

THE GAD REPORT

VOLUME 11, ISSUE 3

MARCH 2018

REALTOR® & GOVERNMENT DAY IN MADISON

Once again, over 300 REALTORS® & staff went to Madison to meet with legislators and their staffs to discuss issues important to real estate and land use.

Our host venue was the Concourse Hotel, where we met with WRA staff, heard from Governor Scott Walker and received an issues briefing from our lobby team.

Our meeting was facilitated by Joe Murray from WRA who brokered discussion with both REALTORS® and legislative leaders on issues from wetlands to landlord/tenant laws. This year will go down as another very successful year for real estate

issues and land use, many of the bills had bi-partisan support and passed both chambers.

Please consider joining us next year, your voice matters!!



3rd Annual RPAC

AUCTION

Thursday, May 3rd

Horizons in Tilden

**Refreshments & Social
Hour begin at 5:30**

Auction Starts at 6:30

Contact Brianne to register or donate items

CANDIDATE FORUMS IN EAU CLAIRE

Voters in Eau Claire will have two opportunities to listen to candidates and incumbents for public office at forums held this month.

The first will be held for the candidates running for Eau Claire School Board. There are four seats up for

election. The regular three seats plus a seat that was filled last year due to a resignation during the term. That seat was filled and must run for a full term on the board. The school board forum will be on March 8th at 7pm at CVTC on Clairemont Avenue. The

candidates running for Eau Claire City Council will meet one week later on March 15th at 7pm. There are four contested races for five seats plus REALTOR® Terry Weld will run for a full three year term on the council as he was appointed to a vacancy last year.

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save THE DATE



2018 RPAC Auction

Thursday, May 3rd Reception 5:30pm — Auction 6:30pm

Horizons Conference Center — Tilden

Register via email: GADIntern@ranww.org

ODDS & ENDS

The spring election is Tuesday, April 3rd. Be sure you learn all you can about the candidates and their positions before voting.

The fall primary election is Tuesday, August 14th. Chances are, you'll be going to the polls on both of these dates.

There are now six announced candidates for Congressman Sean Duffy's 7th Congressional seat, there are

two Democrats challenging freshman 92nd District representative and Mondovi Mayor Trig Pronschinske, and over a dozen announced Democrats running for Governor Scott Walkers seat.

There is a full slate of candidates for the available seats on the Eau Claire School Board and four of five district seats on the Eau Claire City

Council are contested plus a special at large election featuring incumbent REALTOR® Terry Weld.

In Rice Lake, RANWW President Dan Lawler is running again for Rice Lake City Council and in Washburn County the father/daughter duo of Dave and Christina Masterjohn are running for seats on the Washburn County Board.

We are in need of items for the 3rd Annual RPAC Auction on Thursday, May 3rd at Horizons in Tilden. Contact Brianne at the board office to submit your auction items.

SENATE BILL 727 FAILS TO ADVANCE

Last month, we told you about Senate Bill 727, which gives taxing authority for the City of Superior or the City of Eau Claire to establish an exposition district.

The community of Superior is solidly behind this effort. Is a referendum last year, 82 percent of eligible voters turned out and the referendum passed with over 75 per-

cent in the affirmative.

However, after the Eau Claire Chamber of Commerce publicly supported the bill, it withdrew its support effectively killing the measure in the Legislature

An exposition district uses a tax up to two percent in the district on hotels, food and beverage to offset development cost, most of that will

be borne by the developers of the project, who will bring in substantial investment dollars to develop the district. Now, the bill returns to the shelf to be brought back after the new session of the Legislatures begins on January 7th. The Chamber wants to set up a task force to make the plan more acceptable for its membership.

HOME REPAIR FUNDS ARE AVAILABLE

Housing rehabilitation funds are available to qualifying homeowners to assist in repairs such as roofing, siding, wells, septic, heating, electrical, windows, doors, sewer and water laterals, and handicapped accessibility modifications. Funds are in the form of a zero percent interest, deferred payment

loan, secured by a mortgage. The property must be titled in the owner's name, property taxes current, and the property insured. Landlords with qualifying rental units can access zero percent interest loans amortized up to 10 years. Applicants must fall at or below certain income limits based on household size.

