

AGENDA FOR REGULAR MEETING OF COMMON COUNCIL

To be held on Tuesday, July 19, 2016 at 6:30 P.M. in the City Hall
Council Chambers, 30 West Central Street, Chippewa Falls, WI

1. **CLERK CALLS THE ROLL**
2. **APPROVAL OF MINUTES OF PREVIOUS MEETING**
 - (a) Approve minutes of the Regular Council Meeting of July 5, 2016.
3. **PERSONAL APPEARANCES BY CITIZENS** No matter presented by a citizen shall be acted on at the meeting except in emergencies affecting the public health, safety or welfare.
 - (a) Crescendo Fundraising Professionals presentation of the Planning Study for the Chippewa Riverfront Capital Campaign and recommendation to proceed.
4. **PUBLIC HEARINGS** - None
5. **COMMUNICATIONS** - None
6. **REPORTS**
 - (a) The Board of Public Works meeting of July 11, 2016 was cancelled due to a lack of agenda items.
 - (b) Consider Plan Commission minutes of July 11, 2016.
 - (c) Consider Joint Review Board minutes of July 11, 2016.
7. **COUNCIL COMMITTEE REPORTS** in the order in which they are named in Section 2.21 of the Municipal Code
 - (a) Consider Committee #1 Revenues, Disbursements, Water and Wastewater minutes of July 19, 2016. (*minutes to be provided prior to meeting*)
 - (b) Consider Committee #2 Labor Negotiations, Personnel, Policy, and Administration minutes of July 7, 2016.
 - (c) Consider Committee #2 Labor Negotiations, Personnel, Policy, and Administration minutes of July 13, 2016.
 - (d) Park Board minutes of July 12, 2016. (*minutes to be provided prior to meeting*)
 - (e) Library Board minutes of June 8, 2016.
8. **APPLICATIONS**
 - (a) Consider Operator (Bartender) Licenses as approved by the Police Department. (*Complete list provided prior to Council meeting*).
 - (b) Consider Application for Temporary Class "B" / "Class B" Beer and Wine Retailer's License from the Beyond Boomers Class Reunion Association for the Chippewa Falls City-Wide Class Reunion on August 13, 2016 to be held at the Northern Wisconsin State Fairgrounds, 225 Edward Street.
 - (c) Consider Application for Class "E" Dance and Live Music License from the Beyond Boomers Class Reunion Association for the Northern Wisconsin State Fair Grounds, 225 Edward Street, on August 13, 2016.
 - (d) Consider Application for Temporary Class "B" Beer Retailer's License from St. Charles Borromeo Parish for the St. Charles Borromeo Celebration of Summer Picnic to be held at McDonell Central Catholic High School, 1316 Bel Air Blvd, on August 7, 2016
 - (e) Consider Application for Class "E" Dance and Live Music License from the St. Charles Borromeo Parish for McDonell Central Catholic High School, 1316 Bel Air Blvd, on August 7, 2016.
 - (f) Consider Application for Class "E" Dance and Live Music License from Msgr. Mark Pierce for the Church of Notre Dame, 117 Allen Street, on August 20, 2016.
 - (g) Consider Street Use Permit Application from Anna Zook of Christ Episcopal Church, Chippewa Falls LGBTQ & Youth Group, to use Harmony Courtyard on July 24, 2016 from 6:00 pm – 8:00 pm for a Summer Group Event.
9. **PETITIONS** - None
10. **MAYOR ANNOUNCES APPOINTMENTS** - None

11. **MAYOR'S REPORT** - None

12. **REPORT OF OFFICERS** - None

13. **ORDINANCES**

(a) First Reading of **Ordinance #2016-11 Entitled:** An Ordinance Amending the Time Limits for Parking in the SEH and Chamber Parking Lots, §7.09 of the Chippewa Falls Municipal Code.

14. **RESOLUTIONS**

(a) Consider **Resolution #2016-33 Entitled:** Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 14, City of Chippewa Falls, Wisconsin.

(b) Consider **Resolution #2016-34 Entitled:** Resolution Approving a Certified Survey Map (regarding a parcel in Lake Wissota Business Park).

15. **OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW**

(a) Discuss and consider approval of the Amended Agreement with Keith Street, LLC 2 Bay Street Redevelopment Project and authorize the Mayor to execute the agreement.

(b) Discuss and consider approval of the Chippewa Riverfront Park Project Capital Campaign Contract between the City of Chippewa Falls and Crescendo Fundraising Professionals.

(c) Discuss and consider approval of the Community Development Investment Grant Agreement between the Wisconsin Economic Development Corporation and the City of Chippewa Falls and authorize the Mayor to execute the agreement.

16. **CLAIMS**

(a) Consider claims as recommended by the Claims Committee.

17. **CLOSED SESSION**

(a) Closed Session under WI Statutes 19.85(1)(e) for "deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a Closed Session" to discuss and consider a Developer's Agreement between Chippewa County and the City of Chippewa Falls regarding a prospective Chippewa County land sale to a prospective buyer in Lake Wissota Business Park.

May return to Open Session.

18. **ADJOURNMENT**

The Claims Committee will meet at 6:00 PM to review the claims of various boards and departments of the City.

NOTE: REASONABLE ACCOMMODATIONS FOR PARTICIPATION BY INDIVIDUALS WITH DISABILITIES WILL BE MADE UPON REQUEST. FOR ADDITIONAL INFORMATION OR TO REQUEST THIS SERVICE, CONTACT THE CITY CLERK AT 726-2719.

Please note that attachments to this agenda may not be final and are subject to change.
This agenda may be amended as it is reviewed.

CERTIFICATION OF OFFICIAL NEWSPAPER

I, hereby, certify that a copy of this notice has been posted on the bulletin board at City Hall and a copy has been given to the Chippewa Herald on July 14, 2016 at 2:30 pm by BNG.

MINUTES OF THE REGULAR MEETING OF THE COMMON COUNCIL

The regular meeting of the Common Council of the City of Chippewa Falls was held on Tuesday, July 5, 2016 in the City Hall Council Chambers. Mayor Greg Hoffman called the meeting to order at 6:30 pm. The Pledge of Allegiance was recited.

CLERK CALLS THE ROLL

Council Members present: John Monarski, Rob Kiefer, CW King, Paul Olson, Paul Nadreau and Brent Ford
Council Member absent: Chuck Hull

Also Present: City Attorney Robert Ferg, Finance Manager/Treasurer Lynne Bauer, Assistant City Engineer Rob Krejci, Police Chief Matthew Kelm, Deputy City Clerk Julia Marshall and those on the attached sign-in sheet.

APPROVAL OF MINUTES OF PREVIOUS MEETING

(a) Motion by Kiefer/Monarski to approve the minutes of the June 21, 2016 Council Meeting. All present voting aye, motion carried.

PERSONAL APPEARANCES BY CITIZENS - None

PUBLIC HEARINGS -None

COMMUNICATIONS - None

REPORTS

(a) Motion by Kiefer/Nadreau to approve the Board of Public Works minutes of June 27, 2016. Roll Call Vote: Aye – Kiefer, Nadreau, Monarski, King, Ford. No – Olson. Motion carried.

COUNCIL COMMITTEE REPORTS

(a) Motion by Nadreau/King to approve the Committee #1 Revenues, Disbursements, Water and Wastewater minutes of July 5, 2016. After some discussion, motion by Ford/King, all voting aye to consider each item separately. Motion carried.

Item #1: **Motion by King/Kiefer to approve funding for City Hall sign and flag pole lighting.**

Roll Call Vote: Aye -- King, Kiefer, Monarski, Olson, Nadreau. No -- Ford. Motion carried.

Item #2: **Motion by King/Nadreau to table funding for Council Chamber flooring.**

Roll Call Vote: Aye – King, Nadreau, Kiefer, Olson, Ford. No – Monarski. Motion carried.

Item #3: **Motion by Kiefer/Ford to approve the disposition of Police Department vehicles and use the proceeds to fund unanticipated costs in that department.**

Roll Call Vote: Aye – Kiefer, Ford, King, Olson. No – Monarski, Nadreau. Motion carried.

Item #4: **Motion by Ford/Kiefer to approve funding for media presentation equipment in the Council Chambers. Roll Call Vote: Aye –Ford, Kiefer, Monarski, Olson, Nadreau. No – King. Motion carried.**

APPLICATIONS

(a) Motion by Ford/Nadreau to approve the Operator (Bartender) License Applications as approved by the Police Department. All present voting aye. Motion carried.

PETITIONS - None

MAYOR ANNOUNCES APPOINTMENTS - None

MAYOR'S REPORT - None

REPORT OF OFFICERS - None

ORDINANCES

(a) Ordinance 2016-10 Entitled: An Ordinance Amending the No Parking Code Section, § 7.09(1)(b) of the Chippewa Falls Municipal Code to Extend the No Parking Provisions to Chippewa Crossing Boulevard was presented in a First Reading.

Motion by King/Nadreau to suspend the rules and give this ordinance a second reading.

Roll Call Vote: Aye – King, Nadreau, Monarski, Kiefer, Olson, Ford Motion carried.

Motion by King/Nadreau to approve Ordinance 2016-10. Roll call vote: Aye – King, Nadreau, Monarski, Kiefer, Olson, Ford. Motion carried.

RESOLUTIONS

(a) Motion by Kiefer/King to approve Resolution #2016-32 Entitled: Resolution Approving the Issuance, Sale and Delivery of a \$353,500 General Obligation Promissory Note.

Roll Call Vote: Aye – Kiefer, King, Monarski, Olson, Nadreau, Ford. Motion carried.

OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW - None

CLAIMS

(a) Motion by King/Olson to approve the claims presented as follows:

City General Claims:	\$146,966.62
Authorized/Handwritten Claims:	\$24,349.94
Department of Public Utilities:	\$84,196.31
Total of Claims Presented	<u>\$255,512.87</u>

Roll Call Vote: Aye – King, Olson, Monarski, Kiefer, Nadreau, Ford. Motion carried.

CLOSED SESSION - None

ADJOURNMENT

Motion by Ford/King to adjourn (7:06 PM). All present voting aye, motion carried.

Submitted by:

Julia Marshall, Deputy City Clerk

CITY COUNCIL ATTENDANCE SHEET - July 5, 2016

NAME	ADDRESS
Rick Flynn	Bay Pkwy St.

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Introduction to the Planning Study

The Project Tested by the Study

The City of Chippewa Falls contracted with Crescendo Fundraising Professionals, LLC to conduct a Planning Study to determine if businesses, individuals and grant-making organizations were willing and able to support a \$2M campaign for Phase II of Chippewa Falls Riverfront Park. Crescendo consultants conducted the interviews, assessed the survey responses and prepared the report.

Crescendo Fundraising Professionals, LLC specializes in fundraising initiatives for campaigns in the tri-state area. Its consultants have individually and collectively successfully managed 30 capital campaigns over the last 18 years, primarily raising funds for capital construction projects for municipalities and not-for-profit organizations. The company abides by the Association of Fundraising Professionals (AFP) code of conduct, which does not fundraise on a percentage basis, but is paid on a time-for-fee service.

Thirty-one individuals participated in personal confidential interviews and focus groups. One hundred seventy respondents completed an online survey on the City of Chippewa Falls' website. This report summarizes remarks without identification of sources. The Planning Study survey asked 15 questions. The questionnaire, surveys and online survey results are included throughout the report and in the appendices.

Consultants found the respondents were an excellent basis upon which to establish recommendations and conclusions. The interviewees were capable of making or influencing decisions regarding philanthropic contributions, knowledgeable regarding issues surrounding the potential campaign, able to indicate personal, corporate, foundation or organizational financial support and able to evaluate leadership qualities. Not all of the key informants responded to all of the survey questions and some answered the question (as a couple) with one response.

Background

The Chippewa River is the very reason for the existence of Chippewa Falls. Many believe it is a source of untapped potential for the community. After 20 years of planning and visioning, the City is poised to unlock this potential through the creation of Chippewa Falls Riverfront Park. This opportunity was made possible in 2005 when the state rerouted Highway 29 diverting traffic from traveling through downtown Chippewa Falls. This paved the way for the City to begin creating a conceptual plan.

Since 2007, with the creation of the Chippewa Downtown Riverfront Plan, the City of Chippewa Falls began taking steps to begin the revitalization. Basic infrastructure improvements, including upgrades to the storm water sewer lines, water mains, and water treatment facility were completed. The beginning stages of land grading and installation of additional parking were also finished. The new Chamber of Commerce building and Short Elliot Hendrickson (SEH) headquarters now frame the entrance to downtown. Coupled with the updated round about and two-way streets, accessibility to the downtown area has been dramatically improved.

The Planning Study explored the feasibility to determine an effective strategy for an approximately \$2M capital campaign to complete Phase II of Chippewa Falls Riverfront Park. Crescendo recently assisted the City of Chippewa Falls and its community leaders in fundraising efforts, which raised more than \$4M for the Irvine Park Zoo Expansion.

Proposed Project Tested by the Planning Study

Phase II of Chippewa Falls Riverfront Park is planned to incorporate all necessary amenities to make the park attractive and inviting. The park's natural beauty will be on display with detailed landscaping, allowing for a relaxing environment. The trails will allow ease of use for both land and water recreation leading to scenic overlooks, wildlife viewing, and direct access to the river.

Some of the features include:

- Amphitheater – small gatherings, seating for upwards of 3,000
- Fishing pier and water access

- Seasonal elements – canopy cover, pergola (sun/shade control)
- Downtown entry – New, attractively landscaped downtown entryways and parking areas
- Trails – internal circulation and connections to regional trails
- Bike facilities, trailheads, dry fountains, signage, benches
- Planting and landscape – maintained and native, frame views
- Water recreation – fishing, boating, wildlife viewing, shoreline restoration, bird blinds
- Possible other additions as the City sees fit and is able

The summary below lists the desired outcomes that the park elements are designed to produce:

- Create an attractive and active gateway to downtown and the riverfront
- Create a festive downtown riverfront focal point
- Provide for a variety of experiences – passive, active, small, large, natural, and human-made
- Support and leverage local/downtown businesses
- Strengthen local and regional connections
- Celebrate spirit of place, history, and built heritage

Economic Development

The long-awaited push for the downtown entrance revitalization is expected to have a lasting economic effect for Chippewa Falls. The improvements that have already been completed will support local businesses and have already contributed to developments, including the SEH building, the new Visitors' Center and Chamber of Commerce offices, the new Cobblestone Hotel and microbrewery to name a few. The completion of the Chippewa Falls Riverfront will act as the new gateway to Chippewa Falls. This revitalization will make the area welcoming and exciting, resulting in even more new development prospects.

Chippewa Riverfront Park will quickly become the signature of downtown Chippewa Falls. The park will have the capability of hosting events, large and small, to draw additional crowds to the city. Many of Chippewa Falls' most historical buildings are located downtown, opening the door to an increase in tourism. Visitors to Chippewa Falls will have the opportunity to experience many of the area's activities, while residents will have increased shopping and opportunities.

City Commitment

The City of Chippewa Falls is currently expending \$3.4M for Phase I of the Chippewa Falls Riverfront Project with funding coming through District 12 Tax Increment Funding (TIF). This amount will bring the City's commitment to nearly \$11M over the last 10 years. Due to the debt limit and other extensive projects, including the new \$5M Fire Station and \$2M street restoration, the City is unable to continue into Phase II without the assistance of private citizens. It is estimated without private philanthropic support, the project may not see completion for approximately six years. Completing the park in the near future will provide economic, recreation and social benefits for all to enjoy for generations.

Chippewa Falls Riverfront Park will provide a beckoning jewel for those entering Chippewa Falls and takes the community another step closer to fulfilling the City's Vision 2020 Mission Statement; "Enhance the natural beauty, recreational opportunity and appropriate accessibility of the Chippewa River and shoreline for the use and enjoyment of residents of and visitors to the Chippewa Falls community."

Confidential Interviews, Focus Groups and Online Respondents

Crescendo is very grateful to those who took the time to participate in the personal interviews, focus groups and completed the online survey. The consultants appreciated the thoughtful ideas and excellent input that was provided. We thank several key people who helped facilitate the planning and interview process including Jayson Smith, Dick Hebert and Karlee Shaw.

Interview Respondents

B.A. Mason Trust - Lori Geissler and Tim Scobie

Jackie Bernier

Dennis and Jeanne Boisvert

Casper Foundation

Dave Gordon

Gerald Jacobson

Tom Kell

Jake and Peg Leinenkugel

Jim Rooney

Edward and Hannah M. Rutledge Charities

Bill Volker

Brian Wogernese

Focus Group Respondents

Jackie Boos

Garret Bresina

Mark Broses

Jeff Darley

Dave Fish

Jim Docksey

Tom Etmund

Heather Hunt

Mike Jordan

Janice Lemminger

Megan MacLaughlin-Barck

Greg Misfeldt

Chuck Norseng

Terry Ouimette

Steve Pregent

Dave Sanders

Dale Zwiefelhofer

Online Community Survey Respondents

Participants included 170 respondents with 78 providing contact information listed below.

Abbe, John

Bakken, Ron

Cooley, Jillian

Abbott, Tina

Beranek, Alicia

Czech, Michelle

Alowairdi, Raji

Boutin, Joel

Davis, Heather

Ash, Brandon

Boyea, David

Davis, Justin

Ashwell, Lacey

Brown, Kristen

Eckardt, Chip

Baier, Rita

Burzynski, Maurita

Erickson, Kevin

Faherty, Bill	Missfeldt, Tara	Schmiedeskamp, Kathy
Farrow, Michelle	Nesja, Stephanie	Schneider, Paul
Fenner, Jillian	Normand, Tim	Scott, John
Handt, Crystal	Odonnell, Amanda	Seyforth, Shannon
Hanke, Michael	Oevering, Heather	Shepardson, Tim
Hauptmann, Peter	Parent, Jaimi	Sorby, Shannon
Havenor, Danielle	Pedersen, John	Spaeth, Krista
Henslee, Scott	Perri, Chris	Swoboda, Joseph
Horton, Cari	Peterson, Michael	Trimbo, Jill
Howard, Tammy	Polzin, Pam	Van Beek, Matthew
Karnes, Nathan	Price, Katie	Vincent, Jim
Kleusch, Mary	Proulx, David	Walla, Nathan
Korn, Cheryl	Reichert, Jeremy	Ward, Rich
Kuhnen, Donna	Renneke, Michael	Wasioleski, Melissa
Lanners, Nick	Richmond, Ann	Weese, Lawrence
LeDuc, Ryan	Robarge, Pamela	Weiss, Nathan
Loew, Don	Roycraft, Kristin	Williams, Kristin
Lorentz, Tim	Rubenzer, Mike	Woratschka, Ryan
McCullough, Dave	Samb, Jessica	Young, Angela
McFadden, Jack	Schemenauer, Kyle	Zimmerman, Michelle

The Purpose of the Study

Outline the most effective fundraising strategy for meeting the \$2M Chippewa Riverfront Park campaign goal

1. Identify favorable conditions for a fundraising campaign
2. Identify potential conflicts with the fundraising plan
3. Outline any challenges that could inhibit or slow the fundraising process
4. Assess the level of financial support available

5. Cultivate prospective contributors
6. Cultivate potential campaign leaders
7. Provide the opportunity for community members to voice their opinions
8. Educate area philanthropic leaders about the campaign status

Procedures for the Planning Study

This study used the following methodology to obtain its conclusions and subsequent recommendations:

- Research on current Chippewa Falls Riverfront Project planning and background materials
- Fact-finding with city staff
- Confidential, private interviews
- Two focus group meetings
- Review of community online survey results

Findings and Conclusions

Benefits and Importance of the Project

Findings

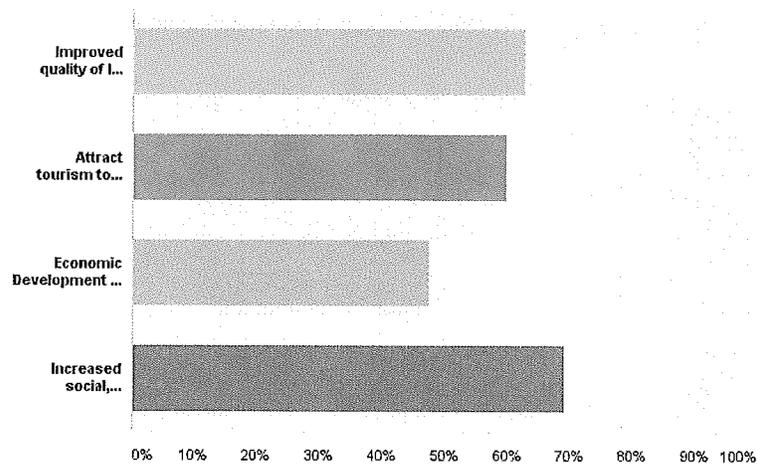
Respondents were asked what they felt were the benefits of the proposed park. They shared the importance of Chippewa Falls to better serve residents by creating a beautiful, stunning gateway to the downtown which will provide a new, more attractive and profitable economic development hub.

The respondents who were interviewed care deeply about the Chippewa Falls area. They shared sentiments about supporting its future and believe in providing important quality of life benefits to positively impact all Chippewa residents. All respondents in the interviews and focus groups had positive attitudes regarding the benefits of Chippewa Riverfront Park project once it is completed. Interviewees, respondents and online survey participants were asked to list the benefits of the

facility. Online survey responses are listed below. Please refer to addendum at the end of report to find specific questions relating to each chart found in the study.

Q5 What do you believe are the benefits of developing the downtown Chippewa Riverfront Park for Chippewa Falls?

Answered: 139 Skipped: 31



The benefits and importance of the park listed by personal interviewees and focus group respondents included:

- Economic development
- As a downtown business owner I have a strong interest in the area improving.
- This will make downtown area more attractive – keeping momentum going with the hotel, local business, SEH building, and Chamber building. This will increase the value of downtown buildings.
- It's a drawing card to our community. It appeals to different people than the other parks. It is a beautiful asset to Bridge Street. We know the roundabout has changed how things look, and it creates a neat entrance.
- As a business attracting other businesses to the area this offers a tremendous advantage.
- We're finally making good use of the river to help impact downtown.
- Gives opportunities to develop up and down the river.

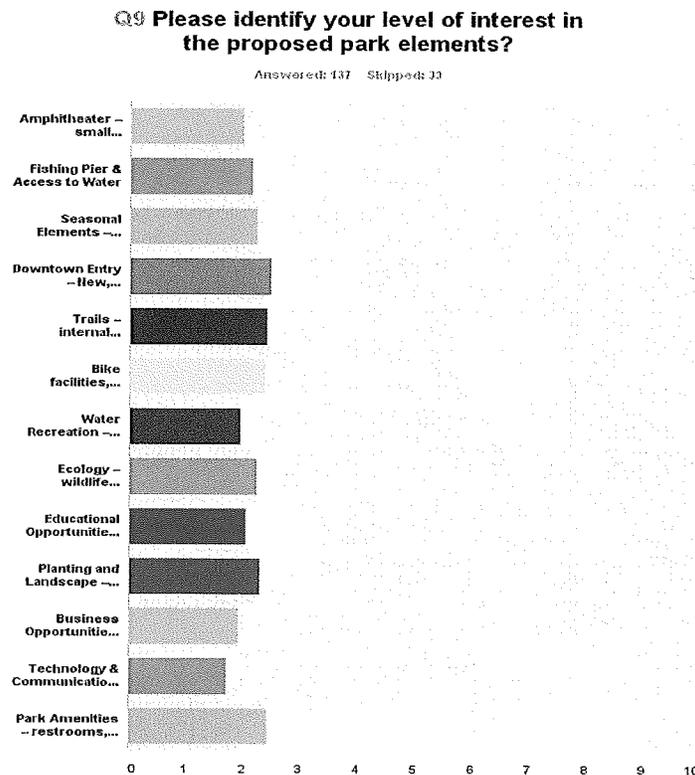
- Communities are doing restoration up and down the river. It gives a new appeal for festivals, shopping and events.
- Attracts employers and employees.
- We need a skilled work force here and amenities like these attract young professionals.
- This will provide more upscale downtown living options.
- We can bring in great music, events, and a lot of downtown foot traffic.
- Chippewa has the ability to be very attractive like a Stillwater, Minnesota. We have a new microbrewery; the additional draw with Irvine Park now, a new hotel and many other amenities. We are beginning to really make a statement about who we are and what we can be.
- This will provide an impact on the workforce to recruit and retain people.
- There is a big financial benefit to having downtown be attractive.
- A downtown destination is great for kids and families.
- They have been talking about this for 25 years, and it will impact our city for the next 100 years.
- Aesthetics are important coming into the city. It is first and foremost. The park will get a lot of usage. It is the entry off of the river and is a really good idea.
- It greatly increases the attractiveness of the downtown and its entryway.
- The project goes along with what the City is trying to convey. The entrance to the community has not been beautiful for years. This will match what most people feel about Chippewa Falls. It will bring more young people to Chippewa to hang out versus going someplace else with a lot of the renovation taking place downtown.
- The Vision 20/20 mission statement to enhance the city for tourism is the essence of what this is going to do for the community.
- This is the first city infrastructure you see when you enter town. Slowing down the traffic into downtown is important. The roundabout does that by design but this proposal also has beneficial aspects to getting that done.

- Beautifying the town and the riverfront make sense to me -- getting a pride for the citizens for the city. It might attract more visitors from Chippewa County.
- To me it is the biggest and most impactful project for the City of Chippewa Falls and the community. I personally envision the park will draw people here – to shop on Main Street and downtown. People are buying and refurbishing buildings which increases economic value and increases the valuation of the City of Chippewa Falls.
- No one else has a zoo, the river and our lakes system.
- Another recreational activity is important although it is a little different than Irvine Park as it has a lot of water. It is attractive and another selling point to move to Chippewa and the area.
- The park will create a fabulous entrance into Chippewa Falls. We need to showcase some of the best water in the world by having a fountain too.
- This is great for the community.
- This should have been done a long time ago. Chippewa has grown. Main Street has grown, and my only disappointment with some of the improvements to date is I thought there should have been a water fountain in the round about because of our connection to our great water and some of what we are known for.
- Chippewa sat idle for 30 years. We had no growth, and all of a sudden all these projects come along. With Highway 29 it really brought to light just what a great thing we have going here.
- It will make such a neat entryway into town. With the new hotel and new engineering building, I'm sure people will use it.
- Obviously there is a big expense. I'm not totally sure if there is a return on expense. But there is a quality of life benefit for the expense. If you are a local, we need to teach people that there are a lot of things to do here. Economic impact is very important. Visitors will spill into downtown to shop.
- I think the city has definitely spent enough money on this and we can look to fundraising to complete it. I don't know whose master plan this was, but we

would not be downtown if there was not a lot going on in this corridor. I am glad there are capital funds to help pay for the bulk of this.

- We will be able to attract some more restaurants and bars.
- We will offer a real gateway to Chippewa Falls with this development.
- I'm looking more at options that aren't especially geared for young children. This offers nightlife and options to attract more people downtown to spend money.
- An increased socialization effect is very positive.
- The park will change the community's orientation to focus on the river.
- The design features give the city a 20th century look but is in a natural element with the community itself.
- Reclamation.
- It gives an added feature to enjoy the community.
- It offers an attractive gateway to Bridge Street and is good river frontage.

Online survey respondents listed the most important features of the Riverfront Development in the chart below:



Conclusions

General support for Chippewa Riverfront Park features is consistently strong. Chippewa Falls' community leaders believe the city is striving toward continual improvement in its offerings to residents. Completion of this park has the potential to set a course for an economic resurgence which may be unprecedented from an economic and quality of life perspective. This initial support, however, does not go without concern that the philanthropic community is again tapped to foot the bill.

Questions and Concerns

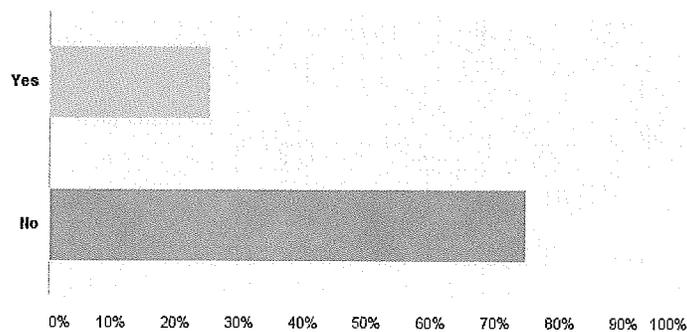
Findings

Questions and concerns are expected and evident in the early stages of all capital campaigns. It is important to identify key questions early so campaign leaders may address them prior to asking for financial support. Respondents asked a number of excellent questions about the project and campaign. Six respondents in the personal interviews and focus groups questioned the successful outcome of a \$2M capital campaign. Sixteen online respondents did not have a favorable view of the project; believed campaign timing is poor or did not support the park's features.

The chart below indicates online respondents' questions about the project or campaign. Approximately 25 percent had questions and 75 percent did not.

Q7 Do you have questions about the project?

Answered: 150 Skipped: 20



Key questions identified during the personal interviews and focus groups are listed below. Additional questions by online respondents by specific survey questions are available by contacting the City of Chippewa Falls. This information was used to formulate study recommendations.

- Is this the right time? It seems like a lot of things are going on, and the timing seems fast.
- Is this double dipping with taxes and asking for pledges?
- With all the trees will you be able to see the river? Why were so many taken out in the first place?
- Is this the best timing just coming off the Irvine Park Zoo expansion Campaign, a campaign for Erickson Park for the fishing pier and access to Glen Loch?
- The biggest question is who is going to maintain it, and what is the maintenance plan? It is a city or combination of the park board? (x3)
- Will restrooms be open all the time?
- If it's only a three-month use is it really worth that amount of money?
- Is the skating ribbon going to be an overlap to the project at the ice arena?
- Why doesn't the farmer's market go in this park?
- Does this connect with the bike trail?
- Weeding and landscaping takes time. What are these projected costs?
- What is the budget amount to take care of it?
- Will a new tax be necessary?
- Are there too many bridges? Is everything needed?
- I can understand why this important but are we going too big too fast? Is it better to do it in stages?
- Will parking be an issue? Where are people going to park?
- Will SEH allow public parking in its lot?
- Will alcohol be able to be taken into the park?
- Will food vendor trucks be available when events are going on? This creates a festive atmosphere for people to want to enjoy and use.
- What are flood-proofing measures?

