



OFFICIAL NOTICE AND AGENDA

of a meeting of a City Board, Commission, Department, Committee, Agency, Corporation, Quasi-Municipal Corporation, or sub-unit thereof.

Meeting of: **ECONOMIC DEVELOPMENT COMMITTEE**

Date/Time: **Tuesday, January 7 at 5:15 p.m.**

Location: **City Hall, Council Chambers**

Members: Tom Neal (C), Pat Peckham, Lisa Rasmussen, Gary Gisselman and Michael Martens

AGENDA ITEMS FOR CONSIDERATION (All items listed may be acted upon)

- 1 Approval of the Minutes from 12/17/2019
- 2 Discussion and Possible Action on the issuance of a RFP for Thomas Street Phase 2 remnant parcels
Discussion and Possible Action on the issuance of a RFP for planning and engineering services for the implementation of the updated River's Edge Trail segments
- 3
- 4 Discussion and Possible Action on the extension of the Merge Development Planning Option for 120 Scott Street and associated parcels
- 6 **CLOSED SESSION** pursuant to 19.85(1)(e) of the Wisconsin Statutes for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session:
 - Discussion and Possible Action for the proposal received for L&S and Westside Battery properties- 415 South 1st Avenue
 - Discussion and Possible Action on the term sheet for Riverlife Villages Phase 2 proposed residential development
- 6 **RECONVENE** into Open Session to Take Action on Closed Session Items, If Necessary
- 7 Updates
 - North Riverfront Unifying Site Plan
 - Wausau Center Mall
 - AARP/Livable Wausau
 - N Riverfront and Towers Area Plans
 - 1300 Cleveland/Former Incubator
 - Thomas Street Phase 2

It is likely that members of, and a quorum of the Council and/or members of other committees of the Common Council of the City of Wausau will be in attendance at the above-mentioned meeting to gather information. **No action will be taken by any such groups.**

This Notice was posted at City Hall and emailed to the Media on 1/2/2020

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator at (715) 261-6620 or e-mail clerk@ci.wausau.wi.us at least 48 hours prior to the scheduled meeting or event to request an accommodation.

Other Distribution: Media, Alderpersons, Mayor, City Departments

Office of the Mayor
Robert B. Mielke



TEL: (715) 261-6800
FAX: (715) 261-6808

January 7, 2020

Dear Interested Parties,

The City of Wausau is pleased to release a **Request for Proposal (RFP)** for remnant parcels along the newly completed **Thomas Street Phase 2 Redevelopment Area**. Proposals may be made for one or a combination of the developable remnant parcels and may be combined with adjacent private properties.

Proposals must include: identified parcel(s) by number; proposed purchase price offered; proposed use; estimated proposed construction value; any request for city participation.

The City's development and incentive strategy particularly encourages the diversification of housing typology and rents; deployment of alternative energy technology, achievement of high energy efficiency standards, and/or the utilization of Property Assessed Clean Energy (PACE) tools; the priority hiring of local contractors and subcontractors; and workforce agreements with the local Building Trades Council.
<http://www.wausaudevelopment.com/TIFDevelopment.aspx>

Event	Date
1. RFP Released	January 7, 2020
2. Proposals Due	
3. Initial Proposals Review	

Questions and/or additional information on this RFP and private tours of the existing buildings are available upon request. Please contact:

Christian Schock – Planning, Community & Economic Development, christian.schock@ci.wausau.wi.us

Sincerely,

Robert B. Mielke
Mayor

Proposal Format and Required Information

This is a streamlined RFP process, interested parties must submit a letter or email which should include the following information:

1. Interested Proposer/Name and Address, Telephone and Email
2. Parcel(s) by number from the enclosed Remnant Parcels Map (in purple)
3. Proposed purchase price offered
4. Proposed use of the parcel(s)
5. Estimated construction value (if construction is proposed)
6. Any request for city participation

Evaluation Criteria

The Economic Development Committee shall evaluate and consider proposals based upon the quality of response, proposed use and projected investment. To be selected, a proposer must be able to comply with general City land purchase requirements and any other applicable laws and requirements.

