
2009	\$2,413,435		\$27,371		\$408,872	\$320,000	\$258,562		\$685,107	21,023	\$1,922,136	\$357,150	\$1,354,737
2010	\$2,461,237		\$48,007		\$2,016,086	\$1,580,447	\$173,737		\$693,115	122,763	\$1,913,174	(\$42,094)	\$1,312,643
2011	\$2,614,684		\$54,560	\$174,000	\$4,694,503		\$186,335			1,247,316	\$1,962,727	(\$4,141,369)	(\$2,828,726)
2012	\$8,485,562		\$46,258	\$275,000	\$771,262	\$9,005,000	\$235,408			113,927	\$1,919,739	\$1,695,992	(\$1,132,734)
2013	\$2,815,752		\$54,239	\$1,000	\$1,291,332	\$1,108,000	\$150,646			166,538	\$1,764,433	(\$972,706)	(\$2,105,440)
2014	\$2,627,195		\$71,919		\$2,267,481	\$1,595,000	\$92,960			383,456	\$1,752,528	(\$1,142,651)	(\$3,248,091)
2015	\$2,224,813		\$132,683		\$4,476,374	\$4,075,000	\$167,081			1,428,463	\$1,868,669	\$705,343	(\$2,542,748)
2016	\$2,123,431		\$219,116	\$1,420,079	\$6,968,324	\$8,414,779	\$88,236		\$1,434,277	1,152,337	\$2,108,433	\$2,467,112	(\$75,636)
2017	\$3,052,086		\$571,498	82,384	2,915,824	\$6,405,000	\$806,414		\$1,321,470	1,666,750	\$2,214,368	\$5,792,210	\$5,716,574
2018	\$3,435,523		\$122,044	\$499,999	3,671,051		\$241,020		\$1,300,537	1,154,650	\$2,324,996	(\$2,707,414)	\$3,009,160
2019	\$3,253,789		\$92,553	2,190,767	2,303,850		\$285,414		\$1,119,579	36,200	\$2,771,677	(\$3,628,089)	(\$618,929)
2020	\$3,589,286		\$1,036,777		\$3,182,065	\$1,235,573	\$432,586		\$1,222,708	626,257	\$2,646,873	(\$1,644,131)	(\$2,263,060)
2021	\$2,680,994		\$13,287		\$10,773		\$698,927			182,728	\$2,580,791	\$757,392	(\$1,505,668)
2022	\$2,977,785		\$10,208		\$5,134		\$471,827				\$2,926,879	\$405,579	(\$1,100,089)
2023	\$1,891,519		\$176,092	\$41,783	\$1,213,835	\$1,250,000	\$418,993			147,680	\$3,159,210	\$1,652,654	\$552,565
2024	\$2,101,399		\$123,722	\$79,187	\$1,791,577		\$479,208				\$3,618,197	\$1,520	\$554,085
ESTIMATED													
2025	\$2,128,848		\$71,150		\$8,403,000	\$7,300,000	\$669,428			369,000	\$2,710,841	\$446,271	\$1,000,356
2026	\$3,532,857		\$35,000		\$1,450,000	\$1,450,000	\$659,428				\$2,775,000	(\$133,429)	\$866,927
2027	\$1,832,407	\$1,920,000	\$35,000				\$656,928				\$2,775,000	(\$355,479)	\$511,448
2028	\$1,837,210	\$1,920,000	\$35,000				\$655,428				\$2,775,000	(\$361,782)	\$149,666
2029	\$1,536,970	\$1,920,000	\$35,000				\$654,428				\$2,775,000	(\$62,542)	\$87,124
2030	\$1,423,601	\$1,920,000	\$35,000				\$653,928				\$2,775,000	\$50,327	\$137,451
2031	\$923,650	\$1,920,000	\$35,000				\$652,928				\$2,775,000	\$549,278	\$686,729
\$ 98,372,420 \$ 9,600,000 \$ 3,215,976 \$ 10,849,196 \$ 77,111,095 \$ 90,212,230 \$ 11,657,560 \$ 8,883,177 \$ 14,963,309 \$ 12,880,085 \$ 61,239,055													

		Inside Boundary	1/2 Mile Boundary	Total	2025	2026
Amendment 6	Fulton Street 1st to N 7th St - water and sewer	Y	Y	900,000	900,000	
Amendment 6	1st Street River Drive, McIndoe St to 300' of Fulton water and sewer	Y		130,000	130,000	
Amendment 6	Mall Grid Street construction and engineering including water, sewer, sidewalks, lighting and other related costs	Y	Y	4,450,000	4,450,000	
Amendment 6	Demolition of the water plant	Y		1,850,000	1,000,000	850,000
Amendment 6	Second Street Short Street to Dekalb Street including Water and Sewer	Y	Y	300,000	300,000	
Amendment 6	Parking Ramp Improvements ( Penney's and Jefferson)	Y	Y	600,000		600,000
Amendment 6	On street Parking McIndoe Street, Franklin Street, and 4th Street		Y	238,000	238,000	
Amendment 5	Fulton Street 1st to N 7th St - street reconstruction	Y	Y	875,000	875,000	
Amendment 5	1st Street River Drive, McIndoe St to 300' of Fulton St reconstruction	Y		260,000	260,000	
Amendment 5	Trail expansion	Y		250,000	250,000	
				9,853,000	8,403,000	1,450,000

## FINANCING PROJECTION

Year	2025 Issue \$7,300,000		2026 Issue \$1,700,000		Total
	3.4% Interest		3.4% Interest		
2026					
2027	\$ 1,599,000	\$	321,000	\$	1,920,000
2028	1,599,000		321,000		1,920,000
2029	1,599,000		321,000		1,920,000
2030	1,599,000		321,000		1,920,000
2031	1,599,000		321,000		1,920,000
Total	\$ 7,995,000	\$	1,605,000	\$	9,600,000



## RESOLUTION OF THE COMMON COUNCIL

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

### RESOLUTION OF THE PLAN COMMISSION, AND FINANCE COMMITTEE

Approving the Project Plan Amendment #6 Tax Incremental Financing District Number 3, City of Wausau (TID # 3)

Committee Action: Plan Commission  
Finance Committee

Fiscal Impact: The project plan will add project costs

File Number: 94-0907 Date Introduced: May 13, 2025

#### FISCAL IMPACT SUMMARY

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

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

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

WHEREAS, Tax Increment District Number Three was created by the city in 1994 as a revitalization effort for the central business district and riverfront; and

WHEREAS, the city now desires to amend the project plan of the district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the Tax Increment Law); and

WHEREAS, this amendment does not modify the district boundaries; and

WHEREAS, this amendment will modify the categories, locations or costs of the projects to be undertaken; and

WHEREAS, such amendment will allow for the district to incur project costs outside of, but within the one half-mile of the radius of the district as permitted under Wisconsin Statutes; and

WHEREAS, an amended project plan for the district has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the district, or to the extent provided in Wisconsin Statutes Section 66.1105(2)(f)1.n., outside of the district;

- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing proposed improvements and uses in the district;
- f. Proposed changes of zoning ordinances, master plan, map, building codes and city ordinances;
- g. A list of estimated non-project costs;
- h. A statement of the proposed plan for relocation of any persons to be displaced;
- i. A statement indicating how the amendment of the district promotes the orderly development of the city;
- j. An opinion of the City Attorney or an attorney retained by the city advising that the plan amendment is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

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

**WHEREAS**, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on April 29, 2025, held a public hearing concerning the proposed amendment to the project plan, providing interested parties a reasonable opportunity to express their views thereon; and

**WHEREAS**, after said public hearing, the Plan Commission, adopted the project plan amendment, and recommended to the Common Council that it amend the Project Plan for the district.

