

**AGREEMENT CONCERNING PAYMENT
FOR MUNICIPAL SERVICES**
(STAR Center)

This Agreement Concerning Payment for Municipal Services is entered into as of the ____ day of ____, 2020 (the "Agreement"), by and between the **City of La Crosse**, a Wisconsin municipal corporation (the "**City**"), and **Sports, Therapeutic and Adaptive Recreation (STAR) Association, Inc.** (the "**Association**"), a Wisconsin non-stock corporation.

THIS SPACE RESERVED FOR RECORDING DATA

RECITALS

A. Association currently owns, leases or intends to own or lease real property (the "Property") in the City, more particularly described as:

RETURN TO:
Stephen F. Matty
City Attorney, City of La Crosse
400 La Crosse Street
La Crosse, Wisconsin 54601

P.I.N.

See attached **Exhibit 2**

- B. Association intends to use the Property for the operation of its STAR Center facility.
- C. The City has determined that, under Association's current and/or proposed ownership, occupancy and usage of the Property may qualify for property tax exemptions under Chapter 70, Wis. Stat.
- D. Association recognizes that, notwithstanding property tax status of the Property, valuable government services and benefits will be provided to it and the Property, which services and benefits directly or indirectly related to the public health, safety and welfare, and which include, but are not limited to, fire and police protection, paved streets and sidewalks, street lights and snow removal.
- E. Association agrees and represents to the Common Council, for itself and its successors and assigns, to make payments to the City in recognition of such services and benefits and perform in accordance with the terms of this Agreement.

NOW, THEREFORE, in consideration of the recitals and the mutual promises, obligations and benefits provided under this Agreement, the receipt and adequacy of which are hereby acknowledged, Association and the City agree as follows:

1. **Representations and Warranties of Association.** The recitals stated above are incorporated into this Agreement by reference as representations and warranties of Association to the City. In addition, Association represents and warrants to the City that Association: (1) is a corporation

organized and existing under the laws of the State of Wisconsin; (2) is in good standing with the Wisconsin Department of Financial Institutions; (3) has taken all action necessary to enter into this Agreement; (4) has duly authorized the individual signers of this Agreement to do so; and (5) will be the sole owner of the Property.

2. **Municipal Services.** Based on Association's use of the Property provided herein, the City shall provide public health, safety, fire and police protection, streets and street maintenance, snow removal, and other governmental services ("Municipal Services") with respect to the Property that are funded by property taxes.

3. **Tax Status of Property.** Except as provided by law, the Property shall be subject to property taxation and shall not be exempt from property taxation, in full or in part. Association intends to request and apply for exemption from property tax for the Property as provided by law. Association shall timely provide, at no cost to the City, all information and access to books, records, documents, and other evidence reasonably requested by the City's assessor to determine whether the Property is exempt from property taxes and shall permit the City's assessor to have reasonable access to the Property for that purpose.

4. **Payment for Municipal Services.** If the Property is determined by the City's assessor, by the City's Common Council, or otherwise to be exempt from property taxes, in full or in part, for any year (the "Valuation Year"), the City shall send Association, by United States mail, postage prepaid, an invoice for the amount due as a Payment for Municipal Services provided by the City with respect to the Property ("Payment for Municipal Services"), calculated according to this section of the Agreement. The amount due shall be calculated by the City for each Valuation Year by the following method.

- a. For each Valuation Year, the City shall calculate the Total Budgeted City Costs, based on the budget as approved by the City's Common Council at the time the calculation is made. The City shall not be required to consider any change in the City's budget approved by the Common Council after the calculation is made and shall not consider any such change made after the City sends Association an invoice for Payment for Municipal Services.
- b. The City shall calculate the Cost of Municipal Services to Be Defrayed, consisting of the sum of the total budgeted costs for the City's Fire Department, Police Department, Highway Department and other related highway expenses.
- c. The City shall calculate the Percent of Costs of Municipal Services to Be Defrayed by dividing the Cost of Municipal Services to Be Defrayed by the Total Budgeted City Costs.
- d. The City, through its assessor or, in the City's sole discretion, by an appraiser selected by the City, shall calculate the fair market value of the Property (the "Fair Market

Value”), including land and improvements, as of January 1 of the year, in the same manner that would be used if the Property were assessed for property tax purposes.