- Does this compete with the Heyde Center? Collaborate so you do not compete.
- Are there parking options in Allen Park?
- What will the new hotel do for parking? Will we need a ramp?
- Will there be signage for safety in crossing and getting to the park, driving around and in the park?
- Do we need two amphitheaters? There is one in Irvine Park – how much does it get used?
- What is the status of the fishing pier project?
- Do we have the final real cost now?
- Are there funds from the Brownfield grant program?
- Who will manage the cultural events and book music?
- Is there a window to save funds? Why is this being done now?
- It is awesome but I don't have answers to all the whys yet.
- The phases are confusing. How many are completed and how many are needed to complete the entire plan?
- Has anyone talked to Eau Claire to see what it will cost to maintain Phoenix Park? We should find out those costs if we are budgeting enough.
- Will a fountain be part of the plan?

Specific concerns were also addressed, which were asked in each of the three segments of research. Concerns included:

- It seems like a lot of money for this project. (It seemed like a lot of money for the zoo project.) A concern is that this is another campaign for a park.
- I think if it is a city project then it should be funded by the City. They should be able to do this by themselves.
- Why is this ahead of the proposed timeline? Is Phase II going to now take 10 years instead of a few years? I would rather wait.
- The timing may be an issue.
- We heard about this years ago, many of the philanthropic businesses concentrated on other things because the City was going to take care of it.

But when the City comes back to the philanthropic group for more, there are some questions.

- The concept has been well thought out. But it is aggressive in time frame. For a decade we were building toward this sprint. It is an awesome project but it just seems fast.
- My concern is that if it isn't funded that would not look good for the City.
- I understand the City had to make choices about road repairs and the fire station that impacted its decision about funding Phase II of this project. There are a few other projects going on now that I will choose instead of this project.
- The bottom bridge does not make sense. The islands are usually underwater anyway. The top bridge is okay.
- Pledges should start no sooner than 2017 and people should have longer to pay if they want over three to five years.
- When State Street got reconstructed, the sanitary storm sewers were done. Go back to the beginning and explain how much the City has invested and the timeframe.
- We have worked on these improvements for a lot of years. Let's finish it.
- The biggest issue will be in November with the school referendum.
- Phoenix Park has a comfort station in Eau Claire like is being proposed in this park. The trade group built it for the cost of the materials. There was no labor cost. I advise looking into in kind options to reduce the total cost of the project.
- I believe there needs to be a summary of the \$11M already spent before this would work.
- A lot of fundraising has gone on and is ongoing.
- Timing is the real issue.
- The orientation of the park project is far different than this project -- a known entity. This has not yet been developed. Many people stretched for the park. There needs to be a larger focus on the community. Irvine Park had history. There is no history yet. Will need to develop the story.

- Some duplication of attractions exists with Irvine Park like the band shell.
- Matching would be required. We would want to structure a gift over time.
- There is a lingering hangover from all the projects we had for 10 years. This is so important, however, that it supersedes that issue.
- We would want to hear about the support for others first before we will give.
- There has been overload for major fundraising projects. They have been viable projects but some people say this is as big as the zoo project at Irvine. You need to sell it in a bigger way. It is the gateway to the city. This is the biggest thing to happen to our city over the past 100 years.
- Some businesses in town need to change their perspective, and they should strongly consider being contributors.
- Someone from the downtown should spearhead it. Downtown merchants should step up to the plate and not just with a donation. They need to be invested with their time and talent.
- The city needs a project to enhance the surrounding community and township.
- Make it a showplace.
- Need a formal and thorough maintenance plan. Sponsors could be held.
- City needs to finish the bike trail that is in Chippewa. The trail needs to be connected to Eau Claire trail.
- I think the project is right on. If we were having this project two years from now the visit would go very differently. I would like to see the City use its own money for this.
- The City is being smart to hire someone to get a feel if people want to move this along or not. I am not against it, but I also feel some new blood needs to step up to help volunteer to make it happen. It can't be the same people all the time.
- We would want to hear about the support for others first before we give.
- Great project. It just takes money.
- Will need to communicate the benefits to the community.

- People need to take ownership in it. A young woman just told me recently that they gave to the park. If they can become stakeholders, it equates to ownership, and you put \$5 into this, you don't want to see it abused. The more people you can involve from a small to a corporate scale the better off the final product.
- This should not be a typical campaign in Chippewa Falls with just major gifts but should include many more persons giving at all levels to take ownership in seeing it happen.
- I think there are contributors in the area who will want to get involved. If you don't use the park, you may not feel that affiliation to it, but if you are from Chippewa Falls, driving into the City you see the benefits right away.
- Maintenance of the park should be addressed.
- Some are not happy that some of the current parks and pool do not seem to be maintained. Is this because they are being phased out? If that is true the public needs to know.
- Park needs to be organized and well managed. Could it be rented for private parties?
- Will concerts be free?
- \$2M is a lot of money but not that much money.
- Knowing the history of this community, I'm not sure we need to wait.
- A substantial amount of large donors is still necessary.
- I would encourage Main Street businesses to step up.
- Need to direct this as a family place to go. We can raise funds by focusing on the family destination.
- Uncover more players in an anonymous group of people who may not have given to major projects before.
- Utilize a challenge grant.
- I think we need the benefits of this now. I would say if we had to wait we should not wait more than six or 12 months.

- The next ask should be far different from what has been done in the past because some people are tapped out and tired. Find those who have money and have not given; they really need to consider how they can start giving.
- Some will say this is a business endeavor and the main money needs to come out of Main Street.
- The city had money in reserves and then had some frac sand issues. We need to make it clear what happened to change the plan.
- Find a different approach to find a lot more donors giving \$1,000, more and less.
- The project could succeed if there is a heavy hitter championing it.

Conclusions

A large number of questions and concerns were identified in the research. This is not uncommon at this early stage of a campaign and not a major concern to the consulting firm. These questions and concerns help outline an eventual fundraising strategy to obtain a high level of success.

This fact does indicate, however, that extensive time must go into the case for support outlining the large amount of project details which were completed over the last 10 years answering pertinent questions before solicitation begins. To raise capital funds, a comprehensive and compelling case for support, frequently asked questions (FAQ) document, and brochure including operating, maintenance and design plans must be prepared citing why people should make a contribution, and what opportunity is presented for which the money is being sought. The case for support must point to the benefits, what needs for change exist in the plan if necessary, and what will be the result upon completion of the park development. All documents must be carefully prepared and professionally delivered.

Quality of Life of Chippewa Falls

Individuals who were interviewed privately were asked to rate the community's quality of life on a scale of 1 to 5, with 1 being poor and 5 being excellent. Most

interviewees and focus group respondents rated Chippewa Falls between “4” and a 5,” with most indicating a “5”.

Interviewees identified many attributes of Chippewa Falls and the surrounding area with many of them focused on its rich, natural resources. Excellent health care exists plus good police and fire protection. Chippewa Falls also offers a high quality educational system, a multitude of quality outdoor activities, Irvine Park, the fairgrounds, new and improved parks and fields, great recreational activities due to the lakes and rivers, improvement to its ice arena, and involved citizens in organizations and churches.

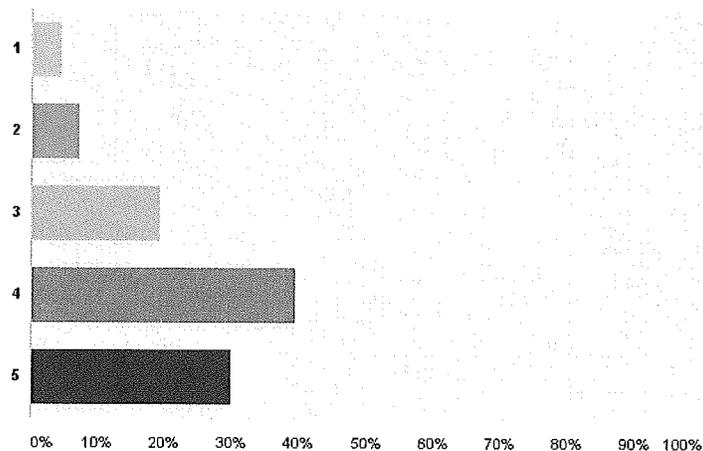
The chart below indicates the quality of life rating from the personal confidential interviews and focus groups.

Rating	1	2	3	4	5
Totals	0	0	1	5	23

The Online survey results for quality of life are listed below on the next page.

Q11 On a scale of 1-5 how would you rate the quality of life in Chippewa Falls?

Answered: 114 Skipped: 56



Conclusions

The quality of life in Chippewa Falls is considered excellent and improving. Converging rivers, majestic topography and plentiful natural and wildlife resources abound. Amidst the beauty of the rivers, lakes and alluvial waterways, its rocky outcroppings and animal life, exists a wonderful quality of life for its residents and a spectacular draw for tourists. The city's many features are considered unparalleled and unique for a community of its size which sets itself on a strategic course for an excellent future.

Talk to its residents and you will hear of their pride in their community. Uncommon volunteers are located here who take the city and its residents quickly toward its evolving destiny from a former lumber town into a vibrant city with what is hoped to bring new and diverse manufacturing and business opportunities.

Chippewa Falls is experiencing advantages from careful planning and key private and public investment. Leaders hope to be able to capitalize on these investments attracting entrepreneurs to ignite new business development and continue to draw more young professionals and families. The City of Chippewa Falls and community leaders are working to thrive through careful planning of natural resources, productive human resources and rich natural assets of lakes, rivers and land.

Fundraising Campaigns and Completing Phase II

Findings

Community fundraising for past important community endeavors has been very successful; however concerns exist as to another major campaign in a short amount of time following Irvine Park zoo expansion.

Respondents were asked whether a campaign goal of \$2M could be met through the proposed campaign. More than half of the respondents believed the campaign will be supported by the community and community leaders.

There were questions regarding how the current \$11M has been spent to date and why the City is now not able to continue its plan to complete funding the remaining but instead seeking philanthropic support.

Concerns were evident as to the timing of the campaign. The most significant issues was the identification all the area’s major fundraising campaigns which are currently underway or being planned:

Erickson Park special needs fishing pier	\$900,000
Legacy Center	\$2M
Historical Society new building	\$3.5M
Fairgrounds	\$6M exploratory phase
Ice Dream improvements	\$900,000 (completed)
St. Charles Church	\$2M
Holy Ghost Church	\$500,000
Irvine Park	\$4M
(2nd year of pledge remittance)	

A few respondents suggested waiting six to 12 months while others thought Chippewa Falls is a community that gets things done when a project is justified and needed. Interviewees felt initiating a campaign is fine if the beginning of pledge remittance is delayed to 2017 or 2018 if donors desire.

Interviewees and focus group participants were asked whether they support the City’s decision to seek private contributions to complete the park.

The responses of personal confidential interviews indicating their support of the City initiating a capital campaign are listed in the first chart below:

Responses	Yes	No
Totals	24	4

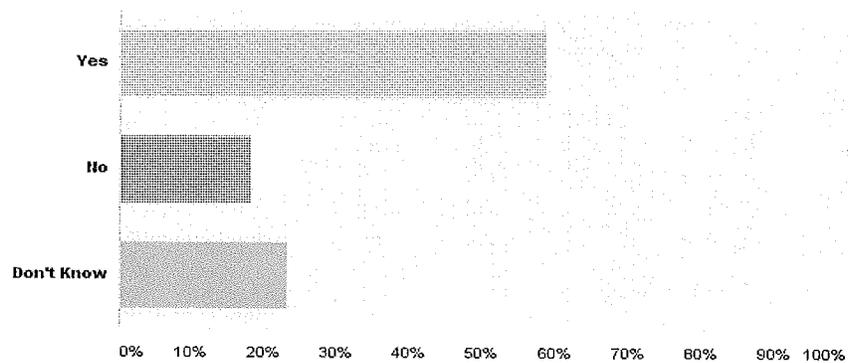
Responses for gifts from personal interviews and focus groups is listed below:

Pledging Ratings	Yes	Possibly/ Don't Know	No
Totals	21	4	3

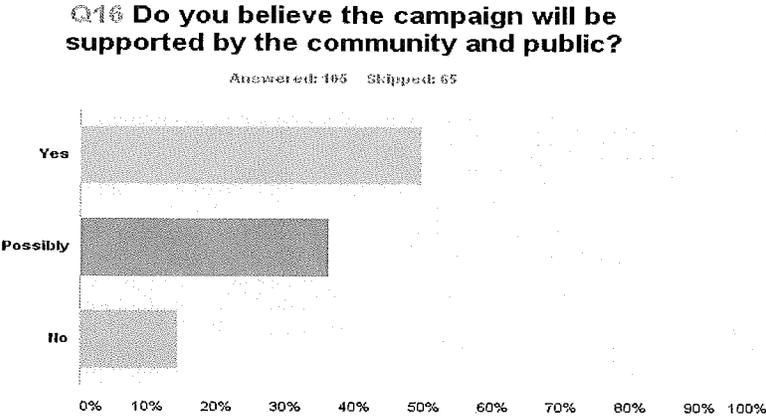
Results from the online survey are listed in the chart on the next page regarding support:

Q6 No tax funding has gone into the total \$11 million that has been allocated over the last 10 years . Currently \$3 million in construction is underway paid for through tax increment funding district 12. Do you agree with the city council seeking a capital campaign to provide the \$2 million funding needed to complete the project in 2018?

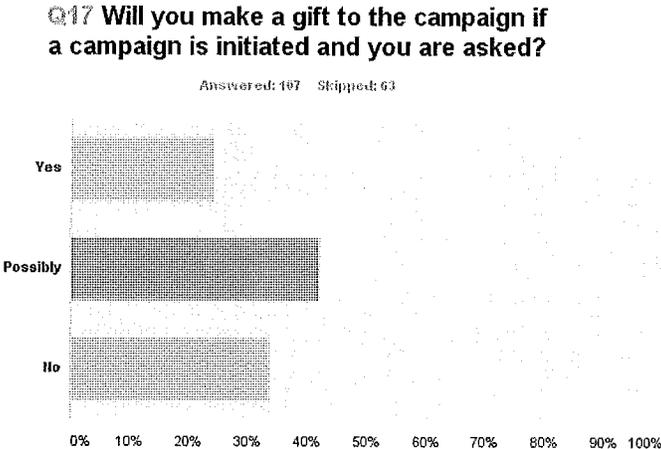
Answered: 155 Skipped: 15



Online survey results indicate support will be forthcoming or possibly forthcoming for the campaign:



Online survey respondents definitely or possibly will consider a gift to the campaign.



Conclusions

The last 10 years has witnessed many campaigns for important causes in Chippewa Falls. The philanthropic community and community at large has responded with unprecedented giving. While the community's top donors believe in and support the project, some are undeniably experiencing donor fatigue from a giving and an involvement perspective and partially due to questions which currently exist regarding the project.

Undoubtedly many years of preparation has gone into this plan. Community involvement was solicited. Many people stepped forward to provide input. The fundraising campaign will be successful if one or two major donors step forward with lead gifts, compelling materials are presented in new and fresh ways, key questions are answered and a good solicitation plan is developed. Donors of more modest means must be cultivated, new donors identified and grassroots funders engaged.

Current Economic Condition

Findings

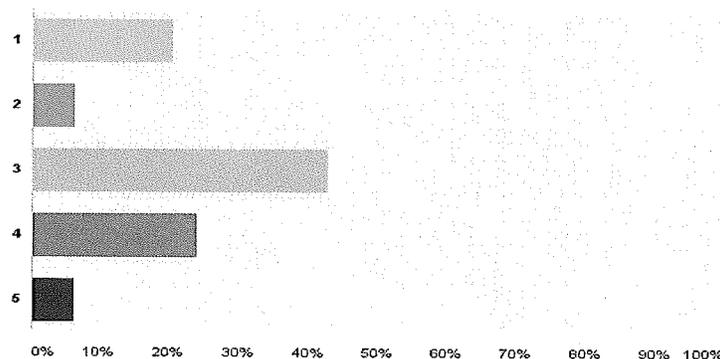
Respondents in the personal, confidential interviews and focus groups were asked to rate Chippewa Falls' economic condition to support a major capital campaign by rating the community from a "1" indicating a poor current economic condition to a "5" indicating an excellent condition. The results are shown below:

Rating	1	2	3	4	5
Totals	0	4	6	14	6

The same question was also addressed to online survey respondents:

Q10 On a scale of 1-5, (with 1 being poor and 5 being excellent) how do you regard this area's present, general economic condition to support a campaign?

Answered: 112 Skipped: 56



Conclusions

There are pressing needs with some who have and are continuing to struggle in Chippewa Falls financially; however, many believe the philanthropic community has done well to help provide the basis for major gifts needed. Interviewees believe the Chippewa Falls' economy is in a good place to complete the campaign with top-level donors with general support to follow.

The current and future economy of the community and area is conducive to a capital campaign. Chippewa Falls is in a strong economic position. It is the professional opinion of Crescendo Fundraising Professionals, LLC that the capital campaign will achieve success if top donors are involved and if the rationale for the project is thoroughly communicated in all campaign materials. The goal could be reached through an organized, well-executed plan, which outlines a full case for support, and is evaluated by donors for input before it is used as a solicitation tool.

There are no concerns about reaching a \$2M goal at this time; however, the fundraising process will require one or two very significant donors and a more comprehensive community-wide strategy for its completion.

Campaign Leadership

Findings

Through a confidential process, interviewees were asked to recommend potential top leaders and other key volunteers who could be recruited to provide the volunteerism necessary to bring the campaign to fruition. They were asked to identify persons who were knowledgeable about the greater community and the relationships, which exist within the area.

Interviewees identified 14 individuals who would be vital to lead or co-chair the campaign. Several individuals were consistently recommended. Respondents suggested 54 individuals who they believed may be willing to serve or who would be instrumental in the success of a capital campaign. Excellent leaders who are

already involved in some capacity or had been involved in other fundraising campaigns were identified consistently.

Conclusions

Two essential ingredients are needed for a successful capital campaign -- a worthwhile mission and strong leaders who are enthusiastic, willing to participate, willing to give financial support and able to secure financial support from others. A capital campaign's success depends upon leadership from high profile people who are easily recognizable in the philanthropic community and who are committed to the campaign.

Chippewa Falls has committed, energetic volunteers. The vast majority of those interviewed and surveyed deem the project very important.

Vital leaders are interested in helping this campaign reach its goal although some volunteer fatigue exists due to many important projects which have come before or are in progress.

Potential for Lead Gifts

Findings

The involvement of high-profile prospective contributors is always essential to reaching a campaign goal. They must be involved as significant donors and solicitors. Moreover, they must be asked for amounts over multi-year pledges that are in line with reaching the goal.

The most recent Irvine Park zoo expansion had a higher percent of lead and major gifts than what is typically required to reach a goal. Irvine Park's 100-year history as a much loved and utilized attraction draws hundreds of thousands annually. It is a great destination point for the City of Chippewa Falls. Although major gifts are available for Chippewa Riverfront Park campaign, they are fewer in number and lesser in amounts than Irvine Park campaign. It will take a significant lead gift with many supporting gifts at lesser levels to reach the goal.

Following a flurry of campaigns in Chippewa Falls, the lead support required is more uncertain than in the past. However, a major benefactor indicated a very substantial gift due to the significance of this project which sets the course for reaching the \$2M goal.

This is one of the most positive indicators of campaign success Crescendo has witnessed in 18 years of managing capital campaigns. Typically in a total \$2M campaign, a lead gift of approximately \$250,000 is necessary at about 15 percent of the goal followed by at least two, \$100,000 gifts and four to five, \$50,000 gifts. Fortunately, this lead catalyst provides a break for the necessity of the larger five and six-figure donors at a time when those gifts are not as readily available.

From the interviews, focus group surveys and community survey, three individuals mentioned gifts in the \$30,000 range. Still others who have given generously over the years also suggested personal or business contributions. Two individuals mentioned they might be interested in naming rights which typically requires higher gift ranges. This will depend on the final donor recognition plan. Three respondents identified a pledge in the \$10,000 area. Fifteen individuals indicated gifts of \$1,000 and more. Many indicated a gift although they are unsure at this time. This campaign will be successful if a campaign marketing plan is solid and strong, the benefits and need are communicated well, and more donors are engaged in a community-wide fundraising plan.

Conclusions

A large-scale campaign in a smaller community requires three components to reach its fundraising goal:

- I. Strong backing by a municipality, local foundation(s), corporations or school district – a champion.
- II. The financial support and credibility of the most respected community leaders and the businesses with which they are involved.

III. Individuals and leaders who are willing and able to assist with a fundraising campaign.

The strong backing of a municipality is historically one of the most important elements in whether a fundraising campaign (linked with a municipal facility as this proposed park) is successful. This exists at this time as the City of Chippewa Falls has already invested \$11M in park acquisition, demolition, reclamation and infrastructure.

This project has also garnered a strong community champion willing to make a historically significant financial investment because of the project's vital role as a gateway to a new and prosperous downtown Chippewa Falls.

Crescendo has no concerns regarding reaching the pledges within approximately one year which may be paid over three to five years. With the lead gift serving to excite and motivate volunteers, gifts at many amounts will also need to be secured. Naming opportunities would provide motivation for those looking for appealing naming rights to honor or memorialize loved ones. A strong grassroots giving plan is also suggested as important.

Leaders and Volunteers

Findings

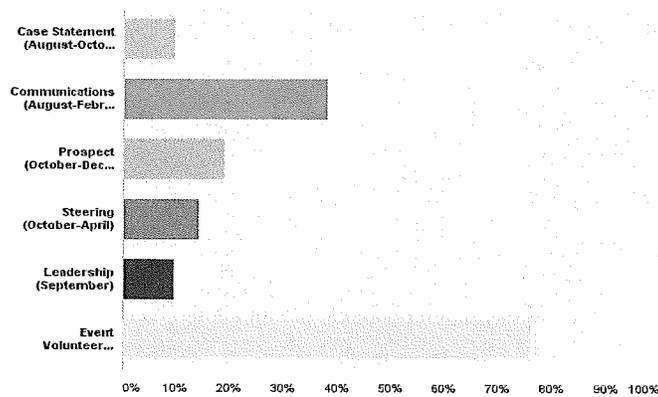
Successful campaigns require eager, involved and passionate volunteers to work on campaign committees. Volunteers identified themselves or others who would help serve on the proposed campaign in the confidential interviews, focus groups and online survey.

A total of 14 individuals were identified as possible co-chairs for the campaign. Five of those individuals were identified many times. A few of those mentioned were listed repeatedly regarding their importance to lead or serve on the campaign. Many individuals identified others or were identified themselves as having skills and relationships to work on campaign committees.

Overall, area leaders and community volunteers are supportive of the project. It was clear it is time for new blood to start leading these projects. Most individuals who have led past campaigns did not have total buy-in due in part to time constraints, burnout and some questions regarding the project details and timing.

Q15 Would you consider serving on one of the short-term committees? They meet every other week for one hour for about four months late afternoon to early evening. Please list which committee(s) you may be interested in serving. (An estimated timeline is indicated per committee.)

Answered: 21 Skipped: 149



Conclusions

Key leaders in the philanthropic community are extremely supportive of the Chippewa Falls Riverfront Park campaign to achieve success. There is a strong interest in the goal and considerable excitement to see it to fruition so it may be used for a variety of community events and Chippewa Falls' citizens.

Volunteers at all levels are needed. Typically the same persons have been recruited to lead campaigns; however, most of those individuals need a break from fundraising or have already thrown their hat in the ring to assist other important community campaigns. While a few recognized leaders will be involved, new leaders are required to carry the weight of time and talent in this campaign.

Leadership from the pool of committed and talented volunteers is necessary to set the campaign foundation. Given some concerns, interest still exists to tap into this pool of effective leaders. Recruitment of key, high profile leaders is crucial to the

success of the campaign. Leadership interest exists to fill all necessary roles. Names of those who indicated a willingness to become involved are not listed in the report for confidentiality reasons; however, the list will be used to recruit leadership and volunteers.

Favorable and Challenging Factors

In summary, a number of positive factors exist to affect the outcome of a fundraising campaign.

Favorable Factors

- I. A community champion has indicated a very substantial lead gift to support Chippewa Falls Riverfront Park \$2M capital campaign.
- II. The park will provide a large economic boost to Chippewa Falls downtown as gateway to the community thus improving its quality of life and providing increasing opportunities to enjoy the river and the river's aesthetic qualities.
- III. Chippewa Falls is a vibrant community with a rich history of financially supporting its quality of life. Civic and community leaders are articulate, passionate and committed to leaving Chippewa Falls far better off than they found it.
- IV. Leaders want to see the park completed soon to be able to enjoy the economic, recreational and social impact it will provide.
- V. A significant and strong leadership pool exists in Chippewa Falls consistent with what is required for a capital campaign.
- VI. The City of Chippewa Falls city council, mayor and staff are viewed positively which creates an environment of support, trust and involvement.

Challenging Factors

- I. Campaign leaders who have formerly co-chaired or been heavily involved in campaigns would like a break from either working on or giving sacrificially at this time.
- II. Current and proposed campaigns will limit some important major gifts to the campaign not due to lack of project benefits but due to the sheer number of past or current campaigns.
- III. Additional major gifts are needed from those who have not given in the past.
- IV. Smaller gifts are suggested to be sought which requires more time and effort but will create more ownership and involvement long-term.
- V. The urgency and need of the City to seek private support is unclear to some in the philanthropic community.

Recommendations

On the basis of the study findings, conclusions, and favorable and challenging factors Crescendo Fundraising Professionals, LLC recommends the following:

- I. Accept this report, adopt it and approve it as a basis for initiating a pre-campaign to fundraise \$2M to complete the park.
- II. Seek an engaging challenge grant opportunity with the donor who wishes to serve as a catalyst for the campaign which would provide confidence in attracting new volunteer leaders and pledges.
- III. Develop detailed, strong and compelling campaign materials. The Case For Support must answer current and additional questions addressed from the philanthropic community. Develop a Frequently Asked Questions (FAQ), which answers the top questions addressed during the Planning Study.
- IV. Direct fundraising consultants to engage in a comprehensive fundraising campaign through a variety of means and methods including online and

social giving platforms to invite and support involvement in new ways not historically utilized in past Chippewa Falls campaigns.

- V. Recruit interested volunteers from the interviews, focus group members and community survey. Train these new leaders and solicit pledge range amounts needed to reach the campaign goal.
- VI. Initiate a strong communications plan to effectively present the rationale with collateral marketing material outlining the importance of this park to stimulate economic resurgence for Chippewa Falls and its citizens.

Appendices

Planning Study Methodology, Focus Group and Online Surveys

Addendum A

Planning Study Questionnaire

The following questionnaire was used during the private interviews.

Chippewa Falls Riverfront Park			Yes	No
		Leadership	_____	_____
		Personal Gift	_____	_____
		Range	_____	
Date: _____ Time: _____		Corporate Gift	_____	_____
		Range	_____	

Name: _____

Phone _____ E-mail _____

City, State, Zip: _____

(Please tell us a little about yourself and your involvement in Chippewa Falls.)

Based on the background summary you were sent, what do you believe to be the benefits of the Chippewa Falls Riverfront Park project?

Do you have any questions or concerns regarding the project?

On a scale of 1-5, how do you regard this area's present, general economic condition to support a \$2M campaign?

1	2	3	4	5
---	---	---	---	---

On a scale of 1-5 (with 1 being poor and 5 being excellent), how would you rate the quality of life?

1	2	3	4	5
---	---	---	---	---

Comments

The premise behind completing the Riverfront Park Development now with a capital campaign as opposed to in 2024, is for citizens to start utilizing the benefits of the Park immediately and for the city to encourage further economic development. The city does not want to increase taxes for the completion and does not want to decrease its bonding rating by borrowing. (TIF district 12 funds paid for the rest of the development and the \$3.1M construction going on currently.)

Do you agree with the council asking the philanthropic community to help finish the park through private funds?

YES NO If not, why?

Do you believe the proposed fundraising campaign will be accepted and supported by area leaders?

YES POSSIBLY DOUBTFUL NO

If not, please state why? _____

We know Chippewa Falls is blessed with philanthropic leaders who step up when the community has needs. What other major fundraising campaigns currently under way or being planned?

Campaigns succeed because of high-level leaders who are willing to participate in the campaign. Who would you expect to see in leadership positions in this campaign?

Whom would you recommend to serve as general chair or co-chairs?

Campaigns have many different committees that work together to prepare the campaign for solicitation. Share job descriptions. Who are some possible volunteers that come to your mind who would be invaluable to a campaign?

Would you consider leading or working on one of the following committees?

___ Case Statement (August-October)

___ Communications (August-February)

___ Prospect (October-December)

___ Steering (October-April)

___ Leadership (September)

___ Event (ongoing)

Years of experience in capital campaigns teach us that most successful campaigns have similar patterns of giving. Here is a gift table that represents the giving patterns for typical successful campaign.

Who do you feel would be able to contribute 15-20% of a campaign goal for the park project if a campaign is to be planned?

Who would you expect to be among the largest contributors to this campaign?

Personal	Business	Foundation	Amount
----------	----------	------------	--------

This is at a very initial stage of a potential capital campaign, but, do you believe you (or your company) would consider making a gift to the campaign? If so, which range would you fit in for a pledge over a 3-year period?

YES Possibly NO

Do you have additional input?

Preliminary Gift Table in a typical \$2M campaign.

Campaign Goal

\$2,000,000

Range of Gifts		Number	\$ at this	Total	Total	Percent	Potential
From	To	Required	Level	Donors	Dollars	of Goal	Gift
250,000	300,000	1	275,000	1	275,000	14%	A
100,000	150,000	2	250,000	3	525,000	26%	B
75,000	99,999	2	174,999	5	699,999	35%	C
50,000	74,999	4	249,998	9	949,997	47%	D
25,000	49,999	8	299,996	17	1,249,993	62%	E
10,000	24,999	22	384,989	39	1,634,982	82%	F
5,000	9,999	30	224,985	69	1,859,967	93%	G
1,000	4,999	50	149,975	119	2,009,942	100%	H
	<1,000	many	>-9,942		>2,000,000	many	

Addendum B

Positioning Explanation and Group Rules for Focus Groups

To allow our conversation to flow more freely, we will cover some ground rules.

- Only one person speaks at a time.
- Please avoid side conversations.
- Not everyone needs to answer every question, but we would like to hear from each of you today as the discussion progresses.4. This is a confidential discussion.
- We stress confidentiality because we want an open discussion. We want all of you to feel free to comment on each other's remarks without fear that your comments will be repeated later and possibly taken out of context.
- There are no "wrong answers," just different opinions. Say what is true for you, even if you're the only one who feels that way. Don't let the group sway you; but if you do change your mind, just let us know.

Introduction of participants

Before we start, we would like to know a little about each of you. Please tell us:

What is your name?

Why did you agreed to participate in this focus group?

General questions

- What types of fundraising activities are going on in the Chippewa Falls area at this time and which ones are you involved in?
- Based on the background in the mini summary, what do you believe to be some of the benefits of the proposed \$2M capital campaign?