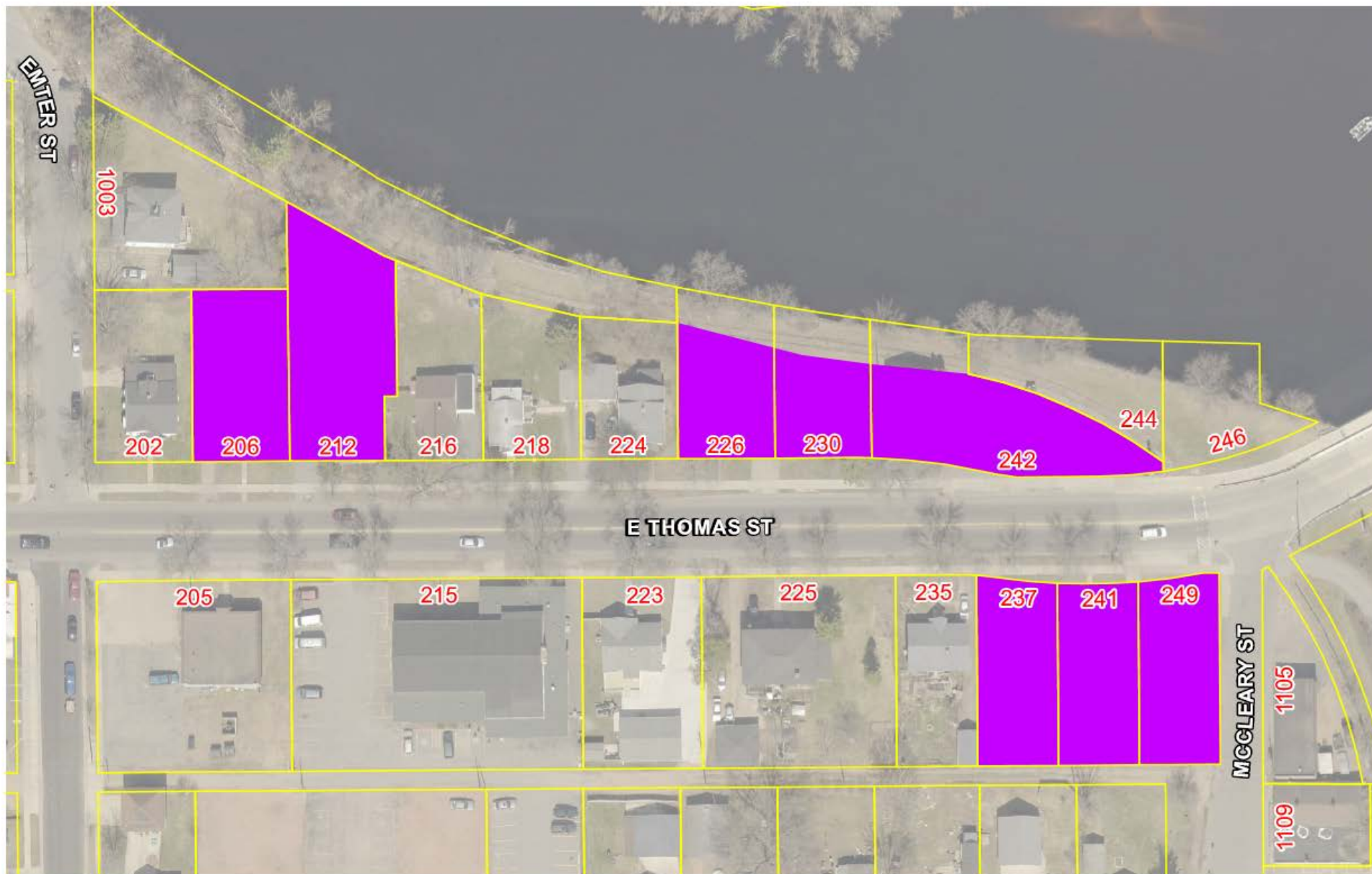
The City reserves the right to:

- Reject any or all offers and discontinue this RFP process without obligation or liability;
- Accept or sell land on offers received, without discussions or requests for best and final offers;
- Accept more than one right to develop;
- Negotiate the nature and scope of any proposed project before final Committee and Council approval;
- Accept no proposal and re-RFP or bid properties again in the future.