The Northwest Regional Planning Commission, based in Spooner, is administering the program which represents the counties of Ashland, Bayfield, Burnett, Douglas, Iron, Price, Rusk, Sawyer, Taylor, and Washburn. For more information and an application, contact Kim Gifford at 715-635-2197 or kgifford@nwrpc.com.

ADVOCACY
starts with
YOU
and your
MEMBERS

You're a member of the REALTOR® Party—the only advocacy group in America that fights exclusively for homeownership, real estate investment, strong communities and the free enterprise system. Here are six easy ways to get started.

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6
					
Register To Vote	REALTOR® Party Mobile Alerts	Follow Us	Visit Us Online	Check Your Email	Do Your Research
Our goal is to have as many of our members registered and at their polling place on Election Day as possible	Text REALTOR to 30644 to have national and state calls for action sent directly to your phone	Follow the REALTOR® Party on Facebook and Twitter. Use #REALTORParty in your posts.	Stay tuned to www.realtoractioncenter.com for the latest news and information	The REALTOR® Party News newsletter is sent the 2nd Thursday of the month	Learn who your elected officials are and where they stand on real estate issues

www.realtoractioncenter.com



RANWW

**Realtors® Association of
Northwestern Wisconsin**

EAU CLAIRE AT THE STATE SUPREME COURT

A number of taxpayers associated with a group called Voters With Facts, who have lost a number of cases relating to the city of Eau Claire using TIF financing for the Confluence Arts Center, have their day in front of the Wisconsin Supreme Court.

The group says that a \$1.5 million cash payment to a developer violated the state Uniformity clause, which requires all property in the jurisdiction to be treated

equally. Wisconsin Attorney General Brad Schimel is supporting the city's assertion that it acted properly when advancing the funds.

The group also questioned whether the site the new arts center is being constructed was actually blighted, which is a condition normally of a TIF district to correct. The group says it isn't,

the city disagrees. The Wisconsin Supreme Court has a track record of decisions that affirm the constitutionality of TIFs. Both the circuit court and court of appeals have upheld Eau Claire's position.

The court will review both sides of the issue and is expected to issue a ruling deciding the matter or sending it back to a lower court sometime this summer.

SAVE THE DATES:

*May 3 — 3rd Annual
RPAC Auction at Horizon's in Tilden*

*May 15-19 NAR Midyear
Conference & Expo*

*May 22 — Phone A
Friend For RPAC at the
board office*

**The success of these
events depends on
YOUR participation
and is a GREAT way for
new members to be
involved in YOUR Association!!**

SHORTAGES IN FRAC SAND CONCERN DRILLERS

A report by *OilPrice.com* suggests from oil industry leaders that the current shale oil boom may be hampered by supply issues from transportation to a frac sand shortage.

RANWW, in its territorial jurisdiction has more than three quarters of all frac sand mines and processors in Wisconsin. Slowly, idled mines

are coming back online, while others that weathered the shale downturn with small crews and now roaring back to full production. Area newspapers are constantly advertising for needed employees and mines that produce the much desired Northern White sand, namely for its size and hardness, are again in demand. However, costs associated with getting the

proppant to Texas via rail adds to the costs of drilling, so miners in Texas have turned to Texas brown sand, which does not work as well, but is readily available and costs less to obtain. In 2012, 34 million tons of sand were used in wells, by the end of the year, its expected that over 100 million tons of sand will be used, and that may not be enough to meet demand.

WANTED: 30 NEW MEMBERS TO JOIN LDC IN 2018

Your Association has had great success in recent years with participation in the Large Donor Council. An investment of \$1000 or more (\$700 to Direct Giver/\$300 to RPAC). We are among the top 3 in Wisconsin in participation and we want to increase that number while making it budget friendly.