**WHEREAS**, the Finance Committee of the City of Wausau have recommended, and determined that the Wisconsin Tax Increment Law provides a desirable and feasible means of locally financing projects within the ½ mile boundaries of TID #3; and

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

- That development or projects 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 adopts the project plan amendment #5 of Tax Increment District Three and makes the following assertions:

1. That the Project Plan Amendment is consistent with the original classification of the district.
2. That improvements of the area are likely to significantly enhance the value of other real property in the district.
3. That the project costs directly serve to promote to eliminate blight and rehabilitate properties of the area which is consistent with the purpose for which the district was created.
4. That the project plan is feasible and in conformity with the City's master plan.
5. That the amended project plan for Tax Incremental District Number Three is adopted and that the plan is feasible and in conformity with the City's community and economic development objectives.

6. That the City estimates that less than 35% of the territory within the district, will be devoted to retail business at the end of the district's maximum expenditure period pursuant to Wisconsin Statutes Section 66.1105(5)(b) and 66.1105(6)(am)1.
7. The amendment does not modify the district boundaries.
8. That the appropriate City officials shall provide the Joint Review Board with the information needed to prepare findings relative to approving the project plan amendment; and
9. 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 Tax Incremental District Number Three project plan amendment #6.

Approved:

---

Doug Diny Mayor

## RESOLUTION OF THE JOINT REVIEW BOARD

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

RESOLUTION OF THE JOINT REVIEW BOARD	
Approving the Project Plan Amendment Tax Incremental Financing District Number 3, City of Wausau (TID #3)	
File Number:	Date Introduced:

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED by the Joint Review Board of the City of Wausau that the Project Plan Amendment #6 for the City of Wausau Tax Increment District Number Three be approved,

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

Passed and Approved  
Joint Review Board Members

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Representing

City of Wausau

Citizen Member

Marathon County

Northcentral Technical College

Wausau School District

## OPINION OF THE CITY ATTORNEY



# CITY OF WAUSAU TAX INCREMENT DISTRICT SEVEN PROJECT PLAN AMENDMENT #4



Finance Committee: April 22, 2025

Joint Review Board - Initial Meeting: April 28, 2025

Plan Commission: April 29, 2025

Common Council: May 13, 2025

Joint Review Board: TBD

PLAN DRAFT DATE:

4/11/2025



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## TYPE AND GENERAL DESCRIPTION OF THE DISTRICT

Tax Increment District No. 7 was created January 11, 2006, as a “Mixed Use” Tax Increment District to promote industry, job creation and tax base enhancements. The original project plan listed the following objectives:

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

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

The district expenditure period ended on January 10, 2021

## PREVIOUS AMENDMENTS

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

- Development incentives to offset challenges caused by the DOT Interchange expansion project.
- Construction of Menards, Kwik Trip and ENT & Allergy Associates and Surgical Associates.
- Stewart Avenue improvements.
- Parking Improvements.

The second amendment authorized the addition and removal of district parcels to facilitate parcel combinations requested by property owners and developers. It also removed parcels that would remain tax-exempt, such as the new fire station parcel. In addition, the plan authorized additional spending including:

- Street improvements of \$1,100,000 including improvements within the ½ mile boundaries.
- Parking improvements \$100,000
- Correction of streetscape improvements of \$250,000. The 1<sup>st</sup> Amendment should have identified the streetscape improvements on Highway 52 Parkway rather than on Stewart Avenue.

The third amendment authorized the district to donate increment for a three-year period ending 12/31/2025.

## PURPOSE OF THIS AMENDMENT

The purpose of this amendment is to allow Tax Increment District Number Seven to share surplus increment with Tax Increment District Number Twelve under the provisions of Wisconsin Statutes Section 66.1105(6)(f) for one year, 2026. This contribution will assist Tax Increment District Twelve with the financial costs related to the redevelopment of the mall properties.

## EXPECTED TERMINATION

Based on current law, Tax Increment District Seven's expenditure period ended in 2021 with the mandated termination required in 2026. Under this amendment, the district would contribute the increment to Tax Increment District Twelve in 2026.

## ECONOMIC DEVELOPMENT

Authorizing the sharing of increment with Tax Increment District 12 will provide resources to meet the financial challenges of redeveloping the eight-block Wausau Center Mall site. The redevelopment project razed the mall and the vacant Sears store. In 2024, underground utilities and a temporary street were constructed. In 2025, new streets, sidewalks, and utilities to 2<sup>nd</sup> Street, 3<sup>rd</sup> Street, Jackson Street, and Washington Street will be constructed. The

The TWall project is underway and will open in 2026. The Hom Furniture and Children's Museum storefronts are complete. Future projects include the demolition of the Penney's building and restoration of the north side of the Sear's Ramp.

The donated increment will support the district until redevelopment and private investment occur. The application of the donor district's surplus increment contributes to the overall economic development of the city which benefits all overlapping taxing jurisdictions.

## SUMMARY OF FINDINGS

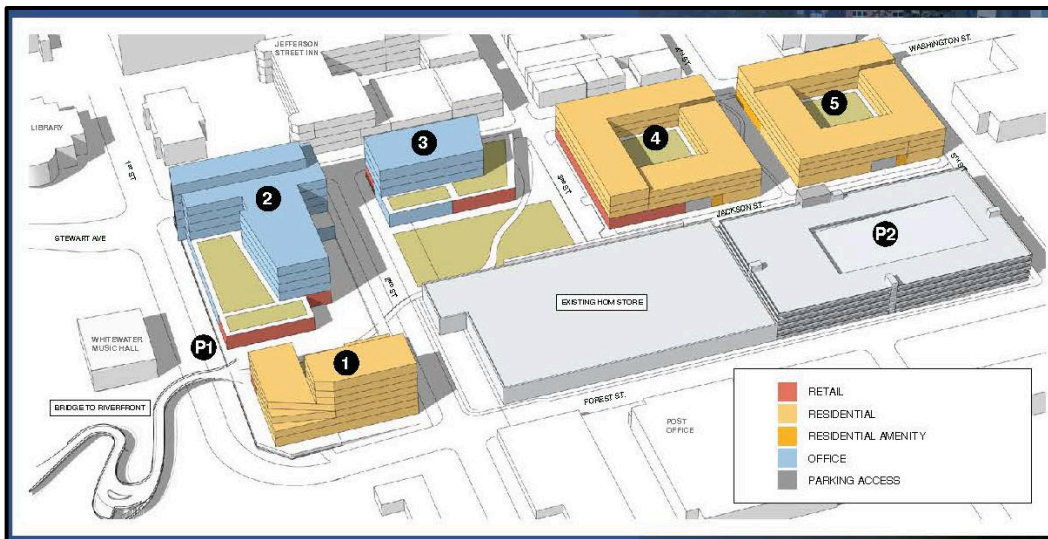
As required by s.66.1105

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 "but for"

**amendment of the Tax Increment District Seven (the donor district) Project Plan, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.** In making this determination the City has considered the following:

- Current tax increment collections for the recipient district 12 are and will be insufficient to pay for the project costs related to the demolition of the Wausau Center and anchor stores and the other streets and utilities within the site.
  - That without allocated increment the accumulated TID 12 deficits during the redevelopment period would be unmanageable and unaffordable for the City.
  - Given the lack of increment during the site preparation period and the inability to manage the deficits, the City contends that "but for the revenue sharing" the redevelopment of the mall will not occur within the time frame and in the manner proposed.
  - All taxing jurisdictions will ultimately share in the benefit of the redevelopment project and the increased tax base that will come when new development occurs, so it is appropriate for all taxing jurisdictions to continue to share in the costs of implementation.
- ### 2. The economic benefits of amending the Donor District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the costs of the improvements.
- As demonstrated in the Economic Feasibility Section of this Project Plan amendment, Tax Increment District Seven will generate more than sufficient increment to pay its remaining annual debt service and accumulated deficits. On this basis alone the finding is supported.