Specific questions

- What are some positive aspects of the project or concerns regarding the proposed building plans and fundraising efforts? Take each one separately.
- How do you feel about the current economic condition?

Follow up questions: Do you feel the current economic condition will support a \$2M campaign? If you had a 1-5 rating scale; one being poor, 5 being excellent and you had to rate the economy at this time: a 1, 2, 3, 4, or 5?

1	2	3	4	5
---	---	---	---	---

What else would you need to know about the facility, or the fundraising campaign to feel comfortable giving to the campaign?

Closing question

For the closing question, ask what advice they would give to the city council regarding the Chippewa Riverfront Project in their desire to reach the capital campaign goal?

Closing

Thank you for coming today and talking about these issues. Your comments have given me good information to formulate a report with recommendations for completion of the campaign.

Confidential Focus Group Questions

Review the gift table and a job description sheet.

Some of you may wish to answer questions privately. These questions are extremely important to the recommendations for a successful capital campaign. Your responses are confidential.

Confidential Focus Group Survey and Online Survey

Are you a regular user of the parks in Chippewa Falls? Yes No

When did you last visit a Chippewa Falls park?

___ This week/Last Week

___ This Month

___ Past Three Months

___ Past Six Months

What do you believe are the benefits of developing the downtown Chippewa Falls Riverfront Park for Chippewa Falls?

___ Improved quality of life benefits for residents

___ Attract tourism to Chippewa Falls

___ Economic Development for community

___ Increased social, recreational and health opportunities

___ Other please state: _____

No tax funding has gone into the total \$11M that has been spent over the last 10 years for the park's development. Currently an approximately \$3.4M construction project is underway paid for through tax increment funding district 12. Do you agree with the city council seeking a capital campaign to provide the \$2M funding needed to complete the project in 2017 to 2018?

Yes No Don't Know

Do you have questions about the project? Yes No

If yes, please state them.

Please identify your level of interest in the proposed park elements?

High Medium Low Amphitheater – small gatherings, seating

High Medium Low Fishing pier and access to water

High Medium Low Seasonal elements – canopy cover, pergola)

High Medium Low Downtown entry – New, attractively landscaped downtown entryway and parking areas

High Medium Low Trails – internal circulation and connections to regional trails;

High Medium Low Trailheads – wet (portage)/ dry, fountains, signage, benches,

High Medium Low Water recreation – fishing, boating

High Medium Low Ecology – wildlife viewing, shoreline restoration, bird blinds, interpretive signage, storm water management

High Medium Low Educational opportunities – Xcel hydro electric, renewable energy, ecology, water use

High Medium Low Planting and landscape – maintained and native, frame views

High Medium Low Business opportunities – equipment rentals, food and beverage

High Medium Low Technology and communication – Public Wife

High Medium Low Park amenities – restrooms, storage, shelters, play features

On a scale of 1-5, (with 1 being poor and 5 being excellent) how do you regard this area's present, general economic condition to support a campaign?

1	2	3	4	5
---	---	---	---	---

On a scale of 1-5 how would you rate the quality of life in Chippewa Falls?

1	2	3	4	5
---	---	---	---	---

Please list any concerns you have about initiating a capital campaign?

Campaigns require strong leaders who are willing and able to help work on the campaign to reach the goal. Whom would you recommend to serve as a possible general chair or co-chairs of the campaign? Please list 3 names.

Campaigns also require strong committees that work together to solicit and provide awareness for a campaign. Who are some possible community volunteers who would make good volunteers? Please list 3 to 5 names.

Would you serve on a short-term committee?

(An estimated timeline is indicated per committee.)

___ Case Statement (August-October)

___ Communications (August-February)

___ Prospect (October-December)

___ Steering (October-April)

___ Leadership (September)

___ Event Volunteer (short term)

Do you believe the campaign will be supported by community leaders and the public?

Yes Possibly No

Will you make a pledge or outright gift to the campaign if a campaign is initiated and you are asked?

Yes Possibly No

The planning study helps determine if the community is willing to support a \$2 million campaign. This is not an actual solicitation and you are not obligated to give a gift in a range you indicate, but if you answered Yes to considering a tax deductible charitable gift, which one of the following ranges would you be interested in at this time

- ___ \$100,000 and more
- ___ \$50,000 to \$99,999
- ___ \$25,000 to \$49,999
- ___ \$10,000 to \$24,999
- ___ \$5,000 to \$9,999
- ___ \$1,000 to \$4,999
- ___ \$1,000 and under

What other suggestions would you give to campaign leadership and the City of Chippewa Falls regarding this possible campaign? Thank you for your participation.

Committee Job Descriptions

Steering Committee

The Campaign Steering Committee directs all activities, which precede the actual campaign—the preparatory phase of the campaign. The committee is composed of community and area leaders who will be instrumental in developing and managing the foundation for a successful capital campaign.

Case Statement

Case Statement development requires volunteers who help ensure the success of the campaign by assisting in developing a strong and compelling statement of the case for support and by testing that statement in small groups throughout the area. This group meets every other week for 6 to 8 meetings. Meetings usually last one hour.

Communications

Communications requires approximately 10 to 16 community members who are knowledgeable about the media and communications patterns in the area. They enhance the effectiveness of the campaign by raising community awareness of the project and work with campaign consultants to develop the marketing materials. This committee meets every other week throughout the campaign; meetings last one hour.

Prospect Development

Prospect Development help ensure that, to the extent possible, prospective contributors are solicited by their economic peers. This group will meet 3 to 4 times.

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, JULY 11, 2016 – 6:30 PM**

The Plan Commission met in City Hall on Monday, July 11, 2016 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty, Mike Tzanakis, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Also attending were Alderperson John Monarski, City Planner Jayson Smith and Doug Clary, Director of Chippewa County Planning and Zoning.

1. **Motion** by Hubbard, seconded by Tzanakis to approve the minutes of the June 13, 2016 Plan Commission meeting. **All present voting aye. Motion carried.**

2. Doug Clary presented the attached Certified Survey Map for Lot #1, creating a 9.59 acre parcel in the Lake Wissota Business Park at the Southeast corner of County Hwy "S" and Commerce Parkway. He noted that the potential developer of the lot requested a temporary driveway onto Commerce Parkway at the South edge of their lot so as not to have truck conflicts or access shutdowns in the future when the future road, (Lakeland Drive), south of Lot #1 was constructed. Secretary Rubenzer stated that a five hundred foot buffer length from County Hwy "S" is recommended due to the right turn, (east) lane for northbound traffic onto County Hwy "S" from Commerce Parkway. The merge lane and right turn lane are about 510 feet long. The Plan Commission discussed the option of constructing the West approximately five hundred feet of Lakeland Drive at the time of the proposed development. Mr. Clary noted that option was expensive and not in the County's budget. It was noted that any temporary entrance/exit to Commerce Parkway on the West edge of and near the south side of the proposed Lot #1 would have to be removed when Lakeland Drive was constructed, as would the temporary driveway in future Lakeland Drive right-of-way. Secretary Rubenzer noted it could be written into the future Lakeland Drive specifications that business access to the proposed Lot #1 must be maintained at all times during construction.
Motion by Cihasky, seconded by Smith to recommend the Common Council approve the attached Certified Survey Map for Lot #1, creating a 9.59 acre parcel in the Lake Wissota Business Park at the Southeast corner of County Hwy "S" and Commerce Parkway upon receipt of the \$100 Certified Survey Map review fee and that the City work with the County for a proper driveway ingress/egress onto future Lakeland Drive then to Commerce Parkway for the said proposed Lot #1. **All present voting aye. Motion carried.**

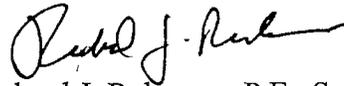
3. City Planner Jayson Smith presented and explained the attached Project Plan for the Territory and Project Plan Amendment of Tax Incremental District No. 14 in the City of Chippewa Falls, Wisconsin. Mr. Smith mentioned three or four potential developments in Lake Wissota Business Park that precipitated the proposed amendment to Tax Incremental District No. 14. He stated that total equalized value of Tax Increment Finance Districts cannot exceed 12% of the total equalized value of the City and expected this would happen when Tax Increment Finance District values came out in August of

2016. He noted that Lake Wissota Business Park and the City/County were competing with the State of Minnesota for incentives for businesses to locate here. He outlined the Tax Incremental District No. 14 proposed boundary, briefly explained the but/for clause, gave a general description of the project(s), outlined existing uses, conditions and zoning. He continued by listing potential projects and cost estimates, financing options, increment revenue projections and cash flow projections. Following Mr. Smith's summary and conclusion,

Mayor Hoffman opened a public hearing to consider the attached Plan Commission Tax Incremental District Resolution No. 2016-01 designating proposed amended boundaries and approving a project plan amendment for Tax Incremental District No. 14, in the City of Chippewa Falls, Wisconsin. No one spoke for or against the resolution. Mayor Hoffman closed the public hearing.

Motion by Hubbard, seconded by Misfeldt to approve the attached Plan Commission Tax Incremental District Resolution No. 2016-01 designating proposed amended boundaries and approving a project plan amendment for Tax Incremental District No. 14, in the City of Chippewa Falls, Wisconsin. **All present voting aye. Motion carried.**

4. **Motion** by Varga, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:10 P.M.



Richard J. Rubenzer, P.E., Secretary
Plan Commission

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, JUNE 13, 2016 – 6:30 PM**

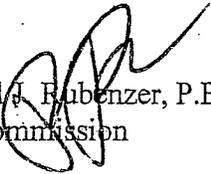
The Plan Commission met in City Hall on Monday, June 13, 2016 at 6:30 P.M. Present were Commissioners Greg Misfeldt, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Dave Cihasky, Dennis Doughty and Mike Tzanakis. Also attending were the persons on the attached attendance sheet.

1. **Motion** by Hubbard, seconded by Varga to approve the minutes of the May 9, 2016 Plan Commission meeting. **All present voting aye. Motion carried.**

2. Mayor Hoffman opened a public hearing to consider Conditional Use Permit Resolution No. 2016-02 to construct an additional twenty-four units onto the existing twenty-four unit Community Based Residential Facility on parcel #1580, lots 15 and 16, Flame Addition, located at #421 Frenette Drive. No one appeared on behalf of the petitioner to explain or support the Conditional Use Permit petition. Charlie Connell of #422 Frenette Drive appeared. He was concerned with parking spaces and number of staff levels. He also was concerned that the initial twenty-four unit Community Based Residential Facility (CBRF) had not yet been completed. Secretary Rubenzer explained that the parking requirement for CBRF's was one parking space per three units including employees. Sixteen parking spaces are required and twenty-two are being provided. He continued that the State of Wisconsin regulates and licenses CBRF's and would determine and monitor the number of employees required. Mr. Connell indicated that the condo association didn't have any problems with the proposal but truly wanted to see the building completed. He also asked that the City consider placing no parking along the North curb of Frenette Drive if parking on site were to become a problem. Mayor Hoffman closed the public hearing.
Motion by Hubbard, seconded by Hull to approve Conditional Use Permit Resolution No. 2016-02 to construct an additional twenty-four units onto the existing twenty-four unit Community Based Residential Facility on parcel #1580, lots 15 and 16, Flame Addition, located at #421 Frenette Drive. **All present voting aye. Motion carried.**

3. Mayor Hoffman opened a public hearing to consider Conditional Use Permit No. 2016-03 to remodel and construct an American Disabilities Act (ADA) compliant single unit apartment on the first floor of the building located at #114 N. Bridge St. John Scheppke appeared to support and explain the petition. In response to a question, he stated that the existing tenant had moved out of the building and that a majority of the first floor space would remain in a commercial use. No one spoke against the permit. Mayor Hoffman closed the public hearing.
Motion by Smith, seconded by Hubbard to approve Conditional Use Permit No. 2016-03 to remodel and construct an American Disabilities Act (ADA) compliant single unit apartment on the first floor of the building located at #114 N. Bridge St. **All present voting aye. Motion carried.**

4. Max Gehler and Pete Gartman appeared to support the attached preliminary plat of Gehler Estate. Secretary Rubenzer explained that the attached preliminary plat had already been approved by the Chippewa Falls Common Council as a final plat. After discussion;
Motion by Rubenzer, seconded by Hubbard that the attached preliminary plat of Gehler Estate be approved. **All present voting aye. Motion carried.**
5. **Motion** by Hubbard, seconded by Varga that the Common Council approve the attached final plat of Gehler Estate. **All present voting aye. Motion carried.**
6. **Motion** by Varga, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:06 P.M.


Richard J. Rubenzer, P.E., Secretary
Plan Commission

PLAN COMMISSION ATTENDANCE SHEET

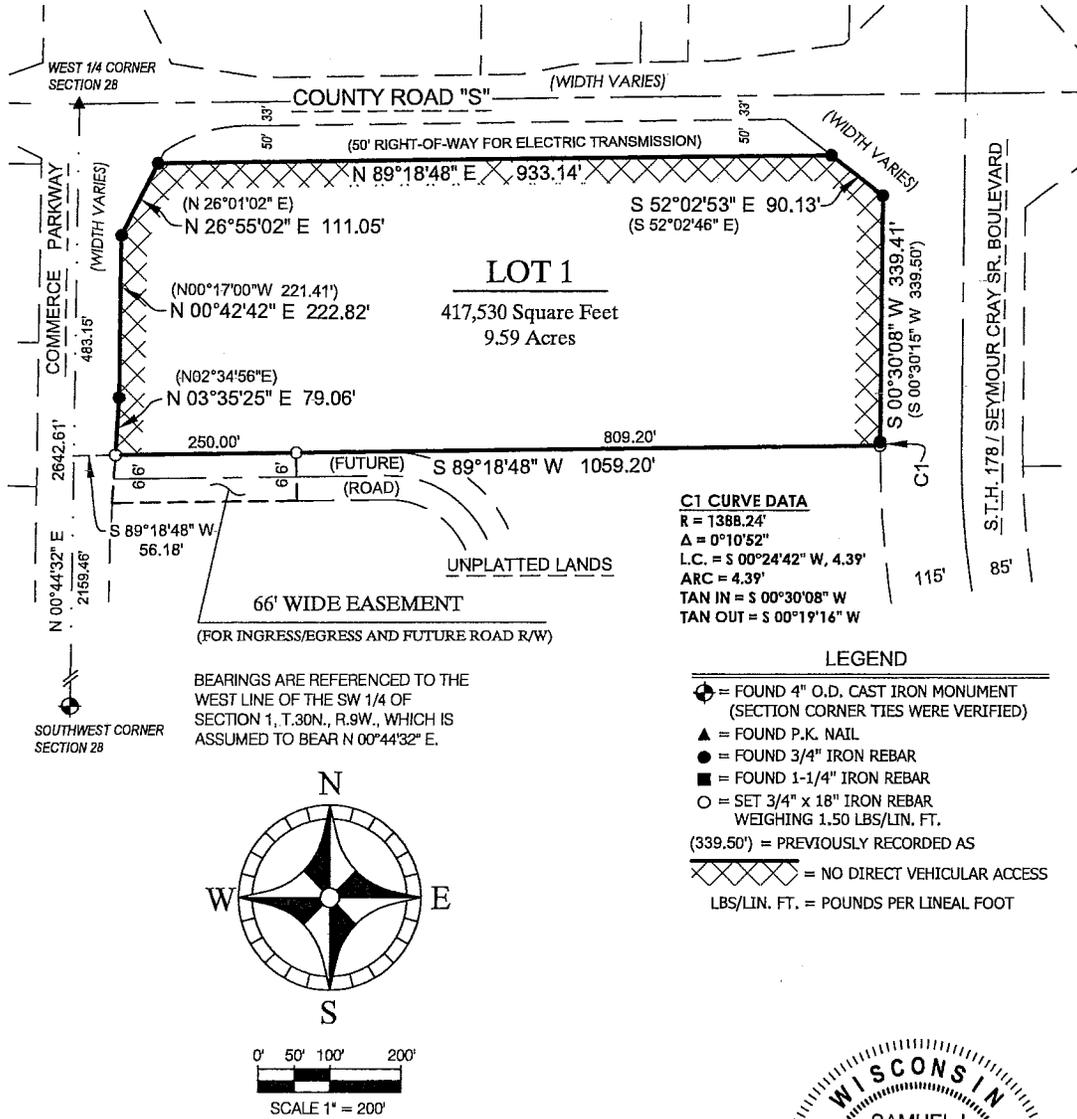
DATE: _____

NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
CHARLIE CORNELL		422 FRENETTE	715-726-1538	
Unlabeled	Frenette Landscapes	306 Frenette Dr ^H	715-223-6213	
Erin Mauter	" "	416 Frenette	715-861-3215	
Char Cornell	" "	422 Frenette Dr	715-726-1538	
Greg Telsak		1509 S. Fenwick St		
Patrick Hull	Greenpoint	440 Broadway St.	715 523 1603	
JOHN SCHOPPE	Greenpoint	440 Broadway St	715 577-6384	

CHIPPEWA CO. CERTIFIED SURVEY
 MAP NO. _____

RECORDED IN VOL. _____ OF THE
 CERTIFIED SURVEY MAPS PAGE _____
 REGISTER

LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28,
 TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA
 COUNTY, WISCONSIN.



DATE APPROVED _____
 CHIPPEWA COUNTY ZONING AGENCY
 BY _____



CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. _____

RECORDED IN VOL. _____ OF THE
CERTIFIED SURVEY MAPS PAGE _____
REGISTER

LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28,
T.29N., R.8W., CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Samuel I. Wenz, Professional Land Surveyor in the State of Wisconsin, do hereby certify that by the order of the Frank Pascarella, Chippewa County Administrator, I have surveyed part of the Northwest 1/4 of the Southwest 1/4 of Section 28, T.29N., R.8W., City of Chippewa Falls, Chippewa County, Wisconsin. The parcel is more particularly described as follows:

COMMENCEING at the Southwest Corner of said Section 28; thence, N.00°44'32"E. along the West Line of the Southwest 1/4, 2159.46 feet; thence, S.89°18'48"W., 56.18 feet to the **POINT OF BEGINNING**; thence, N.03°35'25"E. along the Easterly right-of-way line of Commerce Parkway, 79.06 feet; thence, continuing along said right-of-way line N.00°42'42"E., 222.82 feet; thence, continuing along said right-of-way line N.26°55'02"E., 111.05 feet; thence, N.89°18'48"E. along the Southerly right-of-way line of County Road "S", 933.14 feet; thence, continuing along said right-of-way line S.52°02'53"E., 90.13 feet; thence, S.00°30'08"W. along the Westerly right-of-way line of S.T.H. 178/Seymour Cray Sr. Boulevard, 339.41 feet to the beginning of a tangent curve, concave Northeasterly, having a radius of 1388.24 feet, and a long chord which bears S.00°24'42"W. for a distance of 4.39 feet; thence, Southwesterly along said right-of-way line and the arc of said curve, 4.39 feet; thence, S.89°18'48"W., 1059.20 feet to the **POINT OF BEGINNING**. Being subject to any easements of record.

Said parcel contains 417,530 square feet or 9.59 acres, more or less. The bearings are referenced to the West Line of the Southwest 1/4 of said Section 28, which is assumed to bear N.00°44'32"E.

I also certify that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the City of Chippewa Falls. I further certify to the best of my knowledge and belief that the accompanying map is a true and correct representation of the exterior boundaries of the land surveyed and the division thereof made.

Dated this _____ day of _____, 2016.

Samuel I. Wenz, Professional Land Surveyor, S-2221



CITY OF CHIPPEWA FALLS APPROVAL

This Certified Survey Map is approved by the common council of the City of Chippewa Falls this

_____ day of _____, 2016.

Greg Hoffman, Mayor Date

Bridget Givens, City Clert Date

PC TID RESOLUTION NO. 2016-01

**RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES
AND APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 14,
CITY OF CHIPPEWA FALLS, WISCONSIN**

WHEREAS, the City of Chippewa Falls (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. 14 (the "District") was created by the City on July 28, 2015 as an industrial district; and

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

WHEREAS, such amendment will cause territory to be added to the District, providing incentive and opportunities for additional private development and redevelopment; and

WHEREAS, such amendment will also modify the categories, locations or costs of the Projects to be undertaken, providing incentives and opportunities for additional private development and redevelopment; and

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the district promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Chippewa County, the Chippewa Falls Area School District, and the Chippewa Valley 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 July 11, 2016 held a public hearing concerning the proposed amendment to the Project

Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Chippewa Falls that:

1. It recommends to the Common Council that the boundaries of Tax Incremental District No. 14 be amended as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the Project Plan and Boundaries of the District promotes orderly development in the City.

MOTION: Hubbard

SECONDED: Misfeldt

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on July 11, 2016, by a vote of 11 ayes, 0 nays, and 0 abstentions.

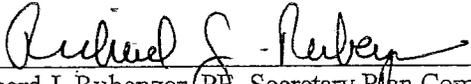

Richard J. Rubenzer, PE, Secretary Plan Commission

EXHIBIT A -

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 14
CITY OF CHIPPEWA FALLS**

THIS CAN BE FOUND IN THE PROJECT PLAN

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY



EHLERS
LEADERS IN PUBLIC FINANCE

June 27, 2016

Project Plan for the Territory & Project Plan Amendment of Tax Incremental District No. 14

CITY OF CHIPPEWA FALLS, WISCONSIN

Organizational Joint Review Board Meeting Held:	Scheduled for: July 11, 2016
Public Hearing Held:	Scheduled for: July 11, 2016
Consideration for Approval by Plan Commission:	Scheduled for: July 11, 2016
Consideration for Adoption by Common Council:	Scheduled for: July 19, 2016
Consideration for Approval by the Joint Review Board:	Scheduled for: TBD



Tax Incremental District No. 14 Territory & Project Plan Amendment

City of Chippewa Falls Officials

Common Council

Greg Hoffman	Mayor
John Monarski	Member
Rob Kiefer	Member
CW King	Member
Chuck Hull	Member
Paul Olson	Member
Paul Nadreau	Member
Brent Ford	Member

City Staff

Bridget Givens	City Clerk
Robert Ferg	City Attorney
Lynne Bauer	Finance Manager/Treasurer
Jayson Smith	City Planner

Plan Commission

Greg Hoffman	Beth Arneberg
David Cihasky	Tom Hubbard
Chuck Hull	Peter Pohl
Dennis Doughty	Rick Rubenzer
Jerry Smith	Mike Tzanakis
Dan Varga	Paul Lasiewicz
Jayson Smith	

Joint Review Board

Lynne Bauer	City Representative
Frank Pascarella	Chippewa County
Angela Eckman	Chippewa Valley Technical College District
Chad Trowbridge	Chippewa Falls Area School District
Tim Fries	Public Member



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SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District ("TID") No. 14 (the "TID" or "District") is an existing industrial district, which was created by a resolution of the City of Chippewa Falls ("City") Common Council adopted on July 28, 2015 (the "Creation Resolution").

Amendments

The District was previously amended on July 28, 2015 whereby a resolution was adopted to allow the District to share excess increment with TIDs No. 4, 5 & 12.

Purposes of this Amendment

This amendment will cause territory to be added to the District, providing incentive and opportunities for additional private development.

This amendment will modify the categories, locations or costs of the Projects to be undertaken, providing incentives and opportunities for additional private development and redevelopment.

Estimated Total Project Expenditures

The City anticipates making project expenditures of approximately \$6,000,000 to undertake projects in the amendment areas as listed in this Project Plan. It is anticipated that the remaining and additional projects will be completed in multiple phases. The Expenditure Period of this District terminates on July 28, 2030. The remaining and additional projects to be undertaken pursuant to this Project Plan are expected to be financed with various methods, however, the City may use other financing alternatives which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, or provide other advantages as determined by the Common Council. A discussion and listing of other possible financing mechanisms, as well as a summary of project financing by phase is located in Section 10 of this plan.

Economic Development

As a result of the amendment of this District, the City projects that additional land and improvements value of approximately \$21,000,000 will be created as a result of new development, redevelopment, and appreciation in the value of existing properties. This additional value will be a result of the improvements made and projects undertaken within the amended area(s) and within the original District boundaries. A table detailing assumptions as to the timing of new development and redevelopment, and associated values is located in Section 10 of this plan. In addition, the amendment of the District is expected to result in further economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

TID No. 14 has a maximum statutory life of 20 years, and must close not later than July 28, 2035, resulting in a final collection of increment in budget year 2036. Pre-amendment cash flow projections indicate that the entire available life of the District will be required to retire current projected District liabilities.

Summary of Findings

As required by Wisconsin Statutes Section 66.1105, and as documented in this Project Plan Amendment and the exhibits contained and referenced herein, the following findings are made:

1. **That “but for” amendment of this District, the additional development projected to occur within the amendment areas as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner at the values, or within the timeframe desired by the City.** In making this determination, the City has considered the following information:
 - Sites proposed for development are currently vacant for due primarily to a lack of adequate infrastructure. Given that the sites have not developed as would have been expected under normal market conditions, it is the judgment of the City that the use of tax incremental financing (“TIF”) will be required to provide the necessary infrastructure inducements to encourage development on the sites consistent with that desired by the City.
 - In order to make the amendment areas suitable for development the City will need to make a substantial investment to pay for the costs of: property, right-of-way and easement acquisition; site preparation; installation of utilities; installation of streets and related streetscape items; development incentive payments; and other associated costs. Due to the extensive initial investment in public infrastructure and/or rehabilitation that is required in order to allow development to occur, the City has determined that development of the amendment area will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, development of the amendment area is unlikely to occur.
2. **The economic benefits of amending the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:
 - As demonstrated in the Economic Feasibility Section of this Project Plan, the total tax increments projected to be collected are more than sufficient to pay for the actual and proposed Project Costs within the original District and the amended areas. On this basis alone, the finding is supported.
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
 - If approved, the boundary amendment would become effective for valuation purposes as of January 1, 2016. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the amendment area due to new construction, renovation or appreciation of property values occurring after January 1, 2016 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.
 - Given that additional development is not likely to occur or in the same manner without the use of tax incremental financing (see finding # 1), and since the District will generate additional economic benefits that are more than sufficient to compensate for the additional cost of the improvements (see Finding #2), the City reasonably concludes that the overall additional benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the

overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not amended. As required by Section 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix A of the Project Plan.

4. Not less than 50% by area of the real property within the District, as amended, is suitable for industrial sites within the meaning of Wisconsin Statutes Section 66.1101 and has been zoned for industrial use. Any real property within the District that was found suitable for industrial sites and was zoned for industrial use at the time of the creation of the District will remain zoned for industrial use for the life of the District. Additionally, any real property within the Territory incorporated by this Amendment that is found suitable for industrial sites and is zoned for industrial use at the time of the Amendment of the District will remain zoned for industrial use for the remaining life of the District.
5. Based upon the findings, as stated above, and the original findings as stated in the Creation Resolution, the District remains declared an industrial District based on the identification and classification of the property included within the District.
6. The Project Costs of the District relate directly to promoting industrial development in the District consistent with the purpose for which the District was created.
7. The improvements to be made within the territory incorporated by this Amendment are likely to enhance significantly the value of substantially all of the other real property in the District.
8. The equalized value of the taxable property within the territory to be added to the District by this amendment, plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that approximately none 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 Sections 66.1105(5)(b) and 66.1105(6)(am)1.
10. The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.

SECTION 2: Type and General Description of District

The District was created under the authority provided by Wisconsin Statutes Section 66.1105 on July 28, 2015 by resolution of the Common Council. The District's valuation date, for purposes of establishing base value, was January 1, 2015.

The existing District is an "Industrial District," created on a finding that at least 50%, by area, of the real property within the District was zoned and suitable for industrial sites within the meaning of Wisconsin Statutes Section 66.1101. The District will remain in compliance with this finding after the addition of the Territory identified in this Amendment. The Preliminary Parcel list found in Section 5 of this plan provides a calculation demonstrating continued compliance with the 50% test.

Wisconsin Statutes Section 66.1105(4)(h)2. provides authority for a City to amend the boundaries of an existing Tax Increment District for purposes of adding and/or subtracting territory up to a total of four times during the life of the District. The boundaries of the District have not previously been amended.

This Project Plan Amendment supplements, and does not supersede or replace any component of the original Project Plan, or any component of previously adopted Project Plan Amendments, unless specifically stated. All components of the original Project Plan, and its previously adopted Project Plan Amendments, remain in effect.

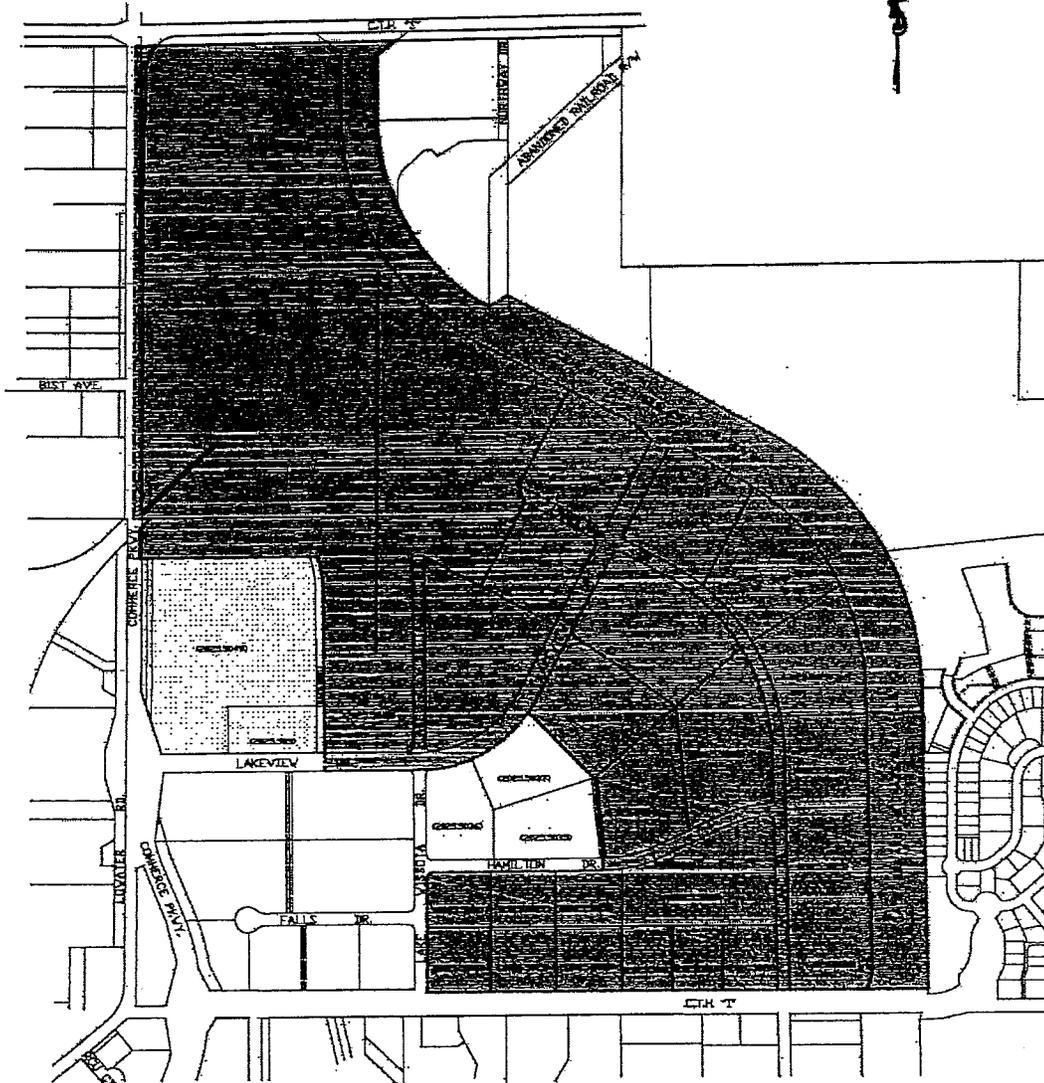
The purpose of the Amendment is to facilitate development within areas adjacent to the existing District. The amendment to the District boundaries and the Project Plan will enable the City to install additional public improvements, and to make additional necessary related expenditures that will create development opportunities consistent with the original purposes for which the District was created.