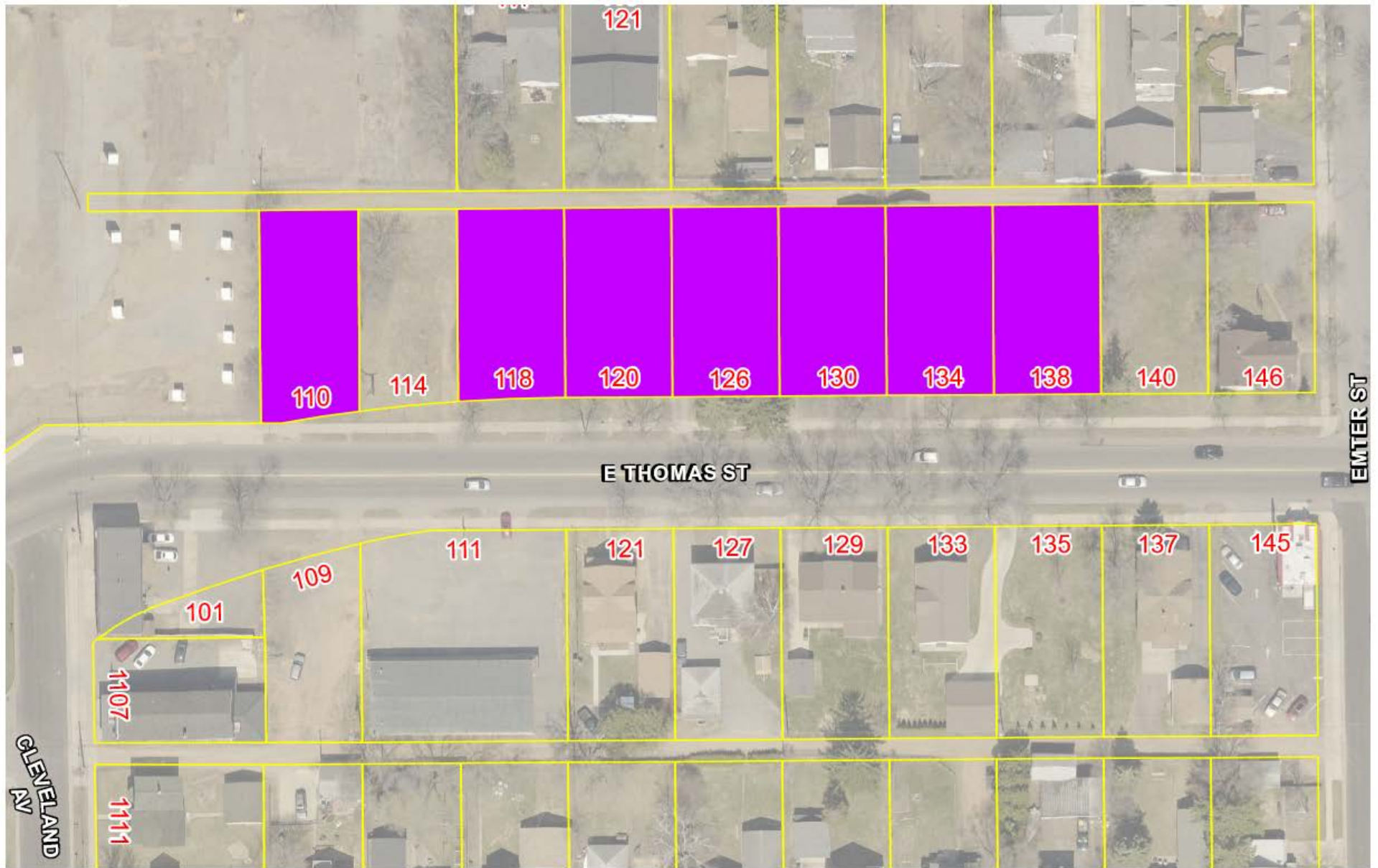
Send proposals by 4:30 p.m. on _____ to the attention of:
Planning, Community & Economic Development
christian.schock@ci.wausau.wi.us



An illustration of potential infill buildings from the Thomas Street Master Plan (2014)



Thomas Street Phase 2 Remnants- Emter to McCleary Sts.



Thomas Street Phase 2 Remnants- Cleveland to Emter Sts.

Office of the Mayor
Robert B. Mielke



TEL: (715) 261-6800
FAX: (715) 261-6808

February 2, 2017

Dear Interested Parties,

The City of Wausau is pleased to release this Request for Proposals (RFP) for redevelopment of the former "Westside Battery" (0.22 acre) and "L&S Printing" (0.57 acre) parcels at 415 and 401 South First Avenue on the City's West Riverfront.