- Approval of increment sharing with the recipient District 12 is necessary to enable the City to redevelop the functionally obsolete Wausau Center Mall and thus realize the economic benefits outlined in the recipient district project plan.
3. **The benefits for the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**

Since it is likely that the recipient district will not achieve the objectives of its Project Plan without the ability to share in the surplus increments of the Donor District (Finding #1) and since the District is expected to generate additional economic benefits that are more than sufficient to compensate for the additional cost of the improvements (Finding #2) it is reasonable to conclude that the overall additional benefits of the district's objectives and benefits outweigh the anticipated tax increment to be paid by owners of the property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would be no increase in property values without the mall redevelopment. The dramatic real estate value declines of 64% as originally published in the 2020 amendment also supports this finding.

			2020	2015	2010
			Assessed Value	Assessed Value	Assessed Value
Mall	301 Washington St	29129073620260	6,923,700	\$10,000,000	\$21,719,500
Sears	411 Washington St	29129073620270*	2,056,700	\$4,000,000	\$5,891,100
JC Penneys	101 Washington St	29129073620280	2,056,700	\$2,000,000	\$6,389,900
Younkers	300 Forest St	29129073620250	3,958,300	\$5,025,800	\$7,088,700
TOTAL			14,995,400	\$21,025,800	\$41,089,200

4. **The project costs will not change because of this amendment and no additional improvements to TID 7 will be added.**
5. **The number of retail businesses within Tax Increment District Seven will not change because of this amendment.**
6. **The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.**
7. **Tax Increment District Seven does not have any newly platted residential parcels within the boundaries.**
8. **Based upon the findings as stated above, and the original findings as stated in the creation resolution and in subsequent resolutions amending the district, the district remains a mixed-use district based on the identification and classification of the property included within the district.**

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

This amendment provides the authority for the Donor District to allocate one year of surplus increments with the Recipient District 12. No other additional project costs are involved and the statement of kind, number and location of proposed public works and other projects documented in the original and amended project plan remain in effect.

### PROPOSED CHANGES IN ZONING ORDINANCES

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

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

It is expected that this plan will be complementary to the City's Master Plan. There are no proposed changes to the master plan, map, building codes or other city ordinances for the implementation of this project plan.

## MAP SHOWING EXISTING USES AND CONDITIONS

There will be no change to district boundaries or any changes to existing uses and conditions within the district because of this amendment. A copy of this map can be found in the original or amendment plan documents.

## ORDERLY DEVELOPMENT OF THE CITY OF WAUSAU

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

## EQUALIZED VALUE TEST

No additional territory will be added to the district and as a result no equalized value test is required.

## ECONOMIC FEASIBILITY STUDY

This project plan amendment allows TID 7, the donor district, to allocate positive tax increments to Tax Increment District 12, the recipient district pursuant to Wisconsin State Statutes Section 66.1105(6)(f) which provides for the allocation of increments providing that the following are true:

- The donor district and the recipient district have the same overlying taxing jurisdictions.
- The allocation of tax increments is approved by the Joint Review Board.
- That the recipient district must be classified as a blight or rehabilitation/conservation district.
- The donor district is able to demonstrate that it has sufficient revenues to pay the current year debt service and project costs and surplus increments remain that can be allocated to pay project costs of the recipient district.

The donor and recipient districts meet the criteria established above and the cash flow exhibit shows that the district will generate \$1,728,175 of excess increment.

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

	2024 Statement of Taxes		Additional Project Costs \$1,728,175
County	\$ 13,958,126	18.36%	\$ 317,318.80
Technical College	4,080,826	5.37%	92,771.98
City	32,277,020	42.46%	733,773.65
School District	<u>25,702,483</u>	33.81%	<u>584,310.58</u>
TOTAL	\$ 76,018,455		\$ 1,728,175.00

# CASH FLOW TAX INCREMENT DISTRICT SEVEN DONOR DISTRICT

## CITY OF WAUSAU TID 7 CASH FLOW PROJECTION

	USES OF FUNDS				SOURCES OF FUNDS						
	Administrative, Existing Annual	Organization, & Discretionary	Developer	Other Project		Special	Debt	Tax	Annual	Increment	
Year	Debt Service	Costs	Incentives	Costs	Income	Assessment Income	Proceeds	Increment	Surplus (Deficit)	Donation to TID#12	Cumulative Balance
ACTUAL											
1 2006	\$2,454	\$8,963		\$341,235			\$350,000		(\$2,652)		(\$2,652)
2 2007	\$62,953	\$43,501		\$629,179	\$4,418		\$469,962		(\$261,253)		(\$263,905)
3 2008	\$153,820	\$7,223		\$3,404,359	\$6,523	\$142,006	\$3,655,000	\$100,046	\$338,173		\$74,268
4 2009	\$607,955	\$5,006		\$980,731	\$7,849	\$73,225	\$680,000	\$389,929	(\$442,689)		(\$368,421)
5 2010	\$663,182	\$16,716		\$173,275	\$10,541	\$46,848	\$78,000	\$349,929	(\$367,855)		(\$736,276)
6 2011	\$647,328	\$17,500		\$51,357	\$13,500	\$47,650		\$392,106	(\$262,929)		(\$999,205)
7 2012	\$735,028	\$11,718		\$852	\$10,871	\$35,776	\$110,105	\$367,717	(\$223,129)		(\$1,222,334)
8 2013	\$631,824	\$12,589	\$438,484	\$17,697	\$24,203	\$6,664	\$445,000	\$322,877	(\$301,850)		(\$1,524,184)
9 2014	\$671,117	\$7,002		\$2,595	\$11,136			\$416,819	(\$252,759)		(\$1,776,943)
10 2015	\$631,954	\$9,619	\$75,000	\$41,432	\$8,039			\$532,544	(\$217,422)		(\$1,994,365)
11 2016	\$613,851	\$5,850		\$440	\$40,442			\$574,301	(\$5,398)		(\$1,999,763)
12 2017	\$562,113	\$2,807		\$117,240	\$9,493			\$525,634	(\$147,033)		(\$2,146,796)
13 2018	\$505,835	\$3,903			\$9,632			\$954,823	\$454,717		(\$1,692,079)
14 2019	\$130,545	\$5,051	\$435,942		\$19,796			\$774,874	\$223,132		(\$1,468,947)
15 2020	\$51,350	\$23,544	\$260,884	\$1,070,556	\$26,267			\$1,024,683	(\$355,384)		(\$1,824,331)
16 2021	\$42,400	\$14,575	\$264,116	\$79,630	\$32,737			\$1,017,217	\$637,893		(\$1,186,438)
17 2022	\$41,600	\$4,150			\$26,267			\$1,496,305	\$1,464,852	\$278,414	\$0
18 2023	\$40,600	\$150			\$26,266			\$1,727,940	\$1,713,456	\$1,713,456	\$0
19 2024		\$150			\$26,267			\$2,136,717	\$2,162,834	\$2,162,834	\$0
20 2025		\$150			\$161,829			\$1,728,175	\$1,889,854	\$1,889,854	\$0
21 2026		\$12,150			\$161,829			\$1,728,175	\$1,877,854	\$1,887,854	\$0
TOTAL	\$6,795,909	\$212,317	\$1,474,426	\$6,910,578	\$637,905	\$352,169	\$5,788,067	\$16,560,812		\$7,932,412	