The amendment is also to update and provide for the undertaking of additional expenditures.

A map depicting the boundaries of the District is found in Section 3 of this Plan. Based upon the findings as stated above, and the original findings as stated in the Creation Resolution, the District remains an industrial District based on the identification and classification of the property included within the District.

SECTION 3:
 Preliminary Map of Original District Boundary and Territory
 Amendment Area Identified

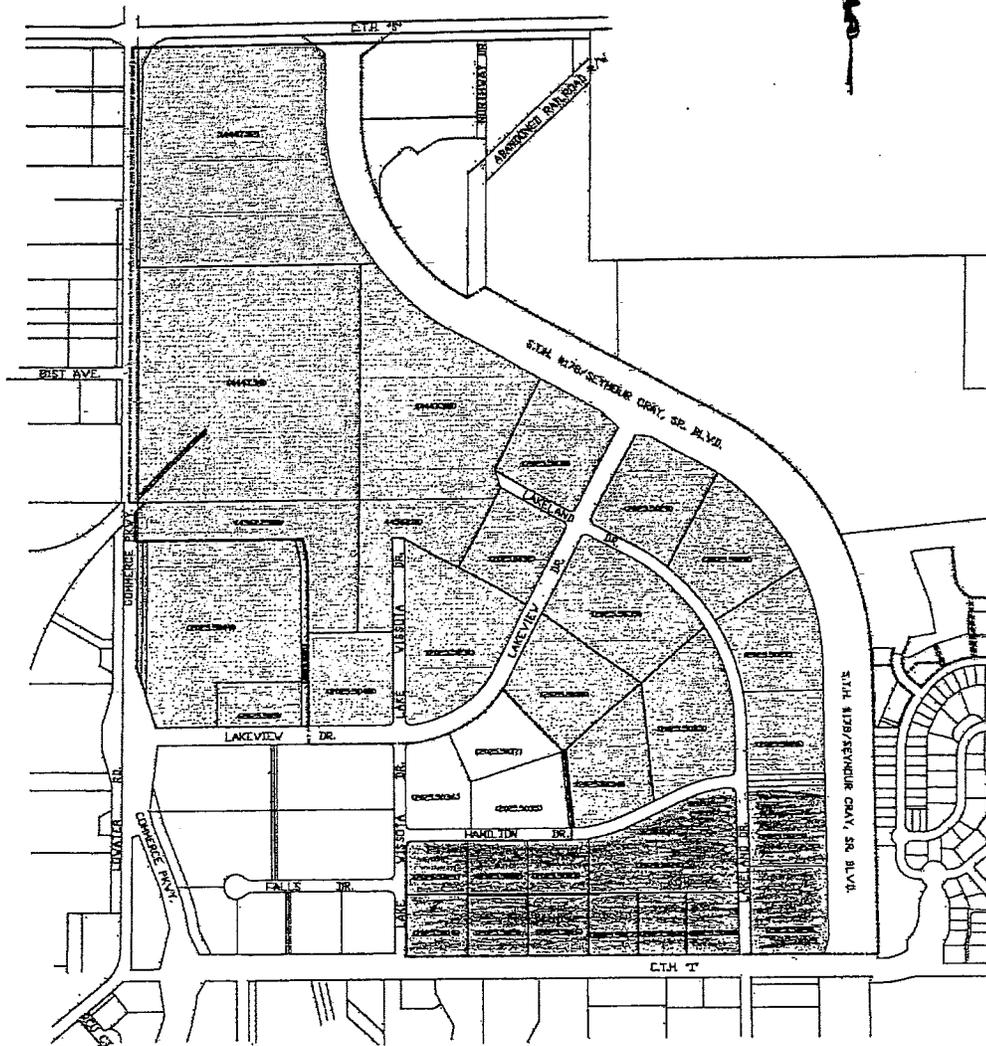
MAP 01
 TAX INCREMENT DISTRICT
 NO. 14
 CITY OF CHIPPEWA FALLS
 DISTRICT BOUNDARY



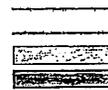
EXISTING DISTRICT BOUNDARY	
AMENDED DISTRICT BOUNDARY	
EXISTING TAX INCREMENT DISTRICT NO. 14	
AMENDED TAX INCREMENT DISTRICT NO. 14	

SECTION 4:
 Map Showing Existing Uses and Conditions Within The
 Territory To Be Added

MAP #4
 TAX INCREMENT DISTRICT
 NO. 14
 CITY OF CHIPPEWA FALLS
 EXISTING ZONING



EXISTING DISTRICT BOUNDARY
 ANOTHER DISTRICT BOUNDARY
 L-2 LIGHT INDUSTRIAL
 R-2 OFFICE AND INSTITUTIONAL



SECTION 5:
 Preliminary Parcel List and Analysis Within The Territory To Be Added

City of Chippewa Falls, WI																	
Tax Increment District 14																	
Base Property Information																	
Property Information					Assessment Information				Encumbered Value				Zoning Classification				
Map Ref #	Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Industrial (Zoned and Suitable)	Commercial/ Business	Suitable for Mixed Use	
	2025.5004		Chippewa County	2.20				0	100.00%	0	0	0	0		Office-2	0.00	
	2025.5005		Chippewa County	2.81				0	100.00%	0	0	0	0		Office-2	0.00	
	2025.5006		Chippewa County	2.81				0	100.00%	0	0	0	0		Office-2	0.00	
	2025.5007		Chippewa County	2.21				0	100.00%	0	0	0	0		Office-2	0.00	
	2025.5008		Chippewa County	2.21				0	100.00%	0	0	0	0		Office-2	0.00	
	2025.5009		Chippewa County	2.96				0	100.00%	0	0	0	0		Office-2	0.00	
	2025.5010		Chippewa County	4.94				0	100.00%	0	0	0	0		Office-2	0.00	
	2025.5021		Chippewa County	2.41				0	100.00%	0	0	0	0		Office-2	0.00	
	2025.5022		Chippewa County	2.42				0	100.00%	0	0	0	0		Office-2	0.00	
	2025.5023		Chippewa County	2.43				0	100.00%	0	0	0	0		Office-2	0.00	
	2025.5024		Chippewa County	8.36				0	100.00%	0	0	0	0		Office-2	0.00	
	2025.5025		Chippewa County	5.17				0	100.00%	0	0	0	0		Office-2	0.00	
	2025.5026		Chippewa County	5.20				0	100.00%	0	0	0	0		Office-2	0.00	
	2025.5027		Chippewa County	6.96				0	100.00%	0	0	0	0		Industry-2	0.00	
	2025.5028		Chippewa County	7.61				0	100.00%	0	0	0	0		Industry-2	0.00	
	2025.5029		Chippewa County	6.85				0	100.00%	0	0	0	0		Industry-2	0.00	
	2025.5030		Chippewa County	6.32				0	100.00%	0	0	0	0		Industry-2	0.00	
	2025.5031		Chippewa County	10.65				0	100.00%	0	0	0	0		Industry-2	0.00	
	2025.5032		Chippewa County	5.21				0	100.00%	0	0	0	0		Industry-2	0.00	
	2025.5033		Chippewa County	8.37				0	100.00%	0	0	0	0		Industry-2	0.00	
	2025.5034		Chippewa County	6.22				0	100.00%	0	0	0	0		Industry-2	0.00	
	2025.5035		Chippewa County	7.13				0	100.00%	0	0	0	0		Industry-2	0.00	
	2025.5036		Chippewa County	8.52				0	100.00%	0	0	0	0		Industry-2	0.00	
	2025.5037		Chippewa County	5.80				0	100.00%	0	0	0	0		Industry-2	0.00	
	2025.5048		Chippewa County	6.89				0	100.00%	0	0	0	0		Industry-2	0.00	
	4562.25		Chippewa County	9.75				0	100.00%	0	0	0	0		Industry-2	0.00	
	4447.32		Chippewa County	37.23				0	100.00%	0	0	0	0		Industry-2	0.00	
	4447.34		Chippewa County	34.58				0	100.00%	0	0	0	0		Industry-2	0.00	
	4447.38		Chippewa County	20.85				0	100.00%	0	0	0	0		Industry-2	0.00	
				Total Acreage	216.83										395.44	43.29	0.00
													82.52%	17.48%	0.00%		

SECTION 6: Equalized Value Test

The following calculations demonstrate that the City is in compliance with Wisconsin Statutes Section 66.1105(4)(gm)4.c., which requires that the equalized value of the Territory to be added to the District, plus the value increment of the District being amended, plus the value increment of all other existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the Territory to be incorporated by this Amendment, plus the increment value of TID No. 14, plus the value increment of all other existing tax incremental districts within the City, totals \$100,425,000. This value is less than the maximum of \$100,792,572 in equalized value that is permitted for the City of Chippewa Falls. The City is therefore in compliance with the statutory equalized valuation test and may proceed with amendment of this District.

City of Chippewa Falls, Wisconsin		
Tax Increment District # 14		
Valuation Test Compliance Calculation:		
District Creation Date	7/28/2015	
	Valuation Data Currently Available 2015	Valuation Data Est. Creation Date
Total EV (TID In)	839,938,100	839,938,100
12% Test	100,792,572	100,792,572
Increment of Existing TIDs		
TID #4	3,845,200	3,845,200
TID #5	15,979,700	15,979,700
TID #7	4,887,400	4,887,400
TID #8	1,930,100	1,930,100
TID #10	2,356,400	2,356,400
TID #11	69,501,000	69,501,000
TID #12	1,925,200	1,925,200
Total Existing Increment	100,425,000	100,425,000
Projected Base of New or Amended District	0	0
Total Value Subject to 12% Test	100,425,000	100,425,000
Compliance	PASS	PASS

SECTION 7: Statement of Kind, Number and Location of Proposed Public Works and Other Projects

The proposed amendment is to add additional territory to the existing District's boundaries, and to amend the Project Plan to update and provide for the undertaking of additional expenditures. The proposed boundaries to be added from the original District boundary would be within an area generally described as detailed on the map below.

Proposed additional and updated projects costs include various public improvements and cash grants to owners or lessee or developers of land located within the district (development incentives) and professional and organizational services, administrative costs, and finance costs.

The following is a list of public works and other TIF-eligible projects that the City has implemented, or expects to implement, within the original District or within the Territory to be incorporated by this Amendment. Any costs directly or indirectly related to the public works and other projects are considered "Project Costs" and eligible to be paid with tax increment revenues of the District.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

In order to promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred in order to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in Wisconsin Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

In order to promote the objectives of this Plan, the City intends to acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

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 and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wisconsin Statutes Sections 32.19 and 32.195.

Site Preparation Activities

Environmental Audits and Remediation

There have been no known environmental studies performed within the proposed District. If, however, it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediations are eligible Project Costs.

Demolition

In order to make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring-in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

There are inadequate sanitary sewer facilities serving areas of the District. To allow development to occur, the City may construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, are an eligible project cost under Section 66.1105(2)(f)1 k.

Water System Improvements

There are inadequate water distribution facilities serving areas of the District. To allow development to occur, the City may construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are

eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff and pollution. To manage this stormwater runoff, the City may construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

In order to create sites suitable for development, 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. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

In order to create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

In order to create sites suitable for development, 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. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

There are inadequate street improvements serving areas of the District. To allow development to occur, the City may need to construct and/or reconstruct streets, highways, 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 or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

In order to attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not

limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

RDA Type Activities

Redevelopment Authority

As provided for in Wisconsin Statutes Sections 66.1105(2)(f)1.h and 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program

To encourage private redevelopment consistent with the objectives of this Plan, the City, through its RDA, may provide loans and/or matching grants to eligible property owners in the District. Loan and/or matching grant recipients will be required to sign an agreement specifying the nature of the property improvements to be made. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving loan fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Rail Spur

To allow for development, the City may incur costs for installation of a rail spur to serve development sites located within the District.

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

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 the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

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 the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, site preparation, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages, and other expenses are included as Project Costs.

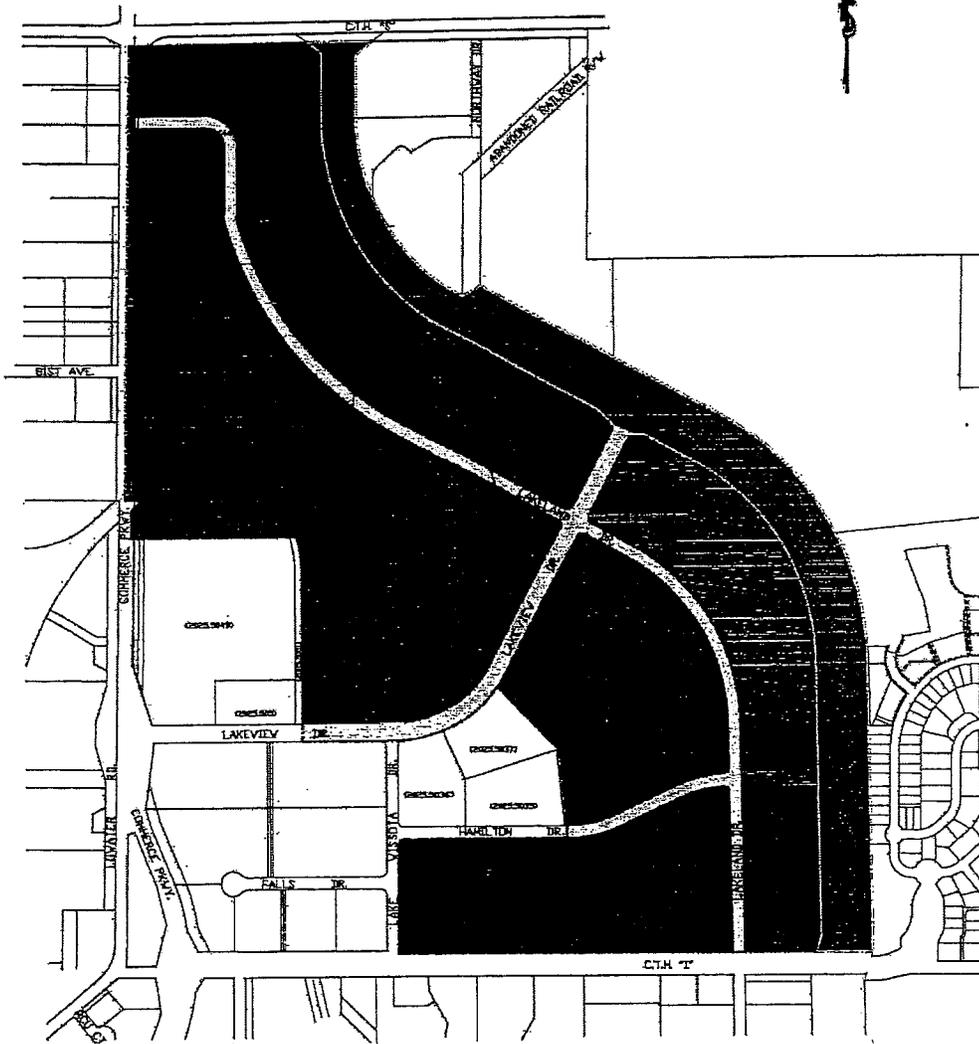
In the event any of the public works project expenditures are not reimbursable out of the special tax increment finance fund under Wisconsin Statutes Section 66.1105, in the written opinion of counsel retained by the City for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted herefrom and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan Amendment.

The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the City and as outlined in this Plan or the original Project Plan. To the extent the costs benefit the City outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Prorations of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments. 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.

SECTION 8:
 Map Showing Proposed Improvements and Uses Within
 The Territory To Be Added

MAP 83
 TAX INCREMENT DISTRICT
 NO. 14
 CITY OF CHIPPEWA FALLS
 PROJECTS



EXISTING DISTRICT BOUNDARY	—————
AMENDED DISTRICT BOUNDARY	—————
PROPERTY SUBJECT TO INFRASTRUCTURE IMPROVEMENTS	▨▨▨▨▨▨▨▨▨▨
PROPERTY SUBJECT TO DEVELOPER INCENTIVES	▨▨▨▨▨▨▨▨▨▨

SECTION 9: Detailed List of Additional and/or Updated Project Costs

This Section contains information relative to the specific projects and expenditures that the City anticipates it will undertake or make within the Territory to be incorporated into the District by this Amendment.

All costs are based on 2016 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2016 and the time of construction. The City also reserves the right to increase certain Project Costs to the extent others are reduced or not implemented without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget, nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The City retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without further amending this Plan.

Proposed TIF Project Cost Estimates

City of Chippewa Falls, Wisconsin			
Tax Increment District # 14			
Estimated Project List			
Project ID	Project Name/Type	Multi-year Year	Total (Note 1)
1	Land Acquisition/Write Down	1,000,000	1,000,000
2	Public Infrastructure		1,750,000
3	Telecommunications Installation		250,000
4	Site Preparation		1,500,000
5	Development Incentives	1,000,000	1,000,000
6	Business Park Enhancements	500,000	500,000
			0
Total Projects		<u>2,500,000</u>	<u>6,000,000</u>

Notes:

Note 1 Project costs are estimates and are subject to modification

Note 2 Development incentives may take the form of outright cash grants and forgivable or low interest loans

SECTION 10: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

The information and exhibits contained within this Section demonstrate that the District, as proposed to be amended by the addition of territory, will remain economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the remaining projects contained within this Plan. A listing of "Available Financing Methods" follows.
- The City expects to complete the remaining projects in one or multiple phases, and can adjust the timing of implementation as needed to coincide with the pace of private development. A discussion of the phasing and projected timeline for project completion is discussed under "Plan Implementation" within this Section. A table identifying the financing method for each phase and the time at which that financing is expected to be incurred is included.
- The development anticipated to occur as a result of the continued implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development expected to occur, 2) an updated projection of tax increments to be collected resulting from that development and other economic growth within the District, and 3) an updated cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Available Financing Methods

Implementation of this Plan may require that the City issue debt obligations to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the City may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN). As of the date of this plan, the City has sufficient G.O. borrowing capacity to implement the projects as stated in this plan.

Bonds Issued to Developers ("Pay as You Go" Financing)

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

Tax Increment Revenue Bonds

The City has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the City, or as a form of lease revenue bond by its Redevelopment Authority (RDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the City and therefore do not count against the City's statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the City may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

The City can issue revenue bonds to be repaid from revenues of its various utility systems, including revenues paid by the City that represent service of the system to the City. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent the City utilizes utility revenues other than tax increments to repay a portion of the bonds, the City must reduce the total eligible Project Costs in an equal amount.

Special Assessment "B" Bonds

The City has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the City determines that special assessments are appropriate, the City can issue Special Assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the City's statutory borrowing capacity. If special assessments are levied, the City must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

Plan Implementation

As stated in the original project plan, projects identified will provide the necessary anticipated governmental services and/or development incentives to the remaining district. The order in which expenditures are made should be adjusted in accordance with development and execution of developer agreements, if any. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

It is anticipated developer agreements between the City and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement these agreements might include levying of special assessments against benefited properties.

The order in which expenditures are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.

Implementation and Financing Timeline

To be prepared

Development Assumptions

City of Chippewa Falls, Wisconsin							
Tax Increment District # 14							
Development Assumptions							
Construction Year		Project 1	Project 2	Project 3	Project 4	Construction Year	
1	2016	5,000,000	4,000,000			2016	1
2	2017					2017	2
3	2018	6,000,000				2018	3
4	2019			6,000,000		2019	4
5	2020					2020	5
6	2021				4,000,000	2021	6
7	2022					2022	7
8	2023					2023	8
9	2024					2024	9
10	2025					2025	10
11	2026					2026	11
12	2027					2027	12
13	2028					2028	13
14	2029					2029	14
15	2030					2030	15
16	2031					2031	16
17	2032					2032	17
18	2033					2033	18
19	2034					2034	19
20	2035					2035	20
Totals		<u>11,000,000</u>	<u>4,000,000</u>	<u>6,000,000</u>	<u>4,000,000</u>		

Increment Revenue Projections

City of Chippewa Falls, Wisconsin

Tax Increment District # 14

Tax Increment Projection Worksheet

Type of District District Creation Date Valuation Date Max Life (Years) Expenditure Period/Termination Revenue Periods/Final Year Extension Eligibility/Years Recipient District		Base Value Appreciation Factor Base Tax Rate Rate Adjustment Factor Tax Exempt Discount Rate Taxable Discount Rate	
---	--	---	--

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt	
								NPV Calculation	Taxable NPV Calculation
1	2016	9,000,000	2017	0	9,000,000	2018	\$22.24	194,332	192,463
2	2017	0	2018	0	9,000,000	2019	\$22.24	383,008	377,524
3	2018	6,000,000	2019	0	15,000,000	2020	\$22.24	688,297	674,096
4	2019	6,000,000	2020	0	21,000,000	2021	\$22.24	1,103,260	1,073,327
5	2020	0	2021	0	21,000,000	2022	\$22.24	1,506,136	1,457,208
6	2021	4,000,000	2022	0	25,000,000	2023	\$22.24	1,971,781	1,896,621
7	2022	0	2023	0	25,000,000	2024	\$22.24	2,423,864	2,319,139
8	2023	0	2024	0	25,000,000	2025	\$22.24	2,862,779	2,725,407
9	2024	0	2025	0	25,000,000	2026	\$22.24	3,288,910	3,116,048
10	2025	0	2026	0	25,000,000	2027	\$22.24	3,702,630	3,491,665
11	2026	0	2027	0	25,000,000	2028	\$22.24	4,104,300	3,852,835
12	2027	0	2028	0	25,000,000	2029	\$22.24	4,494,270	4,200,114
13	2028	0	2029	0	25,000,000	2030	\$22.24	4,872,883	4,534,036
14	2029	0	2030	0	25,000,000	2031	\$22.24	5,240,467	4,855,115
15	2030	0	2031	0	25,000,000	2032	\$22.24	5,597,345	5,163,845
16	2031	0	2032	0	25,000,000	2033	\$22.24	5,943,829	5,460,700
17	2032	0	2033	0	25,000,000	2034	\$22.24	6,280,221	5,746,138
18	2033	0	2034	0	25,000,000	2035	\$22.24	6,606,815	6,020,598
19	2034	0	2035	0	25,000,000	2036	\$22.24	6,923,897	6,284,501
20	2035	0	2036	0	25,000,000	2037	\$22.24	7,231,743	6,538,254
Totals		25,000,000		0				10,008,085	

Notes:
 Actual results will vary depending on development, inflation of overall tax rates.
 NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Cash Flow

City of Chippewa Falls, Wisconsin																	
Tax Increment District # 14																	
Cash Flow Projection																	
Year	Tax Increments	Interest Earnings/ (Cost)	Total Revenues	\$2,000,000-2019			0			Installment Payments	Incentive Payments	Other Cash Expenses	Admin.	Total Expenditures	Annual Cumulative	Principal Outstanding	Year
				Dated Date: Principal	Est. Rate	Interest	Dated Date: Principal	Est. Rate	Interest								
2016			0							85,000		5,000	-90,000	(90,000)	(90,000)		2016
2017			0									5,000	5,000	(5,000)	(95,000)		2017
2018	200,162		200,162							295,000	150,000	5,000	155,000	45,162	(49,838)		2018
2019	200,162		200,162									5,000	300,000	(9,838)	(59,677)	3,580,000	2019
2020	333,608		333,608	105,000	3.00%	161,100						5,000	321,100	12,508	(17,164)	3,475,000	2020
2021	467,044		467,044	160,000	3.00%	104,250			100,000		50,000	5,000	419,250	47,794	(69,380)	3,315,000	2021
2022	467,044		467,044	165,000	3.00%	99,450			100,000	100,000		5,000	469,450	(2,403)	(91,783)	3,150,000	2022
2023	556,005		556,005	170,000	3.00%	94,500			100,000	100,000	50,000	5,000	519,500	36,505	(55,281)	2,980,000	2023
2024	556,005		556,005	175,000	3.00%	89,400			100,000	100,000	50,000	5,000	519,400	36,605	(18,676)	2,805,000	2024
2025	556,005		556,005	180,000	3.00%	84,150			80,000	120,000	50,000	5,000	519,150	36,855	18,176	2,625,000	2025
2026	556,005		556,005	185,000	3.00%	78,750			100,000	100,000	50,000	5,000	518,750	37,255	55,433	2,440,000	2026
2027	556,005		556,005	190,000	3.00%	73,200			100,000	100,000	50,000	5,000	518,200	37,805	93,238	2,250,000	2027
2028	556,005		556,005	195,000	3.00%	67,500			100,000			5,000	517,500	188,505	281,743	2,055,000	2028
2029	556,005		556,005	200,000	3.00%	61,650			100,000			5,000	516,650	189,355	471,097	1,855,000	2029
2030	556,005		556,005	210,000	3.00%	55,650			120,000			5,000	516,650	-165,355	636,452	1,645,000	2030
2031	556,005		556,005	215,000	3.00%	49,350						5,000	269,250	286,655	923,107	1,430,000	2031
2032	556,005		556,005	220,000	3.00%	42,900						-5,000	267,900	288,105	1,211,211	1,210,000	2032
2033	556,005		556,005	230,000	3.00%	36,300						5,000	271,300	294,705	1,495,916	980,000	2033
2034	556,005		556,005	235,000	3.00%	29,400						5,000	269,400	286,605	1,782,521	745,000	2034
2035	556,005		556,005	240,000	3.00%	22,350						5,000	267,350	288,655	2,071,176	505,000	2035
2036	556,005		556,005	250,000	3.00%	15,150						5,000	270,150	285,855	2,357,480	255,000	2036
2037	556,005		556,005	255,000	3.00%	7,650						5,000	267,650	288,355	2,645,385	0	2037
Total	10,008,085	0	10,008,085	3,580,000		1,172,700	0		1,000,000	1,000,000	500,000	110,000	7,362,700				Total

SECTION 11: Annexed Property

There are no lands within the Territory proposed to be included within the District by Amendment that were annexed by the City on or after January 1, 2004.

SECTION 12: Estimate of Additional Property to be Devoted to Retail Business

The City estimates that none 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.

SECTION 13: Proposed Zoning Ordinance Changes

The City does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this Amended Project Plan. And any real property within the District that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of the District.

SECTION 14: Proposed Changes in Master Plan, Map, Building Codes and City of Chippewa Falls 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 Plan.

SECTION 15: Relocation

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. 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.

SECTION 16: Orderly Development of the City of Chippewa Falls

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

SECTION 17: List of Estimated Non-Project Costs

Non-Project Costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds.

Examples would include:

A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.

A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.

Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The City does not expect to incur any non-project costs in the implementation of this Project Plan.

SECTION 18:
Opinion of Attorney for the City of Chippewa Falls
Advising Whether the Plan is Complete and Complies with
Wisconsin Statutes 66.1105

July 11, 2016

SAMPLE

Mayor Greg Hoffman
City of Chippewa Falls
30 W. Central Street
Chippewa Falls, Wisconsin 54729

RE: City of Chippewa Falls, Wisconsin Tax Incremental District No. 14 Amendment

Dear Mayor:

As City Attorney for the City of Chippewa Falls, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Section 66.1105 of the Wisconsin Statutes. This opinion is provided pursuant to Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

Attorney Robert Ferg
City of Chippewa Falls

Exhibit A:
Calculation of the Share of Projected Tax Increments
Estimated to be Paid by the Owners of Property in the
Overlying Taxing Jurisdictions

To be prepared

MEETING MINUTES
JOINT REVIEW BOARD
Monday, July 11, 2016

The Joint Review Board met at City Hall on July 11, 2016 at 12:00 p.m. Present were, Chad Trowbridge, Chippewa Falls Area Unified School District, Lynne Bauer, City of Chippewa Falls, Angela Eckman, Chippewa Valley Technical College, and Frank Pascarella, Chippewa County, and Tim Fries, at large member. Also present: Paul Nadreau, City Council, and Jayson Smith, City Planner.

1. The meeting was called to order.
2. Motion by Pascarella, seconded by Trowbridge, to approve the minutes of the August, 11, 2015 Joint Review Board meeting. All present voting aye. Motion carried.
3. The Board reaffirmed that Chad Trowbridge is the Chairperson.
4. The Joint Review Board discussed the responsibilities of the Board when considering amending and creating Tax Increment Districts (TID).
5. Jayson Smith presented the TID No. 14 Project Plan amendment. No action necessary. Jayson explained that the Board would meet following actions by the City Council to review the public record and to consider a resolution for the amendment.
6. The Board discussed the next meeting date and Jayson indicated he would check to see if the meeting could be scheduled for July 26, 2016 at noon.
7. Motion by Pascarella, seconded by Bauer to adjourn. The meeting adjourned at 12:40 p.m.

Submitted by:

Jayson C. Smith, Secretary JRB



Minutes
Committee #2
Labor Negotiations, Personnel, Policy & Administration
July 7, 2016

Committee #2 met on Thursday, July 7, 2016 at 8:00 AM in the Council Chambers, City Hall, 30 West Central Street, Chippewa Falls, WI.

Committee Members present: CW King, Chuck Hull, and John Monarski

Mayor/Other Council Members present: None

Others present: Finance Manager/Treasurer Lynne Bauer, Fire Chief Mike Hepfler and Fire Department Union Members Greg Bowe, Kyle Schimmel, Dan Loschko and Chuck Goettl.

