

NOTICE OF JOINT MANAGEMENT COMMITTEE

MEETING TO BE HELD

3:00 P.M. – Thursday, February 26th, 2026

LADYSMITH COUNCIL CHAMBERS

107 W SECOND STREET SOUTH

LADYSMITH, WISCONSIN

Invitations to: Committee Members – J. Kenyon, J. Biller, R. Freeman, Mayor Grotzinger, A. Ziesler and A. Christianson (LIDC)

Staff: A. Christianson, A. Heath and S. Nelson.

Meeting will be accessible by video conference. [Join the meeting here.](#)

AGENDA:

- 1) Call to order.**

- 2) Approval of Minutes – December 4th, 2025 & January 22nd, 2026**

- 3) Public Comment**

- 4) Discussion and action on Financials**
 - a. Expenses and Revenues
 - b. Budget Reports
 - c. Financial Reports
 - d. Uncollected Rent(s)

- 5) Discussion and action of Facilities Management**
 - a. Significant Tasks Completed
 - b. HVAC RFPs

- 6) Discussion and action on buildings and tenants. Including review and action on leases**
 - a. Enterprise Center
 - b. Fritz Avenue Plant
 - c. ADF Plant
 - d. Forest I & II
 - e. Gate Avenue Manufactures Plant
 - f. Other properties under purview of Joint Management Committee

- 7) Set Date & Time for Next Meeting.**

- 8) Adjourn.**

JOINT MANAGEMENT COMMITTEE MINUTES

3:00 P.M. – Thursday, December 4, 2025

LADYSMITH COUNCIL CHAMBERS - 107 W SECOND STREET SOUTH -LADYSMITH, WISCONSIN

Committee Members Present – Kenyon, Freeman, Biller, Grotzinger, Ziesler and Christianson.

Others Present: A. Christianson, S. Nelson

Call to order: Chair Kenyon called the meeting to order at 3:00pm.

Approval of October 23rd, 2025 Minutes: Chair Kenyon asked for any additions or corrections to the minutes as presented. Freeman requested roll call vote for approval. Motion by Mayor Grotzinger; seconded by Chair Kenyon to approve October 23rd, 2025 minutes. Motion carried by roll call vote. Ziesler-yes. Grotzinger-yes. Biller-yes. Freeman-no. Kenyon-yes.

Public Comment: None.

Discussion and action on Financials

Expenses and revenues: Discussion related to expenses. Review of the Profit & Loss Analysis.

Budget reports: No concerns noted. Motion by Freeman, seconded by Kenyon to approve budget reports. Motion carried by voice vote.

Discussion related to document provided by Administrative Coordinator Heath, who was unable to attend, of all Joint Management Properties Profit & Loss from 1992-2024. Discussion related to prior accounting practices. Discussion related to debt service payments. Discussion related to large expense items.

Discussion and action of Facilities Management

Significant Tasks Completed: Facility Manager Ewer was unable to attend, but provided Chair Kenyon with the following information: plow markers were put up where necessary, all buildings were prepped for winter and ADF loading dock was repaired by Rusk County Staff.

Fritz Ave Boiler: Chair Kenyon reported the boiler pump for the south section of Fritz Ave failed. Special approval by Chair Kenyon was given for fix not to exceed \$5,330 quote provided by Ladysmith Heating and Cooling.

Facility Manager Ewer provided Chair Kenyon with a quote in the amount of \$4,950 from Tweet & Garot to add control valves to Fritz Ave building that would allow them to add more control to the building in regards to heating. Chair Kenyon reported that he would like to see additional quotes.

Fritz Ave Ventilation: Chair Kenyon reported several years ago designs were drawn up for the ventilation system. Chair Kenyon requestion Christianson (LIDC) ensure the Facility Manager Ewer still has copies of the design and get requests for proposals.

Discussion of buildings and tenants, including setting minimum lease rates.

Enterprise Center: Nothing to report.

Barefoot Painter: Chair Kenyon reported Administrator Christianson informed him that Barefoot Painter was going to vacate some of their space they are currently using, but Northwest Refrigeration was possibly interested. Motion by Kenyon; seconded by Grotzinger to authorize Administrator Christianson or Administrative Coordinator Heath to write lease for this available space at current rates. Motion carried by voice vote.

Marshfield Clinic: Chair Kenyon noted that the existing lease expires in March 2026.

Administrative Coordinator Heath recommended a 9-month lease extension to transition the

renewal date to January 1, ensuring uniform lease terms. It was also recommended to increase rate to \$4.00 or \$4.10 a square foot. Motion by Kenyon; seconded by Grotzinger to renew lease at a 9-month extension at the rate of \$4 a square foot. Motion carried by voice vote.

Fritz Avenue Plant: Nothing further to report.

ADF Plant: Nothing further to report.