# CASHFLOW TAX INCREMENT DISTRICT TWELVE RECIPIENT

## CITY OF WAUSAU TAX INCREMENTAL DISTRICT NUMBER TWELVE CASH FLOW PROJECTION 2026 INCREMENT DONATION

Year	USES OF FUNDS				SOURCE OF FUNDS					Annual Surplus (Deficit)	Cumulative Balance
	Existing Debt	Developer Grant	Admin Costs	Capital Expenditures	Debt Proceeds	Other Revenue	Tid 7 Increment	Tax Increment	Net TWALL Increment		
2017	\$0		\$96,490	\$125,860						(\$222,350)	(\$222,350)
2018	38,681		17,793	88,015	4,005,000	11,768				3,872,279	3,649,929
2019	113,992	3,974,984	38,106	684,322		366,239				(4,445,165)	(795,236)
2020	143,553	12,974	29,945	455,051	320,000	57,819				(263,704)	(1,058,940)
2021	4,205,089	1,279,303	92,268	115,409	5,650,000	673				(41,396)	(1,100,336)
2022	121,265	115,537	127,246	670,451		45,577	278,414	323,071		(387,437)	(1,487,773)
2023	774,375	1,927,075	212,019	2,724,232	2,699,275	65,883	1,713,456	377,090		(781,997)	(2,269,770)
2024	902,343	174,407	131,555	1,068,466			2,162,834	454,658		340,721	(1,929,049)
<b>ESTIMATED</b>											
2025	884,105	160,172	70,150				1,889,854	454,658		1,230,085	(698,964)
2026	1,145,600	12,000	11,150				1,887,854	454,658	27,413	1,201,175	502,211
2027	745,950	11,967	11,150					454,658	91,745	(222,664)	279,547
2028	747,015		11,150					454,658	124,391	(179,116)	100,431
2029	741,968		11,150					454,658	125,937	(172,523)	(72,092)
2030	736,060		11,150					454,658	127,197	(165,355)	(237,447)
2031	689,675		11,150					454,658	128,469	(117,698)	(355,145)
2032	689,405		11,150					454,658	129,754	(116,143)	(471,288)
2033	689,853		11,150					454,658	131,051	(115,294)	(586,582)
2034	326,755		11,150					454,658	132,362	249,115	(337,467)
2035	325,348		11,150					454,658	133,685	251,845	(85,622)
2036	323,520		11,150					454,658	135,022	255,010	169,388
2037			11,150					454,658	136,372	579,880	749,268
<b>TOTAL</b>	<b>\$14,344,552</b>	<b>\$7,668,419</b>	<b>\$949,372</b>	<b>\$5,931,806</b>	<b>\$12,674,275</b>	<b>\$547,959</b>	<b>\$7,932,412</b>	<b>\$7,065,373</b>	<b>\$1,423,398</b>		

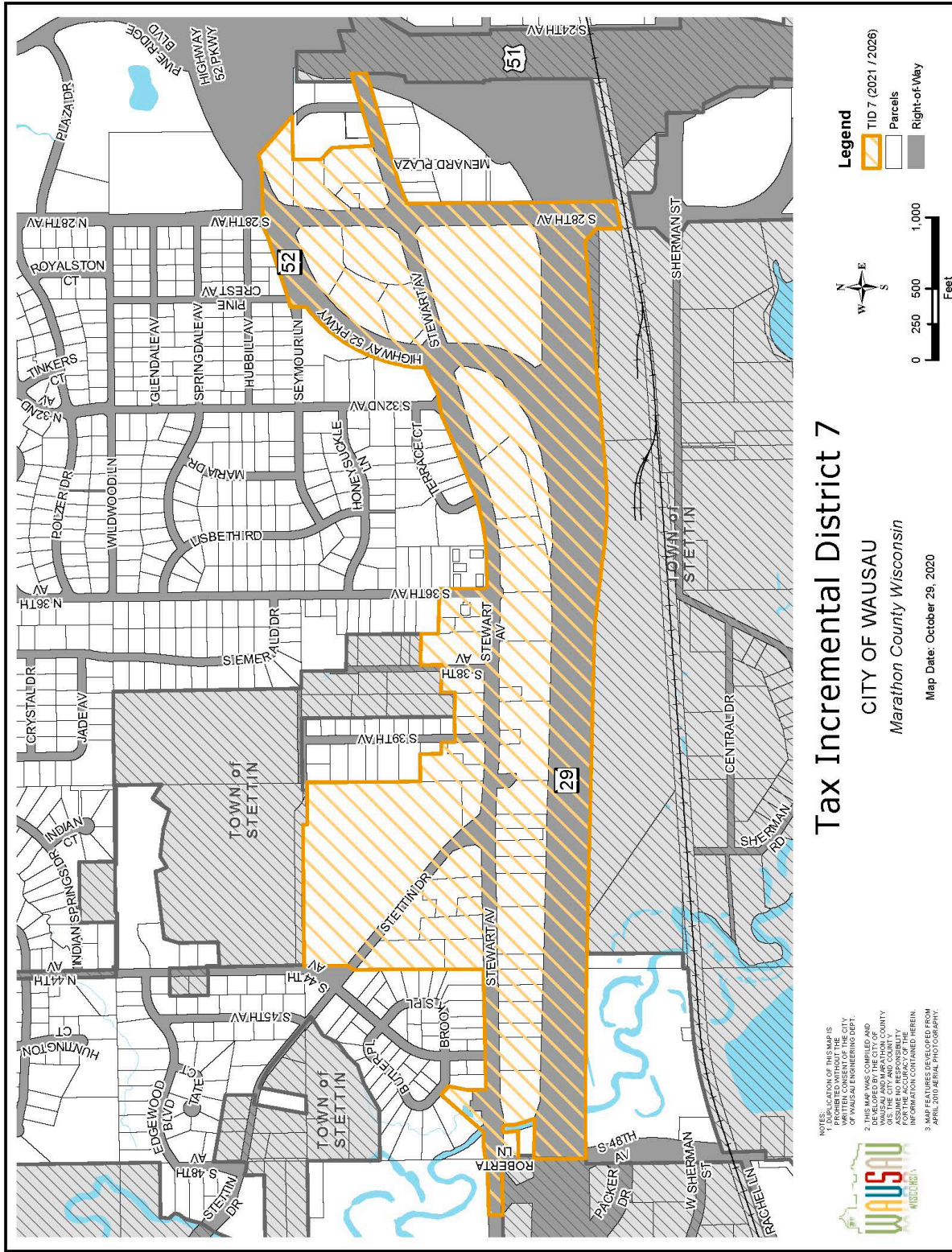
## CITY OF WAUSAU TAX INCREMENTAL DISTRICT NUMBER TWELVE CASH FLOW PROJECTION NO INCREMENT DONATION