Call to Order: 8:00 AM

1. **Open Session**

2. **Closed Session**

Motion by Hull/Monarski to go into closed session under WI Statutes 19.85(1)(e) "deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining implications require a closed session" to: **a) Discuss labor negotiation issues and strategy; and b) negotiations between the City of Chippewa Falls and Chippewa Falls International Association of Firefighters Local 1816;** and to include Committee and Council Members, Finance Manager/Treasurer Lynne Bauer, Fire Chief Mike Hepfler and Fire Department Union Members; and may return to open session.

Roll call vote: Hull - Aye; Monarski – Aye; King - Aye. Motion carried.

The Committee discussed issues related to labor negotiations and continued negotiations with Firefighters Local 1816 Union Representatives.

Motion by Hull/ Monarski to return to open session. **All present voted aye. Motion carried.**

3. **Adjournment**

Motion by Hull/Monarski to adjourn at 8:38 AM. **All present voted aye. Motion carried.**

Minutes submitted by,
CW King, Chair



Minutes
Committee #2
Labor Negotiations, Personnel, Policy & Administration
July 13, 2016

Committee #2 met on Wednesday, July 13, 2016 at 8:00 AM in the Council Chambers, City Hall, 30 West Central Street, Chippewa Falls, WI.

Committee Members present: CW King, Chuck Hull, and John Monarski
Mayor/Other Council Members present: Rob Kiefer, Paul Nadreau
Others present: Finance Manager/Treasurer Lynne Bauer, City Clerk Bridget Givens, Utility Office Manager Connie Freagon, Police Chief Matt Kelm, Rick Flynn.

Call to Order: 8:00 AM

- 1. Open Session**
- 2. Discuss request to fill Police Department vacancies due to resignations and retirements. Possible recommendations to the Council.**

Chief Kelm asked for permission to hire two new entry level police officers to fill the vacancies created by a resignation and an upcoming retirement.

Motion by Hull/Monarski to recommend the Council hire two new entry level officers to fill vacancies created by a resignation and a retirement. **All present voted aye. Motion carried.**

- 3. *The Committee discussed whether or not to go into closed session to discuss Item #3 and decided although this item meets the closed session criteria under Wis. Stats. 19.85(1)(c) they chose to remain in open session to discuss.***

Discuss benefits/compensation for Police Sergeant.

Chief Kelm indicated they have selected an officer who is currently a Master Patrol Officer to fill the sergeant position and they need to place this person on the Administrative Pay Grid. This officer is currently a member of the Union and receives 3% longevity. When the sergeants were removed from the Union, they were placed at Grade 14 Midpoint. The Committee discussed implementing a policy that states that when an officer is promoted to a sergeant they will be placed a Grade 14 Midpoint to alleviate having to come back to the Committee for approval.

Motion by Hull/Monarski to recommend the Council approve placing the newly promoted Sergeant at Grade 14 Midpoint and to implement a policy that states that an officer who is

promoted to a sergeant position will be placed at Grade 14 Midpoint. **All present voted aye. Motion carried.**

4. Discuss City of Chippewa Falls Council Member iPad policy. Possible recommendations to the Council.

The Committee reviewed the proposed iPad policy. Discussion included usage of the iPads as it pertains to open records law and personal information and data usage.

Motion by by Hull/Monarski to recommend the Council approve the City of Chippewa Falls Council Member iPad Policy. **All present voted aye. Motion carried.**

5. Adjournment

Motion by Monarski/Hull to adjourn at 8:37 AM. **All present voted aye. Motion carried.**

**Minutes submitted by,
CW King, Chair**

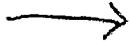
1.00% Increase

SCHEDULE A2
2016 Non-Union Salary Structure Effective 1/1/16

<u>Position</u>	<u>Grade</u>
Confidential Secretary	3
Executive Secretary	4
Recreation Supervisor	4
Parks & Rec Working Foreman	10
City Clerk	11
Senior Engineering Technician	13
Fire Battalion Chief	13*
Utility Office Supervisor	13
City Inspection & Zoning Administrator	14
Library Director	14
City Assessor	14 Contracted
Patrol Police Sergeant	14
Patrol Police Lieutenant	15
Battalion Chief	15
Assistant City Engineer	15
Water Supervisor	15
Wastewater Supervisor	15
Street & Water Maintenance Manager	15
Director of Parks, Rec & Forestry	15
City Planner	16
Finance Mgr/Treasurer	18
Fire Chief	18
Police Chief	18
Director of Public Works/Manager of Public Utilities	18

Salary Range

Grade	Hire	A	B	C	D	Mid Point	E	F	G	Maximum
1	28,800.89	30,030.93	31,460.97	32,891.02	34,321.06	35,751.11	37,538.66	39,326.22	41,113.77	42,901.33
2	29,744.93	31,232.18	32,719.43	34,206.67	35,693.92	37,181.17	39,040.23	40,899.28	42,758.34	44,517.40
3	30,934.72	32,481.46	34,028.20	35,574.93	37,121.67	38,668.41	40,601.83	42,535.25	44,468.67	46,402.09
4	32,172.12	33,780.73	35,389.33	36,997.94	38,606.55	40,215.15	42,225.91	44,236.67	46,247.42	48,258.18
5	33,458.98	35,131.93	36,804.88	38,477.83	40,150.78	41,823.73	43,914.92	46,006.10	48,097.29	50,188.48
6	34,797.35	36,537.22	38,277.08	40,016.95	41,756.82	43,496.69	45,671.52	47,846.35	50,021.19	52,196.02
7	36,189.23	37,998.69	39,808.15	41,817.62	43,427.08	45,236.54	47,498.37	49,760.19	52,022.02	54,283.85
8	37,636.80	39,518.64	41,400.48	43,282.32	45,164.16	47,046.00	49,398.30	51,750.60	54,102.90	56,455.20
9	39,142.26	41,099.40	43,056.51	45,013.62	46,970.74	48,927.85	51,374.24	53,820.64	56,267.07	58,713.42
10	40,707.95	42,743.34	44,778.74	46,814.14	48,849.54	50,884.93	53,429.18	55,973.43	58,517.67	61,081.92
11	43,150.43	45,307.95	47,465.47	49,622.99	51,780.51	53,938.04	56,634.94	59,331.84	62,028.74	64,725.64
12	45,739.47	48,026.44	50,313.41	52,600.39	54,887.36	57,174.33	60,033.05	62,891.77	65,750.48	68,609.20
13	48,483.81	50,908.01	53,332.20	55,756.39	58,180.58	60,604.77	63,635.01	66,665.24	69,695.48	72,725.72
14	51,392.84	53,982.48	56,532.12	59,101.78	61,671.41	64,241.05	67,453.10	70,665.15	73,877.21	77,089.28
15	54,476.40	57,200.22	59,924.04	62,647.86	65,371.68	68,095.50	71,500.28	74,905.06	78,309.83	81,714.60
16	57,744.99	60,632.24	63,519.49	66,406.74	69,293.99	72,181.24	75,790.30	79,399.36	83,008.42	86,617.48
17	61,209.71	64,270.19	67,330.68	70,391.16	73,451.65	76,512.14	80,337.74	84,163.35	87,988.96	91,814.56
18	64,882.28	68,126.39	71,370.51	74,614.62	77,858.74	81,102.85	85,157.99	89,213.14	93,268.28	97,323.42



APPENDIX A

Salary Schedule 12-Hour Shift

(Employees annual work hours of 2134 are reflected in adjusted rates below)

EFFECTIVE	ANNUAL RATE	MONTHLY RATE	BI-WEEKLY RATE	HOURLY RATE	HOURLY RATE AFTER .30 DEDUCTION
1/1/2015					
Patrol Officer, 1st year	47,825.17	3,985.43	1,771.30	22.41	22.11
Patrol Officer, 2nd year	49,260.46	4,105.04	1,824.46	23.08	22.78
Patrol Officer, 3rd year	52,109.05	4,342.42	1,929.96	24.42	24.12
Master Police Officer	54,854.43	4,571.20	2,031.65	25.70	25.40
EFFECTIVE					
1/1/2016					
Patrol Officer, 1 st year	48,303.42	4,025.29	1,857.82	22.64	22.34
Patrol Officer, 2 nd year	49,753.06	4,146.09	1,913.58	23.31	23.01
Patrol Officer, 3 rd year	52,630.14	4,385.85	2,024.24	24.66	24.36
Master Police Officer	55,402.97	4,616.91	2,130.88	25.96	25.66

Salary Schedule for 2080 Hours

(Employees working the 2080 hour schedule, SRO and Investigators, will be paid the below rate depending upon which pay classification they are at.)

EFFECTIVE	ANNUAL RATE	MONTHLY RATE	BI-WEEKLY RATE	HOURLY RATE	HOURLY RATE AFTER .30 DEDUCTION
1/1/2015					
Patrol Officer, 1st year	47,819.20	3,984.93	1,771.08	22.99	22.69
Patrol Officer, 2nd year	49,254.40	4,104.53	1,824.24	23.68	23.38
Patrol Officer, 3rd year	52,104.00	4,342.00	1,929.78	25.05	24.75
Master Police Officer	54,849.60	4,570.80	2,031.47	26.37	26.07
EFFECTIVE					
1/1/2016					
Patrol Officer, 1 st year	48,297.60	4,024.80	1,857.60	23.22	22.92
Patrol Officer, 2 nd year	49,753.60	4,146.13	1,913.60	23.92	23.62
Patrol Officer, 3 rd year	52,624.00	4,385.33	2,024.00	25.30	25.00
→ Master Police Officer	55,390.40	4,615.87	2,130.40	26.63	26.33

CITY OF CHIPPEWA FALLS COUNCIL MEMBER iPad POLICY

Purpose

To provide mobility for Council Members and to enhance access to information necessary to make informed decisions and to achieve operational efficiencies. iPads may be provided by the City of Chippewa Falls and are intended for City business.

For the purpose of this policy, reference to Council Members shall include the Mayor and City Attorney.

Definitions

iPad – The iPad is a line of tablet computers designed and marketed by Apple, Inc.

Icon – A small picture or symbol on the iPad that serves as a hyperlink or file.

App – A software application used to perform a certain task from a mobile device.

Wifi – A wireless network that allows computers to communicate over a wireless signal to access the internet.

WiMax – A telecommunications protocol that provides fixed and fully mobile internet connection.

Broadband Access – Technology that provides a higher rate access to the internet.

4G – Is the 4th generation of cell phone mobile communications standards that provides mobile ultra-broadband Internet access, for example to laptops with USB wireless modems, to smartphones, and to other mobile devices.

iTunes – A media player computer program, used for playing, downloading, saving, and organizing digital music and video files on desktop or laptop personal computers. It can also manage contents on iPod, iPhone, iPod Touch and iPad devices.

Guidelines

The IT Department procures the iPads and accessories.

The iPads provided for Council Members shall include monthly broadband access at no cost to the Council Members and shall be included in the City budget.

The iPads are the property of the City of Chippewa Falls. At the end of a City Council Member's tenure, the device shall be returned to the City within 10 days.

The cosmetic care of the iPad is the sole responsibility of the user. Damages due to misuse or negligence will be the responsibility of the individual City Council Member.

The City of Chippewa Falls reserves the right to clear data and/or personal apps on any iPad that is lost or not functioning properly.

In the event the device is lost, stolen or broken, the City Council Member shall notify the City Clerk immediately at 715-726-2719 and leave a message. The IT Department shall take appropriate measures to protect sensitive and confidential information for security purposes.

The iPads shall come preloaded with core applications which will be centrally managed by the IT Department and owned by the City of Chippewa Falls.

Personal iTunes accounts are allowed; however, all costs incurred and downloading of additional apps are the responsibility of the individual City Council Member.

Personal information is allowed; however, backup of the information is the responsibility of the individual City Council Member. Any personal information that is stored on the iPad is subject to open records requests and as a result may be made available to the public.

In providing maintenance and upgrades to the iPad operating system and core applications, the City of Chippewa Falls is not responsible for any effect it may have on personal information that is stored on the iPad.

Training shall be provided to Council Members initially and as needed or requested.

CITY OF CHIPPEWA FALLS iPad ACKNOWLEDGEMENT OF RECEIPT

As a condition of having access to information technology resources provided by the City of Chippewa Falls, I acknowledge that I have read and understand the *City of Chippewa Falls Council Member iPad Policy* and agree to follow the guidelines contained therein.

In addition to the provisions outlined in the *City of Chippewa Falls Council Member iPad Policy*, the following provisions apply to Council Members using iPads provided by the City.

- iPads are provided by the City of Chippewa Falls and are intended for City business.
- iPads remain the property of the City of Chippewa Falls and will be returned at the end of the each member's tenure with the City .
- Core applications will be centrally managed and owned by the City of Chippewa Falls.
- Upgrades to the iPad operating system and core applications may affect any personal information that is stored on the iPad.
- The City of Chippewa Falls reserves the right to clear any iPad that is lost or not functioning properly.
- Personal applications are allowed but must be properly licensed and managed by the individual user.
- Personal information is allowed but backup is the responsibility of the individual user.
- Any personal information that is stored on the iPad is subject to open records requests and as a result may be made available to the public.
- iPad usage is subject to all open meeting statutes.
- Acknowledge receipt of *Common Practices for Security, Privacy, Open Records and Data Usage Form*.

Council Member Name: _____

Signature: _____

Date: _____

iPad Information

iPads will be a very useful device for Council Members in accessing information necessary to make sound decisions. For this purpose of this document, Council Members will include the Mayor and City Attorney.

All Council Members will receive the following items:

- iPad
- Screen protector
- iPad case with built in keyboard
- Stylus
- Necessary power cables for this equipment
- Reference documentations and a cheat sheet

There are apps that will be beneficial to you, already loaded onto the iPads. These apps will allow you to access agendas/minutes, city specific websites, project maps and other city related information to stay informed.

The City of Chippewa Falls Council Member iPad policy will need to be signed by each of you upon receiving the iPad bundle. This policy may be revised as needed going forward. It is imperative that all Council Members are aware of open meetings laws and regulations and use the iPad appropriately. No email communications or chat sessions should be used between council members during any meeting attended.

As part of our iPad project plan, this free training will be provided to all of you by Andy Bauer, Network Engineer, Chippewa County Information Systems and accompanied by Connie Freagon. Andy will be joining us via our Intergovernmental Agreement with Chippewa County.

The iPad training will consist of the following items along with open lab time so you can use the iPad and try out the apps.

- iPad Policy
- Basic functions of the iPad
- Keyboard/cover usage
- Apps and city-specific use
- Backup procedures
- iTunes accounts
- Management software
- Individual Skills assessment list
- Ongoing support

iPad Information

CITY PRACTICES FOR SECURITY, PRIVACY, OPEN RECORDS AND DATA USAGE

- E-Mail is subject to applicable privacy, security, open records and records retention laws and guidelines, as are appropriate, for the information that a particular message contains. It is important to remember that you are creating a government document simply by creating and sending an E-Mail.
- Council members shall not use email to discuss among themselves City business. In addition, Council members shall not use the iPads to communicate with other Council members or others during a committee/Council meeting.
- Electronic transmissions or communication via the Internet shall not be considered either private or secure.
- Users of City-provided services are required to honor and observe the rules of confidentiality and protection of privacy when accessing and using any information that resides on City systems. Personnel agree to apply safeguards to protect City information assets from unauthorized access, viewing, disclosure, alteration, loss, damage or destruction. Appropriate safeguards include use of discretion in choosing when and where to use remote access service, prevention of inadvertent or intentional viewing of displayed or printed information by unauthorized individuals, and the use of antivirus software with current virus definitions loaded on remote computers.
- The Internet offers numerous discussion groups or forums and exchange ideas for the purpose of research and information sharing. As with any form of communication, the City shall not be intentionally misrepresented in any material posted to the Internet.
- Personnel are responsible for the appropriateness and content of material they transmit or publish in messages via City-provided equipment.
- City data usage may occasionally be monitored by the IT Department and/or other designated staff, as appropriate and may monitor and/or log network use, capacity and space utilization.
- Certain email or online services available via the Internet or from other providers may result in user fees, usage charges or membership fees. The City of Chippewa Falls is not liable for any individual charges or misuse.
- The assignment of user accounts and passwords to personnel will be made by the IT Department for the appropriate computer system(s) being accessed. All systems containing confidential or sensitive information will be protected through user account and password security.
- All Internet and email transmissions sent from or received by City of Chippewa Falls equipment and/or addresses are City property.

iPad Information

- The City may archive or delete files or any other materials on its equipment or networks, as deemed necessary.
- At any time and without prior notice, the City may remove any user account.

PARKS, RECREATION & FORESTRY BOARD MEETING
Tuesday, July 12, 2016

1. Call to order by Beth Arneberg at 6:00 p.m.
Roll Call: Members Present: Dale Berg, Beth Arneberg, Nate Seckora, Carmen Muenich, Rob Kiefer, Heidi Hoekstra and Audrey Stowell.
Staff present: Dick Hebert.
2. Approval of June 14, 2016, Minutes: **Motion by Muenich / Hoekstra to approve June 14, 2016, minutes. Motion carried.**
3. Personal Appearances By Citizens. Jennifer Andress would like to offer a class through the Voyagers program for the participants to paint one of the walls of the cat exhibit as was done on Wagner Street Hill last year. Jeanne Arneson has agreed to supervise. There is some cost and additional volunteers are needed. Hebert indicates an epoxy paint would also need to be professionally applied. The exhibit would be painted by the kids for about an hour on Tuesdays & Thursdays from September 15 through November 12. Given the go ahead to proceed.
4. Discuss / Consider Special Event Applications:
 - a. Big Girl Hotdogs' Request. It was discussed by the City council that there is a moratorium on food vendors on city streets. Hebert indicates there have been inquiries from other food vendors as well. Big Girls Hotdogs has withdrawn its request to have a food cart or small concessions on Sunday nights at Music in the Park. **Motion by Muenich / Hoekstra to rescind Item #4A of the May 10 Park Board meeting. Motion carried.**
 - b. Pledge 4 Paws Dog Walk on September 24. This event benefits the Chippewa County Humane Association. Hebert indicates there are no issues or concerns. **Motion by Berg / Arneberg to approve the event application as presented with past practice. Motion carried.**
 - c. Other. None.
5. Discuss/Consider:
 - a. Discuss Installation of Born Learning Trail in Irvine Park. James Peters & Dustin Olson, from the United Way presented the idea of installing a Born Learning Trail at Irvine Park. It involves painting on the sidewalk and posting signs with suggestions of ways for adults to interact with young children. It could be used by the general public as well as day care or school groups should they desire. All labor and costs would be covered by the Emerging Leaders group of the United Way. There would be zero cost to the Park. Hebert indicated that he could envision it being placed on the sidewalk that goes between the bridge and the playground. To keep the posts at an appropriate distance, it would need to go around the playground as well. The style of posts and visual concerns were raised. It was indicated that it would be installed to be visually pleasing. The style of post will be reviewed and decided on at a later date. It would not take a lot of time to install, and

they would plan to have a ribbon cutting in September. **Motion by Berg / Kiefer to accept the plans and installation of the Born Learning Trail by the United Way Emerging Leaders. Motion carried**

- b. Discuss Donation of Model Farm Display to Irvine Park from Al & Irene Przybylski. Al and Irene Przybylski are present to discuss the donation of a model farm that Al built and has had on display. It is a replica of a family farm, built to 1/8 scale. They would like for it to be displayed in the park. Discussed housing it in a 30' x 40' building, the preservation and maintenance, cost and location. CBS Squared indicated they would provide a visual at no cost. As some Park Board members expressed a desire to review the proposed location & view the model, it was decided to postpone discussion for one month.
- c. Irvine Park Welcome Center / Small Animal / Aviary Building. Hebert indicates that the Welcome Center is currently open daily from 10:00am-3:00pm. He also reports that the Park owns two owls that are now occupying an exhibit in the small animal building while staff prepares the aviary, which should be ready next week. Hebert hopes flying birds will be brought into the aviary next week also.
- d. Discuss Improvements to Irvine Park.
- Turn Around Design. Bob Sworski of CBS Squared presented visual drawings of three options for the design. This is a proposed parking lot across from the bison shed. All options have two entrances. Option 1 has 33 parking spaces. Pros: Less clearing, less grading & less expensive. Cons: Tough bus access, farther from bridge & steeper grade at entrance. Cost is estimated at \$55,000. Option 2 has 31 spaces. Pros: Bus access, designated pedestrian walkway & green space. Cons: Additional excavation & additional asphalt. Estimated cost: \$71,966. Option 3 has 33 parking spaces. Pros: Closer to new dock facility, green space for benches/picnic area, less grading. Cons: Tougher bus access, more clearing. Estimated cost: \$60,000. Discussed a blend between Options 1 & 3. Bus access but closer to the road for visibility is preferable. Hebert discussed having the area staked and mucking started by staff as they have time. Hebert would like to have a base course in this fall.
 - Main Pavilion Parking Lot and Duck House Area Improvements. Bob Sworski presented a revised drawing.
 - Replace Trail Bridges. Bob Sworski discussed raising the grade on both sides, using precast and/or creosote railroad timbers.
 - Rumbly Bridge. Bob Sworski discussed repair. It does need to be sandblasted and painted. There is settlement on one abutment. Arneberg asked about critical repairs; Sworski doesn't believe there is anything critically urgent. He believes that we should be able to garner funds from third parties to help with the cost of repairing.

- Flag Hill Bathrooms/Shelter. Hebert indicates we need to keep this on our radar.
 - e. Director's Report. Dick Hebert reports that next month will be our summer picnic at the activity building with everyone bringing a dish to pass. He indicates events are being planned for Leinie's 150th anniversary, which will be in August 2017.
 - f. Recreation Report. Josh Kriesel indicates that we're about halfway through summer activities. Things are going well. Weather has been great and the pool well attended.
6. Approve Claims. Claims reviewed. **Motion by Kiefer / Hoekstra to approve claims of \$305,033. Motion carried.**
 7. Park Board Members' Concerns or Comments. Arneberg & Kiefer will be absent next month. Muenich asked about ownership of animals. The only animals owned by the Park are the two owls. Discussed that loan money will be used next month for the Welcome Center as pledge amounts are coming in over time.
 8. Adjournment. **Motion by Muenich / Hoekstra to adjourn at 8:22 p.m. Motion carried.**

Submitted by:

Audrey Stowell, Secretary

**Minutes of the
Meeting of the Chippewa Falls Public Library Board of Trustees
June 8, 2016**

1. Call to Order

Meeting was called to order by Board President Barb Rasmus at 5:00 p.m.

2. Roll Call of Members

Members Present: Ambelang, Hoekstra, Hull, Jones, King, Rasmus, Newton arrived at 5:25pm
Others Present: Director Joe Niese; Confidential Administrative Assistant Deb Braden

3. Approval of Agenda

Motion by King seconded by Hoekstra to approve the agenda All present Voting Aye. Motion carried.

4. Disposition of the minutes of the regular meeting of May 11, 2016.

Motion made by Jones, seconded by Hoekstra to approve the minutes of the regular meeting of May 11, 2016. All present Voting Aye. Motion carried.

5. Disposition of the vouchers to be paid from the 2016 budget after June 21, 2016.

Motion made by King seconded by Jones to approve payment of the vouchers to be paid from the 2016 budget after June 21, 2016. Roll Call Vote taken. Aye – Ambelang, Hoekstra, Hull, Jones, King, Rasmus. All present Voting Aye. Motion carried.

6. Public appearances by citizens.

None

7. Correspondence

None

8. Management report

Director Niese presented the Management Report. He talked about highlights from the report. He talked about how the military display "Remembering Our Fallen" was a success with Diane Bergeron coordinating it with the Sons of Amvets. Sue Rada is again coordinating the Movie in the Park in August showing "Zootopia". Spectrum furniture has donated desks for the Library. The Summer Reading program kicked off on Monday.

9. Committee reports

a) None

10. Current Business

a) Election of New Officers

President Rasmus opened the floor to nominations. Motion made by Hoekstra seconded by King to elect Amy Ambelang as President. Motion made by Hoekstra to move to close the nominations, seconded by King. All present voting Aye. Motion carried. New President is Amy Ambelang.

Motion made by King and seconded by Hoekstra for Sarah Jones for Vice-President. Motion made by Hoekstra to move to close the nominations for Vice-President, seconded by King. All present voting Aye. Motion carried. New Vice-President is Sarah Jones.

Motion made by Amy and seconded by King for Robert Hoekstra for Financial Secretary. Motion made by King move to close the nominations for Financial Secretary, seconded by Amy. All present voting Aye. Motion carried. The Financial Secretary is Robert Hoekstra.

b) Assign Committees

President Rasmus asked for volunteers for the various committees. Assignments were made to the various committees. (Form attached)

c) Review Act 150 payments

Act 150 invoices to the appropriate Counties were reviewed. They will be sent to the appropriate Counties on Friday.

d) Library closure at discretion of Director

The installation of the new A/C unit will proceed at the end of June. It will take approximately one week to tear out and install the new unit. Director Niese is asking for approval to close the Library to patrons if the temperature in the Library is too hot. The staff will continue to work with the aid of fans. The Board gave approval for the Director to make the call with the approval of the Board President Ambelang

e) Curtains for security

After discussion the Board concluded there was no need to add curtains to the technical services windows.

11. Announcements

a)

12. Items for future consideration.

- a) Issues with loitering in front of Library.
- b) Banding of patrons from Library – zero-tolerance
- c) Facilities Committee establish smoking restrictions in front of building.
- d) Policy/Facilities Committee look at area in front of Library for improvement.

13. Adjournment

Motion made to adjourn by Hoekstra seconded by Hull. All present Voting Aye. Motion carried. Meeting adjourned at 5:35 p.m.

Respectfully Submitted,
Deb Braden, Confidential Administrative Assistant

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 10.00

Application Date: _____

Town Village City of Chippewa Falls

County of Chippewa

The named organization applies for: (check appropriate box(es).)

A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning Aug 13th and ending Aug 14th and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.
5pm 2am

1. **Organization** (check appropriate box) → Bona fide Club Church Lodge/Society

Chamber of Commerce or similar Civic or Trade Organization

Veteran's Organization Fair Association

(a) Name Beyond Boomers Class Reunion Association

(b) Address P.O. Box 458 Chippewa Falls WI 54729
(Street) Town Village City

(c) Date organized 2/2012

(d) If corporation, give date of incorporation 2/2012

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box:

(f) Names, addresses and phone numbers of all officers:

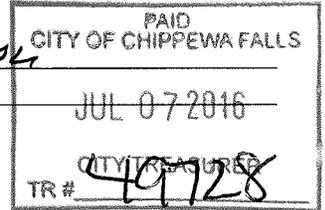
President Garnet Bresina 1474 Hilary St. CF 54729 715-577-0875

Vice President Greg Misfeldt 602 Dwight St CF 54729 715-379-2345

Secretary Sherry Fosvik 793 Bluffview LN CF 54729 715-894-0348

Treasurer Tony Thornton 8944 90th Ave CF 54729 715-271-0715

(g) Name and address of manager or person in charge of affair: Tony Thornton 8944 90th Ave Chippewa Falls WI 54729



2. **Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:**

(a) Street number 225 Edward St. (Northorn WI State Fair Grounds)

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? yes

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover:

(e) Will minors be present? No Reason for minors being present: _____ Security measures: checking Id's and Arm Bands

3. **Name of Event**

(a) List name of the event Chippewa Falls Citywide Class Reunion

(b) Dates and times of event August 13 2016

DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

BTM
7/5/16

Officer Garnet Bresina 7/6/16
(Signature/date)

Beyond Boomers Class Reunion Association
(Name of Organization)
 Officer _____
(Signature/date)

Officer Garnet Bresina 7/7/16
(Signature/date)

Officer _____
(Signature/date)

Date Filed with Clerk _____

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

Police Department Approval [Signature]

Date 07/08/16 Wisconsin Department of Revenue



90

APPLICATION FOR DANCE AND LIVE MUSIC LICENSE

Name of Applicant: <i>Beyond Boomers Class Reunion Association</i>	Address of Applicant: <i>P.O. Box 458 Chippewa Falls WI 54729</i>																	
Name of Premises to be Licensed: <i>Northern WI state Fair Grounds</i>	Address of Premises: <i>225 Edward St Chippewa Falls WI 54729</i>	Date(s) of Event (Class "E" Licenses only): <i>Aug 13, 2016</i>																
Class of License Applied for:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Class "A" Annual []</td> <td style="text-align: right; padding: 2px;">\$125.00</td> </tr> <tr> <td style="padding: 2px;">Class "B" Annual []</td> <td style="text-align: right; padding: 2px;">\$80.00</td> </tr> <tr> <td style="padding: 2px;">Class "C" Annual []</td> <td style="text-align: right; padding: 2px;">\$30.00</td> </tr> <tr> <td style="padding: 2px;">Class "D" Annual []</td> <td style="text-align: right; padding: 2px;">\$25.00</td> </tr> <tr> <td style="padding: 2px;">Class "D" If holder of Class "C" []</td> <td style="text-align: right; padding: 2px;">\$10.00</td> </tr> <tr> <td style="padding: 2px;">Class "E" <input checked="" type="checkbox"/></td> <td style="text-align: right; padding: 2px;">\$10.00/day</td> </tr> <tr> <td style="padding: 2px;">Live Music Annual []</td> <td style="text-align: right; padding: 2px;">\$30.00</td> </tr> <tr> <td style="padding: 2px;">Juke Box []</td> <td style="text-align: right; padding: 2px;">\$30.00 (annual)</td> </tr> </table>		Class "A" Annual []	\$125.00	Class "B" Annual []	\$80.00	Class "C" Annual []	\$30.00	Class "D" Annual []	\$25.00	Class "D" If holder of Class "C" []	\$10.00	Class "E" <input checked="" type="checkbox"/>	\$10.00/day	Live Music Annual []	\$30.00	Juke Box []	\$30.00 (annual)
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Class "E" <input checked="" type="checkbox"/>	\$10.00/day																	
Live Music Annual []	\$30.00																	
Juke Box []	\$30.00 (annual)																	

PAID
CITY OF CHIPPEWA FALLS

JUL 07 2016

CITY TREASURER

TR # 49728

EXCERPT FROM MUNICIPAL CODE 12.04 (3) DANCES

APPLICATION AND REPRESENTATIONS. Each applicant shall represent at the time of application that the premises for the license meets all fire, safety and sanitary requirements of the City Code and the State Department of Health and that the premises comply with any applicable building code requirements together with such other requirements as may from time to time be imposed by the City Council. The applicant shall further represent that such compliance will continue at all times during which the license is held.

