



RANWW

Realtors® Association of
Northwestern Wisconsin

May 2020
Volume 13, Issue 8

The GAD Report

THE PANDEMIC AND POLITICS

The current stay at home order for most made voting in the spring election challenging at best. With voting on April 7th, and the results sequestered until April 13th, combined with reports that absentee ballots were not counted in some areas, were not delivered to municipalities to be counted in others, and the very real prospect that future elections may be conducted in part or in whole via mail-in ballots, questions are already swirling about as to who will run for office this fall, how will nomination papers be circulated and if this pandemic returns, will the Presidential election be postponed.

The answer is that there are the normal cycle of incumbents and newcomers getting their campaigns ready to roll. The 75th Assembly District, currently held by REALTOR® Romaine Quinn will be open and Barron County Economic Development Director Dave Armstrong has entered the race. In the 29th, Representative Rob Stafsholt is running for 10th Senate, so his seat will be open. Already a Democrat and three Republicans are vying for this open seat. And former State Senate candidate Chris Kasper has announced a run for Rob Summerfield's 67th Assembly seat. Most, if not all nomination papers will be done electronically and must be returned no later than June 1st to get on the ballot.

But before we start thinking about November, there is another election. If you live north of Highway 29, you will be voting on Tuesday, May 12th to fill the long empty 7th Congressional seat. State Senator Tom Tiffany (who's Senate seat will be open this fall) and Wausau attorney Tricia Zunker. The winner of this race will immediately have to run again for a full two-year term this fall.

With the June 1 filing deadline looming, expect more announcements this month, a likely different campaign this summer and fall and a "new normal" that may take various twists and turns as we all move forward together.

With the continued "safer at home" order by Governor Evers, please refer to our website:

www.ranww.org

for updates at the local, state and national level regarding the coronavirus.

I'll continue to update the GADabouts Facebook page with new information as it occurs.

Stay safe, stay at home, and stay informed with your Association.

Bruce King

***Government Affairs
Director***

INSIDE THIS ISSUE

Politics in a Pandemic.....	1
REALTORS® Re-Elected	2
WHEDA Announces Tax Credits2	
Political Changes.....	3
Cancun Building New Restaurant	4
Protect Your Investment.....	5
Legislative Contacts.....	6

SPECIAL POINTS OF INTEREST

- Running For Office
- REALTORS® Re-Elected
- RPAC and You
- Who's On Your Ballot
- Protecting Your Investment
- Contact My Legislator



RANWW REALTORS® RE-ELECTED TO OFFICE

Congratulations to our REALTOR® members who will continue to serve their communities as elected members.

—Terry Weld won re-election to a full three year seat on the Eau Claire City Council.

—Brendan Pratt won re-election to a two year seat at Mayor of the City of Altoona.

—Dan Lawler was re-elected to a

two year seat on the Rice Lake City Council.

—Dave Masterjohn was re-elected to a two year seat on the Washburn County Board.

—Cristina Masterjohn was re-elected to a two year seat on the Washburn County Board.

Congratulations to all of our elected REALTOR® members!

“Just Because You Do Not Take An Interest In Politics, Doesn’t Mean That Politics Won’t Take An Interest In You.” —Pericles (430 B.C)

GOVERNOR EVERS CUTS STATE SPENDING

Governor Evers is planning to cut state spending by 5% thru the rest of the current fiscal years that ends on June 30.

Rising costs and lower revenue during the current crisis have led to the steps being taken.

A hiring freeze is in effect along with limited employee travel and a hold on merit raises.

The \$2 billion that the federal government sent to the state cannot be used for current budget expenses.

WHEDA ANNOUNCES FEDERAL AND STATE HOUSING TAX CREDITS

WHEDA announced \$31.9 million in federal and state tax credits that will apply to creating 2,039 affordable housing units . Those developments will occur in 23 communities across Wisconsin including one project in downtown Eau Claire.

The projects range in size from a 32-unit affordable workforce housing development to a 135-unit family focused project in Madison. The Eau Claire project is currently under construction adjacent to the Cannery District, which is currently in the planning stage. The City of Eau Claire is planning to upgrade streets, sewer and other amenities in the area so that developers will construct mixed-use buildings, artisan themed properties, affordable housing and recreational opportunities.