- e. The City shall determine the Total City Mill rate
- f. The City shall calculate the Mill Rate to Apply to Value by multiplying the Total City Mill Rate by the Percent of Costs of Municipal Services to Be Defrayed.
- g. The City shall calculate the Payment for Municipal Services due to the City by multiplying the Mill Rate to Apply to Value by the Fair Market Value.

Attached to this Agreement as **Exhibit 1** are illustrative calculations by the method provided in this Agreement, using illustrative values of land and improvements some of which may be provided by Association and other figures provided by the City. These values and figures are used solely for illustrating the method of calculation provided in this section and are not intended to indicate in any way what the actual calculation for any Valuation Year shall be. The amount of the Payment for Municipal Services for any Valuation Year, calculated as provided in this section, shall be binding on the parties.

5. **Terms of Payment.** The City shall send Association an invoice for the Payment for Municipal Services due for each Valuation Year by the end of the Valuation Year or as soon thereafter as practical. The full amount of the Payment for Municipal Services shall be due on or before March 31 of the year after the Valuation Year. Each payment shall be deemed made when actually received by the City. Any payment made by check shall not be deemed made until the check has cleared all banks. Any amount due that is not paid on time shall bear interest and penalty in the same manner and at the same rate as provided by law for unpaid property taxes. The Payment for Municipal Services shall constitute payment for all Municipal Services provided with respect to the Property during the Valuation Year, except Municipal Services requested by Association that would not ordinarily be provided by the City. The City and Association acknowledge and agree that the Payment for Municipal Services under this Agreement would constitute a reasonable and appropriate means of carrying out the intent of the parties and would fairly and reasonably compensate the City for the Municipal Services provided during the Valuation Year, except Municipal Services requested by Association that would not ordinarily be provided by the City.

6. **Special Assessments and/or Special Charges.** Any Payment for Municipal Services that is not made when due shall entitle the City to levy a special assessment and/or special charge against the Property for the amount due, plus interest and penalty. Association hereby consents to the levy of any such special assessment and/or special charge, and, pursuant to Wis. Stat. § 66.0703(7)(b) and/or Wis. Stat. § 66.0627, waives any right to notice of or any hearing on any such special assessment and/or special charge.

7. **Insurance.** Association shall maintain insurance coverage on the Property, including all improvements, insuring against loss or damage in amounts sufficient to rebuild or replace the

To Association: _____

Either party may change its address for notices by giving a notice as provided in this section.

12. **Term of Agreement.** The term of this Agreement shall begin on the date the Agreement is signed by both parties and shall continue unless terminated on the soonest of any of the following described dates: (a) the date terminated by mutual written agreement; (b) the effective date of an enactment by the State of Wisconsin of a mandatory payment for municipal services by owners of property exempt from the general property tax or similarly situated owners of exempt property for the type of municipal services covered by this Agreement; (c) the effective date of a repeal by the State of Wisconsin of the property tax exemption for the Property and other similarly situated property; or (d) the day before the respective January 1 of the year for which the City determines that the Property no longer qualifies for property tax exemption.

13. **Entire Agreement; Amendments.** This Agreement encompasses the entire agreement of the parties. Any amendment to this Agreement shall be made in writing, signed by both parties.

14. **Severability.** If any part of this Agreement is determined to be invalid or unenforceable, the rest of the Agreement shall remain in effect.

15. **Waiver.** No waiver of any breach of this Agreement shall be deemed a continuing waiver of that breach or a waiver of any other breach of this Agreement.

16. **Governing Law.** This Agreement has been negotiated and signed in the State of Wisconsin and shall be governed, interpreted, and enforced in accordance with the laws of the United States and the State of Wisconsin.

17. **Interpretation of Agreement.** The parties acknowledge that this Agreement is the product of joint negotiations. If any dispute arises concerning the interpretation of this Agreement, neither party shall be deemed the drafter of this Agreement for purposes of its interpretation. Venue for any action arising out of or in any way related to this Agreement shall be exclusively in the Circuit Court for La Crosse County, Wisconsin. Each party waives its right to challenge venue in La Crosse County.

18. **Dispute Resolution.** If there is any dispute between the parties arising out of, related to, or connected with this Agreement:

- a. The parties shall attempt in good faith to resolve the dispute.