I have read and understand the above.

[Signature]
 Signature of Applicant

7/6/16
 Date

Attest: _____
 City Clerk/Deputy Clerk

Date of Council Approval: _____

License No.: _____

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 10.00

Application Date: June 24, 2016

Town Village City of Chippewa Falls

County of Chippewa

The named organization applies for: (check appropriate box(es).)

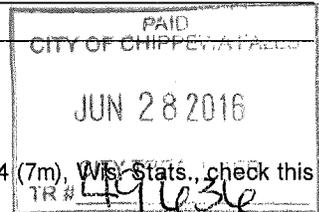
- A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.
 A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning August 7, 2016 and ending August 7, 2016 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

- 1. Organization** (check appropriate box) → Bona fide Club Church Lodge/Society
 Chamber of Commerce or similar Civic or Trade Organization
 Veteran's Organization Fair Association

(a) Name St. Charles Borromeo Parish Celebration of Summer Picnic

(b) Address 810 Pearl Street, Chippewa Falls WI 54729
(Street) Town Village City



(c) Date organized 1884

(d) If corporation, give date of incorporation N/A

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box:

(f) Names, addresses and phone numbers of all officers:

President Rev. Ed Shuttleworth; 810 Pearl St, Chippewa Falls WI 54729 715-723-4088

Vice President Jeffrey Schafer; 4295 185th St, Chippewa Falls WI 54729 715-828-7239

Secretary _____

Treasurer Elizabeth (Betty) Hedrington; 1216 Superior St, Chipp Falls 54729 715-723-4134

(g) Name and address of manager or person in charge of affair: Elizabeth Hedrington
 Phone: 715-723-4134 1216 Superior St, Chippewa Falls WI 54729

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number McDonell Central High School at 1316 Bel Air Blvd, Chippewa Falls WI 54729

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? Festivities in the Commons & Gym; Kids Games-outdoors

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: Rooms used: Commons, Kitchen, Gym all on first floor.

(e) Will minors be present? Yes Reason for minors being present: Parish Picnic - will be with parents
 Security measures: Beer sold in the Commons to adults only

3. Name of Event

(a) List name of the event St. Charles Borromeo Celebration of Summer Picnic

(b) Dates and times of event August 6 & 7-Thrift Sale--- August 7 for picnic and games
7am to 4pm 9am - 6pm

DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

St. Charles Borromeo Parish
(Name of Organization)

Officer Ed Shuttleworth 6/28/16
(Signature/date)

Officer Elizabeth L Hedrington 6-27-2016
(Signature/date)

Officer _____
(Signature/date)

Officer _____
(Signature/date)

Date Filed with Clerk 10-28-16

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

Police Department Approval [Signature]

Date 6/30/16 Wisconsin Department of Revenue

SM
6/28/16



APPLICATION FOR DANCE AND LIVE MUSIC LICENSE

Name of Applicant: St. Charles Borromeo Parish	Address of Applicant: 810 Pearl Street, Chippewa Falls WI 54729	
Name of Premises to be Licensed: Dance to be held at McDonnell Catholic Central High School	Address of Premises: 1316 Bel Air Blvd Chippewa Falls WI 54729	Date(s) of Event (Class "E" Licenses only): August 7, 2016
Class of License Applied for:	Class "A" Annual []	\$125.00
	Class "B" Annual []	\$80.00
	Class "C" Annual []	\$30.00
	Class "D" Annual []	\$25.00
	Class "D" If holder of Class "C" []	\$10.00
	Class "E" <input checked="" type="checkbox"/>	\$10.00/day
	Live Music Annual []	\$30.00
	Juke Box []	\$30.00 (annual)

PAID
CITY OF CHIPPEWA FALLS

JUN 28 2016

CITY TREASURER

49037

TR #

EXCERPT FROM MUNICIPAL CODE 12.04 (3) DANCES

APPLICATION AND REPRESENTATIONS. Each applicant shall represent at the time of application that the premises for the license meets all fire, safety and sanitary requirements of the City Code and the State Department of Health and that the premises comply with any applicable building code requirements together with such other requirements as may from time to time be imposed by the City Council. The applicant shall further represent that such compliance will continue at all times during which the license is held.

I have read and understand the above.

E. J. Slator
Signature of Applicant

6/28/16
Date

Attest: *Bridget Owens*
City Clerk/Deputy Clerk

Date of Council Approval: _____

License No.: _____



APPLICATION FOR DANCE AND LIVE MUSIC LICENSE

Name of Applicant: Msgr. Mark Pierc	Address of Applicant: 117 Allen St., Chippewa Falls, WI 54729																									
Name of Premises to be Licensed: Church of Notre Dame	Address of Premises: 117 Allen St., Chippewa Falls, WI 54729	Date(s) of Event (Class "E" Licenses only): August 20, 2016																								
Class of License Applied for: <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> <p style="text-align: center; font-size: small;">PAID CITY OF CHIPPEWA FALLS</p> <p style="text-align: center; font-size: x-large;">JUL 14 2016</p> <p style="text-align: center; font-size: small;">CITY TREASURER</p> <p style="text-align: center; font-size: x-large;">TR # 49189</p> </div>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Class "A" Annual</td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: right; padding: 2px;">\$125.00</td> </tr> <tr> <td style="padding: 2px;">Class "B" Annual</td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: right; padding: 2px;">\$80.00</td> </tr> <tr> <td style="padding: 2px;">Class "C" Annual</td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: right; padding: 2px;">\$30.00</td> </tr> <tr> <td style="padding: 2px;">Class "D" Annual</td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: right; padding: 2px;">\$25.00</td> </tr> <tr> <td style="padding: 2px;">Class "D" If holder of Class "C"</td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: right; padding: 2px;">\$10.00</td> </tr> <tr> <td style="padding: 2px;">Class "E"</td> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: right; padding: 2px;">\$10.00/day</td> </tr> <tr> <td style="padding: 2px;">Live Music Annual</td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: right; padding: 2px;">\$30.00</td> </tr> <tr> <td style="padding: 2px;">Juke Box</td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: right; padding: 2px;">\$30.00 (annual)</td> </tr> </table>		Class "A" Annual	<input type="checkbox"/>	\$125.00	Class "B" Annual	<input type="checkbox"/>	\$80.00	Class "C" Annual	<input type="checkbox"/>	\$30.00	Class "D" Annual	<input type="checkbox"/>	\$25.00	Class "D" If holder of Class "C"	<input type="checkbox"/>	\$10.00	Class "E"	<input checked="" type="checkbox"/>	\$10.00/day	Live Music Annual	<input type="checkbox"/>	\$30.00	Juke Box	<input type="checkbox"/>	\$30.00 (annual)
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APPLICATION AND REPRESENTATIONS. Each applicant shall represent at the time of application that the premises for the license meets all fire, safety and sanitary requirements of the City Code and the State Department of Health and that the premises comply with any applicable building code requirements together with such other requirements as may from time to time be imposed by the City Council. The applicant shall further represent that such compliance will continue at all times during which the license is held.

I have read and understand the above.

 Signature of Applicant

 Date

Attest:

 City Clerk/Deputy Clerk

Date of Council Approval: _____

License No.: _____



CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION

Applicant Name and Address: <i>Anna Zook 716 W Willow St Chippewa Falls, WI 54729</i>	Applicant Phone Number: <i>715 559 8890</i>
--	--

<input checked="" type="checkbox"/> Please check here if the applicant is the individual in charge of the event. If not, please indicate Name, Address and Phone Number of responsible individual.	Name, Address and Phone Number of the headquarters of the organization and responsible head of such organization: <i>Chippewa Falls LGBTQ+ Youth Group</i> Heads: ^{FR:} <i>Aaron and Anna Zook</i>
--	---

Name of the event: <i>Free Root Beer Floats Summer Group Event</i>	Estimated number of persons participating: <i>5-25</i>
--	---

Date and start and end times requested for street use:
Sunday, July 24, 2016 6⁰⁰ am - 8⁰⁰ pm

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):
Only Harmony Park area - will set-up tables and chairs

Use, described in detail, for which the street use permit is requested:
To gather and serve root beer floats (for free!)

City services requested for the event (e.g., Street Department or Police Department staff time)
none

The applicant agrees to indemnify, defend, and hold the City and its employees and agents harmless against all claims, liability, loss, damage or expense incurred by the City or account of any injury to, or death of, any persons or any damage to property caused by or resulting from the activities for which the permit is granted. This Street Use Permit for the event may be terminated by the Chippewa Falls Police Department if the health, safety, and welfare of the public appears to be endangered by the activities or if the event is in violation of any of the conditions of the permit or regulations adopted by the Common Council. **Applicant understands they shall be present when the Board of Public Works or City Council considers the request for Street Use Permit. Failure to appear may be grounds for denial of the requested permit.**

Signature of Applicant <i>[Signature]</i>	Date <i>June 29, 2016</i>
--	------------------------------

OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):
None

Requirements of Applicant:

Approved by:
[Signature] *6-30-16* *Rob Veg*
Signature of Chief of Police Signature of Director of Public Works

Recommendation of Board of Public Works (if required): Approved Denied

Decision of City Council (required): Approved Denied

AN ORDINANCE AMENDING THE TIME LIMITS FOR
PARKING IN THE SEH AND CHAMBER PARKING LOTS,
§7.09 OF THE CHIPPEWA FALLS MUNICIPAL CODE

THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS, WISCONSIN, DO ORDAIN AS FOLLOWS:

1. That §7.09(2)(b) of the Chippewa Falls Municipal Code be amended to add subsection 27. which is to provide:

7.09 PARKING RESTRICTIONS.

•••

(2) LIMITED PARKING.

•••

- (b) Two Hour. No operator of a vehicle shall park such vehicle in the following places for longer than 2 consecutive hours between 9 a.m. and 5 p.m. each day of the week, except Sundays and legal holidays:

•••

27. The northern 11 stalls in the City-owned parking facility in the northeast quadrant of Bridge Street and River Street known as the Chippewa Falls Chamber of Commerce Parking Lot.

2. That §7.09(2)(h) 7. be deleted and that §7.09(2)(h) 10. be repealed and recreated as §7.09(2)(h) 7. to provide:

7.09 PARKING RESTRICTIONS.

•••

(2) LIMITED PARKING.

•••

- (h) Eight-Hour Parking. No operator of a motor vehicle shall park such vehicle in the following places for longer than 8 consecutive hours each day of the week:

•••

7. All stalls, with the exception of the northern 11 stalls which have a 2 hour limitation, in the City-owned parking facility in the northeast quadrant of Bridge Street and River Street known as the Chippewa Falls Chamber of Commerce Parking Lot.
3. That §7.09(3)(b) of the Chippewa Falls Municipal Code, which presently provides as follows:

7.09 PARKING RESTRICTIONS.

•••

(3) OVERNIGHT PARKING.

•••

- (b) Twenty-Four Hour Parking. No person shall park or leave parked any vehicle on any street in the City for more than 24 consecutive hours, except as provided below.

be amended to provide as follows:

7.09 PARKING RESTRICTIONS.

•••

(3) OVERNIGHT PARKING.

•••

(b) Twenty-Four Hour Parking.

1. That portion of the City-owned parking facility in the northwest quadrant of Bridge Street and River Street known as the SEH Parking Lot which is adjacent to the SEH building. However, this lot shall also be signed to disallow the parking of semi-trucks.
2. No person shall park or leave parked any vehicle on any street in the City for more than 24 consecutive hours, except as provided below.

Dated this 2nd day of August, 2016.

ALDERPERSON: _____
Rob Kiefer, Council President

FIRST READING: July 19, 2016

SECOND READING: August 2, 2016

APPROVED: _____
Gregory S. Hoffman, Mayor

ATTEST: _____
Bridget Givens, City Clerk

RESOLUTION NO. 2016-33

**RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN AND
BOUNDARIES OF TAX INCREMENTAL DISTRICT NO. 14,
CITY OF CHIPPEWA FALLS, WISCONSIN**

WHEREAS, the City of Chippewa Falls (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. 14 (the "District") was created by the City on July 28, 2015 as an industrial district; and

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

WHEREAS, such amendment will cause territory to be added to the District, providing incentive and opportunities for additional private development and redevelopment; and

WHEREAS, such amendment will also modify the categories, locations or costs of the Projects to be undertaken, providing incentives and opportunities for additional private development and redevelopment; and

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Chippewa County, the Chippewa Falls Area School District, and the Chippewa Valley 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 July 11, 2016 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the amended district, adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan and boundaries for the District.

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, before the Common Council may amend any tax incremental district, the Plan Commission must designate the boundaries of such amended District and approve the Project Plan amendment for such District and submit its recommendation concerning the amendment of the District and the Project Plan to the Common Council;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Chippewa Falls that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 14, City of Chippewa Falls", are hereby amended as specified in Exhibit A of this Resolution.
2. The territory being added shall become part of the District effective as of January 1, 2016.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District, as amended, is suitable for industrial sites within the meaning of Wisconsin Statutes Section 66.1101, and has been zoned for industrial use.
 - (b) Based upon the findings, as stated in 3.a. above, and the original findings as stated in the resolution creating the District, the District remains an industrial district based on the identification and classification of the property included within the District; and
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property within the territory to be added to the District by amendment, plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 - (e) The City estimates that approximately none 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).
 - (f) The project costs of the District relate directly to promoting industrial development in the District consistent with the purpose for which the District was created.
 - (f) Any real property within the District that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of the District.
4. The amended Project Plan for "Tax Incremental District No. 14, City of Chippewa Falls" (attached as Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2016, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b) and to pay the fee(s) associated with such determination.

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes, that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Wisconsin Statutes Section 70.65e, pursuant to Wisconsin Statutes.

Dated this 19th day of July, 2016.

Council President

ADOPTED: _____

APPROVED: _____
Mayor

ATTEST: _____
City Clerk

EXHIBIT A -

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 14
CITY OF CHIPPEWA FALLS**

THIS CAN BE FOUND IN THE PROJECT PLAN

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY

June 27, 2016

Project Plan for the Territory & Project Plan Amendment of Tax Incremental District No. 14

CITY OF CHIPPEWA FALLS, WISCONSIN

Organizational Joint Review Board Meeting Held:	July 11, 2016
Public Hearing Held:	July 11, 2016
Consideration for Approval by Plan Commission:	July 11, 2016
Consideration for Adoption by Common Council:	Scheduled for: July 19, 2016
Consideration for Approval by the Joint Review Board:	Scheduled for: July 26, 2016



Tax Incremental District No. 14 Territory & Project Plan Amendment

City of Chippewa Falls Officials

Common Council

Greg Hoffman	Mayor
John Monarski	Member
Rob Kiefer	Member
CW King	Member
Chuck Hull	Member
Paul Olson	Member
Paul Nadreau	Member
Brent Ford	Member

City Staff

Bridget Givens	City Clerk
Robert Ferg	City Attorney
Lynne Bauer	Finance Manager/Treasurer
Jayson Smith	City Planner

Plan Commission

Greg Hoffman	Beth Arneberg
David Cihasky	Tom Hubbard
Chuck Hull	Peter Pohl
Dennis Doughty	Rick Rubenzer
Jerry Smith	Mike Tzanakis
Dan Varga	Paul Lasiewicz
Jayson Smith	

Joint Review Board

Lynne Bauer	City Representative
Frank Pascarella	Chippewa County
Angela Eckman	Chippewa Valley Technical College District
Chad Trowbridge	Chippewa Falls Area School District
Tim Fries	Public Member



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SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District (“TID”) No. 14 (the “TID” or “District”) is an existing industrial district, which was created by a resolution of the City of Chippewa Falls (“City”) Common Council adopted on July 28, 2015 (the “Creation Resolution”).

Amendments

The District was previously amended on July 28, 2015 whereby a resolution was adopted to allow the District to share excess increment with TIDs No. 4, 5 & 12.

Purposes of this Amendment

This amendment will cause territory to be added to the District, providing incentive and opportunities for additional private development.

This amendment will modify the categories, locations or costs of the Projects to be undertaken, providing incentives and opportunities for additional private development and redevelopment.

Estimated Total Project Expenditures

The City anticipates making project expenditures of approximately \$6,000,000 to undertake projects in the amendment areas as listed in this Project Plan. It is anticipated that the remaining and additional projects will be completed in multiple phases. The Expenditure Period of this District terminates on July 28, 2030. The remaining and additional projects to be undertaken pursuant to this Project Plan are expected to be financed with various methods, however, the City may use other financing alternatives which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, or provide other advantages as determined by the Common Council. A discussion and listing of other possible financing mechanisms, as well as a summary of project financing by phase is located in Section 10 of this plan.

Economic Development

As a result of the amendment of this District, the City projects that additional land and improvements value of approximately \$31,000,000 will be created as a result of new development, redevelopment, and appreciation in the value of existing properties. This additional value will be a result of the improvements made and projects undertaken within the amended area(s) and within the original District boundaries. A table detailing assumptions as to the timing of new development and redevelopment, and associated values is located in Section 10 of this plan. In addition, the amendment of the District is expected to result in further economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

TID No. 14 has a maximum statutory life of 20 years, and must close not later than July 28, 2035, resulting in a final collection of increment in budget year 2036. Pre-amendment cash flow projections indicate that the entire available life of the District will be required to retire current projected District liabilities.

Summary of Findings

As required by Wisconsin Statutes Section 66.1105, and as documented in this Project Plan Amendment and the exhibits contained and referenced herein, the following findings are made:

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

- Sites proposed for development are currently vacant for due primarily to a lack of adequate infrastructure. Given that the sites have not developed as would have been expected under normal market conditions, it is the judgment of the City that the use of tax incremental financing (“TIF”) will be required to provide the necessary infrastructure inducements to encourage development on the sites consistent with that desired by the City.
- In order to make the amendment areas suitable for development the City will need to make a substantial investment to pay for the costs of: property, right-of-way and easement acquisition; site preparation; installation of utilities; installation of streets and related streetscape items; development incentive payments; and other associated costs. Due to the extensive initial investment in public infrastructure and/or rehabilitation that is required in order to allow development to occur, the City has determined that development of the amendment area will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, development of the amendment area is unlikely to occur.

2. **The economic benefits of amending the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:

- As demonstrated in the Economic Feasibility Section of this Project Plan, the total tax increments projected to be collected are more than sufficient to pay for the actual and proposed Project Costs within the original District and the amended areas. On this basis alone, the finding is supported.

3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**

- If approved, the boundary amendment would become effective for valuation purposes as of January 1, 2016. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the amendment area due to new construction, renovation or appreciation of property values occurring after January 1, 2016 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.
- Given that additional development is not likely to occur or in the same manner without the use of tax incremental financing (see finding # 1), and since the District will generate additional economic benefits that are more than sufficient to compensate for the additional cost of the improvements (see Finding #2), the City reasonably concludes that the overall additional benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the

overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not amended. As required by Section 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix A of the Project Plan.

4. Not less than 50% by area of the real property within the District, as amended, is suitable for industrial sites within the meaning of Wisconsin Statutes Section 66.1101 and has been zoned for industrial use. Any real property within the District that was found suitable for industrial sites and was zoned for industrial use at the time of the creation of the District will remain zoned for industrial use for the life of the District. Additionally, any real property within the Territory incorporated by this Amendment that is found suitable for industrial sites and is zoned for industrial use at the time of the Amendment of the District will remain zoned for industrial use for the remaining life of the District.
5. Based upon the findings, as stated above, and the original findings as stated in the Creation Resolution, the District remains declared an industrial District based on the identification and classification of the property included within the District.
6. The Project Costs of the District relate directly to promoting industrial development in the District consistent with the purpose for which the District was created.
7. The improvements to be made within the territory incorporated by this Amendment are likely to enhance significantly the value of substantially all of the other real property in the District.
8. The equalized value of the taxable property within the territory to be added to the District by this amendment, plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that approximately none 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 Sections 66.1105(5)(b) and 66.1105(6)(am)1.
10. The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.

SECTION 2: Type and General Description of District

The District was created under the authority provided by Wisconsin Statutes Section 66.1105 on July 28, 2015 by resolution of the Common Council. The District's valuation date, for purposes of establishing base value, was January 1, 2015.

The existing District is an "Industrial District," created on a finding that at least 50%, by area, of the real property within the District was zoned and suitable for industrial sites within the meaning of Wisconsin Statutes Section 66.1101. The District will remain in compliance with this finding after the addition of the Territory identified in this Amendment. The Preliminary Parcel list found in Section 5 of this plan provides a calculation demonstrating continued compliance with the 50% test.

Wisconsin Statutes Section 66.1105(4)(h)2. provides authority for a City to amend the boundaries of an existing Tax Increment District for purposes of adding and/or subtracting territory up to a total of four times during the life of the District. The boundaries of the District have not previously been amended.

This Project Plan Amendment supplements, and does not supersede or replace any component of the original Project Plan, or any component of previously adopted Project Plan Amendments, unless specifically stated. All components of the original Project Plan, and its previously adopted Project Plan Amendments, remain in effect.

The purpose of the Amendment is to facilitate development within areas adjacent to the existing District. The amendment to the District boundaries and the Project Plan will enable the City to install additional public improvements, and to make additional necessary related expenditures that will create development opportunities consistent with the original purposes for which the District was created.

The amendment is also to update and provide for the undertaking of additional expenditures.

A map depicting the boundaries of the District is found in Section 3 of this Plan. Based upon the findings as stated above, and the original findings as stated in the Creation Resolution, the District remains an industrial District based on the identification and classification of the property included within the District.

SECTION 4:
 Map Showing Existing Uses and Conditions Within The
 Territory To Be Added

MAP #4
 TAX INCREMENT DISTRICT
 NO. 14
 CITY OF CHIPPEWA FALLS
 EXISTING ZONING



EXISTING DISTRICT BOUNDARY:
 AMENDED DISTRICT BOUNDARY:
 L-2 LIGHT INDUSTRIAL
 O-2 OFFICE AND INSTITUTIONAL



SECTION 5:
 Preliminary Parcel List and Analysis Within The Territory To Be Added

City of Chippewa Falls, WI																					
Tax Increment District 14																					
Base Property Information																					
Property Information					Assessment Information				Equalized Value				District Classification								
Map Ref #	Parcel Number	Street Address	Owner	Acres	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Industrial (Zoned and Suitable)	Commercial/Business	Suitable for Mixed Use					
	2025.5014		Chippewa County	2.81				0	100.00%	0	0	0	0		Office-2	0.00					
	2025.5015		Chippewa County	2.81				0	100.00%	0	0	0	0		Office-2	0.00					
	2025.5016		Chippewa County	2.81				0	100.00%	0	0	0	0		Office-2	0.00					
	2025.5017		Chippewa County	2.21				0	100.00%	0	0	0	0		Office-2	0.00					
	2025.5018		Chippewa County	2.21				0	100.00%	0	0	0	0		Office-2	0.00					
	2025.5019		Chippewa County	2.36				0	100.00%	0	0	0	0		Office-2	0.00					
	2025.5020		Chippewa County	4.94				0	100.00%	0	0	0	0		Office-2	0.00					
	2025.5021		Chippewa County	2.41				0	100.00%	0	0	0	0		Office-2	0.00					
	2025.5022		Chippewa County	2.42				0	100.00%	0	0	0	0		Office-2	0.00					
	2025.5023		Chippewa County	2.43				0	100.00%	0	0	0	0		Office-2	0.00					
	2025.5024		Chippewa County	8.81				0	100.00%	0	0	0	0		Office-2	0.00					
	2025.5025		Chippewa County	5.17				0	100.00%	0	0	0	0		Office-2	0.00					
	2025.5026		Chippewa County	5.20				0	100.00%	0	0	0	0		Industry-2	0.00					
	2025.5027		Chippewa County	6.86				0	100.00%	0	0	0	0		Industry-2	0.00					
	2025.5028		Chippewa County	7.61				0	100.00%	0	0	0	0		Industry-2	0.00					
	2025.5029		Chippewa County	6.85				0	100.00%	0	0	0	0		Industry-2	0.00					
	2025.5030		Chippewa County	6.92				0	100.00%	0	0	0	0		Industry-2	0.00					
	2025.5031		Chippewa County	10.65				0	100.00%	0	0	0	0		Industry-2	0.00					
	2025.5032		Chippewa County	5.21				0	100.00%	0	0	0	0		Industry-2	0.00					
	2025.5033		Chippewa County	8.37				0	100.00%	0	0	0	0		Industry-2	0.00					
	2025.5034		Chippewa County	6.22				0	100.00%	0	0	0	0		Industry-2	0.00					
	2025.5038		Chippewa County	7.13				0	100.00%	0	0	0	0		Industry-2	0.00					
	2025.5039		Chippewa County	9.52				0	100.00%	0	0	0	0		Industry-2	0.00					
	2025.5048		Chippewa County	5.80				0	100.00%	0	0	0	0		Industry-2	0.00					
	4562.01		Chippewa County	6.69				0	100.00%	0	0	0	0		Industry-2	0.00					
	4562.25		Chippewa County	9.75				0	100.00%	0	0	0	0		Industry-2	0.00					
	4447.32		Chippewa County	37.23				0	100.00%	0	0	0	0		Industry-2	0.00					
	4447.34		Chippewa County	34.58				0	100.00%	0	0	0	0		Industry-2	0.00					
	4447.38		Chippewa County	20.85				0	100.00%	0	0	0	0		Industry-2	0.00					
				Total Acreage	236.83										195.44	41.39	0				
															62.52%	17.48%	0.00%				
														Estimated Base Value				0			

SECTION 6: Equalized Value Test

The following calculations demonstrate that the City is in compliance with Wisconsin Statutes Section 66.1105(4)(gm)4.c., which requires that the equalized value of the Territory to be added to the District, plus the value increment of the District being amended, plus the value increment of all other existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the Territory to be incorporated by this Amendment, plus the increment value of TID No. 14, plus the value increment of all other existing tax incremental districts within the City, totals \$100,425,000. This value is less than the maximum of \$100,792,572 in equalized value that is permitted for the City of Chippewa Falls. The City is therefore in compliance with the statutory equalized valuation test and may proceed with amendment of this District.

City of Chippewa Falls, Wisconsin		
Tax Increment District # 14		
Valuation Test Compliance Calculation		
District Creation Date	7/28/2015	
	Valuation Data Currently Available 2015	Valuation Data Est. Creation Date
Total EV (TID In)	839,938,100	839,938,100
12% Test	100,792,572	100,792,572
Increment of Existing TIDs:		
TID #4	3,845,200	3,845,200
TID #5	15,979,700	15,979,700
TID #7	4,887,400	4,887,400
TID #8	1,990,100	1,990,100
TID #10	2,356,400	2,356,400
TID #11	69,501,000	69,501,000
TID #12	1,925,200	1,925,200
Total Existing Increment	100,425,000	100,425,000
Projected Base of New or Amended District	0	0
Total Value Subject to 12% Test	100,425,000	100,425,000
Compliance	PASS	PASS

SECTION 7: Statement of Kind, Number and Location of Proposed Public Works and Other Projects

The proposed amendment is to add additional territory to the existing District's boundaries, and to amend the Project Plan to update and provide for the undertaking of additional expenditures. The proposed boundaries to be added from the original District boundary would be within an area generally described as detailed on the map below.

Proposed additional and updated projects costs include various public improvements and cash grants to owners or lessee or developers of land located within the district (development incentives) and professional and organizational services, administrative costs, and finance costs.

The following is a list of public works and other TIF-eligible projects that the City has implemented, or expects to implement, within the original District or within the Territory to be incorporated by this Amendment. Any costs directly or indirectly related to the public works and other projects are considered "Project Costs" and eligible to be paid with tax increment revenues of the District.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

In order to promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred in order to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in Wisconsin Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

In order to promote the objectives of this Plan, the City intends to acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

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 and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wisconsin Statutes Sections 32.19 and 32.195.

Site Preparation Activities

Environmental Audits and Remediation

There have been no known environmental studies performed within the proposed District. If, however, it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediations are eligible Project Costs.

Demolition

In order to make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

There are inadequate sanitary sewer facilities serving areas of the District. To allow development to occur, the City may construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, are an eligible project cost under Section 66.1105(2)(f)1 k.

Water System Improvements

There are inadequate water distribution facilities serving areas of the District. To allow development to occur, the City may construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are

eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff and pollution. To manage this stormwater runoff, the City may construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

In order to create sites suitable for development, 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. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

In order to create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

In order to create sites suitable for development, 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. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

There are inadequate street improvements serving areas of the District. To allow development to occur, the City may need to construct and/or reconstruct streets, highways, 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 or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

In order to attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not

limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

RDA Type Activities

Redevelopment Authority

As provided for in Wisconsin Statutes Sections 66.1105(2)(f)1.h and 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program

To encourage private redevelopment consistent with the objectives of this Plan, the City, through its RDA, may provide loans and/or matching grants to eligible property owners in the District. Loan and/or matching grant recipients will be required to sign an agreement specifying the nature of the property improvements to be made. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving loan fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Rail Spur

To allow for development, the City may incur costs for installation of a rail spur to serve development sites located within the District.

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

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 the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

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 the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, site preparation, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages, and other expenses are included as Project Costs.