Year	USES OF FUNDS				SOURCE OF FUNDS					Annual Surplus (Deficit)	Cumulative Balance
	Existing Debt	Developer Grant	Admin Costs	Capital Expenditures	Debt Proceeds	Other Revenue	Tid 7 Increment	Tax Increment	Net TWALL Increment		
2017	\$0		\$96,490	\$125,860						(\$222,350)	(\$222,350)
2018	38,681		17,793	88,015	4,005,000	11,768				3,872,279	3,649,929
2019	113,992	3,974,984	38,106	684,322		366,239				(4,445,165)	(795,236)
2020	143,553	12,974	29,945	455,051	320,000	57,819				(263,704)	(1,058,940)
2021	4,205,089	1,279,303	92,268	115,409	5,650,000	673				(41,396)	(1,100,336)
2022	121,265	115,537	127,246	670,451		45,577	278,414	323,071		(387,437)	(1,487,773)
2023	774,375	1,927,075	212,019	2,724,232	2,699,275	65,883	1,713,456	377,090		(781,997)	(2,269,770)
2024	902,343	174,407	131,555	1,068,466			2,162,834	454,658		340,721	(1,929,049)
<b>ESTIMATED</b>											
2025	884,105	160,172	70,150				1,889,854	454,658		1,230,085	(698,964)
2026	1,145,600	12,000	11,150					454,658	27,413	(686,679)	(1,385,643)
2027	745,950	11,967	11,150					454,658	91,745	(222,664)	(1,608,307)
2028	747,015		11,150					454,658	124,391	(179,116)	(1,787,423)
2029	741,968		11,150					454,658	125,937	(172,523)	(1,959,946)
2030	736,060		11,150					454,658	127,197	(165,355)	(2,125,301)
2031	689,675		11,150					454,658	128,469	(117,698)	(2,242,999)
2032	689,405		11,150					454,658	129,754	(116,143)	(2,359,142)
2033	689,853		11,150					454,658	131,051	(115,294)	(2,474,436)
2034	326,755		11,150					454,658	132,362	249,115	(2,225,321)
2035	325,348		11,150					454,658	133,685	251,845	(1,973,476)
2036	323,520		11,150					454,658	135,022	255,010	(1,718,466)
2037			11,150					454,658	136,372	579,880	(1,138,586)
<b>TOTAL</b>	<b>\$14,344,552</b>	<b>\$7,668,419</b>	<b>\$949,372</b>	<b>\$5,931,806</b>	<b>\$12,674,275</b>	<b>\$547,959</b>	<b>\$6,044,558</b>	<b>\$7,065,373</b>	<b>\$1,423,398</b>		

# MAP OF DISTRICT

CITY OF WAUSAU TAX INCREMENTAL DISTRICT SEVEN PROJECT PLAN AMENDMENT #4 | 4/11/2025

8



# RESOLUTION OF THE COMMON COUNCIL

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

## JOINT RESOLUTION OF THE FINANCE COMMITTEE AND PLAN COMMISSION

Approving an Amendment to the Project Plan of Tax Incremental District No. Seven, City of Wausau, Wisconsin to share Increment with Tax Increment District Number Twelve for 2026

Committee Action: Fin: Approved Plan: Approved

Fiscal Impact: Revenue Sharing Projected at \$1,887,854

File Number: 97-0404

Date Introduced: May 13, 2025

### FISCAL IMPACT SUMMARY

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

**WHEREAS**, the City of Wausau (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and,

**WHEREAS**, Tax Incremental District No. 7 (the "District") was created by the City on January 11, 2006 as a mixed use district; and,

**WHEREAS**, Tax Increment District No. 7 project plan was amended November 24, 2020 to allow the district to share increment through 2025; and,

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

**WHEREAS**, such amendment will allow for the District to share surplus increments with Tax Incremental District No. 12 under the provisions of Wisconsin Statutes Section 66.1105(6)(f) for the year 2026; and,

**WHEREAS**, the amendment will not change Tax Increment District Seven boundaries; and

**WHEREAS**, improvements of the Tax Increment District Seven has and is likely to significantly enhance all the other real property's value; and



**WHEREAS**, the project plan is feasible and in conformity with the City's master plan; and

**WHEREAS**, the percentage of the territory within the TID devoted to retail business at the end of the expenditure period is expected to be less than 35%; and

**WHEREAS**, the recipient district, Tax Increment District Number Twelve is classified as a rehabilitation/conservation district was outlined in 66.1105(6)(f)2 Wis. Stats.; and

**WHEREAS**, donor Tax Increment District Seven and recipient Tax Increment District Twelve have the same overlying taxing jurisdictions;

**WHEREAS**, the donor District Seven plan amendment demonstrates that the district has sufficient annual revenue to pay current project costs and that a surplus will be generated to pay eligible costs of the recipient Tax Increment District Twelve; and

**WHEREAS**, that it is expected that donor District Seven will allocate \$1,887,854 to recipient District Twelve in 2026; and

**WHEREAS**, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Marathon County, the Wausau School District, and the Northcentral Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and,

**WHEREAS**, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on April 29, 2025 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon; and,

**WHEREAS**, after said public hearing, the Plan Commission adopted the Plan amendment, and recommended to the Common Council that it amend the Project Plan for the District;

**WHEREAS**, Project Plan Amendment Four is attached to this resolution;

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of Wausau that:

1. The boundaries of the Tax Incremental District No. 7, City of Wausau", remain unchanged as specified in the project plan amendment 3.
2. That this Project Plan Amendment shall become effective as of the date of adoption of this resolution provided that it is further approved by the Joint Review Board.
3. The Common Council finds and declares that:  
Improvements within Tax Increment District Seven have and are likely to significantly enhance all the other real property's value;

The Project Plan is feasible and in conformity with the master plan of the City;

There are no additional improvements as a result of this amendment and project costs will not change as a result of this amendment;

That at least 50% of the area of the real property within the district is suitable for mixed use development pursuant to Wis. Stats. Sec. 66.1105(2)(cm).

The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b);

The City estimates that the district does not contain any land proposed for newly platted residential development;

The recipient district, Tax Increment District Number 12 is classified as a rehabilitation/conservation district was outlined in 66.1105(6)(f)2 Wis. Stats;

The donor District 7 and the recipient district 12 have the same overlying taxing jurisdictions;

The donor District 7 plan amendment demonstrates that the district has sufficient annual revenue to pay current project costs and that a surplus will be generated to pay eligible costs of the recipient District 12; and

It is expected that donor District 7 will allocate \$1,887,854 of increment to recipient District 12; and

**BE IT FURTHER RESOLVED THAT** Project Plan Amendment Four of Tax Incremental District Number Seven of the City of Wausau is approved and adopted,

**BE IT FURTHER RESOLVED THAT** the City Clerk is hereby authorized and directed to notify the Wisconsin Department of Revenue, within 60 days of adoption of the amendment, that this amendment has taken place pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(cm).

**BE IT FURTHER RESOLVED THAT** the appropriate City officials shall provide the Joint Review Board with the information needed to prepare findings relative to approving the project plan amendment; and

**BE IT FURTHER RESOLVED 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 Amendment Four to Tax Incremental District Number Seven.

Approved:

\_\_\_\_\_  
Doug Diny, Mayor



## OPINION OF THE CITY ATTORNEY



## RESOLUTION OF THE JOINT REVIEW BOARD

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

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

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

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

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

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

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

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

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

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

Passed and Approved

\_\_\_\_\_  
Joint Review Board Members

Representing

City of Wausau

Citizen Member

Marathon County

Northcentral Technical College

Wausau School District

# CITY OF WAUSAU TAX INCREMENT DISTRICT EIGHT PROJECT PLAN AMENDMENT #4



Finance Committee: April 22, 2025

Joint Review Board - Initial Meeting: April 28, 2025

Plan Commission: April 29, 2025

Common Council: May 13, 2025

Joint Review Board: TBD

PLAN DATE:

4/14/2025

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## TYPE AND GENERAL DESCRIPTION OF THE DISTRICT

This document is the FOURTH amendment to the *Tax Incremental Finance District No. 8 Project Plan*. Tax Increment District No. 8 is an existing conservation/rehabilitation district, which was approved by the Wausau Common Council on April 10, 2012. The plan facilitated infrastructure and development in the Near West Side planning area. Amendment one added projects to the plan in 2018. Amendment two modified the boundaries and added projects to the plan in 2020.