- b. If the parties cannot resolve the dispute after reasonable efforts, the dispute shall be submitted to mediation, at the request of either party. The mediator shall be agreed on by the parties or, if they are unable to agree, selected by the Circuit Court of La Crosse County, on application of either party. If the dispute, in whole or part, concerns the Fair Market Value of the Property or the amount due of any payment for Municipal Services, the mediator shall be an assessor or appraiser licensed by the State of Wisconsin with at least ten (10) years experience in the valuation of commercial property, unless the parties agree otherwise in writing. If the dispute is wholly on some other issue or issues, the mediator shall be an attorney licensed in the State of Wisconsin with at least ten (10) years experience.

- c. If the parties cannot resolve the dispute by mediation, after reasonable efforts, either party may demand arbitration conducted in accordance with chapter 788, Wisconsin Statutes, or any successor statute, by a single arbitrator, chosen by mutual agreement of the parties or, if they do not agree, by the Circuit Court for La Crosse County, on application of either party. The party demanding arbitration shall bear all the costs of arbitration. If the dispute, in whole or part, concerns the Fair Market Value of the Property or the amount of any payment for Municipal Services due under this Agreement, the arbitrator shall be an assessor or appraiser licensed by the State of Wisconsin with at least ten (10) years experience in the valuation of commercial property, unless the parties agree otherwise in writing. Any demand for arbitration shall be made within sixty (60) days after an invoice for payment for Municipal Services for the Valuation Year in dispute is sent by the City to Association. If a demand for arbitration is not made within that time, the parties shall be deemed to have waived arbitration with respect to the Fair Market Value of the Property and the amount of any payment for Municipal Services due under this Agreement. If the dispute is wholly on some other issue or issues, the arbitrator shall be an attorney licensed in the state of Wisconsin with at least ten (10) years experience. Chapter 788, Wisconsin Statutes, or any successor statute, shall govern the arbitration proceeding, except that Association and the City each waive any right to trial by jury if a dispute concerning the arbitration proceeding is resolved by a court. Each party is hereby authorized to file a copy of this section in any proceeding as conclusive evidence of this waiver of jury trial by the other party.

19. **Representations.** Each party acknowledges and agrees that no representation or promise not expressly contained in this Agreement has been made by the other party or any of its employees, attorneys, agents, or representatives. Each party acknowledges that it is not entering into this Agreement on the basis of any such representation or promise, express or implied.

20. **Reading of Agreement.** Each person signing this Agreement on behalf of any Party acknowledges that the person has read this Agreement, that the person understands the terms and

conditions of the agreement, that the person (if other than an attorney for the party) has been advised by legal counsel concerning this Agreement, and that the person freely and voluntarily signs this Agreement.

21. **Authorization to Sign Agreement.** Each person signing this Agreement on behalf of any Party represents and warrants that the person holds the position indicated beneath the person's signature and that the person has the requisite corporate or other authority to sign this Agreement on behalf of the Party. Each Party represents that entry into this Agreement is not in contravention of any agreement or undertaking to which the Party is bound.

22. **Recording.** The City may record this Agreement with the Register of Deeds for La Crosse County and may record this document again, from time to time, in the City's sole discretion.

23. **Execution of Agreement.** Association shall sign, execute and deliver this Agreement to the City not later than four (4) business days after adoption by the City's Common Council. After Association has signed, executed and delivered the Agreement, the City shall sign and execute the Agreement as approved by the City's Common Council. Association's failure to sign, execute and cause this Agreement to be received by the City within said time period shall render the Agreement null and void, unless otherwise authorized by the City.

IN WITNESS WHEREOF, the parties have executed this Agreement by their duly authorized representatives as of the date first set forth above.

SPORTS, THERAPEUTIC AND ADAPTIVE
RECREATION (STAR) ASSOCIATION, INC.:

CITY OF LA CROSSE, WISCONSIN

Tim Kabat, Mayor

Attest: Teri Lehrke, City Clerk

Subscribed and sworn before me
this ____ day of ____, 2020.

Subscribed and sworn before me
this ____ day of ____, 2020.

Notary Public, State of _____
My Commission: _____

Notary Public, State of Wisconsin
My Commission: _____

Exhibit 1 attached: Illustrative Calculation

Exhibit 2 attached: Legal Description

This instrument drafted by:
Stephen F. Matty, City Attorney
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601