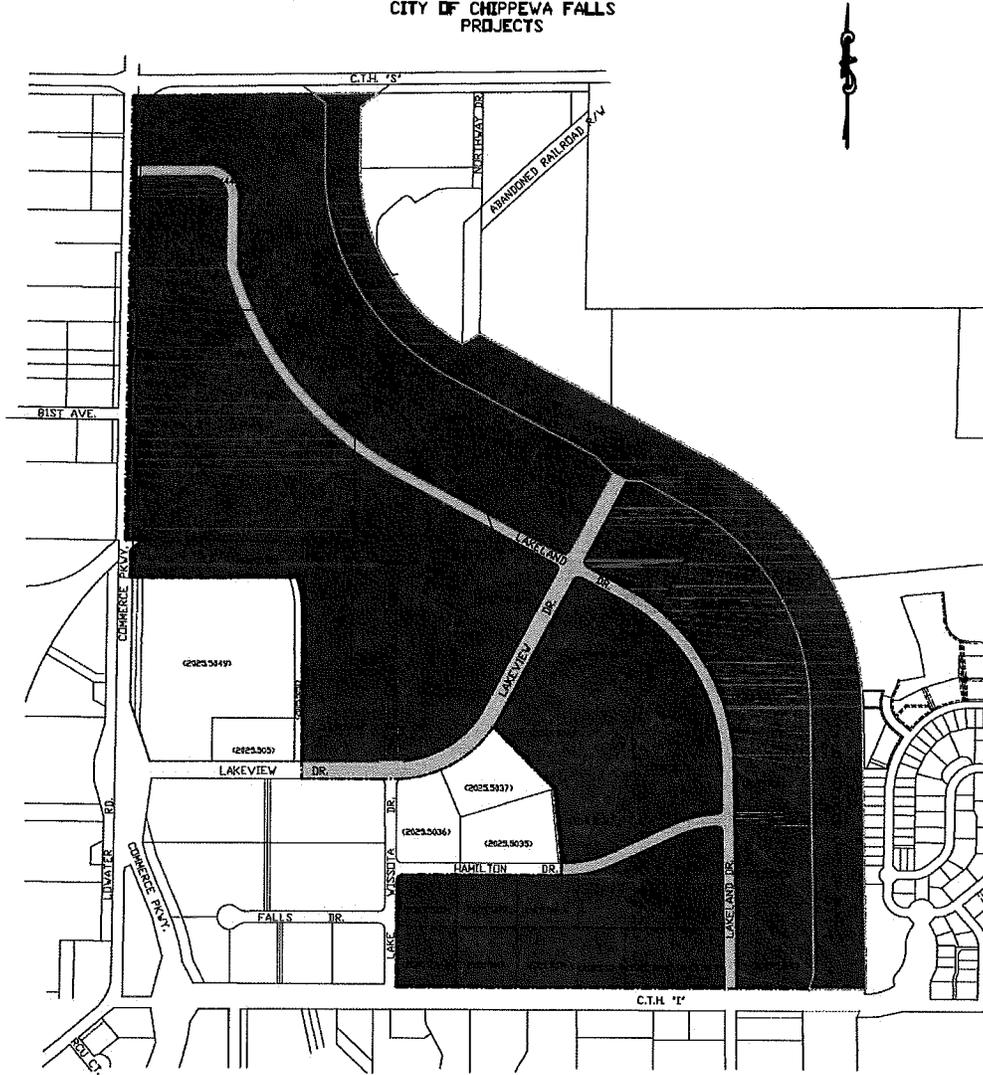
In the event any of the public works project expenditures are not reimbursable out of the special tax increment finance fund under Wisconsin Statutes Section 66.1105, in the written opinion of counsel retained by the City for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted herefrom and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan Amendment.

The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the City and as outlined in this Plan or the original Project Plan. To the extent the costs benefit the City outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Prorations of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments. 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.

SECTION 8:
 Map Showing Proposed Improvements and Uses Within
 The Territory To Be Added

MAP #3
 TAX INCREMENT DISTRICT
 NO. 14
 CITY OF CHIPPEWA FALLS
 PROJECTS



EXISTING DISTRICT BOUNDARY: - - - - -
 AMENDED DISTRICT BOUNDARY: _____
 PROPERTY SUBJECT TO INFRASTRUCTURE IMPROVEMENTS: [Light Gray Box]
 PROPERTY SUBJECT TO DEVELOPER INCENTIVES: [Dark Gray Box]

SECTION 9: Detailed List of Additional and/or Updated Project Costs

This Section contains information relative to the specific projects and expenditures that the City anticipates it will undertake or make within the Territory to be incorporated into the District by this Amendment.

All costs are based on 2016 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2016 and the time of construction. The City also reserves the right to increase certain Project Costs to the extent others are reduced or not implemented without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget, nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The City retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without further amending this Plan.

Proposed TIF Project Cost Estimates

City of Chippewa Falls, Wisconsin			
Tax Increment District # 14			
Estimated Project List			
Project ID	Project Name/Type	Multi-year Year	2019
		Total (Note 1)	
1	Land Acquisition/Write Down	1,000,000	1,000,000
2	Public Infrastructure		1,750,000
3	Telecommunications Installation		250,000
4	Site Preparation		1,500,000
5	Development Incentives	1,000,000	1,000,000
6	Business Park Enhancements	500,000	500,000
			0
Total Projects		<u>2,500,000</u>	<u>3,500,000</u>
			<u>6,000,000</u>

Notes:

Note 1 Project costs are estimates and are subject to modification

Note 2 Development incentives may take the form of outright cash grants and forgivable or low interest loans

SECTION 10: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

The information and exhibits contained within this Section demonstrate that the District, as proposed to be amended by the addition of territory, will remain economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the remaining projects contained within this Plan. A listing of “Available Financing Methods” follows.
- The City expects to complete the remaining projects in one or multiple phases, and can adjust the timing of implementation as needed to coincide with the pace of private development. A discussion of the phasing and projected timeline for project completion is discussed under “Plan Implementation” within this Section. A table identifying the financing method for each phase and the time at which that financing is expected to be incurred is included.
- The development anticipated to occur as a result of the continued implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development expected to occur, 2) an updated projection of tax increments to be collected resulting from that development and other economic growth within the District, and 3) an updated cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Available Financing Methods

Implementation of this Plan may require that the City issue debt obligations to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the City may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN). As of the date of this plan, the City has sufficient G.O. borrowing capacity to implement the projects as stated in this plan.

Bonds Issued to Developers (“Pay as You Go” Financing)

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

Tax Increment Revenue Bonds

The City has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the City, or as a form of lease revenue bond by its Redevelopment Authority (RDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the City and therefore do not count against the City's statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the City may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

The City can issue revenue bonds to be repaid from revenues of its various utility systems, including revenues paid by the City that represent service of the system to the City. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent the City utilizes utility revenues other than tax increments to repay a portion of the bonds, the City must reduce the total eligible Project Costs in an equal amount.

Special Assessment "B" Bonds

The City has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the City determines that special assessments are appropriate, the City can issue Special Assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the City's statutory borrowing capacity. If special assessments are levied, the City must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

Plan Implementation

As stated in the original project plan, projects identified will provide the necessary anticipated governmental services and/or development incentives to the remaining district. The order in which expenditures are made should be adjusted in accordance with development and execution of developer agreements, if any. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

It is anticipated developer agreements between the City and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement these agreements might include levying of special assessments against benefited properties.

The order in which expenditures are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.

Implementation and Financing Timeline

City of Chippewa Falls, Wisconsin Tax Increment District # 14 Estimated Financing Plan		
	G.O. Bond 2019	Totals
Projects		
Public Infrastructure	1,750,000	1,750,000
Telecommunications Installation	250,000	250,000
Site Preparation	1,500,000	1,500,000
Total Project Funds	3,500,000	3,500,000
Estimated Finance Related Expenses		
Costs of Issuance	40,000	
Underwriter Discount	10,000	
Total Financing Required	3,575,800	
Rounding	4,200	
Net Issue Size	3,580,000	3,580,000

Development Assumptions

City of Chippewa Falls, Wisconsin									
Tax Increment District # 14									
Development Assumptions									
Construction Year		Project 1	Project 2	Project 3	Project 4	Annual Total	Construction Year		
1	2016	10,000,000	5,000,000	4,000,000		19,000,000	2016	1	
2	2017					0	2017	2	
3	2018		6,000,000			6,000,000	2018	3	
4	2019				6,000,000	6,000,000	2019	4	
5	2020					0	2020	5	
6	2021					0	2021	6	
7	2022					0	2022	7	
8	2023					0	2023	8	
9	2024					0	2024	9	
10	2025					0	2025	10	
11	2026					0	2026	11	
12	2027					0	2027	12	
13	2028					0	2028	13	
14	2029					0	2029	14	
15	2030					0	2030	15	
16	2031					0	2031	16	
17	2032					0	2032	17	
18	2033					0	2033	18	
19	2034					0	2034	19	
20	2035					0	2035	20	
Totals		<u>10,000,000</u>	<u>11,000,000</u>	<u>4,000,000</u>	<u>6,000,000</u>	<u>31,000,000</u>			

Increment Revenue Projections

City of Chippewa Falls, Wisconsin

Tax Increment District # 14

Tax Increment Projection Worksheet

Type of District District Creation Date Valuation Date Max Life (Years) Expenditure Period/Termination Revenue Periods/Final Year Extension Eligibility/Years Recipient District	[Grid for input data]	Base Value Appreciation Factor Base Tax Rate Rate Adjustment Factor Tax Exempt Discount Rate Taxable Discount Rate	0 0.00% \$22.24 3.00% 4.00%	<input type="checkbox"/> Apply to Base Value
---	-----------------------	---	---	--

Construction Year	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt			
							NPV Calculation	Taxable NPV Calculation		
1	2016	19,000,000	2017	0	19,000,000	2018	\$22.24	422,564	410,256	406,311
2	2017	0	2018	0	19,000,000	2019	\$22.24	422,564	808,563	796,995
3	2018	6,000,000	2019	0	25,000,000	2020	\$22.24	555,005	1,317,386	1,291,281
4	2019	6,000,000	2020	0	31,000,000	2021	\$22.24	689,446	1,929,949	1,880,622
5	2020	0	2021	0	31,000,000	2022	\$22.24	689,446	2,524,671	2,447,297
6	2021	0	2022	0	31,000,000	2023	\$22.24	689,446	3,102,072	2,992,176
7	2022	0	2023	0	31,000,000	2024	\$22.24	689,446	3,662,654	3,516,098
8	2023	0	2024	0	31,000,000	2025	\$22.24	689,446	4,206,909	4,019,869
9	2024	0	2025	0	31,000,000	2026	\$22.24	689,446	4,735,312	4,504,265
10	2025	0	2026	0	31,000,000	2027	\$22.24	689,446	5,248,324	4,970,030
11	2026	0	2027	0	31,000,000	2028	\$22.24	689,446	5,746,395	5,417,880
12	2027	0	2028	0	31,000,000	2029	\$22.24	689,446	6,229,958	5,848,506
13	2028	0	2029	0	31,000,000	2030	\$22.24	689,446	6,699,437	6,262,570
14	2029	0	2030	0	31,000,000	2031	\$22.24	689,446	7,155,242	6,660,707
15	2030	0	2031	0	31,000,000	2032	\$22.24	689,446	7,597,771	7,043,532
16	2031	0	2032	0	31,000,000	2033	\$22.24	689,446	8,027,411	7,411,633
17	2032	0	2033	0	31,000,000	2034	\$22.24	689,446	8,444,537	7,765,576
18	2033	0	2034	0	31,000,000	2035	\$22.24	689,446	8,849,514	8,105,906
19	2034	0	2035	0	31,000,000	2036	\$22.24	689,446	9,242,695	8,433,146
20	2035	0	2036	0	31,000,000	2037	\$22.24	689,446	9,624,425	8,747,800
Totals		31,000,000	0	Future Value of Increment		13,121,712				

Notes:
 Actual results will vary depending on development, inflation of overall tax rates.
 NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Cash Flow

City of Chippewa Falls, Wisconsin														
Tax Increment District # 14														
Cash Flow Projection														
Year	Projected Revenues			Expenditures							Balances			Year
	Tax Increments	Interest Earnings/ (Cost)	Total Revenues	\$3,580,000 2019 Dated Date: 06/01/19			Installment Payments	Incentive Payments	Other Cash Expenses	Admin.	Total Expenditures	Annual	Cumulative	
			Principal	Est. Rate	Interest									
2016			0											
2017			0					85,000		5,000	90,000	(90,000)	(90,000)	
2018	422,564		422,564							5,000	5,000	(5,000)	(95,000)	
2019	422,564		422,564					295,000		5,000	155,000	267,564	172,564	
2020	556,005		556,005	105,000	3.00%	161,100				5,000	300,000	234,905	295,127	3,580,000
2021	689,446		689,446	160,000	3.00%	104,250	100,000			5,000	419,250	270,196	800,228	3,315,000
2022	689,446		689,446	165,000	3.00%	99,450	100,000	100,000		5,000	469,450	219,996	1,020,224	3,150,000
2023	689,446		689,446	170,000	3.00%	94,500	100,000	100,000	50,000	5,000	519,500	169,946	1,190,169	2,980,000
2024	689,446		689,446	175,000	3.00%	89,400	100,000	100,000	50,000	5,000	519,400	170,046	1,360,215	2,805,000
2025	689,446		689,446	180,000	3.00%	84,150	80,000	120,000	50,000	5,000	519,150	170,296	1,530,511	2,625,000
2026	689,446		689,446	185,000	3.00%	78,750	100,000	100,000	50,000	5,000	518,750	170,696	1,701,207	2,440,000
2027	689,446		689,446	190,000	3.00%	73,200	100,000	100,000	50,000	5,000	518,200	171,246	1,872,453	2,250,000
2028	689,446		689,446	195,000	3.00%	67,500	100,000			5,000	367,500	321,946	2,194,399	2,055,000
2029	689,446		689,446	200,000	3.00%	61,650	100,000			5,000	366,650	322,796	2,517,195	1,855,000
2030	689,446		689,446	210,000	3.00%	55,650	120,000			5,000	390,650	298,796	2,815,990	1,645,000
2031	689,446		689,446	215,000	3.00%	49,350				5,000	269,350	420,096	3,236,086	1,430,000
2032	689,446		689,446	220,000	3.00%	42,900				5,000	267,900	421,546	3,657,632	1,210,000
2033	689,446		689,446	230,000	3.00%	36,300				5,000	271,300	418,146	4,075,778	980,000
2034	689,446		689,446	235,000	3.00%	29,400				5,000	269,400	420,046	4,495,824	745,000
2035	689,446		689,446	240,000	3.00%	22,350				5,000	267,350	422,096	4,917,920	505,000
2036	689,446		689,446	250,000	3.00%	15,150				5,000	270,150	419,296	5,337,216	255,000
2037	689,446		689,446	255,000	3.00%	7,650				5,000	267,650	421,796	5,759,012	0
Total	13,121,712	0	13,121,712	3,580,000		1,172,700	1,000,000	1,000,000	500,000	110,000	7,362,700			Total

Notes: Projected TID Closure
 Installment payments represent land write down/acquisition costs.
 This District has previously been amended to allow for the sharing of increment with TID No. 12. As such, excess annual revenues can be allocated to the recipient TID.

SECTION 11: Annexed Property

There are no lands within the Territory proposed to be included within the District by Amendment that were annexed by the City on or after January 1, 2004.

SECTION 12: Estimate of Additional Property to be Devoted to Retail Business

The City estimates that none 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.

SECTION 13: Proposed Zoning Ordinance Changes

The City does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this Amended Project Plan. And any real property within the District that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of the District.

SECTION 14: Proposed Changes in Master Plan, Map, Building Codes and City of Chippewa Falls 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 Plan.

SECTION 15: Relocation

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. 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.

SECTION 16: Orderly Development of the City of Chippewa Falls

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

SECTION 17: List of Estimated Non-Project Costs

Non-Project Costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds.

Examples would include:

A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.

A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.

Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The City does not expect to incur any non-project costs in the implementation of this Project Plan.

SECTION 18:

Opinion of Attorney for the City of Chippewa Falls
Advising Whether the Plan is Complete and Complies with
Wisconsin Statutes 66.1105

Robert A. Ferg
Vance L. Sinclair (1915-2007)

Law Offices Of
Ferg & Sinclair, Ltd.
411 North Bridge Street
Chippewa Falls, Wisconsin 54729-2420
Telephone (715) 723-4443
Fax (715) 723-5905

BMO Harris Bank
Enter Back Lobby
Elevator Or Stairs
2nd Floor, Suite 201

July 13, 2016

Mayor Gregory S. Hoffman
City of Chippewa Falls
30 West Central Street
Chippewa Falls, WI 54729

RE: City of Chippewa Falls Tax Incremental District No. 14 Amendment

Dear Mayor Hoffman:

As City Attorney for the City of Chippewa Falls I have reviewed the Project Plan for the Tax Incremental District No. 14 Amendment. It is my opinion and determination that it is complete and complies with § 66.1105 of the Wisconsin Statutes. This legal opinion is being provided to § 66.1105(4)(f) of the Wisconsin Statutes. Thank you.

Very truly yours,
FERG & SINCLAIR, LTD



Robert A. Ferg
RAF/hlm

cc: City Clerk Bridget Givens
City Planner Jayson Smith

Exhibit A:
**Calculation of the Share of Projected Tax Increments
 Estimated to be Paid by the Owners of Property in the
 Overlying Taxing Jurisdictions**

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlying district would pay by jurisdiction.						
Statement of Taxes Data Year:		2015				
County		2,625,457		Percentage	14.05%	
Technical College		655,465			3.51%	
Municipality		8,697,980			46.56%	
School District		6,701,480			35.87%	
Total		18,680,382				
Revenue Year	County	Municipality	School District	Technical College	Total	Revenue Year
2018	28,132	93,200	71,807	7,023	200,162	2018
2019	28,132	93,200	71,807	7,023	200,162	2019
2020	46,887	155,333	119,678	11,706	333,603	2020
2021	65,641	217,466	167,549	16,388	467,044	2021
2022	65,641	217,466	167,549	16,388	467,044	2022
2023	78,144	258,888	199,464	19,509	556,005	2023
2024	78,144	258,888	199,464	19,509	556,005	2024
2025	78,144	258,888	199,464	19,509	556,005	2025
2026	78,144	258,888	199,464	19,509	556,005	2026
2027	78,144	258,888	199,464	19,509	556,005	2027
2028	78,144	258,888	199,464	19,509	556,005	2028
2029	78,144	258,888	199,464	19,509	556,005	2029
2030	78,144	258,888	199,464	19,509	556,005	2030
2031	78,144	258,888	199,464	19,509	556,005	2031
2032	78,144	258,888	199,464	19,509	556,005	2032
2033	78,144	258,888	199,464	19,509	556,005	2033
2034	78,144	258,888	199,464	19,509	556,005	2034
2035	78,144	258,888	199,464	19,509	556,005	2035
2036	78,144	258,888	199,464	19,509	556,005	2036
2037	78,144	258,888	199,464	19,509	556,005	2037
		1,406,598	4,659,976	3,590,343	351,168	10,008,085
Notes:						
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.						

RESOLUTION NO. 2016-34

**RESOLUTION
APPROVING A CERTIFIED SURVEY MAP**

RESOLVED, that a Certified Survey Map prepared by Samuel I. Wenz, Professional Land Surveyor for Chippewa County is hereby approved by the Chippewa Falls Common Council. Said 9.59 acre parcel being Lot #1 of the Lake Wissota Business Park and located at the Southeast corner of County Highway S and Commerce Parkway and being part of the NW ¼ of the SW ¼ of Section 28, T29N, R8W in the City of Chippewa Falls, Chippewa County, Wisconsin.

Dated this 19th day of July, 2016

ADOPTED: _____

Council President

APPROVED: _____

Mayor

I hereby certify that the foregoing is a copy of a Resolution adopted by the Common Council of the City of Chippewa Falls, Wisconsin.

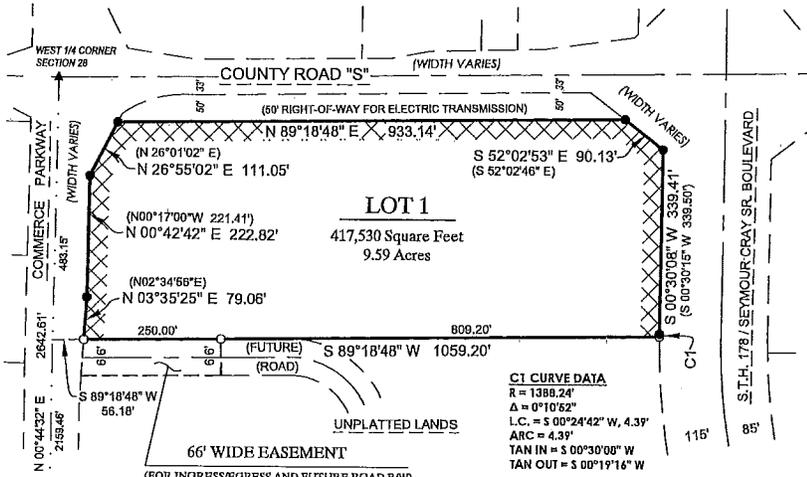
ATTEST: _____

City Clerk

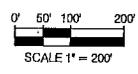
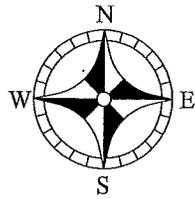
CHIPPEWA CO. CERTIFIED SURVEY
 MAP NO. _____

RECORDED IN VOL. _____ OF THE
 CERTIFIED SURVEY MAPS PAGE _____
 REGISTER

LOCATED IN PART OF THE NORTH-WEST 1/4 OF THE SOUTH-WEST 1/4 OF SECTION 28,
 TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA
 COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE
 WEST LINE OF THE SW 1/4 OF
 SECTION 1, T.30N., R.8W., WHICH IS
 ASSUMED TO BEAR N 00°44'32" E.



- LEGEND**
- ◆ = FOUND 4" O.D. CAST IRON MONUMENT
 (SECTION CORNER TIES WERE VERIFIED)
 - ▲ = FOUND P.K. NAIL
 - = FOUND 3/4" IRON REBAR
 - = FOUND 1-1/4" IRON REBAR
 - = SET 3/4" x 18" IRON REBAR
 WEIGHING 1.50 LBS/LIN. FT.
 - (339.50') = PREVIOUSLY RECORDED AS
 - XXXXXX = NO DIRECT VEHICULAR ACCESS
 - LBS/LIN. FT. = POUNDS PER LINEAL FOOT



DATE APPROVED _____
 CHIPPEWA COUNTY ZONING AGENCY
 BY _____

CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. _____

RECORDED IN VOL. _____ OF THE
CERTIFIED SURVEY MAPS PAGE _____
REGISTER

LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28,
T.29N., R.8W., CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Samuel I. Wenz, Professional Land Surveyor in the State of Wisconsin, do hereby certify that by the order of the Frank Pascarella, Chippewa County Administrator, I have surveyed part of the Northwest 1/4 of the Southwest 1/4 of Section 28, T.29N., R.8W., City of Chippewa Falls, Chippewa County, Wisconsin. The parcel is more particularly described as follows:

COMMENCEING at the Southwest Corner of said Section 28; thence, N.00°44'32"E, along the West Line of the Southwest 1/4, 2159.46 feet; thence, S.89°18'48"W., 56.18 feet to the **POINT OF BEGINNING**; thence, N.03°35'25"E, along the Easterly right-of-way line of Commerce Parkway, 79.06 feet; thence, continuing along said right-of-way line N.00°42'42"E., 222.82 feet; thence, continuing along said right-of-way line N.26°55'02"E., 111.05 feet; thence, N.89°18'48"E, along the Southerly right-of-way line of County Road "S", 933.14 feet; thence, continuing along said right-of-way line S.52°02'53"E., 90.13 feet; thence, S.00°30'08"W. along the Westerly right-of-way line of S.T.H. 178/Seymour Cray Sr. Boulevard, 339.41 feet to the beginning of a tangent curve, concave Northeasterly, having a radius of 1388.24 feet, and a long chord which bears S.00°24'42"W. for a distance of 4.39 feet; thence, Southwesterly along said right-of-way line and the arc of said curve, 4.39 feet; thence, S.89°18'48"W., 1059.20 feet to the **POINT OF BEGINNING**. Being subject to any easements of record.

Said parcel contains 417,530 square feet or 9.59 acres, more or less. The bearings are referenced to the West Line of the Southwest 1/4 of said Section 28, which is assumed to bear N.00°44'32"E.

I also certify that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the City of Chippewa Falls. I further certify to the best of my knowledge and belief that the accompanying map is a true and correct representation of the exterior boundaries of the land surveyed and the division thereof made.

Dated this _____ day of _____, 2016.

Samuel I. Wenz, Professional Land Surveyor, S-2221



CITY OF CHIPPEWA FALLS APPROVAL

This Certified Survey Map is approved by the common council of the City of Chippewa Falls this
_____ day of _____, 2016.

Greg Hoffman, Mayor Date

Bridget Givens, City Clerk Date

DATE APPROVED _____
CHIPPEWA COUNTY ZONING AGENCY
BY _____

SHEET 2 OF 2 SHEETS

PAGE _____

**AMENDED AGREEMENT FOR KEITH STREET LLC 2 BAY STREET
REDEVELOPMENT PROJECT**

This amended Agreement is entered into this 19th day of July, 2016, between the City of Chippewa Falls, Wisconsin, a municipal corporation (hereinafter "City"), and Keith Street LLC (hereinafter "Keith Street").

RECITALS

WHEREAS, KEITH STREET has agreed to spend approximately \$764,000 for the purpose of redeveloping 2 Bay Street, in accordance with the construction estimate attached (appendix A), which is a vacant and blighted downtown cornerstone building; and

WHEREAS, THE CITY has been awarded a grant from the Wisconsin Economic Development Corporation (WEDC), Community Development Investment Grant Program (CDIG); and

WHEREAS, THE CITY has agreed to construction of public parking on or adjacent to River Street in accordance with the attached map (appendix B); and

WHEREAS, this amended Agreement supersedes the November 19, 2015 Agreement; and

WHEREAS, the parties hereto desire to cooperate in the development of the Project in accordance with the terms of this agreement. Now therefore, for the terms and the mutual covenants contained herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties agree as follows:

I. INTRODUCTION

It is the intent of the parties to this Agreement to set forth in general terms their present understanding as to the respective responsibilities of each party in the areas of financing development, construction and scheduling of the Project. It is specifically understood that some of the responsibilities set forth in this Agreement may be subject to further clarification or modification by written agreement of the parties. In addition to the specific objectives set forth, each of the parties agree to work cooperatively to accomplish the objective of a viable project.

II. PROJECT DESCRIPTION

The Project will consist of redeveloping 2 Bay Street for commercial uses and purposes and development of public parking on or adjacent to River Street.

The total construction costs of the Project is estimated at \$764,000. Estimated construction costs for the parking and associated costs are \$150,000.

The attached Exhibit A further defines the scope and detail of the Project. However, the terms and conditions of this Agreement, and any modifications hereto, shall be controlling in the event of any conflicts with Exhibit A. Further, the parties agree that the responsibilities of the parties set forth in this agreement may be subject to modification by written agreement of the parties.

III. PROJECT DEVELOPMENT

By the date set forth herein in accordance with all applicable procedures and within the limits of the law, the parties shall utilize their best efforts to complete the following:

1. The City will pay all of KEITH STREET costs, subject to the limitations set forth below in Section V.

IV. FINANCING

1. KEITH STREET represents that it has obtained financing for approximately \$550,000 from Northwestern Bank.

V. DEVELOPMENT ASSISTANCE

1. The City has been awarded a grant from the Wisconsin Economic Development Corporation (WEDC) for Community Development Investment Grants (CDIG).
2. The City agrees to pass through funding assistance for demolition and exterior rehabilitation efforts to Keith Street in an amount equal to but not exceed that which the City receives from WEDC's CDIG Program for the purposes of demolition and exterior rehabilitation.
3. It is acknowledged, based on estimated expenses above, the actual expenses for some items as listed may exceed the estimated cost while others may be less than estimated costs. It is further acknowledged that the City will pay for actual expenses of those items with the understanding that the total amount payable shall not exceed a total of an award from WEDC, and KEITH STREET shall pay for any total costs exceeding that amount.
4. In consideration of KEITH STREET construction of the improvements on the property and performance by KEITH STREET of each and every of its other obligations set forth in this Agreement, but only in the event KEITH STREET fulfills each and every obligation not otherwise waived in writing by the City and upon

satisfactory written notice to the City by KEITH STREET that all of KEITH STREET's contingencies set forth in this Agreement are waived and/or satisfied, the City shall: reimburse KEITH STREET up to the amount granted by WEDC for the cost of the items listed in Section V, Part 2 above. Said reimbursement shall be based on KEITH STREET's submission of documentation of actual project costs with respect to improvements on the property to the City with a maximum reimbursement from the City of a WEDC Grant Award for the Project Costs. KEITH STREET shall also provide documentation evidencing payments of total project costs. Total project costs less than the WEDC award shall reduce, dollar for dollar, the amount of reimbursement by the City.

5. The City will construct parking improvements to the south side of River Street. These will remain public parking but will provide in-sight parking to the KEITH STREET development at 2 Bay Street.

VI. PAYMENT OF DEVELOPMENT FUNDS

1. All requests for payment of any amount available under Section V shall be made in writing to the City. Each request shall be signed by an authorized officer of the party requesting payment and shall be accompanied by appropriate invoices from contractors or suppliers employed by said party for work actually performed on this project or materials actually used on this project. Lien waivers shall be provided with each respective payment request.
2. The City may prepay any amounts owed in whole or in part.
3. Notwithstanding any provisions of this Agreement, the total amount payable by the CITY pursuant to this Section V shall be limited to the amount WEDC Award made for the purposes of demolition and exterior rehabilitation of the property of 2 Bay Street.
4. The City is only obligated to pay such funds as received from the WEDC.

VII. HEADINGS

Headings in this Agreement are for reference and convenience only and shall not be used to interpret or construe its provisions.

VIII. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin.

IX. TIME OF ESSENCE

Time is of the essence of this Agreement.

X. SEVERABILITY

In the event any of the provisions of this Agreement are deemed to be invalid, inequitable, or unconscionable, the same shall be severed from this Agreement and shall not affect the enforceability of the remainder of this Agreement. If such provision shall be deemed invalid, inequitable or unconscionable due to its scope or breadth, such provisions shall be deemed valid to the extent or scope permitted by law.

XI. INDEMNIFICATION

KEITH STREET and the City each agree to indemnify and hold harmless each other for any and all claims, demands, suits, actions, or proceedings for injuries, damages, expenses, fees, incurred attorney fees, brought or made against any indemnified party as a result of the negligence or willful misconduct of the indemnifying party, or resulting from any indemnifying party's failure to perform in accordance with the terms of this Agreement.

XII. BINDING EFFECT

This Agreement shall be binding upon the inure to the benefit of all parties and their respective legal representatives, successors, and assigns.

XIII. ENTIRE AGREEMENT; MODIFICATION

This Agreement sets forth the entire understanding of the parties. It may not be amended or terminated except by an instrument executed by all parties.

XIV. EXHIBITS

All exhibits referred to in this Agreement are attached hereto and incorporated herein by reference.

XV. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but each of which shall constitute one and the same agreement.

XVI. NOTICES

All notices, statements, payments, or other documents required by this Agreement shall be delivered personally or mailed by registered mail, postage prepaid, addressed as follows:

To: City of Chippewa Falls
30 W. Central Street
Chippewa Falls, WI 54729

To: Keith Street LLC
3445 London Road
Eau Claire, WI 54701

XVII. NON-WAIVER

No delay or failure by any party to exercise any right hereunder, and no partial or single exercise of such right, shall constitute a waiver of that or any other right, unless otherwise expressly provided herein.

XVIII. FORCE MAJEURE

Whenever a period of time is herein provided for any party to perform any act, the party shall not be liable or responsible for any delays caused by strikes, lockouts, riots, acts of God, shortages of labor or materials, national emergency, acts of public enemy, governmental restrictions, laws or regulations or any other cause beyond the parties control, and any applicable periods for performance shall be extended accordingly.