Thru March 31st, using your Visa or Mastercard credit or debit card, WRA will deduct \$100 a month for 10 months. That will raise \$1000, giving you funds to support candidates for local races in the

spring and state races in November. We currently have 30 LDCs and we want to add 30 more next year. You will have the opportunity to renew your participation every November. You set the date the funds come out each month.

Politics will be huge this year, we need your participation in the LDC!!!!



*Call Sandy Bolgrin
at WRA to set
up your LDC
membership:
800-279-1972*



LARGE DONOR COUNCIL

SPECIAL LDC SIGNING PERIOD

March 1st thru March 31st

RANWW is looking to expand our number of Large Donor Council members. This is a way for you to join, spread your investment out over ten months, and receive the perks of LDC membership as soon as you agree to be an LDC.

Investment is \$100, charged monthly to your credit or debit card. You can use what has accrued in your account to support local, state or federal candidates. LDCs are \$700 for your use and \$300 to RPAC.

Contact Bruce (bruce@ranww.org) or call Sandy @ WRA to set it up. 800-279-1972



REALTORS® POLITICAL ACTION COMMITTEE
SPECIAL DIRECT GIVER SIGNING PERIOD

March 1 to March 31st

RANWW is looking to build the number of Direct Givers. Instead of paying hundreds all at once, this is a way to spread your investment out over ten months, and have a source of dollars to support candidates at the local, state or federal level.

2018 will be a huge year politically, your participation will be essential!!

The investment is \$50 a month for ten months charged monthly to your credit or debit card. 100% of your investment can be used to support candidates for any elected office, local, state or federal.

Contact Bruce King (bruce@ranww.org) to sign up or call Sandy Bolgrin at WRA to set up your payment at 800-279-1972.

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**REALTORS® ASSOCIATION
OF NORTHWESTERN
WISCONSIN**

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"OUR MISSION IS TO HELP OUR
MEMBERS BE MORE SUCCESSFUL IN
REAL ESTATE"

The REALTORS® Association of Northwestern Wisconsin is the largest association in terms of area, stretching from Millston, Whitehall and Fountain City to the south all the way to Cable in Bayfield County to the north. We are the fourth largest of the 19 Associations in terms of membership. Your Association covers 355 units of local government, monitoring a wide variety of issues that can and do affect you. In addition to local government, your GAD also monitor issues at the state and national level that will have a direct or indirect impact on housing and the industry, as well as legislation that can affect the consumer. Your Government Affairs Director works with members and affiliates to raise investment dollars for RPAC that help to support elected officials that support your business. RANWW is one of only three REALTOR® Association's in Wisconsin that have their own PAC, which was started 38 years ago to support candidates at the local and state level. We maintain a Facebook page, called "The GADabouts", that aims to keep you up to date on political issues that will affect your business. Your GAD also produces a periodic government affairs program posted on our YouTube channel, RANWWTV!!



MY THOUGHTS—BY BRUCE KING

To say 2018 will be a busy year is an understatement at best. Already in March, candidate after candidate for public office are making their intentions known. As you saw in this publication, more than a dozen people are running for the Democratic nomination to run against Governor Scott Walker this fall, and a sixth person has filed to run against 7th District Congressman Sean Duffy.

The trend of having contested races are slowly trickling down to local races as there are a full slate of candidates for Eau Claire School

Board, and four contested district seats for the Eau Claire City Council.

The increased interest in politics and the very competitive nature that 2018 has already presented has prompted me to put our RPAC investment campaign into high gear. On pages 6 and 7, you'll find two opportunities to invest in Direct Giver or the Large Donor Council, and spread that investment out over ten months, in the case of the LDC, you'll receive the benefits of membership the minute you sign up, with Direct Giver, 100% of your invest-

ment will be yours to use instead of the usual 70/30 split (by the way, 40% of the 30% split comes to your board office for use by our PAC).

Thanks to our members, RANWW was awarded most RPAC dollars raised by any large board in Wisconsin, we were also 2nd in the state in per capita fundraising.

We have RANWW members running for office, and other champions and supporters of real estate and land use issues running. They need your support and your vote. Now is the perfect time to support them by making an investment in RPAC.

