



WAUSAU CENTRAL BUSINESS DISTRICT COMMERCIAL REHABILITATION PROGRAM POLICY

Purpose: The Wausau Commercial Rehabilitation Program is a loan program designed to stimulate rehabilitation and redevelopment of commercial real estate within downtown Wausau.

Type of Funding: The program provides low interest loans to be administered by and subject to approval from the Community Development Department. Loans shall be offered as funding is available. Funds shall be maintained and monitored by the Finance Department and projects reviewed by the city's Economic Development Committee. Rehabilitation projects shall be completed in accordance with the Wausau Design Guidelines with advisory approval for design by the Wausau Historic Landmarks Committee and comply with applicable city codes and ordinances.

Financing Terms: Financing assistance shall be made as loans with a 15 year amortization schedule, at 1.5% interest rate, deferred for 1 year repayable in the next 6 years, with a balloon payment (of all accrued interest and remaining principal) to be paid at the end of year 7. A promissory note shall be executed by and between the City and the borrower and final estimated value of the rehabilitated building shall support all existing debt. A mortgage, usually in a subordinated position behind a commercial loan, shall secure the city's interest in the property. Loan terms may be negotiated under special circumstances and approval of the CDD Director and/or CDD Administrator.

Eligible Expenditures: Funds are to be used for physical improvements including but not limited to exterior facade and necessary structural, electrical, plumbing and other building system components. Fees and other project related expenses, such as architectural/engineering costs, title insurance, credit report and recording fees are considered project eligible costs and will be added on to the loan amount.

Program Boundaries: Eligible properties include those which are within and are immediately adjacent to 3rd Ave to 6th Street, and Forest St/Garfield north to Bridge St. Other Economic Development Commercial Façade projects outside this area will be considered on a case-by-case basis.

Application Process: Applications are reviewed on a first-come, first-served basis. An application fee of \$50.00 will be received from the applicant before staff can process the application.