In exchange for receiving the tax credits, developer agree to reserve a portion of their housing units for low and moderate income households for at least 30 years. The remaining units are rented at market rates to seniors and families without income limits.

Tax credit developments must meet high design and operating standards. The Eau Claire project is expected to be completed later this year.



[*Start Your C2EX Journey Today!*](#)

MORE POLITICAL CHANGES

Rice Lake City Council: Fresh off the spring election comes work that one member of the City Council will vacate his seat as he is moving out of the city. Ward 1 Alderman James Dorrance, who was on the Council in the mid-90s, then elected in 2015, departs with one year left on his term.

The Mayor is accepting names for persons interested in serving out the unexpired term, with the Council electing a person to fill the seat. Eligible citizens will live in Ward 1 within the city.

Bolen Running For 74th Assembly: James Bolen, who is a member of the Bayfield County Economic Development Corporation and a resort owner and former Director of the Cable Area Chamber of Commerce has announced that he will run against incumbent Representative Beth Meyers for the 74th Assembly seat this fall.

The 74th Assembly District covers parts of Ashland, Bayfield, Douglas, Iron, Sawyer and Vilas Counties.

Bewley Named Minority Leader: State Senator Janet Bewley was named Minority Leader in the state Senate after current leader Jennifer Shilling stepped down. After 20 years, Shilling has announced she will not seek re-election this fall

RPAC AND YOU

In the ever changing, ever evolving political climate we now must navigate together, REALTORS® must be politically active. If not, who will take on the responsibility of protecting the values and rights of homeowners and private property owners?

The “who” may very well be someone that may not value wise business planning and could threaten property owners and their rights.

If REALTORS® do not speak out, get involved and help shape the discussion, someone else will.

Nobody knows a community better than a REALTOR®. You are on the front line as defenders of real estate issues.

Investing in RPAC assures you a seat at the table when critical decisions are made for homeowners and private property owners.

Supporting candidates and incumbents at all levels of elective governance is part of what RPAC is about.



WHO'S ON YOUR BALLOT?

All 99 Assembly seats, the 10th Senate District and President of the United States as well as election of the 3rd and 7th Congressional Districts are on the November ballot. Will you know who is running? To find out who is on your ballot, go to:

www.myvote.wi.gov

Enter your home address and see your ballot.



EXCERPS FROM NAR'S PROTECT YOUR INVESTMENT BROCHURE

Repayment Plan. If you can't afford reinstatement, but can start making payments to catch up, the lender may let you pay an additional amount each month until you are caught up.

Loan Modification. Your lender may agree to amend your mortgage.

The options include:

- » Adding all the missed payments to the loan amount & increasing the monthly payment to cover the larger loan.

- » Giving you more years to pay off the loan, lowering the interest rate, and/or forgiving part of the loan, to lower your monthly payment.

- » Switching from an adjustable rate mortgage to a fixed rate mortgage, so you aren't exposed to increases in your monthly payment.

- » Requiring amounts for taxes and insurance to be included with your monthly mortgage payment so you avoid big bills in addition to your mortgage.

EAU CLAIRE RESTAURANT EYES HIGH TRAFFIC SITE

The former Heckel's restaurant site has been a paved parking area for years. Several years ago, a discount tire store was going to build on the site, but never did. Now a nearby restaurant is looking to expand and become more visible.

Cancun, which took over an old Hardee's site years ago, is looking to expand with a 6500 square foot restaurant and a large patio area. The lot is large enough for 64 cars and has two access points. The Eau Claire Plan Commission will take up the plan and if it meets code, will forward the plan to the City Council in mid-May.

HAYWARD GETTING A SECOND KWIK TRIP

Kwik Trip recently announced that they purchased the former Northern Lakes Coop mall and will tear it down in order to build a second Kwik Trip. Their other store is just up the street at the intersection of Highways 27 and US 63.

The former Gordys Market left, Hayward Family Restaurant closed and the building has been pretty much vacant since. The new site will have a car wash and 20 pumps.

Construction is tentatively scheduled to begin sometime in 2021.