The City of Wausau is proud of a long track record of successful public-private partnerships for development which has resulted in over \$100 million invested in Downtown in the past decade and another \$100 million currently under construction.

Proposals must include 1. proposed property purchase price; 2. estimated construction value; 3. estimated taxable value; 4. architectural renderings of the proposed construction; 5. any request for city participation.

Successful proposals should:

- Complement Downtown Wausau's mix of retail and commercial office.
- Propose a use that complements urban density and maximizes property tax value of the land to the City.
- Reutilizes the historic building or proposes an architecturally unique building which meets the City's Urban Design Guidelines.

Event	Date
1. RFP Released	February 2, 2017
2. Proposals Due	March 3, 2017
3. Initial Review of Proposals	March 7, 2017

Questions and/or additional information on this RFP and private tours of the existing building are available upon request. Please contact:

Christian Schock – Planning, Community & Economic Development, christian.schock@ci.wausau.wi.us

Sincerely,

Robert B. Mielke
Mayor

History & Background

The City of Wausau is pleased to accept proposals for the redevelopment of the former Westside Battery and L&S Printing sites on the West Riverfront. The existing former Westside Battery building is approximately 3,080 square feet.

The City seeks creative proposals which can utilize either one or both of the sites and which could involve the reuse of the existing building or the construction of new buildings.



Proposal Format and Information

1. **Approach:** The proposal should reflect each of the sections listed below: For project team responsibilities, list the approximate percentage of the project for each team member, description of the project approach, including detailed procedures and technical expertise by phase.
2. **Project Deliverables:** Include descriptions of the types of reports used to summarize and provide detailed information on predicted vulnerabilities, and the necessary countermeasures to correct as well as the recommended corrective actions as they might apply to the project.
3. **Project Management:** Include biographies and relevant experience of key staff and management personnel. Describe the qualifications and relevant experience of the types of staff that would be assigned to this project. Describe the company's bonding process and coverage levels of employees.
4. **Level of Investment and Financial Viability:** Developers shall include a project construction budget. Developer shall provide the status of their organization (whether a corporation, a non-profit or charitable institution, a partnership, a limited liability corporation, a business association, joint venture, or other) indicating under which laws it is organized and operating, including a brief financial history. The developer shall provide a statement regarding any debarments, suspensions, bankruptcies and/or loan defaults.
5. **Organizational Overview:** Provide the following information about your company:
Key contact name, title, address (if different from above address), direct telephone and fax numbers.
Person authorized to contractually bind the organization for any proposal against this RFP. Brief history, including year established and number of years your development team has taken on similar projects.
6. **Scope:** Propose a project implementation timeline and performance standards for the construction work to be completed.

Costs of Proposal

Any costs incurred in the development of the Response to this Request for Proposals are borne by the Developer. The City of Wausau is not responsible for any costs incurred by the Developer in formulating a response, or any other costs incurred such as mailing expenses.

Evaluation Criteria

Weighting of criteria is used by the City as a tool in selecting the best proposal. The City may change criteria and criteria weights at any time. Evaluation scores or ranks do not create any right in or expectation of a contract award. Proposals will be evaluated on the accuracy and responsiveness of the developer. Background checks and references will also be considered.

Evaluation of Proposals will be based upon the quality of response, the proposed developers background and proposed investment.

The following elements will be the primary considerations in evaluating all submitted proposals and in the selection of a Developer (out of a total of 100):

- *Proposal offers a reasonable purchase price to the City. (30 Points)*
- *Proposal includes a use or variety of uses which complements the Westies and West Riverfront Areas. (25 Points)*
- *Proposal maximizes taxable value to the City. (25 Points)*
- *Availability of high-quality design personnel and contractors to complete the project. (10 Points)*
- *Proposal incorporates green building, alternative energy technology or energy efficiency. (10 Points)*

The response that is deemed to be the most advantageous for the City and region shall be termed the best project. Consideration will be given to cost, level of investment, functionality, and other factors. A selection committee at the City of Wausau may be composed of members from the community, Common Council, Community Development, Finance, Planning and Public Works Departments.

To be selected, a developer must be able to comply with the general requirements outlined in this document and with any other applicable laws and requirements.