Major components of the existing modified plan include:

- 2<sup>nd</sup> Avenue Reconstruction
- Stewart Avenue bicycle and pedestrian accommodations
- Parking study
- Developer incentives for the Schierl project which included the redevelopment of the vacant “Stahmer Clinic” into apartments.
- 1<sup>st</sup> Avenue Reconstruction
- \$1,000,000 forgivable loan to WOZ for the purchase of the Wausau Center Mall.
- Purchase of LS Printing and Westside Battery; redevelopment pending
- 17<sup>th</sup> Avenue multi-family and hotel redevelopment
- Reconstruction of 18<sup>th</sup> Avenue

Amendment 3 added project costs including:

- Reconstruction of 17<sup>th</sup> Avenue from Stewart to Elm St
- Washington Street Siphon Project and retaining wall.
- N 8<sup>th</sup> Avenue Reconstruction

## AMENDMENT 4 PURPOSE AND SUMMARY

The purpose of the third amendment is to add project costs within the ½ boundaries. These projects include:

- Purchase MBX riverfront property for redevelopment with a budget of \$2,500,000. The city intends to redevelop the property and extend the River Edge Parkway. This section of the trail system was envisioned in the [2020 River Edge Parkway](#).

## EXPECTED TERMINATION

Based upon current law, Tax Increment District Eight expenditure period ends in 2034 with the termination required in 2039. Based upon existing obligations and future projects including the land purchase proposed in this amendment; termination is expected in 2031. This may change as other redevelopment opportunities emerge and are undertaken.

## SUMMARY OF FINDINGS

As required by s.66.1105 Wisconsin Stats., and as documented in the original project plan along with this amendment and the related attachments contained and referenced herein, the following findings are made:

1. **That the “but for” amendment of the Project Plan, the development projected to occur as detailed in the Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the city.** In making this determination the City has considered the following:

- The original findings of the Project Plan for TID #8 are all still valid and are hereby referenced and incorporated into this amendment.
  - The land acquisition contemplated by the plan amendment is necessary to fully achieve the goals of the District Project Plan including rehabilitation of the area, riverfront renewal, creation of new tax base and other economic benefits.
  - Financial support allows the City to continue to commit to renewal efforts and the promotion of the riverfront.
2. **The economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the costs of the improvements.** In making this determination, the City considered the following information: As demonstrated in the Economic Feasibility Section of this Project Plan, the total tax increments projected to be collected are sufficient to pay for the proposed Project Costs. On this basis alone, the finding is supported.
  3. **The benefits for the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** The project costs of the district relate to promoting development in the District and the ½ mile boundary. They will have a direct impact on redevelopment. The infrastructure projects will support the redevelopment achieved by the original project plan.
  4. **The improvements made within the district are likely to significantly enhance all other real property values.**
  5. **The project costs relate directly to the rehabilitation objective of the original district.**
  6. **The city estimates that less than 35% of the territory within the district, as amended, will be devoted to retail business at the end of the district's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b) and 66.1105(6) (am)1.**
  7. **The equalized value of taxable property of the amendment area plus the value increment of all existing tax incremental district within the City does not exceed 12% of the total equalized value of taxable property within the City. This is not applicable as the no boundary amendment is proposed.**
  8. **The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.**

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

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

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

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

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

**REAL PROPERTY ASSEMBLY COSTS** – To promote the riverfront redevelopment and River Edge Parkway expansion. The cost of the property acquired, and any costs associated with the transaction are eligible project costs. Any revenue received by the City from the sale of the land will be used to reduce total project costs. If land sale revenue falls short of acquisition costs the net cost is considered real property assembly costs.

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

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

**ENVIRONMENTAL REMEDIATION AND INVESTIGATION** – Any costs associated incurred by the City related to environmental studies, audits, testing and remediation are eligible costs.

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

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

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

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

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

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

The plan is neither meant to be a budget nor an appropriation or commitment of funds for specific projects within the TID amendment area. The plan does provide a framework for managing project expenditures and generating the revenue needed to balance those expenditures. All costs included in the plan are estimates based upon the best information currently available. The City retains its ability to implement only those projects that remain viable and affordable as the plan period proceeds. In the event any of the public works project expenditures are not reimbursable out of the special tax increment finance fund under the Wisconsin Statutes 66.1105, in the written opinion of counsel retained by the City as Bond Counsel, then such project or projects shall be deleted and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan Amendment.

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

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

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

### **PROPOSED CHANGES IN ZONING ORDINANCES**

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

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

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

### **EXISTING USES AND CONDITIONS**

A map depicting the existing uses and conditions of property within the district was included in the original plan and boundary amendments. Since the scope of this amendment is limited to incurring project costs no map changes are necessary.

### **RELOCATION**

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

### **ORDERLY DEVELOPMENT OF THE CITY OF WAUSAU**

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

## EQUALIZED VALUE TEST

This amendment adds project costs without boundary changes and as such the 12% equalized value test is not applicable to this amendment. The current valuation test is provided as additional information only. The City Common Council has terminated Tax Increment District Six, and the 2025 values will likely show the City is below the 12% limit.

	TID Co-muni Code	TID No.	Base Year	2024 TID Current Value	2024 TID Value Increment	2024 Total Muni Equalized Value	12% Test
Wausau	37291	003	1994	166,980,900	132,436,700		
	37291	006	2005	264,719,700	189,228,100		
	37291	007	2006	111,955,000	84,429,100		
	37291	008	2012	112,614,100	73,236,200		
	37291	009	2012	2,050,100	970,600		
	37291	010	2013	77,849,300	34,437,100		
	37291	011	2017	70,599,900	69,213,500		
	37291	012	2017	28,889,100	18,349,800		
Total				835,658,100	602,301,100	4,387,427,300	13.73

## ESTIMATE OF ADDITIONAL PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

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

## ECONOMIC FEASIBILITY STUDY

The cash flow projection presents projected sources and uses of funds for the district. Uses of Funds include existing and projected debt service, contractual development agreements and estimated public improvements and project costs proposed within the existing amended plan and the land assembly costs covered in Amendment 4. Sources of Funds includes existing increment, anticipated new increment and any other revenue sources such as interest income and developer loan repayments. The City continually refines and updates projections to reflect current economic conditions and ensure the continued financial viability of the district. The actual cash flow will change. The cash flow supports the financial viability of the proposed amendment.

## AVAILABLE FINANCING METHODS

- It is expected that the land assembly costs will be funded by general obligation promissory notes retired over 7 years.

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

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

## DETAILED LIST OF PROJECT COSTS

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

Project Cost	Discription	1 / 2 Mile		
		Boundary	Capital	Financing
Land Assembly Costs	2 parcels owned by MBX	Y	2,500,000	352,000
	29129072340833			
	29129072640217			