FIND OUT WHO IS ON YOUR BALLOT

Usually, the spring election is it until fall. This year, for areas north of Highway 29, there is a special election to fill the open 7th Congressional District seat. Candidates are Tricia Zunker and Tom Tiffany. The winner gets the Congressional seat, but will have to run again for a full two year term in November.

At least one Assembly primary is likely in the 29th where incumbent Rob Stafsholt is running for the 10th Senate district seat.

Then, there is the general election in November. Go to myvote.wi.gov to know who is on your ballot.



[Politics is the art of looking for trouble, finding it everywhere, diagnosing it incorrectly and applying the wrong remedies.](#) - Groucho Marx

EXCERPTS FROM NAR'S PROTECT YOUR INVESTMENT BROCHURE

WATCH OUT FOR SCAMS AND UNFAVORABLE LOAN TERMS

Here are some warning signs:

Sounds too easy. "Guaranteed approval" or "no income verification" regardless of borrower's current employment, credit history, and assets.

Large future costs. High-risk adjustable rate mortgages where the payment rises a lot after the "teaser rate" period is seldom appropriate for families who already have had problems repaying other loans.

Barriers to refinancing. Pre-payment penalties that make it hard for a borrower to refinance in order to pay off a high-cost

loan by taking advantage of a low-cost loan.

No down payment loans.

These loans may be split into two mortgages, with one having a much higher cost. Home buyers should be sure they can afford the payments.

Unethical document management. Ethical lenders and brokers never ask you to sign a blank document or a document dated before the date you sign.

Do you know how easy it is to make an RPAC investment?

Go to www.wra.org/dgcontribution, fill in your information and credit/debit card number (Visa, Mastercard and American Express) and enter a one-time amount or set up monthly payments.

No corporate cards allowed, but LLCs are permitted.

Representatives in the Wisconsin Legislature

29th Assembly

Rob Stafsholt

608-266-7683

Rep.Stafsholt@legis.wisconsin.gov

67th Assembly

Rob Summerfield

608-266-1194

Rep.Summerfield@legis.wisconsin.gov

68th Assembly

Jesse James

608-266-9172

Rep.James@legis.wisconsin.gov

73rd Assembly

Nick Milroy

608-266-0640

Rep.Milroy@legis.wisconsin.gov

74th Assembly

Beth Meyers

608-266-7690

Rep.Meyers@legis.wisconsin.gov

75th Assembly

Romaine Quinn

608-266-2519

Rep.Quinn@legis.wisconsin.gov

87th Assembly

James Edming

608-266-7506

Rep.Edming@legis.wisconsin.gov

91st Assembly

Jodi Emerson

608-266-7461

Rep.Emerson@legis.wisconsin.gov

92nd Assembly

Treig Pronschinske

608-266-7015

Rep.Pronschinske@legis.wisconsin.gov

93rd Assembly

Warren Petryk

608-266-0660

Rep.Petryk@legis.wisconsin.gov

State Senators

23rd Senate

Kathy Bernier

608-266-7511

Sen.Bernier@legis.wisconsin.gov

25th Senate

Janet Bewley

608-266-3510

Sen.Bewley@legis.wisconsin.gov



OUR MISSION:

“RANWW/
NWWMLS UNITE
TO ADVOCATE FOR
REAL PROPERTY
RIGHTS, ADVANCE
PROFESSIONALISM
AND CONNECT MEM-
BERS WITH OUR
COMMUNITIES.”

RANWW GOVERNMENT AFFAIRS

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 central Bayfield and southern Ashland county to the north. We are the fourth largest of the 19 Associations in terms of membership. Your Association covers 385 units of local government, monitoring a wide variety of issues that can and do affect you. In addition to local government, your GAD also monitors 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 41 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!!

Bruce King, C2EX
Government Affairs Director

RANWW
3460 Mall Drive
Suite 5A
Eau Claire, WI 54701
715.828.1976 home office/
text
715.835.0923 RANWW
Office



C2EX
COMMITMENT TO EXCELLENCE

Enhance your skills.
Empower your future.



**NATIONAL
ASSOCIATION of
REALTORS®**