IN WITNESS WHEREOF the parties have caused this Agreement to be duly executed.

Dated: _____

Dated: _____

CITY OF CHIPPEWA FALLS

KEITH STREET LLC

BY: _____

By: _____

Mayor

Attest: _____

By: _____

APPENDIX A

PROJECT ESTIMATE

JOB NAME: 2 BAY STREET - REMODEL 1ST F
 LOCATION: CHIPPEWA FALLS, WI
 JOB NUMBER: TBD

BUILDING SIZE 4760 SF
 PROJECT DURATION 8 WEEKS
 MONTHS

ESTIMATE AMOUNT: 784,181.03

DESCRIPTION	GRAND SUB-TOTAL	Price per Sq foot	SUBCONT. NAME
DIV. 010 - GENERAL COND.	\$7,892.60	\$1.68	
DIV. 016 - EQUIPMENT	\$0.00	\$0.00	
DIV. 017 - WINTER CONDITIONS	\$0.00	\$0.00	
DIV. 018 - PERMITS & FEES	\$4,688.78	\$0.98	
DIV. 019 - DESIGN FEES	\$16,500.00	\$3.47	
DIV. 021 - DEMOLITION	\$265,394.20	\$55.76	
DIV. 022 - EARTHWORK	\$0.00	\$0.00	
DIV. 023 - PILING	\$0.00	\$0.00	
DIV. 024 - SHORING/BRACING	\$0.00	\$0.00	
DIV. 026 - SITE UTILITIES	\$0.00	\$0.00	
DIV. 026 - ROADS & WALKS	\$0.00	\$0.00	
DIV. 027 - SITE IMPROVEMENTS	\$0.00	\$0.00	
DIV. 028 - LAWNS & PLANTINGS	\$0.00	\$0.00	
DIV. 029 - SITE LIGHTING	\$1,320.00	\$0.28	
DIV. 032 - CONCRETE REINF.	\$0.00	\$0.00	
DIV. 033 - CONCRETE	\$0.00	\$0.00	
DIV. 034 - PRECAST CONG.	\$0.00	\$0.00	
DIV. 035 - CEMENTITIOUS DECKS	\$0.00	\$0.00	
DIV. 042 - MASONRY	\$0.00	\$0.00	
DIV. 048 - STONE	\$0.00	\$0.00	
DIV. 060 - METALS	\$1,155.00	\$0.24	
DIV. 061 - ROUGH CARPENTRY	\$31,790.00	\$6.68	
DIV. 062 - FINISH CARPENTRY	\$3,300.00	\$0.69	
DIV. 063 - GLUE LAM. WOOD	\$0.00	\$0.00	
DIV. 064 - ARCH. WOODWORK	\$8,250.00	\$1.73	
DIV. 071 - WATERPROOFING	\$0.00	\$0.00	
DIV. 072 - BUILDING INSULATION	\$0.00	\$0.00	
DIV. 073 - SHINGLES/ROOF TILE	\$0.00	\$0.00	
DIV. 074 - PREFORM ROOF/SID.	\$0.00	\$0.00	
DIV. 076 - MEMBRANE ROOFING	\$0.00	\$0.00	
DIV. 078 - SHEET METAL	\$0.00	\$0.00	
DIV. 078 - ROOF ACCESSORIES	\$0.00	\$0.00	
DIV. 079 - SEALANTS	\$0.00	\$0.00	
DIV. 081 - MTL. DOORS/FRAMES	\$2,970.00	\$0.62	
DIV. 082 - WOOD DOORS	\$0.00	\$0.00	
DIV. 083 - SPECIAL DOORS	\$0.00	\$0.00	
DIV. 084 - ENTR./STOREFRONT	\$9,190.00	\$0.67	
DIV. 086 - METAL WINDOWS	\$0.00	\$0.00	
DIV. 088 - WOOD WINDOWS	\$0.00	\$0.00	
DIV. 087 - FINISH HARDWARE	\$0.00	\$0.00	
DIV. 089 - GLASS & GLAZING	\$0.00	\$0.00	
DIV. 089 - CURTAINWALL SYST.	\$0.00	\$0.00	
DIV. 091 - LATH & PLASTER	\$3,289.00	\$0.69	
DIV. 092 - GYPSUM DRYWALL	\$26,400.00	\$5.55	
DIV. 093 - TILE WORK	\$14,476.00	\$3.04	
DIV. 094 - TERRAZZO	\$0.00	\$0.00	
DIV. 095 - ACOUSTICAL	\$0.00	\$0.00	
DIV. 096 - FLOORING	\$10,837.20	\$2.28	
DIV. 097 - SPECIAL FLOORING	\$0.00	\$0.00	
DIV. 098 - SPECIAL COATINGS	\$0.00	\$0.00	
DIV. 099 - PAINTING	\$25,978.07	\$5.04	
DIV. 110 - SPECIALTIES	\$26,480.00	\$5.19	
DIV. 111 - EQUIPMENT	\$137,600.00	\$28.89	
DIV. 112 - FURNISHINGS	\$4,675.00	\$0.98	
DIV. 113 - SPECIAL CONST.	\$0.00	\$0.00	
DIV. 114 - CONVEYING BYTEMS	\$33,000.00	\$6.93	
DIV. 154 - PLUMBING	\$19,200.00	\$2.77	
DIV. 155 - FIRE PROTECTION	\$0.00	\$0.00	
DIV. 168 - HVAC	\$52,250.00	\$10.98	
DIV. 160 - ELECTRICAL	\$68,673.00	\$14.43	
DIV. 900 - CONTINGENCY	\$0.00	\$0.00	
DIV. 999 - OH & PROFIT	\$0.00	\$0.00	
Grand Totals	\$704,181.83	\$160.64	

Notes: The cost of the exterior paint removal, Demo of basement to prepair for the sand fill & flowable fill, electrical relocation, gas relocation, plumbing/sewer relocation, basement structural preparation, block masonry for closing up the basement is all allocated in the DIV.021 DEMOLITION, TOTAL SUM OF THESE ITEMS ARE \$235,000

Acquisition: \$135,000

APPENDIX B

2 Bay Street - Redevelopment Project

Parking/Pedestrian Access



**Chippewa Riverfront Park Project Capital Campaign Contract
City of Chippewa Falls, Wisconsin**

This agreement is entered into this 19th day of July 2016, by the City of Chippewa Falls, Chippewa Falls, Wisconsin, referred to as the Client, and Crescendo Fundraising Professionals, of Houston, Minnesota, referred to as Crescendo:

WITNESSETH:

1. The Client desires the fundraising services of Crescendo to direct and manage a fundraising pre-campaign and capital campaign to raise funds to construct Chippewa Falls Riverfront Park Phase II.
2. Crescendo agrees to manage and supervise, for and on behalf of the Client, a \$2M fundraising campaign, based on planning and recommendations found in the Planning Study completed in June and July 2016. The payment of Crescendo fees is not contingent upon the full goal amount being met, nor is the consulting fee for Crescendo increased if the goal is met or surpassed.
3. The campaign contract will be instituted based on the recommendations of the Planning Study, which were prepared and executed by Crescendo Fundraising Professionals LLC. Service shall begin immediately upon approval by the City Council based on the Study recommendations and will continue for approximately 42-48 weeks or until the conclusion of the campaign, unless the Client terminates the Contract or Crescendo Fundraising Professionals LLC terminates the Contract.
4. Crescendo will provide fundraising counseling services, supervise, manage and train volunteer solicitors, and in cooperation with the Client, will coordinate all plans of the fundraising program providing, its full consulting services on a part-time basis. Crescendo will provide all supervision, support, training and advice as needed throughout the campaign.
5. The Client will support the fundraising project to the best of its abilities, will enlist the cooperation of volunteer chairpersons and committees and will do everything possible to advance the interests of the capital campaign to reach the goal by the closing date of service, on or before 48 weeks after the start date of this Contract.

6. The Client will appoint a staff member who will oversee pledges and gifts, complete reports of amounts of all cash and pledges received and deposit all funds in a bank to be designated by the Client. It is fully understood that the above-mentioned funds belong to the Client and shall not come into the possession of Crescendo Fundraising Professionals, LLC.
7. The Pre-Campaign Steering Committee, with assistance from Crescendo, will prepare and submit a campaign operating budget for approval and periodic review by the Client. This campaign operating budget will include all necessary campaign communications materials and supporting campaign literature and will not exceed \$8,000. The Client will review for approval and pay necessary expenses for this capital campaign budget including copying, office equipment, rent, supplies, postage, printing and mailings except those expenses incurred by Crescendo. The Client will maintain full campaign records and track all pledge payments throughout the duration of campaign and pledge payment period with its software system.
8. The Client agrees to pay Crescendo \$300 per hour per consultant for its professional campaign consulting services. Its consultants will work approximately 1.5 to 2 days per week with the understanding that additional days per week may be incurred during the time-intensive pre-campaign stage. The Client understands that this extra time will be offset at the end of the campaign to meet the Client's desired maximum fee range. (Find anticipated per month billing costs in the proposal.) Consulting fees are estimated at \$110,000 to \$120,000.
9. Crescendo will bill the Client on a monthly basis. All invoices shall account for detailed information on time spent on the project. Remittance of payment is required within two weeks of receiving billing for the previous month's fees and expenses.
10. The Client agrees to reimburse Crescendo for all of Crescendo's out of pocket expenses in providing its consulting for the campaign, such expenses will be limited to mileage expenses, occasional meals when working on location and lodging if required due to inclement weather or necessary meetings. Expenses will not exceed \$3,000 for duration of the engagement. Expenses will be billed at cost and reimbursed by the Client on a monthly basis with the billing to include an itemization of expenses.

11. The Client or Consultants reserve the right to terminate this contract at any time with written notice. Client termination would be sent to 986 State 76, Houston, MN 55943.
12. Revision of this Contract must be in writing and is valid only when countersigned by a duly authorized representative of the Client and of Crescendo.
13. Formal authority for the implementation of this Contract is by the officers or agents of both parties is hereby acknowledged and assured; the Client acknowledges that its representatives have carefully read the Contract and that no guarantee of service by Crescendo, other than those herein specified have been made, either verbally or otherwise; and until all obligations herein contemplated are discharged, this Contract shall be binding on both parties.

IN WITNESS WHEREOF, the Client and Crescendo have signed and sealed this Contract this 19th day of July 2016.

Greg Hoffman
Mayor Chippewa Falls, Wisconsin

Ellen Hongerhott
Crescendo Fundraising Professionals, LLC

**COMMUNITY DEVELOPMENT INVESTMENT GRANT AGREEMENT
BETWEEN
THE WISCONSIN ECONOMIC DEVELOPMENT CORPORATION
AND
CITY OF CHIPPEWA FALLS**

This Agreement is entered into pursuant to Chapter 238 of the Wisconsin Statutes between the Wisconsin Economic Development Corporation ("WEDC") and the City of Chippewa Falls (the "Recipient").

WITNESSETH

WHEREAS, the Recipient has submitted an Application to WEDC, requesting funds from WEDC's Community Development Investment Grant program ("CDI Funds");

WHEREAS, the Recipient is a City located in Wisconsin.

WHEREAS, WEDC has determined that the Recipient is an eligible recipient of CDI Funds; and

WHEREAS, in reliance upon the Recipient's Application, WEDC has approved the Recipient for up to Two Hundred Thirty-Three Thousand Two Hundred Seventy-Eight and no/100ths Dollars (\$233,278.00) in CDI Funds.

NOW, THEREFORE, for valid consideration, the receipt of which is hereby acknowledged, and in consideration for the promises and covenants in this Agreement, WEDC and the Recipient agree as follows:

1. Definitions. For purposes of this Agreement, the following terms shall have the following meanings:

(a) "Agreement" means this agreement, to include all documents required to be delivered contemporaneously with the execution and delivery of this Agreement, and the attached Exhibits, together with any future amendments executed in compliance with Paragraph 21 of this Agreement.

(b) "Application" means the materials submitted by the Recipient to WEDC relating to this allocation of CDI Funds.

(c) "Approval Date" means the date on which the Recipient may start attributing Eligible Project Costs to the CDI Funds and Matching Funds; specifically, June 30, 2016.

(d) "CDI Funds" means the grant monies the Recipient is eligible to receive from WEDC's Community Development Investment Grant program in accordance with this Agreement.

(e) "Effective Date" means the date on which this Agreement is fully executed by both parties.

(f) "Eligible Project Costs" means costs for which CDI Funds and Matching Funds may be used, as outlined in Paragraph 3(b) of this Agreement, which the Recipient incurs between the Approval Date and September 30, 2017.

(g) "Ineligible Costs" means costs for which CDI Funds and Matching Funds may not be used, including costs incurred prior to the Approval Date; in-kind contributions; grant application preparation; professional fees, such as architecture, accounting, or legal fees; financing fees or debt; permits, performance and payment bonds, or contingencies; acquisition costs; insurance premiums; fees related to compliance with this Agreement; supplies or purchase of moveable equipment; signage or advertising; or developer fees.

(h) "Matching Funds" means non-WEDC funds secured by the Recipient to meet the required 3:1 funding requirement of the CDI Funds under this Agreement. No more than thirty percent (30%) of the Matching Funds may consist of other state and/or federal grants.

(i) "Project" means the Recipient's renovation of the historic cornerstone building located at the Project Location, in accordance with the Recipient's Application and the terms of this Agreement.

(j) "Project Location" means the site or sites at which the Project will take place, specifically 2 Bay Street, Chippewa Falls, Wisconsin.

2. CDI Funds. Subject to the terms and conditions set forth in this Agreement, and in Wisconsin law, WEDC shall provide to the Recipient a grant of up to Two Hundred Thirty-Three Thousand Two Hundred Seventy-Eight and no/100ths Dollars (\$233,278.00) in CDI Funds.

3. Recipient's Obligations. The Recipient will:

(a) Complete the Project as contemplated by the Application and in accordance with the terms of this Agreement.

(b) Use the CDI Funds and Matching Funds for Eligible Project Costs between the Approval Date and September 30, 2017, as outlined in the following budget:

Budget Code	Eligible Project Costs*	SOURCES				TOTAL
		WEDC CDI FUNDS	Northwestern Bank	City of Chippewa Falls	Keith Street	
0385	Building Renovations	\$73,278	\$509,836			\$583,114
0200	Demolition	\$160,000				\$160,000
0415	Other: Infrastructure – Parking			\$150,000		\$150,000
0415	Other: Infrastructure – Electrical			\$40,000		\$40,000
Eligible Project Costs Subtotal*		\$233,278	\$509,836	\$190,000	\$0	\$933,114
Other Activities**						
0110	Property Acquisition	N/A	\$19,097		\$115,903	\$135,000
	Other: Design/Permitting Fees	N/A	\$21,067	\$22,320		\$43,387
	Other: Parking Improvements			\$2,000,000		\$2,000,000
Ineligible Project Costs Subtotal**		\$0	\$40,164	\$2,022,320	\$115,903	\$2,178,387
TOTAL		\$233,278	\$550,000	\$2,212,320	\$115,903	\$3,111,501

*Costs eligible for grant and matching funds. Match must equal \$699,836.00 in order for Recipient to obtain the maximum amount of the grant, and must be documented at a 3:1 rate with requests for disbursement.

**Costs ineligible for grant or matching funds. These costs should be reported as leverage on performance reports.

The amount incurred by the Recipient on each Eligible Project Cost may vary by up to ten percent (10%) of the amount delineated in the table above, provided that the total amount of the WEDC Idle Sites Grant will not exceed the amount awarded under this Agreement.

(c) Secure Matching Funds from non-WEDC sources equal to at least \$699,836.00, to achieve the 3:1 funding requirement of the CDI Funds under this Agreement.

(d) Provide signage, according to WEDC's specifications at the Project Location indicating WEDC financial participation in the Project.

(e) Provide acknowledgement, according to WEDC's specifications, of WEDC's participation in the Project in any and all planning and feasibility documents related to the Project.

(f) Provide reports to WEDC as further described in Paragraph 5 of this Agreement, in such form as required by WEDC, a sample of which is attached to this Agreement as Exhibit B.

4. **Release of Funds.** WEDC will release the CDI Funds contemplated by this Agreement to the Recipient on a disbursement basis. The Recipient may request the CDI Funds in one or more disbursements and will be contingent on the following:

(a) The Recipient submitting to WEDC a request for disbursement of funds in such form as required by WEDC, a sample of which is attached to this Agreement as Exhibit A.

(b) The Recipient submitting to WEDC an executed developer's agreement between Recipient and developer.

(c) The Recipient submitting to WEDC a report detailing the dollar amount and purpose of the Eligible Project Costs included in the request for disbursement as well as the dollar amount and purpose of each eligible expenditure that the Recipient has contributed to the Project since the date of the previous disbursement of CDI Funds.

(d) The Recipient submitting to WEDC documentation of the Eligible Project Costs incurred against the CDI Funds, and the Recipient submitting to WEDC documentation of the Eligible Project Costs incurred against the Matching Funds, in an amount that is 3:1 of the CDI Funds being requested. Such documentation may include, but not be limited to, purchase orders or invoices.

(e) The Recipient must request all CDI Funds no later than November 30, 2017.

5. Reporting. The Recipient shall provide reports to WEDC subject to the following requirements:

(a) Semi-Annual performance reports in such form as required by WEDC, a sample of which is attached to this Agreement as Exhibit B, which shall include a financial overview and narrative summary on the progress of the Project to date, as well as the following metrics, specific to the Project:

- (i) Job creation;
- (ii) Job retention;
- (iii) Leveraged investment; and
- (iv) Increase in tax base as demonstrated by changes in assessments.

(b) Schedule of Reporting:

PERIOD COVERED	DOCUMENTATION	DUE DATE
See Paragraph 6 Below	Schedule of Expenditures	See Paragraph 6 Below
June 30 – December 31, 2016	Semi-Annual Performance Report	January 31, 2017
January 1 – September 30, 2017	Semi-Annual Performance Report	October 31, 2017

6. Schedule of Expenditures. Consistent with Wis. Stat. § 238.03(3)(a), the Recipient must submit to WEDC, within 120 days after the end of the Recipient's fiscal year in which any grant or loan funds were expended, a schedule of expenditures of the grant or loan funds, including expenditures of any matching cash or in-kind match, signed by the director or principal officer of the recipient to attest to the accuracy of the schedule of expenditures. The Recipient shall engage an independent certified public accountant to perform procedures, approved by WEDC and consistent with applicable professional standards of the American Institute of Certified Public Accountants, to determine whether the grant or loan funds and any

matching cash or in-kind match were expended in accordance with the grant or loan contract. The Recipient must make available for inspection the documents supporting the schedule of expenditures.

7. Event of Default. The occurrence of any one or more of the following events shall constitute an Event of Default for the purposes of this Agreement:

(a) The Recipient ceases operation or relocates operations outside of Wisconsin within five (5) years of the Effective Date of this Agreement.

(b) The Recipient supplies false or misleading information to WEDC in connection with this Agreement.

(c) The Recipient fails to comply with or perform, in any material respect, any of its obligations under this Agreement.

8. Remedies in Event of Default.

(a) Upon the occurrence of an Event of Default, WEDC shall send a written notice of default to the Recipient, setting forth with reasonable specificity the nature of the default. If the Recipient fails to cure any such Event of Default to the reasonable satisfaction of WEDC within thirty (30) calendar days, WEDC may, without further written notice to the Recipient, declare the Recipient in default. In the Event of Default, WEDC may terminate the Agreement and recover from the Recipient:

(i) One hundred percent (100%) of the total amount of CDI Funds disbursed under this Agreement;

(ii) A financial penalty of up to one percent (1%) of the CDI Funds; and

(iii) All court costs and reasonable attorney's fees incurred by WEDC in terminating the Agreement and recovering the amounts owed by the Recipient under this provision.

(b) These amounts shall be paid to WEDC within thirty (30) calendar days of demand by WEDC hereunder. If the Recipient fails to pay these amounts to WEDC, the Recipient will be liable for the full unpaid balance plus interest at the annual rate of twelve percent (12%) from the date of the notice of Event of Default.

(c) The thirty (30) day cure period set forth in (a) above may be extended by WEDC, provided that the Recipient begins to cure such matter and thereafter diligently pursues a cure.

9. Recipient's Warranties and Representations. In addition to the other provisions of this Agreement, the Recipient hereby warrants and represents to the best of its knowledge that as of the date of this Agreement:

(a) The Recipient is in compliance with all laws, regulations, ordinances and orders of public authorities applicable to it, the violation of which would have a material, adverse effect on the Recipient's ability to perform its obligations under this Agreement.

(b) The undersigned officer of the Recipient is fully authorized to execute and deliver this Agreement on behalf of the Recipient.

(c) In making these warranties and representations, the Recipient has not relied on any information furnished by WEDC.

(d) The Recipient's warranties and representations herein are true and accurate as of the Effective Date of this Agreement, and shall survive the execution thereof.

10. Wisconsin Public Records Law and Confidential Documents. The Recipient understands that this Agreement and other materials submitted to WEDC may constitute public records subject to disclosure under Wisconsin's Public Records Law, §§ 19.31-.39.

11. Additional Requirements.

(a) **Project Records.** The Recipient shall prepare, keep and maintain such records as may be reasonably required by WEDC to validate the Recipient's performance under this Agreement and the performance reports provided to WEDC.

(b) **Inspection.**

(i) WEDC and its respective agents, shall, upon 48 hours advance written notice to the Recipient, have the right to enter the Recipient's premises, during normal business hours, to inspect the Recipient's operations documentation relating to this Agreement, provided, however, that such access does not unreasonably disrupt the normal operations of the Recipient.

(ii) The Recipient shall produce for WEDC's inspection, examination, auditing and copying, upon reasonable advance notice, any and all records which relate to this Agreement.

(iii) WEDC reserves the right to conduct a physical site visit of the Project during the term of this Agreement.

(c) **Nondiscrimination in Employment.** Consistent with Wis. Stat. § 16.765: In connection with the performance of work under this contract, Recipient agrees not to discriminate against any employee or applicant for employment because of age, race, religion, color, handicap, sex, physical condition, developmental disability as defined in § 51.01(5), sexual orientation or national origin. This provision shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Except with respect to sexual orientation, Recipient further agrees to take affirmative action to ensure equal employment opportunities. Recipient agrees to post in conspicuous places, available for employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of the nondiscrimination clause.

(d) **Consolidation or Merger.** During the term of this Agreement, the Recipient shall provide written notice to WEDC of any consolidation or merger with or into any other unrelated corporation or business entity.

(e) **Public Announcement.** The Recipient agrees to work with WEDC in making a public announcement of this Agreement.

12. Conflicts. In the event of any conflict between the provisions of this Agreement and any accompanying documents, the terms of this Agreement control.

13. Choice of Law. THIS AGREEMENT AND ALL MATTERS RELATING TO IT OR ARISING FROM IT – WHETHER SOUNDING IN CONTRACT LAW OR OTHERWISE – SHALL BE GOVERNED BY, AND SHALL BE CONSTRUED AND ENFORCED PURSUANT TO, THE LAWS OF THE STATE OF WISCONSIN.

14. Venue, Jurisdiction. Any judicial action relating to the construction, interpretation, or enforcement of this Agreement, or the recovery of any principal, accrued interest, court costs, attorney's fees and other amounts owed hereunder, shall be brought and venued in the U.S. District Court for the Western District of Wisconsin or the Dane County Circuit Court in Madison, Wisconsin. EACH PARTY HEREBY CONSENTS AND AGREES TO JURISDICTION IN THOSE WISCONSIN COURTS, AND WAIVES ANY DEFENSES OR OBJECTIONS THAT IT MAY HAVE ON PERSONAL JURISDICTION, IMPROPER VENUE OR FORUM NON CONVENIENS.

15. Waiver of Right to Jury Trial. EACH PARTY WAIVES ITS RIGHT TO A JURY TRIAL IN CONNECTION WITH ANY JUDICIAL ACTION OR PROCEEDING THAT MAY ARISE BY AND BETWEEN WEDC AND THE RECIPIENT CONCERNING OR RELATING TO THE CONSTRUCTION, INTERPRETATION OR ENFORCEMENT OF THIS AGREEMENT, OR THE RECOVERY OF ANY PRINCIPAL, ACCRUED INTEREST, COURT COSTS, ATTORNEY'S FEES AND OTHER AMOUNTS THAT MAY BE OWED BY THE RECIPIENT HEREUNDER.

16. LIMITATION OF LIABILITY. RECIPIENT HEREBY WAIVES ANY RIGHT IT MAY HAVE TO CLAIM OR RECOVER FROM WEDC ANY SPECIAL, EXEMPLARY, PUNITIVE, CONSEQUENTIAL, OR DAMAGES OF ANY OTHER NATURE OTHER THAN ACTUAL DAMAGES INCURRED OR SUFFERED BY RECIPIENT.

17. Severability. The invalidity of any provision of this Agreement shall not affect the validity of the remaining provisions, which shall remain in full force and effect to govern the parties' relationship.

18. WEDC Not a Joint Venturer or Partner. WEDC shall not, under any circumstances, be considered or represented to be a partner or joint venturer of the Recipient or any beneficiary thereof.

19. Captions. The captions in this Agreement are for convenience of reference only and shall not define or limit any of the terms and conditions set forth herein.

20. No Waiver. No failure or delay on the part of WEDC in exercising any power or right under this Agreement shall operate as a waiver, nor shall any single or partial exercise of any such power or right preclude any other exercise of any other power or right.

21. Entire Agreement. This Agreement embodies the entire agreement of the parties concerning WEDC's and the Recipient's obligations related to the subject of this Agreement. This

Agreement may not be amended, modified or altered except in writing signed by the Recipient and WEDC. This Agreement supersedes all prior agreements and understandings between the parties related to the subject matter of this agreement.

IN WITNESS WHEREOF, WEDC and the Recipient have executed and delivered this Agreement effective the date set forth next to WEDC's signature below.

WISCONSIN ECONOMIC DEVELOPMENT CORPORATION

By: _____ Date _____
Mark R. Hogan
Secretary & CEO

CITY OF CHIPPEWA FALLS

By: _____ Date _____
Greg Hoffman,
Mayor

Notices to the Recipient hereunder shall be effective upon mailing by first class mail, postage prepaid, and addressed to the following person and address or such other person and address as the Recipient may designate in writing:

City of Chippewa Falls
30 W. Central Street
Chippewa Falls, WI 54729
Attn: Greg Hoffman

Notices to WEDC hereunder shall be effective upon mailing by first class mail, postage prepaid, and addressed as follows:

Wisconsin Economic Development Corporation
Division of Credit & Risk
P.O. Box 1687
Madison, WI 53701
Attn: Community Development Investment
Contract # CDI FY16-23346

**EXHIBIT A
REQUEST FOR WEDC PAYMENT**

Award Number: CDI FY16-23346	Rep:	Recipient: City of Chippewa Falls
FEIN #	Request Number:	
Program: Community Development Investment	Award Type: Grant	
Funding Period Covered by this Request From: _____ To: _____		

PROJECT EXPENSES INCURRED/PAID DURING THIS PERIOD

Budget Code	Description	WEDC Funding This Period	Match Funding This Period	Total This Period
0385	Building Renovations*			
0200	Demolition*			
0415	Other: Infrastructure -- Parking*			
0415	Other: Infrastructure -- Electrical*			
TOTAL:				

*Costs eligible for grant and matching funds. Match must equal \$699,836.00 in order for Recipient to obtain the maximum amount of the grant, and must be documented at a 3:1 rate with requests for disbursement.

PAYMENT/PROJECT EXPENSE/MATCH DESCRIPTION – Disbursement

Prior to the release of funds, the following requirements must be met (to be initialed by WEDC staff):

- The Recipient submitting to WEDC a report detailing the dollar amount and purpose of the Eligible Project Costs included in the request for disbursement as well as the dollar amount and purpose of each eligible expenditure that the Recipient has contributed to the Project since the date of the previous disbursement of CDI Funds. _____
- The Recipient submitting to WEDC an executed developer's agreement between Recipient and developer. _____
- The Recipient submitting to WEDC documentation of the Eligible Project Costs incurred against the CDI Funds, and the Recipient submitting to WEDC documentation of the Eligible Project Costs incurred against the Matching Funds, in an amount that is 3:1 of the CDI Funds being requested. Such documentation may include, but not be limited to, purchase orders or invoices. _____
- The Recipient must request all CDI Funds no later than November 30, 2017. _____

I hereby certify that the expenses reported on this form are in accordance with the terms of the agreement and that complete and accurate records are being kept to substantiate such expenses.

Authorized Recipient Signature

Date

WEDC Underwriter

Date

WEDC Controller or Finance Department

Date

Retain a copy of the completed form for your records and email the form and documentation to
disbursements@wedc.org.

**EXHIBIT B
ECONOMIC DEVELOPMENT PROJECT PERFORMANCE REPORT
(SAMPLE ONLY)**

PLEASE RETURN YOUR COMPLETED REPORT AND REQUIRED SUPPORTING DOCUMENTATION TO:
reporting@wedc.org



PROJECT INFORMATION		
CONTRACT #: AWARDEE: PROJECT SITE:	REPORTING DESIGNEE: Email:	REPORTING PERIOD:
PROJECT FUNDING	Planned	Actual
TOTAL PROJECT BUDGET		
Awardee Direct Expenditures	please enter → amounts	\$
Other Privately Funded Expenditures (investors, financial institutions)		\$
Other Publicly Funded Expenditures (state, federal, other public aid)		\$
TOTAL PROJECT EXPENDITURES		\$
WEDC Funds Utilized		

SUMMARY OF PROGRESS

Provide a comprehensive summary of project activities that have been accomplished as of the end of the reporting period. Please describe any progress towards project deliverables, as well as any factors that may have had an adverse effect on the project or slowed progress on expected performance. Briefly address project plans for the coming year including what steps will be taken to ensure performance within agreed-upon timelines. Attach additional pages if needed.

Percentage Completion of Project: ____%

What project activities have been completed as of the end of the reporting period, and which would not have occurred if not for WEDC assistance?

What contract deliverables were completed during the reporting period? (Please provide an explanation for any deliverables that were not met)

What actions are being taken within the next year to ensure contractual performance?

GENERAL CERTIFICATIONS

No WEDC funds were utilized to outsource jobs from the state of Wisconsin.
 Agree Disagree (attach an explanation)

PRINCIPAL/PROJECT DIRECTOR AFFIDAVIT

As the authorized representative for this project, I hereby attest and certify that the information provided in this report is true and correct to the best of my knowledge.

_____ rptid: _____

(SIGNATURE)

(PRINT NAME) (EMAIL ADDRESS)

WEDC Review

