



Report of the Finance and Property Committee

Matt Zacher, Chairperson  
Dean Veneman, Vice-Chairperson  
Jay Bemke

Date of Meeting: February 7, 2023  
Reported to Council: February 21, 2023

The Finance and Property Committee met at 4:00 p.m. on Tuesday, February 7, 2023, in the Council Chambers at City Hall. The meeting was LIVE on Wisconsin Rapids Community Media (WRCM) Spectrum Channel 985 and Solarus Channel 3, online at [www.wr-cm.org](http://www.wr-cm.org) or via WRCM's Roku app and was streamed LIVE on the City of Wisconsin Rapids Facebook page.

All members of the Finance and Property Committee were present.

1. Call to Order

**Chairperson Zacher called the meeting to order at 4:00 p.m.**

2. Consider for approval a Temporary Retail Class "B" Fermented Malt Beverages License and a Temporary Retail "Class B" Wine License for Assumption Catholic Schools, Inc., for the premises located at 445 Chestnut Street, for an Assumption Talent Show event on Saturday, March 18, 2023 from 5:00 p.m. to 9:00 p.m.

**It was moved by Bemke, seconded by Veneman to approve a Temporary Retail Class "B" Fermented Malt Beverages License and a Temporary Retail "Class B" Wine License for Assumption Catholic Schools, Inc., for the premises located at 445 Chestnut Street, for an Assumption Talent Show event on Saturday, March 18, 2023 from 5:00 p.m. to 9:00 p.m. Motion carried, 3-0.**

3. Consider for approval an agreement with Spielbauer Fireworks Co., Inc. (display operator Skypainter Fireworks, LLC) for the City's 2023 Fourth of July fireworks display

**It was moved by Veneman, seconded by Bemke to approve an agreement for \$20,000 with Spielbauer Fireworks Co., Inc. (display operator Skypainter Fireworks, LLC) for the City's 2023 Fourth of July fireworks display. Motion carried, 3-0.**

4. Audit of the bills

**It was moved by Bemke, seconded by Veneman to approve check numbers 15255 to 15625. Motion carried, 3-0.**

5. Set next meeting date

**The next regular Committee meeting is set for Tuesday, March 7, 2023 at 4:00 p.m.**

6. In open session, the Committee may vote to go into closed session under Section 19.85(1)(e) of the Wisconsin Statutes, which reads: "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"

- a. In closed session, the Committee may discuss a request from the Buckley Baldwin VFW Post 2534 to consider the sale of a vacant City-owned parcel located at an unaddressed parcel at the northeast corner of West Riverview Expressway and 5<sup>th</sup> Avenue North (Parcel ID 3400452)

**It was moved by Veneman, seconded by Zacher to go into closed session. Roll call vote was taken. All members voted in the affirmative. Motion carried, 3-0, and the Committee went into closed session.**

In closed session, the Committee discussed a request from the Buckley Baldwin VFW Post 2534 to consider the sale of a vacant City-owned parcel located at an unaddressed parcel at the northeast corner of West Riverview Expressway and 5<sup>th</sup> Avenue North (Parcel ID 3400452)

7. The Committee will return to open session

**It was moved by Zacher, seconded by Bemke to return to open session. Motion carried, 3-0, and the Committee returned to open session.**

8. In open session, the Committee may take action on a request from the Buckley Baldwin VFW Post 2534 to sell the vacant City-owned parcel located at an unaddressed parcel at the northeast corner of West Riverview Expressway and 5<sup>th</sup> Avenue North (Parcel ID 3400452)

**It was moved by Zacher, seconded by Veneman to approve an offer to sell Parcel ID 3400452 to Buckley Baldwin VFW Post 2534 for a purchase price of \$2,500 with the following contingencies and restrictions on the Property for a period of 10 years from date of the sale of the Property:**

- a. **If the Property is offered for sale and the VFW receives a bona fide offer, the City shall have the right to repurchase the Property for \$2,500**
- b. **If the Property is combined with the existing VFW Property (Parcel ID 3400453), and the combined Property is sold to a third party, the VFW shall pay to the City \$20,000 at the time of closing in consideration for the reduced initial purchase price**

**Motion carried, 3-0.**

9. In open session, the Committee may vote to go into closed session under Section 19.85(1)(e) of the Wisconsin Statutes, which reads: "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"; and Section 19.85(1)(g), Wis. Stats., which reads "Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved."

- a. In closed session, the Committee may discuss litigation strategy regarding tax assessment litigation the City is involved in; may consider retaining outside litigation counsel for the tax assessment litigation; and may consider retaining a consultant for valuation consulting regarding a scope of work plan for an appraisal for the tax assessment litigation

**It was moved by Zacher, seconded by Veneman to go into closed session. Roll call vote was taken. All members voted in the affirmative. Motion carried, 3-0, and the Committee went into closed session.**

10. The Committee may adjourn in closed session, or may return to open session

**It was moved by Zacher, seconded by Bemke to return to open session. Motion carried, 3-0, and the Committee returned to open session.**

11. If the Committee returns to open session, the Committee may take action on retaining outside counsel for the tax assessment litigation and may take action on retaining a consultant for valuation consulting regarding a scope of work plan for an appraisal for the tax assessment litigation

**It was moved by Zacher, seconded by Bemke to retain Amy Seibel from Seibel Law Offices LLC and a valuation consultant for Phase I of the tax assessment objection litigation filed by NewPage, with prorata contributions towards these costs being made by the other taxing jurisdictions. Motion carried, 3-0.**

12. Adjournment

**It was moved by Bemke, seconded by Veneman to adjourn. Motion carried, 3-0, and the meeting adjourned at 5:19 p.m.**

Respectfully submitted,

Jennifer M. Gossick, City Clerk