Jez Road -501 Doughty Road: Nothing further to report.

Gate Avenue Manufactures Plant: Chair Kenyon reported Administrator Christianson received an inquiry from an industrial broker that was seeking 40k square feet for warehouse space. Nothing available.

Other properties under purview of Joint Management Committee: Nothing further to report.

Billar reported a desire to initiate discussions concerning the separation of buildings. Chair Kenyon stated that the Common Council will begin its discussion at the next meeting and indicated his openness to addressing the matter in future meetings.

Set Date & Time for Next Meeting. Next meeting scheduled for Thursday, January 22nd, 2026 at 3:00 p.m. located at City Hall.

Adjourn. Motion by Freeman; seconded Billar to adjourn at 3:52p.m. Motion carried by voice vote.

Respectfully Submitted – S. Nelson, City Clerk

JOINT MANAGEMENT COMMITTEE MINUTES

3:00 P.M. – Thursday, January 22nd, 2026

LADYSMITH COUNCIL CHAMBERS - 107 W SECOND STREET SOUTH -LADYSMITH, WISCONSIN

Committee Members Present – Kenyon, Freeman, Grotzinger (late), Ziesler and Christianson.

Absent: Biller

Others Present: A. Christianson, S. Nelson, B. Ewer.

Call to order: Chair Kenyon called the meeting to order at 3:00pm.

Approval of December 4th, 2025 Minutes: Chair Kenyon asked for any additions or corrections to the minutes as presented. Motion by Chair Kenyon to approve December 4th, 2025 Minutes. Motion failed. Zeisler expressed concern that the motion regarding the Marshfield Clinic lease may have been recorded incorrectly. *(Upon review, the record is correct.)*

Public Comment: A. Christianson speaking as a member of the public addressed the committee regarding members' public obligations and meeting preparedness.

Discussion and action on Financials

Expenses and revenues: Freeman asked whether reports for Forest I and Forest II should be updated to reflect accurate vacancy reporting for 2025. The committee discussed profit and loss analysis. Christianson (LIDC) noted that positive reports were attributable to proper management of the properties.

Budget reports: Due to new Rusk County Finance Director, no budget reports provided.

Discussion and action of Facilities Management

Significant Tasks Completed: Facility Manager Ewer provided a Maintenance Walkthrough checklist he hoped to begin utilizing for each building either monthly or quarterly as preventative maintenance. Christianson (LIDC) spoke in favor of implementing the process.

Facility Manager Ewer reported that in the Fritz building, one of the overhead door opener's internal sensors failed. The unit will be replaced by Flambeau Door Company as parts are no longer available for repair.

Christianson (LIDC) reported he provided Facility Manager Ewer with the vehicle exhaust ventilation system plans for both the Fritz Ave and Enterprise Center buildings along with contact information from the engineer that prepared the plans. Chair Kenyon reported next steps should be to create an RFP to see what actual cost would be and proceed from there. Discussion related to the resubmission of plans. Facility Manager Ewer reported he will get quote from engineering firm for a cost of updated plans.

Fritz Ave HVAC: Kenyon reported this item was discussed at last month's meeting and additional quotes were desired. Facility Manager Ewer reported he did receive an additional quote from Train, but he would like to delay approval as staff has been working on issue and may have a fix that could be less expensive.

Enterprise Center Doors: Chair Kenyon requested an update. Facility Manager Ewer reported all overhead doors are working properly. Discussion related to set of double doors located on North end of building. Facility Manager Ewer reported space contains old hospital equipment. Further discussion related to use of space and cost effectiveness of replacing doors.

RUSK COUNTY BUDGET REPORT
PERIOD: January - December 2025

JOINT MANAGEMENT PROFIT & LOSS

Dept: Ashley Heath, Administrative Coordinator

JOINT MANAGEMENT TOTAL

Category Type	2020 Actuals	2021 Actuals	2022 Actuals	2023 Actuals	2024 Actuals	2025 Budget	2025 YTD Total	Year-End Projected
Public Charges for Services	1,080	1,080	1,475	1,080	1,080	1,080	-	-
Misc Revenue	-	-	15,255	-	-	-	-	-
Taxes	12,000	12,000	-	-	-	-	-	-
Lease/Rent Revenue	148,899	232,091	291,322	388,140	357,785	413,832	373,919	373,919
Total Revenue	161,979	245,171	308,051	389,220	358,865	414,912	373,919	373,919
Contractual Services	131,093	135,723	204,761	234,925	218,902	206,267	139,988	139,988
Operating Expense	18,212	20,595	27,476	83,018	42,088	45,510	51,416	51,416
Capital Outlay	-	-	-	-	25,945	-	-	-
Fund Transfers-General	3,300	3,300	3,300	3,300	3,300	3,300	-	3,300
Fund Transfers-Maint	11,811	13,804	25,869	41,483	22,840	43,123	21,306	21,306
Total Expenditures	164,416	173,421	261,406	362,726	313,075	298,200	212,710	216,010
Net	(2,438)	71,750	46,645	26,495	45,791	116,712	161,209	157,909