Proposals shall meet the following criteria:

1. Proposals shall be prepared on standard 8 1/2" X 11" letter-size paper;
2. Ten (10) copies of each proposal;
3. Email digital copy of proposal to christian.schock@ci.wausau.wi.us

The City of Wausau reserves the right to:

- Reject any or all offers and discontinue this RFP process without obligation or liability to any potential developer,
- Award a contract on the basis of initial offers received, without discussions or requests for best and final offers, and
- Award more than one right to develop.
- Negotiate the nature and scope of the project before final Committee and Council approval of a term sheet.

Developer's proposal in response to this RFP will be incorporated into the final Development Agreement between the City of Wausau and the Developer and the selected vendor(s) of the Developer.

Send proposals by 4:30 p.m. on Friday March 3, 2017 to the attention of:

Christian Schock, Planning, Community & Economic Development
407 Grant Street
Wausau, WI 54403-4783
Phone: 715-261-6683
christian.schock@ci.wausau.wi.us

THE DAM PLACE

Westside Battery Project

Submitted by Jaime Kroening & Lee Martino

Co-Owners of the 6th Street Filling Station

1314 N 6th Street

Wausau, WI 54403

715.848.3000

martinoscafe@outlook.com

Overview

Project Deliverables & Organizational Overview

i *The 6th Street Filling Station has been an established restaurant for nearly 15 years, with a variety of different owners and management. March 2017, Lee Martino and Jaime Kroening, a brother & sister team, took over the operation. Over the course of nearly three years, we have continued to grow the operation through community events, internal events and promotions, as well as catering services. We are aiming to continue to grow our business, in a potentially alternative, larger location.*

Project Management

i *Jaime Kroening holds a degree in Hotel, Restaurant & Tourism Management from UW Stout. She has over 17 years of hands-on experience, from management, meeting and event planning to menu development and cooking. Lee Martino has worked in the restaurant industry consecutively over the last 16 years. He has several years of experience in managing dietary programs at nursing facilities, to high-end bistro service, to specialized resort meals. He has developed an ability to manage a successful kitchen with little to no waste, through cross utilization of products and lean production. Together, we have successfully operated the 6th Street Filling Station, with an additional four full time, and four part time employees.*

Level of Investment and Financial Viability

i We have been working closely with The Samuels Group located in Wausau, WI. Samuels Group was established in 2005, and has a variety of experience in commercial, government, education and healthcare developments. Their genuine dedication to a project is evident through the site-visit, plan design, estimating and consulting process. We are confident that with the support of their team, we can proceed with the best knowledge available into such a project.

Please reference the attached estimate based on initial meetings and inspections of the Westside Battery property. A large portion of the estimate covers basic costs to make the building operational; HVAC, Plumbing, Electrical & Sitework. The location at Westside Battery provides a good, larger location, but requires a lot of investment to make operational.

Scope

i Upon acceptance of proposal, steps will be further taken to guarantee appropriate funding. Once appropriate funding is established, The Samuels Group estimates this as a 4 month project.

The Dam Place

i The location of the Westside Battery is conveniently located near downtown, various employers such as Eastbay & CoVantage Credit Union, as well as a developing residential area. It also overlooks the WI Public Service Dam, to the East. We would embellish the concept of the Dam, and include it in our signage, décor and menu development. Wisconsin has a rich history in logging and milling, and we would merge both elements of water and wood, in the existing brick establishment.

We would continue to serve an elevated breakfast and lunch as we do now, as well as catering services for the community. A “grab and go” concept would also be included to provide a quick and fresh meal for our guests. We also would consider growing our Sunday Brunch concept into a Seafood Buffet on Fridays and Prime Rib Buffet on Saturdays. A beer and wine license may be obtained to elevate such meals, in a tasteful, embellishing manner. Evening hours would conclude at a reasonable time, in respect for the residential neighborhood nearby. We would plan to employ a total of 10 full time and 15 part time employees.

Contingencies

i *The attached estimate reflects an investment of \$1,318,544.00. We would request to acquire the property at no cost, with the understanding that the proposed value at conclusion of construction would be near \$1.5 million.*

We would look for support from McDevco, as well as an equipment purchase loan. We are also requesting that we are eligible for Tax Increment Funding, of at least 10%.

We have begun initial conversations with a variety of local lenders. Genuine interest in working with us on this project as been expressed by Peoples State Bank and Incredible Bank, among others.

