



September 2022
Volume 16 Issue 2

The GAD Report

FALL ELECTION APPROACHES

The primary election is behind us, and the November 8th general election will soon be at hand. Reports from those knowledgeable indicate that Wisconsin could see political spending for all offices and all parties between \$300 and \$700 million!

That means someone who is trying to run for a seat in the Assembly or Senate and is not aligned with all the various third-party funds that top-of-the-ticket candidates and incumbents are, will find it harder to get their message across.

And that is where I need you to make an investment in Direct Giver. Any amount over \$100 will help to fund a REALTOR® champion. Candidates for the state Assembly and Senate, 3rd Congressional District, Governor and Attorney General have been vetted by WRA staff and your fellow REALTORS® to assure that those candidates are knowledgeable on real estate and land use issues.

Requests for funding from these campaigns are already rolling in, which means our members with balances in their Direct Giver accounts will feel the brunt of the asks. I need more members to participate in order to provide the dollars that candidates need to be successful.

Whether you have supported RPAC thru Large Donor Council, Direct Giver or thru your dues billing, please know that it is appreciated, and also know that it is needed more than ever so that housing remains a top priority in the state Legislature next year and in years to come.

You can make your investment from \$100 to \$1000 on your Visa, Mastercard or American Express. Debit cards, personal checks and LLC checks work too. Sorry, no corporate checks. If you would like to use a check, please make it payable to “Direct Giver” and mail to:

WRA

Attn: Sandy

4801 Forest Run Road

Madison, WI 53704

To make an online investment, go to WRA’s secure website:

<https://www.wra.org/dgcontribution/>

To see who is on your ballot: <https://myvote.wi.gov/en-us/Whats-On-My-Ballot>

With the fall election approaching, NOW is the time to make your investment in your business by supporting candidates that support you.

Make your RPAC Direct Giver investment today and support those who support your business.



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SPECIAL POINTS OF INTEREST

- Invest in RPAC
- Part Of The Process
- Rural Broadband
- Foreclosure Theft
- 14 Reasons
- Downtown Food Co-Op
- Barron TIF Plan
- Who To Call In Madison

WRA AND RANWW REALTORS® PARTICIPATE IN THE ENDORSEMENT PROCESS FOR LEGISLATIVE SEATS

WRA and members of RANWW have spent time this summer interviewing candidates for open seats in a number of Assembly and Senate districts.

They join other members across the state who have participated in selecting real estate and land use candidates for the 30 open seats in the Wisconsin Legislature.

Candidates participate in a 20 minute interview by members of WRA's advocacy team, REALTOR® members are then asked their opinion

on who would make the best candidate in each seat and those recommendations are noted and passed on to the WRA RPAC Trustees for their endorsement.

Once they are all selected, the results are compiled into the WRA Voters Guide which will be sent to all 18,200 WRA members. When we ask you to support a candidate with your Direct Giver dollars, you can be assured that the candidate has been vetted by WRA and your fellow REALTORS® and is worthy of your financial support.

“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)

WRA, along with members from the REALTORS® Association of Northwestern Wisconsin and the La Crosse Area REALTORS® will be interviewing the candidates for the open 3rd Congressional seat September 19th.

Candidates Brad Pfaff and Derrick Van Orden will each have 45 minutes to answer a number of questions put to them by WRA staff.

Just like state candidate interviews, members from both local Association's will discuss the answers and make a recommendation to WRA staff then will be relayed to NAR, who will make the final decision on an endorsement.

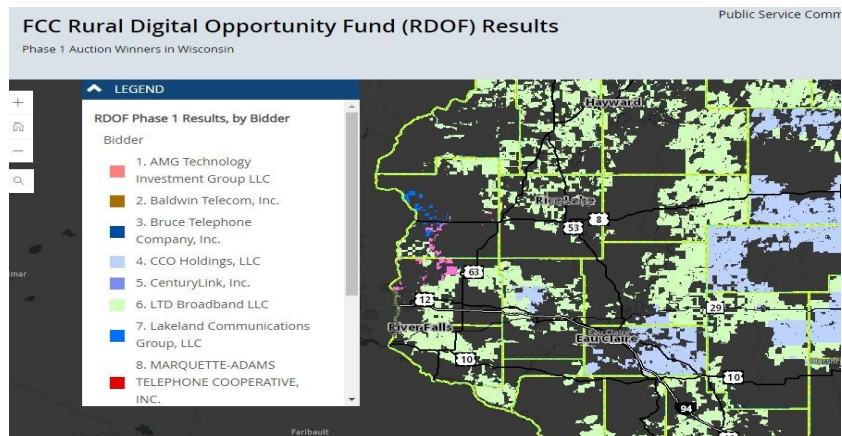
The 3rd Congressional district is one of Wisconsin's largest and has only had two representatives in the last 42 years. Steve Gunderson held the office from 1980 until 2006 and Ron Kind has held it from 2007 until 2022

TWO TALES OF RURAL BROADBAND

As TDS Telecom continues to install fiberoptic cable under most of the city of Eau Claire, other more rural areas of the region are beginning to see what millions of dollars of grants, state and federal funding and private investments can be with fiber coming to areas that had to contend with speeds that were much too slow for pretty much any use.