Year	<=2018	2019	2020	2021	2022	2023	2024	2025
Profit/(Loss)	\$ 203,112	\$ 20,088	\$ (2,438)	\$ 71,750	\$ 46,645	\$ 26,495	\$ 45,791	\$ 157,909

Total
 Profit/(Loss) \$ **569,352**

RUSK COUNTY BUDGET REPORT
PERIOD: January - December 2025

JOINT MANAGEMENT PROFIT & LOSS

Dept: Ashley Heath, Administrative Coordinator

FRITZ AVENUE

Category Type	2020 Actuals	2021 Actuals	2022 Actuals	2023 Actuals	2024 Actuals	2025 Budget	2025 YTD Total	Year-End Projected
Public Charges for Services	1,080	1,080	1,475	1,080	1,080	1,080	-	-
Lease/Rent Revenue	28,287	37,403	66,463	77,774	70,775	78,154	86,586	86,586
Total Revenue	29,367	38,483	67,938	78,854	71,855	79,234	86,586	86,586
Contractual Services	37,310	34,148	68,421	90,549	40,376	47,731	37,010	37,010
Operating Expense	5,147	6,143	7,645	11,664	9,126	9,442	10,926	10,926
Fund Transfers-Maint	3,199	3,470	5,487	7,858	4,221	8,000	4,552	4,552
Total Expenditures	45,656	43,760	81,553	110,071	53,723	65,173	52,487	52,487
Net	(16,290)	(5,277)	(13,615)	(31,217)	18,132	14,061	34,099	34,099

Year	<=2018	2019	2020	2021	2022	2023	2024	2025
Profit/(Loss)	\$ 30,245	\$ (9,112)	\$ (16,290)	\$ (5,277)	\$ (13,615)	\$ (31,217)	\$ 18,132	\$ 34,099

Total
Profit/(Loss) \$ **6,966**

RUSK COUNTY BUDGET REPORT
PERIOD: January - December 2025

JOINT MANAGEMENT PROFIT & LOSS

Dept: Ashley Heath, Administrative Coordinator

ENTERPRISE CENTER

Category Type	2020 Actuals	2021 Actuals	2022 Actuals	2023 Actuals	2024 Actuals	2025 Budget	2025 YTD Total	Year-End Projected
Misc Revenue	-	-	15,255	-	-	-	-	-
Lease/Rent Revenue	8,415	23,258	22,243	63,319	78,399	75,000	78,600	78,600
Total Revenue	8,415	23,258	37,498	63,319	78,399	75,000	78,600	78,600
Contractual Services	37,315	40,353	42,850	54,156	43,537	56,732	45,168	45,168
Operating Expense	2,487	3,420	5,098	9,450	6,225	6,542	7,699	7,699
Fund Transfers-Maint	2,989	5,680	9,464	13,270	8,466	13,000	6,441	6,441
Total Expenditures	42,791	49,453	57,412	76,875	58,228	76,274	59,308	59,308

Net	(34,376)	(26,196)	(19,914)	(13,557)	20,171	(1,274)	19,292	19,292
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Year	<=2018	2019	2020	2021	2022	2023	2024	2025
Profit/(Loss)	\$ (16,829)	\$ (37,089)	\$ (34,376)	\$ (26,196)	\$ (19,914)	\$ (13,557)	\$ 20,171	\$ 19,292

Total
Profit/(Loss) \$ **(108,498)**

RUSK COUNTY BUDGET REPORT
PERIOD: January - December 2025

JOINT MANAGEMENT PROFIT & LOSS

Dept: Ashley Heath, Administrative Coordinator

GATES AVENUE

Category Type	2020 Actuals	2021 Actuals	2022 Actuals	2023 Actuals	2024 Actuals	2025 Budget	2025 YTD Total	Year-End Projected
Lease/Rent Revenue	9,045	32,619	37,486	72,909	95,261	77,678	105,237	105,237
Total Revenue	9,045	32,619	37,486	72,909	95,261	77,678	105,237	105,237
Contractual Services	26,993	39,035	66,853	66,799	41,934	66,732	41,333	41,333
Operating Expense	5,607	721	2,270	12,393	9,676	10,142	11,447	11,447
Fund Transfers-Maint	2,966	3,731	5,661	8,494	4,614	8,500	3,184	3,184
Total Expenditures	35,567	43,488	74,784	87,687	56,223	85,374	55,963	55,963

