

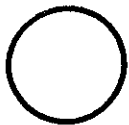
EXECUTIVE COMMITTEE AGENDA

DATE: Tuesday, December 15, 2015

TIME: 8:30 a.m.

LOCATION: Wood County Courthouse - Room 317A

1. Call meeting to order
2. Public comments.
3. Resolution to sell tax deed property
4. Resolution to execute necessary documents for acquisition of the Riverblock building
5. Initial resolution for borrowing-property for County space needs
6. Adjourn.

**RESOLUTION#**

DATE

December 15, 2015

Effective Date

December 15, 2015

Introduced by

Executive Committee

Page 1 of 2

Committee

CAK

Motion:	Adopted:	<input type="checkbox"/>
1 st	Lost:	<input type="checkbox"/>
2 nd	Tabled:	<input type="checkbox"/>
No: _____	Absent:	<input type="checkbox"/>
Yes: _____		
Number of votes required:		
<input checked="" type="checkbox"/> Majority	<input type="checkbox"/> Two-thirds	
Reviewed by: <u>PAK</u> , Corp Counsel		
Reviewed by: <u>MSM</u> , Finance Dir.		

INTENT & SYNOPSIS: To accept offer of sale of tax deeded property.

FISCAL NOTE:	Offered Amount	\$65,059.00
	R.E. Taxes	(23,517.65)
	Special Charges	(70,835.65)
	Special Assessments	(462.04)
	Publication fees	(430.86)
	Abstracting fees	(480.00)

LOSS (\$30,667.20)

WHEREAS, it is beneficial for Wood County to sell tax deed property so as to obtain deficient tax revenues and to place the property back on the tax roll:

THEREFORE BE IT RESOLVED, that the following offer be accepted

Town of Dexter

06-00483P Lot 3 of Wood County Certified Survey Map No. 539 (recorded in Volume 2 of Survey Maps at Page 239) (Robert C. Schroeder Survey Map No. 1) being part of the Northeast one-quarter of the Southwest One-quarter of Section 26, Township 22 North, Range 3 East, Town of Dexter, Wood County, Wisconsin.

APPRAISED
\$2,500.00

OFFER
\$2,500.00

Town of Dexter

06-00483R Lot 4 of Wood County Certified Survey Map No. 539 (recorded in Volume 2 of Survey Maps at Page 239) (Robert C. Schroeder Survey Map No. 1) being part of the Northeast one-quarter of the Southwest one-quarter of Section 26, Township 22 North, Range 3 East, Town of Dexter, Wood County, Wisconsin.

APPRAISED
\$2,500.00

OFFER
\$2,500.00

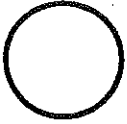
City of Marshfield

33-01332 Lot 10, Block 115 of the Fourth Addition to the Village, Now City of Marshfield, Wood County, Wisconsin.

APPRAISAL
\$7,000.00

OFFER
\$8,100.00

WOOD COUNTY



ITEM# 1

DATE December 15, 2015

RESOLUTION# _____ Effective Date: December 15, 2015

Introduced by Executive Committee
Page 2 of 2 _____ Committee

City of Marshfield

33-03433B Lot 1 of the Wood County Certified Survey Map No. 4010 (recorded in Volume 14 of Survey Maps at Page 110) being part of the Northeast one-quarter of the Southeast one-quarter of Section 16, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin.

APPRAISAL
\$20,000.00

OFFER
\$26,850.00

City of Wisconsin Rapids

34-01466 Lot 1 of West Side Assessor's Plat No. 13, City of Wisconsin Rapids, Wood County, Wisconsin.

APPRAISAL
\$4,500.00

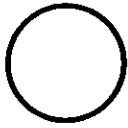
OFFER
\$7,600.00

City of Wisconsin Rapids

34-11306 Lot 8, Block 1 of Glenwood, City of Wisconsin Rapids, Wood County, Wisconsin, together with the East one-half of the vacated alley adjoining said lot on the West.

APPRAISAL
\$10,000.00

OFFER
\$17,509.00



RESOLUTION#

ITEM# 7-

DATE December 15, 2015

Effective Date December 15, 2015

Human Services Department Space Needs Ad Hoc Committee and Executive Committee

Introduced by
Page 1 of 3

Motion:	Adopted:	<input type="checkbox"/>
1 st	Lost:	<input type="checkbox"/>
2 nd	Tabled:	<input type="checkbox"/>
No: _____	Yes: _____	Absent: _____
Number of votes required:		
<input type="checkbox"/> Majority	<input checked="" type="checkbox"/> Three-fourths	
Reviewed by: <u>PAK</u> , Corp Counsel		
Reviewed by: <u>MM</u> , Finance Dir.		