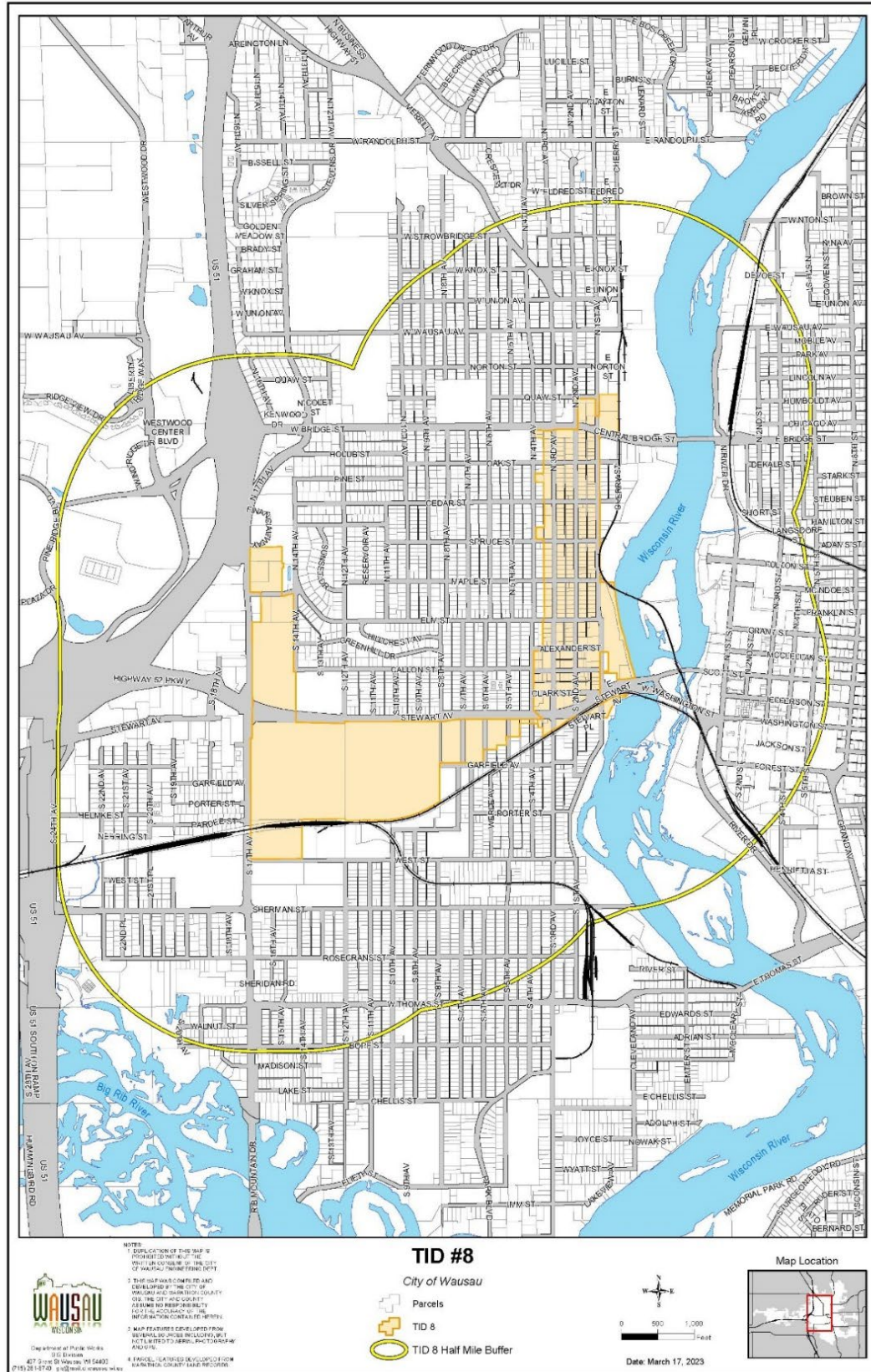


# CALCULATION OF THE SHARE OF PROJECTED INCREMENT ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS

	2024 Statement of Taxes		Additional Project Costs \$2,852,000
County	\$ 13,958,126	18.36%	\$523,669.89
Technical College	4,080,826	5.37%	153,101.20
City	32,277,020	42.46%	1,210,943.59
School District	25,702,483	33.81%	964,285.32
TOTAL	\$ 76,018,455		\$2,852,000.00

# MAP OF TAX INCREMENT DISTRICT NUMBER EIGHT AND ½ MILE RADIUS

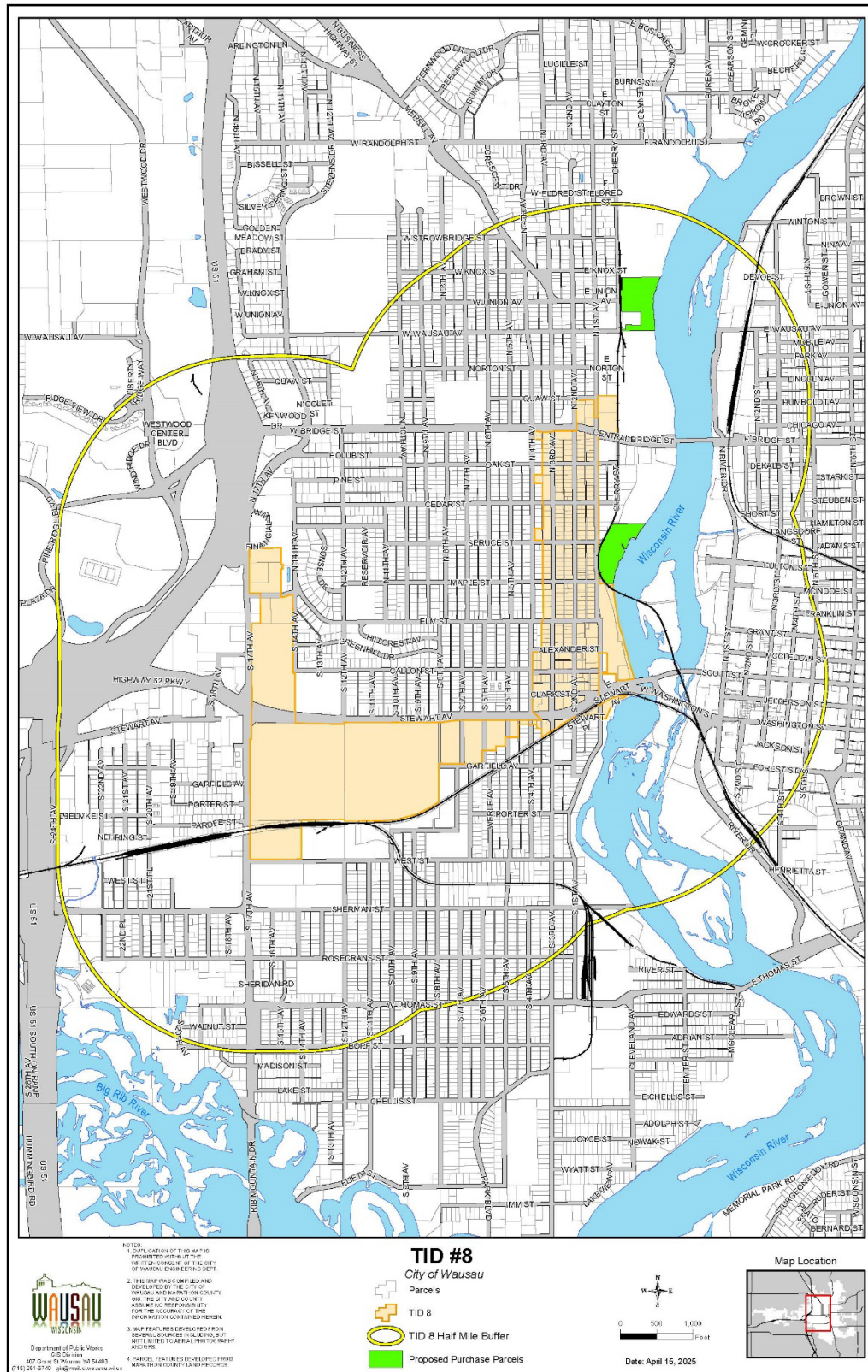
CITY OF WAUSAU TAX INCREMENT DISTRICT EIGHT PROJECT PLAN AMENDMENT #4 | 4/14/2025