Net	(26,522)	(10,869)	(37,298)	(14,777)	39,038	(7,696)	49,274	49,274
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Year	<=2018	2019	2020	2021	2022	2023	2024	2025
Profit/(Loss)	\$ (49,556)	\$ (50,589)	\$ (26,522)	\$ (10,869)	\$ (37,298)	\$ (14,777)	\$ 39,038	\$ 49,274

Total
 Profit/(Loss) \$ **(101,300)**

RUSK COUNTY BUDGET REPORT
PERIOD: January - December 2025

JOINT MANAGEMENT PROFIT & LOSS

Dept: Ashley Heath, Administrative Coordinator

FORESTRY INDUSTRIAL PARK BUILDING I (DOUGHTY ROAD)

Category Type	2020 Actuals	2021 Actuals	2022 Actuals	2023 Actuals	2024 Actuals	2025 Budget	2025 YTD Total	Year-End Projected
Lease/Rent Revenue	9,000	18,000	28,545	53,038	-	48,000	-	-
Total Revenue	9,000	18,000	28,545	53,038	-	48,000	-	-
Contractual Services	15,155	5,438	3,739	6,115	7,490	15,608	11,080	11,080
Operating Expense	1,461	2,307	3,932	29,922	5,321	7,000	6,717	6,717
Fund Transfers-Maint	2,512	453	3,579	7,267	3,785	7,268	6,744	6,744
Total Expenditures	19,127	8,198	11,250	43,304	16,597	29,876	24,541	24,541

Net	(10,127)	9,802	17,295	9,734	(16,597)	18,124	(24,541)	(24,541)
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Year	<=2018	2019	2020	2021	2022	2023	2024	2025
Profit/(Loss)	\$ (18,052)	\$ (13,225)	\$ (10,127)	\$ 9,802	\$ 17,295	\$ 9,734	\$ (16,597)	\$ (24,541)

Total
 Profit/(Loss) \$ **(45,711)**

RUSK COUNTY BUDGET REPORT
PERIOD: January - December 2025

JOINT MANAGEMENT PROFIT & LOSS

Dept: Ashley Heath, Administrative Coordinator

FORESTRY INDUSTRIAL PARK BUILDING II (JEZ ROAD)

Category Type	2020 Actuals	2021 Actuals	2022 Actuals	2023 Actuals	2024 Actuals	2025 Budget	2025 YTD Total	Year-End Projected
Lease/Rent Revenue	26,120	50,544	52,452	37,233	15,892	50,000	16,369	16,369
Total Revenue	26,120	50,544	52,452	37,233	15,892	50,000	16,369	16,369

Contractual Services	4,326	1,308	2,100	1,927	771	3,732	768	768
Operating Expense	1,315	4,899	3,766	10,456	5,247	5,542	6,636	6,636
Fund Transfers-Maint	60	106	1,677	2,044	984	2,045	-	-
Total Expenditures	5,701	6,313	7,543	14,427	7,001	11,319	7,404	7,404

Net	20,419	44,230	44,909	22,806	8,891	38,681	8,965	8,965
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Year	<=2018	2019	2020	2021	2022	2023	2024	2025
Profit/(Loss)	\$ 112,292	\$ 64,632	\$ 20,419	\$ 44,230	\$ 44,909	\$ 22,806	\$ 8,891	\$ 8,965

Total
 Profit/(Loss) \$ **327,143**

RUSK COUNTY BUDGET REPORT
PERIOD: January - December 2025

JOINT MANAGEMENT PROFIT & LOSS

Dept: Ashley Heath, Administrative Coordinator

ADF

Category Type	2020 Actuals	2021 Actuals	2022 Actuals	2023 Actuals	2024 Actuals	2025 Budget	2025 YTD Total	Year-End Projected
Taxes	12,000	12,000	-	-	-	-	-	-
Lease/Rent Revenue	68,033	70,267	84,132	83,868	97,457	85,000	87,127	87,127
Total Revenue	80,033	82,267	84,132	83,868	97,457	85,000	87,127	87,127
Contractual Services	9,994	15,441	20,799	15,379	84,794	15,732	4,631	4,631
Operating Expense	2,194	3,103	4,765	9,133	6,494	6,842	7,991	7,991
Capital Outlay	-	-	-	-	25,945	-	-	-
Fund Transfers-General	3,300	3,300	3,300	3,300	3,300	3,300	-	3,300
Fund Transfers-Maint	85	364	-	2,550	770	4,310	385	385
Total Expenditures	15,573	22,208	28,864	30,362	121,302	30,184	13,006	16,306
Net	64,459	60,059	55,268	53,506	(23,845)	54,816	74,121	70,821

Year	<=2018	2019	2020	2021	2022	2023	2024	2025
Profit/(Loss)	\$ 145,012	\$ 65,472	\$ 64,459	\$ 60,059	\$ 55,268	\$ 53,506	\$ (23,845)	\$ 70,821

Total
 Profit/(Loss) \$ **490,752**

Discussion of buildings and tenants, including setting minimum lease rates.

