

Dear Mosinee Resident:

I am happy to bring you my up August update from City Hall. I hope you are doing well, and I hope you and your family are finding ways to enjoy the summer this year despite all that is happening.

This is a very exciting time at the City of Mosinee. In 2013, the City of Mosinee created Tax Incremental District 3, or simply, "TID #3". I have discussed TIDs in previous updates in an effort to help residents understand how they operate. A TID is a geographic area within a city. It may be created for a number of reasons permitted by state law, including to spur industrial development or to remove blight.

During the life of the TID, the tax revenue that is collected on the property within the TID at the time it is created continues to be paid to the city, the school district, the county, and NTC, the four of which constitute the taxing entities. When the TID is created, a project plan is adopted by representatives from each of these taxing entities.

During the life of the TID, as development occurs within the TID, tax revenue increases. Any increases in tax revenue from new value created is known as increment. That tax increment stays with the TID to be used on more development within the TID during its life. At the end of the TID, there will be more tax revenue for the city and the other taxing entities due to the development that occurred over the life of the TID. When this money is returned to the general fund, it can be used on anything in the city, including keeping property taxes down for all.

Created in 2013, TID #3 extends from Pine Street and 4th Street in downtown across the bridge to O'Reilly Auto Parts. The TID is a blighted property TID. A blighted property TID is approved if it is determined that but for the TID, development in the district would not occur. The City also has TID #2. This TID primarily includes the Central Wisconsin Business Park and certain property along the Highway 153E corridor. In 2015, the City Council and other taxing entities approved allowing TID #2 to share its excess tax increment revenue with TID #3.

In 2019, the City employed an outside firm to assess the feasibility of a new hotel in Mosinee. The feasibility study concluded that the City could support a new hotel. After receiving the feasibility study, the City worked to attract the interest of a number of different hotel chains. Over the course of 2019 and 2020, my staff and I have continued discussions with interested parties. As discussions continued, potential investors continued to have growing interest in locating a hotel in the heart of our expanding downtown business district.

It is with great pleasure that I am happy to relay to you that the City Council (upon the recommendation of the Plan Commission) has approved of a development agreement with Cobblestone Hotel Development, LLC for the construction of a new 54 unit, 4 story hotel to be located in the 200 Block of Downtown Mosinee. This project included the acquisition of three buildings downtown and one multi-family apartment building to accommodate the hotel and onsite parking.

Cobblestone's estimated project cost for the construction of the new hotel will be \$6,628,000. In addition to providing the land, the City's development incentive will be \$825,000 upon opening with an additional \$435,000 to be funded from the hotel's own tax revenue after opening. All of the City's development incentive payment will come solely from tax increment dollars from within the TIDs, which must be used on development within the TID by state law.

In return, the City conservatively estimates generating an additional \$1,710,000 solely from the hotel's tax increment over the life of the district. In addition to the Brewery, Casa Mezcal, numerous building façade improvements, and the discussion of other projects presently already in process, the addition of the hotel will secure the financial well-being of Tax Increment District #3 for the remainder of its life and leave our community with a surplus. The City's financial consultants project that this construction will add approximately \$4.5 million in new annual assessed valuation. At the closure of TID #3, even without further downtown development the Tax Increment District will return approximately \$2.3 million cash to the overlying taxing entities, which include the City's general fund. New value created by TID#2 and #3 combined is estimated to be over \$27 million.

Despite present economic realities and uncertainties, we are very hopeful that this great partnership with Cobblestone will become a reality. The development agreement provides Cobblestone one year to close on the properties involved, which are presently controlled by the City, and approximately two years to complete construction and open for business.

I am very excited about this project and I look forward to continuing to update you on its status. Our ability to secure a new hotel in this environment is a testament to the attractiveness of our growing community to new investment. These may be uncertain times. However, I remain confident that our community will continue to grow together for the benefit of all. While we do not entirely know what the future holds, I believe the best is yet to come.

Mayor Jacobson



City of Mosinee

BRUSH PICKUP SERVICE

The City of Mosinee provides brush pickup service for City residents.

The brush must be cut into lengths less than 6' long and piled neatly.

Any brush that has roots attached will not be picked up.

Brush will not be picked up for residents that are clearing a lot. Brush and tree limbs are picked up the third week of each month.

To have your brush picked up, call 715-693-3840, before the 3rd Monday, leave your name, address, and location of the branches.

AUTO-PAY YOUR WATER/SEWER BILL

Mosinee Water and Sewer Utility customers

have the option to have their water and sewer bills directly deducted from their checking or savings accounts on the due date of each billing.

The ACH – Payment Authorization form is available on our website at www.mosinee.wi.us or at City Hall.

For more info contact City Hall – 715-693-2275

YARD WASTE DISPOSAL SITE

The City of Mosinee Yard Waste site is open. The Yard Waste site is located @ 202 Fremont Street near Chuck's Boat Landing.

Please only use this site for dropping off: Leaves, Grass Clippings, Hedge Trimmings, Garden Refuse, etc.

Please do not drop off: :

Brush, Tree limbs, Christmas trees, Stumps, or any other garbage at this site.

SEE-CLICK-FIX

Do you have a pot hole in your street that needs to be filled, or a street light out? You can now use our citizen reporting software to notify the City of non-emergency issues in your neighborhood. Citizens can use the software to report:

- Abandoned Vehicle
- Animal Complaint
- Building without a Permit
- Debris in Road
- Garbage cans full at Park
- Garbage and Recycling Issues
- Graffiti
- High Grass
- Hydrant Leaking
- Noise Complaint
- Parking (Illegally Parked Vehicles)
- Pothole
- Request for Speed Board Trailer
- Sidewalk repair
- Snow on Sidewalk
- Speeding
- Vehicle Issues
- Street Light Out
- Unregistered Vehicles
- Property Maintenance
- Un-kept Property
- Water main break and other requests!

Residents can use either a desktop computer or a mobile device. Visit the address below for more details:

<http://www.mosinee.wi.us/seeclickfix.html>