# MAP OF TAX INCREMENT DISTRICT NUMBER EIGHT PROPOSED IMPROVEMENTS WITHIN THE TERRITORY AND ½ MILE BOUNDARIES

CITY OF WAUSAU TAX INCREMENT DISTRICT EIGHT PROJECT PLAN AMENDMENT #4 | 4/14/2025



## PROJECTED CASH FLOW

		USES OF FUNDS					SOURCES OF FUNDS				
		Annual Projected Debt Service	2025 and 2026 Debt Issue	Administrative, Organization & Discretionary Costs	Developer Payments	Capital Expenditures	Net Debt Proceeds	Other Income	Tax Increment	Annual Surplus (Deficit)	Cumulative Balance
<b>ACTUAL</b>											
1	2012			\$7,801						(\$7,801)	(\$7,801)
2	2013			10,390		7,681				(18,071)	(25,872)
3	2014	372		5,717		235,993	190,000	183,660		131,578	105,706
4	2015	8,957		21,155		76,326	1,020,000	199,366	140,328	1,253,256	1,358,962
5	2016	118,441		139,458	275,000	1,819,722	755,000	231,968	194,502	(1,171,151)	187,811
6	2017	154,714		19,576	57,500	25,496		198,481	111,771	52,966	240,777
7	2018	159,542		9,813	-	124,821		195,888	113,098	14,810	255,587
8	2019	350,378		32,270	45,866	1,356,174	2,767,210	211,879	257,077	1,451,478	1,707,065
9	2020	712,677		496,865	1,559,916	1,254,646	967,470	1,172,995	239,784	(1,643,855)	63,210
10	2021	750,874		31,074	390,178	107,424		254,862	194,635	(830,053)	(766,843)
11	2022	702,170		144,683	317,856	17,531		514,550	646,578	(21,112)	(787,955)
12	2023	688,254		121,755	-	\$2,299,168	\$2,681,111	372,887	776,897	721,718	(66,237)
13	2024	1,037,710		41,784	333,664	484,959	344,022	347,958	1,144,444	(61,693)	(127,930)
<b>ESTIMATED</b>											
14	2025	1,062,127		45,000	250,000	4,023,500	3,800,000	435,363	1,499,068	353,804	225,874
15	2026	782,043	620,000	60,000		1,500,000	900,000	436,963	1,500,000	(125,080)	100,794
16	2027	775,647	790,000	6,000				436,963	1,500,000	365,316	466,110
17	2028	768,633	790,000	6,000				436,116	1,500,000	371,483	837,593
18	2029	756,013	790,000	6,000				325,963	1,500,000	273,950	1,111,543
19	2030	505,163	790,000	6,000				325,963	1,500,000	524,800	1,636,343
20	2031	402,088	790,000	6,000				325,963	1,500,000	627,875	2,264,218
21	2032	386,250	790,000	6,000				325,963	1,500,000	643,713	2,907,931
22	2033	342,575		6,000				311,963	1,500,000	1,463,388	4,371,319
23	2034	35,525		6,000				311,963	1,500,000	1,770,438	6,141,757
24	2035			6,000				311,963	1,500,000	1,805,963	7,947,720
25	2036			6,000				311,963	1,500,000	1,805,963	9,753,683
<b>TOTAL</b>		<b>10,500,153</b>	<b>5,360,000</b>	<b>\$1,247,341</b>	<b>\$3,229,980</b>	<b>\$13,333,441</b>	<b>\$13,424,813</b>	<b>\$8,181,603</b>	<b>\$21,818,182</b>		

		1/2 Boundary	2025	2026	Total
Amendment 4	Land Assembly Costs	Y	2,500,000		2,500,000
Amendment 3	N 8th Avenue Reconstruction	Y		1,500,000	1,500,000
Amendment 3	Concrete Rehabilitation	Y	350,000		350,000
Amendment 3	Washington Street Siphon Project	Y	723,500		723,500
Amendment 3	Washington Street Retaining Wall	Y	450,000		450,000
			4,023,500	1,500,000	5,523,500
	Financing Costs		540,000	120,000	660,000
	Total		\$4,563,500	\$1,620,000	6,183,500

## FINANCING PROJECTION

	2025 Issue \$3,800,000	2026 Issue \$900,000 3.4%	
	3.4% Interest	Interest	Total
2026	620,000		620,000
2027	620,000	170,000	790,000
2028	620,000	170,000	790,000
2029	620,000	170,000	790,000
2030	620,000	170,000	790,000
2031	620,000	170,000	790,000
2032	620,000	170,000	790,000
Total Payments	4,340,000	1,020,000	5,360,000
Interest Expense	540,000	120,000	660,000
Principal	3,800,000	900,000	4,700,000

## RESOLUTION OF THE COMMON COUNCIL

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

RESOLUTION OF THE PLAN COMMISSION, AND FINANCE COMMITTEE	
Approving the Project Plan Amendment Tax Incremental Financing District Number 8 Amendment #4, City of Wausau (TID # 8)	
Committee Action:	Plan Commission Finance Committee
Fiscal Impact:	The project plan will add project costs
File Number:	12-0316
Date Introduced:	May 13, 2025

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

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

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

WHEREAS, Tax Increment District Number Eight was created by the City in April 10, 2012; and

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

WHEREAS, this amendment does not modify the district boundaries; and

WHEREAS, this amendment will modify the categories, locations or costs of the projects to be undertaken; and

WHEREAS, such amendment will allow for the District to incur project costs outside of, but within the one half-mile of the boundaries of the District as permitted under Wisconsin Statutes; and

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

- A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Section 66.1105(2)(f) l.n., outside of the District;
- An economic feasibility study;
- A detailed list of estimated project costs;



- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing proposed improvements and uses in the District;
- f. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- g. A list of estimated non-project costs;
- h. A statement of the proposed plan for relocation of any persons to be displaced;
- i. A statement indicating how the amendment of the District promotes the orderly development of the City;
- j. An opinion of the City Attorney or of an attorney retained by the City advising that the plan amendment is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

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

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on April 29, 2025 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission, adopted the Project Plan amendment, and recommended to the Common Council that it amend the Project Plan for the District.

WHEREAS, the Finance Committee of the City of Wausau has recommended, and determined that the Wisconsin Tax Increment Law provides a desirable and feasible means of locally financing projects within the ½ mile boundaries of TID # 8; and

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

- That development or projects 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 adopts the project plan amendment # 4 of Tax Increment District Eight and makes the following ascertions:

1. That the Project Plan Amendment is consistent with the original rehabilitation/conservation classification of the district;
2. That improvements of the area is likely to significantly enhance the value of other real property in the district;
3. That the project costs directly serve to promote the rehabilitation of the area which is consistent with the purpose for which the district was created;
4. That the project plan is feasible and in conformity with the City's master plan;
5. That the amended project plan for Tax Incremental District Number Eight is adopted and that the plan is feasible and in conformity with the City's community and economic development objectives;

6. That the City estimates that less than 35% of the territory within the District, will be devoted to retail business at the end of the District's maximum expenditure period pursuant to Wisconsin Statutes Section 66.1105(5)(b) and 66.1105(6)(am)1.
7. The amendment does not modify the district boundaries.
8. That the appropriate City officials shall provide the Joint Review Board with the information needed to prepare findings relative to approving the project plan amendment; and
9. 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 Tax Incremental District Number Eight project plan amendment #4.

Approved:

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Doug Diny Mayor

## RESOLUTION OF THE JOINT REVIEW BOARD

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

RESOLUTION OF THE JOINT REVIEW BOARD	
Approving the Project Plan Amendment Tax Incremental Financing District Number 8, City of Wausau (TID # 8)	
File Number:	Date Introduced:

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

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

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

WHEREAS, the Board has reviewed the Project Plan amendment #4 presented by the City of Wausau attached to this resolution; and

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

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

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

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

Passed and Approved  
Joint Review Board Members

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Representing

City of Wausau

Citizen Member

Marathon County

Northcentral Technical College

Wausau School District

## OPINION OF THE CITY ATTORNEY