Enterprise Center: Nothing to report.

Fritz Avenue Plant: Administrator Christianson reported about 6,000 sq ft available.

ADF Plant: Nothing to report.

Jez Road -501 Doughty Road: Facility Manager Ewer reported last blower motor has arrived and will be replaced.

Gate Avenue Manufactures Plant: Administrator Christianson reported BiOrigin requested to update lease and combine two lease agreements into one document to start effective January 1st, 2026. Administrator Christianson reported lease was reviewed by Rusk County Corporation Counsel who provided suggestions, specifically related to clarification of Right of First Refusal and effective date of lease. Chair Kenyon spoke in favor of suggested changes. Motion by Chair Kenyon; seconded by Freeman to approve lease with changes suggested by Rusk County Corporation Counsel. Motion carried by voice vote.

Other properties under purview of Joint Management Committee: Chair Kenyon reported the lights in the south parking area of the Gateway Pavillion are not working. Facility Manager Ewer reported he will look into issue.

Discussion on the creation of City & County Committees to consider the

sale/transfer/purchase of jointly owned properties: Zeisler inquired as to whether or not the City of Ladysmith has formed temporary committee. Chair Kenyon reported the City of Ladysmith's committee will consist of R. Lovley, J. Hoover and himself. Freeman reported Rusk County has not made any official appointments yet. Zeisler discussed desired makeup of the committee.

Set Date & Time for Next Meeting. Next meeting scheduled for Thursday, February 26th, 2026 at 3:00 p.m. located at City Hall.

Adjourn. Motion by Freeman; seconded Zeisler to adjourn at 3:43p.m. Motion carried by voice vote.

Respectfully Submitted – S. Nelson, City Clerk

JOINT MANAGEMENT
REVENUES | 2025



*This report is not finalized and is provided for informational purposes and is subject to change.