LAD

INTENT & SYNOPSIS: To authorize and direct execution of the necessary documents to acquire by deed and lease specific property to satisfy the overall space needs of the Human Services Department and other County departments in Wisconsin Rapids.

FISCAL NOTE:

Acquisition cost:	\$ 2,000,000.00
Renovation costs:	\$ 1,000,000.00
Moving costs:	\$ to be determined (funded via Maintenance budget)
Lease costs:	\$ should be zero
Total costs:	\$ 3,000,000.00

Annual Lease Savings: The County currently has external lease payments by the Health Department of \$95,946, which lease can be terminated on January 1, 2019, and an external annual lease payment by Human Services of \$26,325 for the programs located at Centralia, which lease expires on December 31, 2017.

Sale of 12th Street property: There currently is no assessment or appraisal of this property, however, once it is vacated it would be listed for sale.

Source of Money: Budget; the seller will be financing the purchase price of the building with the County paying \$250,000 by March 31, 2016, and the remaining \$1,750,000 by December 31, 2016. The parking lot on Jackson Street and the land under the Riverblock building will be leased with the County paying all costs (the County will carry the insurance costs and have the right to seek tax exemption status with the City); renovation and transition

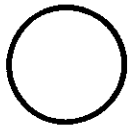
costs will likely come from budgeted maintenance funds and to the extent needed the up to \$1 million that may be borrowed for these purposes from the state trust fund. A more detailed analysis of these costs and for transitions in future years will be the responsibility of the Executive Committee.

WHEREAS, the County Board appointed a committee in 2013 to assess the space needs of the County departments as they currently existed and were likely to develop down the road so as to be able to comprehensively plan for these needs as opposed to dealing with them as they separately reached crisis levels, and

WHEREAS, the Space Needs Committee thoroughly assessed the current and future needs of the County departments and developed a report thereon, and

WHEREAS, after reviewing the Space Needs Committee's report the County Board determined to take the next logical step and appointed a Space Needs Implementation Committee to study how to address the identified current and future space needs of the departments and the County Board further authorized the retention of Venture Architects to assist that committee to prepare a professional assessment of options available to the County to deal with these space needs, and

WHEREAS, in April 2014 the Space Needs Advisory Committee presented to the County Board a space needs analysis study prepared by Venture Architects; that study set forth three options to address the space needs of the

**RESOLUTION#**

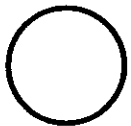
Effective Date: December 15, 2015

Human Services Department Space Needs Ad Hoc Committee and Executive Committee

Introduced by
Page 3 of 3**NOW, THEREFORE, THE WOOD COUNTY BOARD OF SUPERVISORS HEREBY RESOLVES AS FOLLOWS:**

1. The County Clerk and County Board Chairman shall execute the original of the Purchase and Sale Agreement* for the Riverblock building to the County for the price of \$2 million with \$250,000 paid by March 31, 2016, and \$1,750,000 paid by December 31, 2016.
2. The County Clerk and County Board Chairman shall execute the originals of the Parking Lot and Ground Lease Agreements* for the Jackson Street parking lot (approximate 100 parking spots) to the west of the Riverblock building as well as the land under the Riverblock building.
3. The Planning and Zoning Director shall work with the oversight committees and department heads to identify which departments shall transition to the Riverblock building and when and shall deal with renovation and transition costs and will report to the Executive Committee thereon.
4. The Executive Committee shall negotiate the sale of the Human Services property on 12th Street subject to final approval by the County Board via resolution.
5. Finally, the County Board wishes to go on record in extending its deepest appreciation to the Mead Witter Foundation for its goodwill and community support in making the Riverblock building and adjacent parking facilities available to the County for well below market price. The Mead Witter Foundation's support of the County helps not only all of the County's taxpayers but also the many recipients of services provided by the County and, in particular, its Human Services Department.

* The original Agreements will be available in the Corporation Counsel's office.