With the grant dollars comes some frustration as some homes and businesses receive high speed, while residents down the road or across the road watch and wonder when their turn will be. Slowly, it will be everyone's turn to have the same fast broadband that is found only in cities.

Then the bad news: The Federal Communications Commission has rejected the long-form applications from LTD Broadband and Starlink under Phase 1 of the Rural Digital Opportunity Fund. That represents nearly a billion dollars of investment in the areas shaded in light green on the map below. And that could set rural projects back for quite some time.





This month's Capitol Insights highlights Foreclosure Equity Theft. If you attended this year's REALTOR® & Government Day, you heard from Senior Vice-President Tom Larson recapping your lobby team's efforts to require counties to pay any net proceeds in a property tax foreclosure to the former owner of the property. Watch here:

https://youtu.be/w62Jfq8H_vQ

14 REASONS TO INVEST

1. Disclosure Report
2. 40-year Access Easements
3. Homeowner Associations
4. Home Equity Theft
5. WHEDA Workforce Housing Rehabilitation Loans
6. Limiting Liability for Appraisers
7. Right to Place a Pier on Flowages
8. Property Tax Cut
9. Broadband Expansion
10. Home Inspection Reports and Defect
11. DSPS Technology Upgrades
12. Income Tax Cuts
13. COVID-19 Civil Liability Exemption
14. Removal of Bad Proposals by the Legislature

And let's not forget at the beginning of COVID-19 having real estate designated a vital business so that you could continue to conduct business while other businesses curtailed operations or shut down completely.

None of that just happens. Legislators are supported by RPAC and Direct Giver. These successes benefit you, your clients and the real estate industry. Please consider an investment today!

RPAC AND YOU

Did you know that you can make your RPAC investment securely online using your Visa, Mastercard and now American Express card? And, you can set up monthly payments!

Go to <https://secure.wra.org/donate>

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

Now more than ever, we need your financial investment in RPAC thru the Large Donor Council or Direct Giver.



FINAL LOTS IN DOWNTOWN ASSIGNED FOR DEVELOPMENT

Menomonie Market Food Co-op is working with the Redevelopment Authority to reduce the value of its building that will soon be under construction from \$6 million to \$4 million. This lot, which is currently being used as a parking lot is next to the new Children’s Museum that will open in January and across the street from the new Andante mixed-use apartment building. Behind the co-op will be two other mixed use buildings with underground parking and apartments in five story buildings.

While across the river, new low-income apartments will begin construction this fall as will buildings and a park in the Cannery District.



“We in America do not have government by the majority, we have government by the majority who participate” - Thomas Jefferson

BARRON TIF DISTRICT TO SUPPORT NEW KWIK-TRIP, OTHER DEVELOPMENT

The City of Barron is looking to a TIF district to support the construction of a new Kwik-Trip and other development opportunities along its main route on Highway 8. The TIF District from La Salle Street to downtown will be an area where the tax base is set and the property taxes from the valuation exceeding the base goes to pay for development of the land within the district.

Funding from the district will offset costs of installing lights at La Salle and Highway 8, improve water and sewer lines, purchases of land for future development, parks and other amenities.

The district has 47 parcels in it with many smaller lots on one end of the proposed district and much larger lots on the other so there are ample opportunities to find projects that will have the lot size to be acceptable.

Before any of this can happen, there are a number of steps that have to be undertaken. The State of Wisconsin must approve it, as well as a Joint Review Board and the Barron City Council.

Those approvals could take some time, in the meantime, planners can decide the best fit for projects if they receive approval to move forward.

The 2022 RPAC campaign is in full swing.

Three levels of investment...dues billing, Direct Giver and Large Donor Council.

Several ways to pay: personal or LLC check, debit card, Visa, Mastercard or American Express.

Have questions? Contact Bruce

(bruce@ranww.org) or Sandy at WRA (sandy@wra.org)

Representatives in the Wisconsin Legislature

29th Assembly
Clint Moses
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67th Assembly
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68th Assembly
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31st Senate
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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, southern Ashland to the north. We are the fourth largest of the 19 Associations in terms of membership. Your Association covers 395 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 42 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. And be watching for a podcast coming soon.

**Bruce King, C2EX, AHWD,
e-PRO®
Government Affairs Director**

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COMMITMENT TO EXCELLENCE

**Enhance your skills.
Empower your future.**