	January	February	March	April	May	June	July	August	September	October	November	December	Total
ADF	\$ 7,260.58	\$ 7,260.58	\$ 7,260.58	\$ 7,260.58	\$ 7,260.58	\$ 7,260.58	\$ 7,260.58	\$ 7,260.58	\$ 7,260.58	\$ 7,260.58	\$ 7,260.58	\$ 7,260.58	\$ 87,126.96
ADF	\$ 7,260.58	\$ 7,260.58	\$ 7,260.58	\$ 7,260.58	\$ 7,260.58	\$ 7,260.58	\$ 7,260.58	\$ 7,260.58	\$ 7,260.58	\$ 7,260.58	\$ 7,260.58	\$ 7,260.58	\$ 87,126.96
ENTERPRISE	\$ 7,140.21	\$ 7,140.21	\$ 7,140.21	\$ 7,140.21	\$ 7,140.21	\$ 7,140.21	\$ 7,140.21	\$ 7,140.21	\$ 7,173.88	\$ 7,140.21	\$ 4,960.88	\$ 4,873.88	\$ 81,270.53
Barefoot Painters	\$ 2,266.33	\$ 2,266.33	\$ 2,266.33	\$ 2,266.33	\$ 2,266.33	\$ 2,266.33	\$ 2,266.33	\$ 2,266.33	\$ 2,300.00	\$ 2,266.33	\$ 87.00	\$ -	\$ 22,783.97
Best Enterprises	\$ 317.50	\$ 317.50	\$ 317.50	\$ 317.50	\$ 317.50	\$ 317.50	\$ 317.50	\$ 317.50	\$ 317.50	\$ 317.50	\$ 317.50	\$ 317.50	\$ 3,810.00
Liberty Commerical Roofing	\$ 785.88	\$ 785.88	\$ 785.88	\$ 785.88	\$ 785.88	\$ 785.88	\$ 785.88	\$ 785.88	\$ 785.88	\$ 785.88	\$ 785.88	\$ 785.88	\$ 9,430.56
Marshfield Clinic	\$ 341.25	\$ 341.25	\$ 341.25	\$ 341.25	\$ 341.25	\$ 341.25	\$ 341.25	\$ 341.25	\$ 341.25	\$ 341.25	\$ 341.25	\$ 341.25	\$ 4,095.00
Rusk County Transit	\$ 3,429.25	\$ 3,429.25	\$ 3,429.25	\$ 3,429.25	\$ 3,429.25	\$ 3,429.25	\$ 3,429.25	\$ 3,429.25	\$ 3,429.25	\$ 3,429.25	\$ 3,429.25	\$ 3,429.25	\$ 41,151.00
FOREST I - 501 DOUGHTY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FOREST II - 1402 JEZ	\$ 1,343.92	\$ 1,343.92	\$ 1,343.92	\$ 1,343.92	\$ 1,343.92	\$ 1,343.92	\$ 1,384.23	\$ 1,384.23	\$ 1,384.23	\$ 1,384.23	\$ 1,384.23	\$ 1,384.23	\$ 16,368.90
Vacant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
InDeck - Land Lease	\$ 1,343.92	\$ 1,343.92	\$ 1,343.92	\$ 1,343.92	\$ 1,343.92	\$ 1,343.92	\$ 1,384.23	\$ 1,384.23	\$ 1,384.23	\$ 1,384.23	\$ 1,384.23	\$ 1,384.23	\$ 16,368.90
FRITZ	\$ 8,856.22	\$ 8,856.22	\$ 8,856.22	\$ 6,763.92	\$ 6,763.92	\$ 6,763.92	\$ 6,763.92	\$ 6,763.92	\$ 6,763.92	\$ 6,763.92	\$ 6,763.92	\$ 6,763.92	\$ 87,443.98
Dahlstrom Trucking	\$ 1,687.50	\$ 1,687.50	\$ 1,687.50	\$ 1,687.50	\$ 1,687.50	\$ 1,687.50	\$ 1,687.50	\$ 1,687.50	\$ 1,687.50	\$ 1,687.50	\$ 1,687.50	\$ 1,687.50	\$ 20,250.00
Hooper Corp	\$ 868.93	\$ 868.93	\$ 868.93	\$ 868.93	\$ 868.93	\$ 868.93	\$ 868.93	\$ 868.93	\$ 868.93	\$ 868.93	\$ 868.93	\$ 868.93	\$ 10,427.16
Marty Reynolds	\$ 1,138.33	\$ 1,138.33	\$ 1,138.33	\$ 1,138.33	\$ 1,138.33	\$ 1,138.33	\$ 1,138.33	\$ 1,138.33	\$ 1,138.33	\$ 1,138.33	\$ 1,138.33	\$ 1,138.33	\$ 13,660.00
Northwest Refrigeration	\$ 2,949.80	\$ 2,949.80	\$ 2,949.80	Lease Term	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,849.40
Rockwell Automation	\$ 2,211.66	\$ 2,211.66	\$ 2,211.66	\$ 2,211.66	\$ 2,211.66	\$ 2,211.66	\$ 2,211.66	\$ 2,211.66	\$ 2,211.66	\$ 2,211.66	\$ 2,211.66	\$ 2,211.66	\$ 26,539.92
Sam O'Keefe	\$ -	\$ -	\$ -	\$ 857.50	\$ 857.50	\$ 857.50	\$ 857.50	\$ 857.50	\$ 857.50	\$ 857.50	\$ 857.50	\$ 857.50	\$ 7,717.50
GATES	\$ 9,733.67	\$ 9,734.17	\$ 6,694.16	\$ 8,887.50	\$ 8,887.50	\$ 8,887.50	\$ 8,887.50	\$ 8,887.50	\$ 8,445.00	\$ 8,445.00	\$ 8,445.00	\$ 8,445.00	\$ 104,379.50
A&M Fiberglass	\$ 3,411.67	\$ 3,411.67	\$ 1,801.66	\$ 2,875.00	\$ 2,875.00	\$ 2,875.00	\$ 2,875.00	\$ 2,875.00	\$ 2,875.00	\$ 2,875.00	\$ 2,875.00	\$ 2,875.00	\$ 34,500.00
BiOrigin/Complete/Dunn	\$ 5,880.00	\$ 5,880.00	\$ 4,200.00	\$ 5,320.00	\$ 5,320.00	\$ 5,320.00	\$ 5,320.00	\$ 5,320.00	\$ 5,320.00	\$ 5,320.00	\$ 5,320.00	\$ 5,320.00	\$ 63,840.00
Equipped Rental	\$ -	\$ -	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 2,500.00
RUSO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
West Cove Lanes	\$ 442.00	\$ 442.50	\$ 442.50	\$ 442.50	\$ 442.50	\$ 442.50	\$ 442.50	\$ 442.50	Lease Term	\$ -	\$ -	\$ -	\$ 3,539.50
MONTHLY TOTAL	\$ 34,334.60	\$ 34,335.10	\$ 31,295.09	\$ 31,396.13	\$ 31,396.13	\$ 31,396.13	\$ 31,436.44	\$ 31,436.44	\$ 31,027.61	\$ 30,993.94	\$ 28,814.61	\$ 28,727.61	\$ 376,589.87

JOINT MANAGEMENT
EXPENSES | 2025



*This report is not finalized and is provided for informational purposes and is subject to change. This report does not include debt service; only operating expenses. The budget amount reflects amendments as approved by the County Board.