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ITEM# 7-

DATE December 15, 2015

Effective Date: December 15, 2015

Human Services Department Space Needs Ad Hoc Committee and Executive Committee

Introduced by

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County with respect to the County's operations in the Wisconsin Rapids area; these options were to add to the courthouse or build adjacent to it, and

WHEREAS, the fifty million dollar plus options presented by Venture Architects did not draw significant interest as fiscally responsible ways to deal with the departmental space needs, and

WHEREAS, the immediate needs of the Systems Department and Dispatch to relocate out of their present locations, the desire to consolidate the Human Services Department's three separate locations in Wisconsin Rapids into one consolidated efficient operation, the need to address the space needs of the courts and District Attorney's office, and the desire to be prepared to reintegrate the Health Department into the County's operations, among other concerns, were all placed on hold, and

WHEREAS, the Mead Witter Foundation acquired what is known as the Riverblock building earlier this year and has contacted the County to advise that it would be willing to lease or convey the property along with adjacent parking to the County to help the County to address its ever pressing space needs issues with the Foundation not looking to make any sort of profit, and

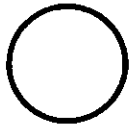
WHEREAS, the County Board by unanimous vote in closed session designated the Human Services Ad Hoc Space Needs Committee to negotiate with the Mead Witter Foundation to ascertain if the interests of the Foundation in maintaining permanent ownership of the riverfront land on which the Riverblock building is located while leasing or selling the structure itself and adjacent parking to the County will meet the County's short- and long-term space needs while County staff considered options available in this proposal, and

WHEREAS, the Foundation has specified that it is willing to offer that the County can acquire the ownership (with reversion of title back to the Foundation in 30 years, extendable by five years via mutual consent) of the three-story approximate 75,000 square foot Riverblock building at \$2 million via payment of \$250,000 by the end of the first quarter of 2016 and the remaining \$1,750,000 by the end of the fourth quarter of 2016, but the Foundation has asked that any transaction with the County be concluded by the end of the calendar year, and

WHEREAS, the Foundation has further offered to lease the land under the Riverblock building and the adjacent 100-stall parking lot to the County for costs for 30 years, extendable by five years via mutual consent of the parties, and

WHEREAS, the Foundation has insisted on some limitations as to the use of the building and any long-term uses not by County staff for County purposes need preapproval of the Foundation, but the Foundation has already agreed that the FSET and Income Maintenance programs of Human Services are certainly acceptable, and

WHEREAS, the Executive Committee has studied the proposal and recognizes that some of the financial impacts to the County are still unknown, such as the revenue to be generated by the sale of the 12th Street property ("Unified" Services building) and precise renovation and transition costs, which and when various County departments would move to the Riverblock building, but there are known benefits including a \$95,000 per year savings by moving the Health Department to this facility as of January 1, 2019, and the ability to meet the present and future space needs of the County in Wisconsin Rapids without new construction, the offer presented by the Foundation is just too advantageous to the County to not accept as soon as possible,



RESOLUTION#

BLN

Motion:	Adopted:	<input type="checkbox"/>
1 st	Lost:	<input type="checkbox"/>
2 nd	Tabled:	<input type="checkbox"/>
No: _____	Yes: _____	Absent: _____
Number of votes required:		
<input type="checkbox"/> Majority	<input checked="" type="checkbox"/> Three-fourths	
Reviewed by: <u>PAK</u>	, Corp Counsel	
Reviewed by: <u>SAFM</u>	, Finance Dir.	

INTENT & SYNOPSIS: Initial resolution authorizing the issuance of general obligation securities to fund the purchase of property and necessary remodeling costs.

FISCAL NOTE: Proceeds from general obligation borrowing not to exceed \$3,000,000 with \$2,000,000 for the purchase of the property and a not to exceed amount of \$1,000,000 for necessary remodeling.

		NO	YES	A
1	Nelson, J			
2	Rozar, D			
3	Feirer, M			
4	Wagner, E			
5	Hendler, P			
6	Breu, A			
7	Ashbeck, R			
8	Miner, T			
9	Winch, W			
10	Henkel, H			
11	Curry, K			
12	Machon, D			
13	Hokamp, M			
14	Polach, D			
15	Clendenning, B			
16	Pliml, L			
17	Zurfluh, J			
18	Hamilton, B			
19	Leichtnam, B			

THEREFORE BE IT RESOLVED by the County Board of Supervisors of Wood County, Wisconsin that there shall be issued, pursuant to Chapter 67, Wisconsin Statutes, general obligation bonds or promissory notes (the "Securities") in an amount not to exceed \$3,000,000 for the public purpose of the purchase of property and the necessary remodeling. There be and there hereby is levied on all the taxable property in the County a direct, annual tax in such years and in such amount as are sufficient to pay when due the principal and interest on such Securities.

BE IT FURTHER RESOLVED that pursuant to Wis. Stats. 67.045, the County Clerk is directed to publish a Class 1 notice within 15 days.