	January	February	March	April	May	June	July	August	September	October	November	December	Total	BUDGET	Status
ADF	\$ 1,154.40	\$ 443.51	\$ -	\$ 1,012.24	\$ -	\$ 8,896.10	\$ 368.64	\$ -	\$ 65.00	\$ -	\$ 579.29	\$ 486.92	\$ 13,006.10	\$ 26,884.00	✓
Cost Allocations			\$ -	\$ -	\$ -	\$ 4,893.51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,893.51	\$ 3,642.00	X
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,097.16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,097.16	\$ 3,200.00	✓
Maintenance	\$ 386.59	\$ 443.51	\$ -	\$ 1,012.24	\$ -	\$ 905.43	\$ 368.64	\$ -	\$ 65.00	\$ -	\$ 231.50	\$ 450.00	\$ 3,862.91	\$ 15,000.00	✓
Software Support	\$ 767.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 767.81	\$ 732.00	X
Transfer to Maintenan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 347.79	\$ 36.92	\$ 384.71	\$ 4,310.00	✓
ENTERPRISE	\$ 1,906.17	\$ 4,394.40	\$ 4,303.70	\$ 7,187.13	\$ 814.54	\$ 3,273.20	\$ 14,157.53	\$ 2,808.14	\$ 2,329.33	\$ 5,253.70	\$ 7,478.30	\$ 10,256.61	\$ 64,162.75	\$ 76,274.00	✓
Contracted Services	\$ 272.65	\$ 272.65	\$ 272.65	\$ 272.65	\$ 272.65	\$ 272.65	\$ 272.65	\$ 272.65	\$ 272.65	\$ 272.65	\$ 272.65	\$ 272.65	\$ 3,271.80	\$ 8,000.00	✓
Cost Allocations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,893.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,893.50	\$ 3,642.00	X
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,805.53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,805.53	\$ 2,900.00	✓
Repairs	\$ 512.89	\$ 575.14	\$ 735.28	\$ 2,665.82	\$ 158.86	\$ 59.90	\$ 2,549.93	\$ 636.16	\$ 149.64	\$ 1,725.00	\$ 12.59	\$ 2,615.61	\$ 12,396.82	\$ 10,000.00	X
Software Support	\$ 767.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 767.81	\$ 732.00	X
Transfer to Maintenan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,502.12	\$ 939.13	\$ 6,441.25	\$ 13,000.00	✓
Utilities	\$ 352.82	\$ 3,546.61	\$ 3,295.77	\$ 4,248.66	\$ 383.03	\$ 2,940.65	\$ 3,635.92	\$ 1,899.33	\$ 1,907.04	\$ 3,256.05	\$ 1,690.94	\$ 6,429.22	\$ 33,586.04	\$ 38,000.00	✓
FOREST I - 501 DOUGHT	\$ 1,823.52	\$ 1,384.40	\$ 1,554.29	\$ 2,472.33	\$ 2,430.24	\$ 3,093.45	\$ 1,442.63	\$ 843.90	\$ 2,752.48	\$ -	\$ 5,471.96	\$ 1,271.98	\$ 24,541.18	\$ 29,876.28	✓
Cost Allocations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,893.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,893.50	\$ 5,000.00	✓
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,823.89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,823.89	\$ 2,000.00	✓
Repairs	\$ 595.58	\$ -	\$ -	\$ 37.38	\$ 8.86	\$ 512.42	\$ -	\$ 500.00	\$ 8,500.00	\$ -	\$ -	\$ -	\$ 10,154.24	\$ 14,376.28	✓
Software Support	\$ 767.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 767.81	\$ 732.00	X
Transfer to Maintenan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,471.96	\$ 1,271.98	\$ 6,743.94	\$ 7,268.00	✓
Utilities	\$ 460.13	\$ 1,384.40	\$ 1,554.29	\$ 2,434.95	\$ 2,421.38	\$ (4,136.36)	\$ 1,442.63	\$ 343.90	\$ (5,747.52)	\$ -	\$ -	\$ -	\$ 157.80	\$ 500.00	✓
FOREST II - 1402 JEZ	\$ 767.81	\$ 46.62	\$ 145.50	\$ 378.60	\$ 255.85	\$ 6,375.87	\$ -	\$ -	\$ (566.10)	\$ -	\$ -	\$ -	\$ 7,404.15	\$ 11,319.00	✓
Cost Allocations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,893.51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,893.51	\$ 3,642.00	X
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,742.83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,742.83	\$ 1,900.00	✓
Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500.00	✓
Software Support	\$ 767.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 767.81	\$ 732.00	X
Transfer to Maintenan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,045.00	✓
Utilities	\$ -	\$ 46.62	\$ 145.50	\$ 378.60	\$ 255.85	\$ (260.47)	\$ -	\$ -	\$ (566.10)	\$ -	\$ -	\$ -	\$ -	\$ 500.00	✓
FRITZ	\$ 1,156.69	\$ 6,905.26	\$ 2,743.97	\$ 2,022.24	\$ 2,171.18	\$ 11,410.50	\$ 6,087.20	\$ 3,087.65	\$ 1,558.54	\$ 1,052.13	\$ 6,571.01	\$ 11,562.65	\$ 56,329.02	\$ 72,173.00	✓
Cost Allocations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,893.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,893.50	\$ 3,642.00	X
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,032.21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,032.21	\$ 5,800.00	X
Maintenance	\$ 100.00	\$ 874.00	\$ 595.00	\$ 704.79	\$ -	\$ -	\$ 251.03	\$ 260.58	\$ 107.48	\$ -	\$ -	\$ 5,948.96	\$ 8,841.84	\$ 15,000.00	✓
Software Support	\$ 767.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 767.81	\$ 731.00	X
Transfer to Maintenan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,989.36	\$ 562.71	\$ 4,552.07	\$ 15,000.00	✓
Utilities	\$ 288.88	\$ 6,031.26	\$ 2,148.97	\$ 1,317.45	\$ 2,171.18	\$ 484.79	\$ 5,836.17	\$ 2,827.07	\$ 1,451.06	\$ 1,052.13	\$ 2,581.65	\$ 5,050.98	\$ 31,241.59	\$ 32,000.00	✓
GATES	\$ 1,394.24	\$ 7,331.62	\$ 5,428.20	\$ 3,758.43	\$ 4,669.85	\$ 14,068.93	\$ 1,778.20	\$ 3,038.07	\$ 1,584.38	\$ 2,671.57	\$ 4,601.91	\$ 10,734.45	\$ 61,059.85	\$ 85,374.00	✓
Cost Allocations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,893.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,893.50	\$ 3,642.00	X
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,553.16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,553.16	\$ 6,500.00	X
Maintenance	\$ -	\$ 209.10	\$ 437.68	\$ 286.30	\$ -	\$ 1,084.15	\$ 267.84	\$ -	\$ 256.72	\$ 66.58	\$ -	\$ 1,237.01	\$ 3,845.38	\$ 25,000.00	✓
Software Support	\$ 767.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 767.81	\$ 732.00	X
Transfer to Maintenan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,494.62	\$ 689.03	\$ 3,183.65	\$ 8,500.00	✓
Utilities	\$ 626.43	\$ 7,122.52	\$ 4,990.52	\$ 3,472.13	\$ 4,669.85	\$ 1,538.12	\$ 1,510.36	\$ 3,038.07	\$ 1,327.66	\$ 2,604.99	\$ 2,107.29	\$ 8,808.41	\$ 41,816.35	\$ 41,000.00	X
MONTHLY TOTAL	\$ 8,202.83	\$ 20,505.81	\$ 14,175.66	\$ 16,830.97	\$ 10,341.66	\$ 47,118.05	\$ 23,834.20	\$ 9,777.76	\$ 7,723.63	\$ 8,977.40	\$ 24,702.47	\$ 34,312.61	\$ 226,503.05	\$ 301,900.28	✓

AMENDMENT TO LEASE

THIS AMENDMENT TO LEASE ("Amendment") is entered into as of the April 1, 2026, by and between County of Rusk and the City of Ladysmith (collectively the "Landlord") and MCHS Hospitals, Inc. ("Tenant").

WHEREAS, the parties entered into that certain Lease dated April 1, 2023 (the "Lease") relating to the property located at 1101 Barnett Road, #118, Ladysmith, Wisconsin; and

WHEREAS, the parties desires to extend the Lease term.

NOW, THEREFORE, the parties agree as follows:

1. The term of the Lease is hereby extended from April 1, 2026 through and until December 31, 2026 (the "Extended Term"). Thereafter the Lease shall automatically renew for one (1) year terms. Notwithstanding, either party may terminate the Lease at any time upon sixty (60) days' prior written notice to the other party.

2. The monthly rent for the Extended Term shall be calculated as occupancy of 1,365 sq foot at a rate of \$4.00 per square foot, therefore the annual rent shall be \$5,460 paid in monthly installments of \$455.00.

3. This Amendment may be executed and delivered electronically and in multiple counterparts, all of which when taken together shall constitute one agreement.

4. Except as modified by this Amendment, the terms and conditions of the Original Lease Agreement dated April 1, 2023 shall remain in full force and effect as if fully set forth herein.

IN WITNESS WHEREOF, this Amendment is executed as of the date set forth above.

County of Rusk

City of Ladysmith

By: _____

By: _____

Its: _____

Its: _____

MCHS Hospitals, Inc.

By: Karl Cash

Its: SRVP HSO