MATERIALS ATTACHED

Proposed Draft Floorplan of The Dam Place (The Samuels Group)

Proposed Site Plan of the Dam Place (The Samuels Group)

Initial Investment Quote for Project (The Samuels Group)

Tentative Renderings of The Dam Place (The Samuels Group)

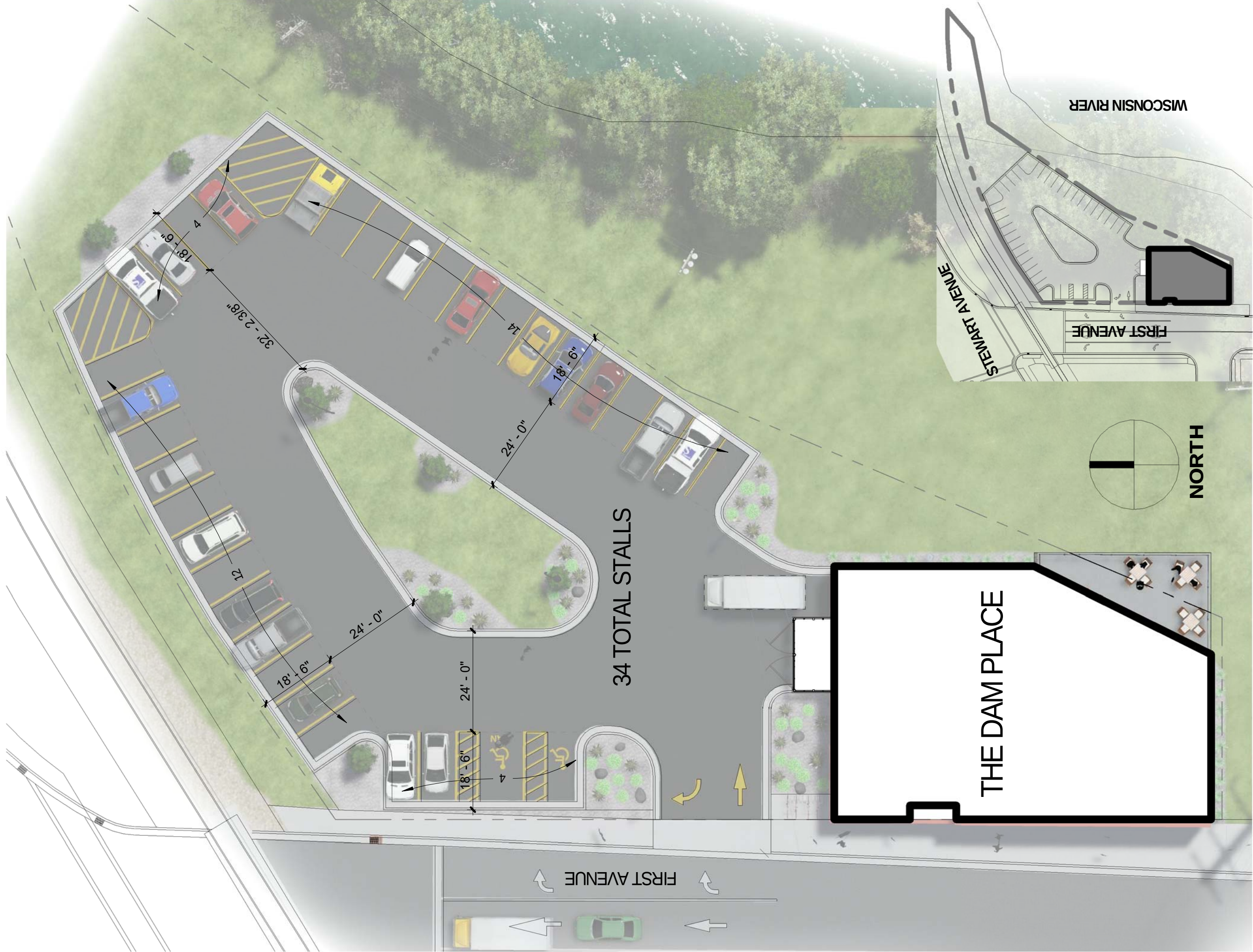












www.samuelsgroup.net
CORPORATE OFFICE
311 Financial Way, Suite 300
Wausau, WI 54401
phone 715.842.2222
fax 715.848.8088
IOWA OFFICE
2929 Westown Parkway
Suite 200
West Des Moines, IA 50266
phone 515.288.0467
fax 515.288.0471

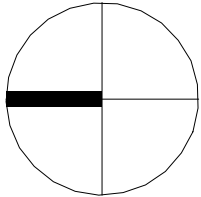
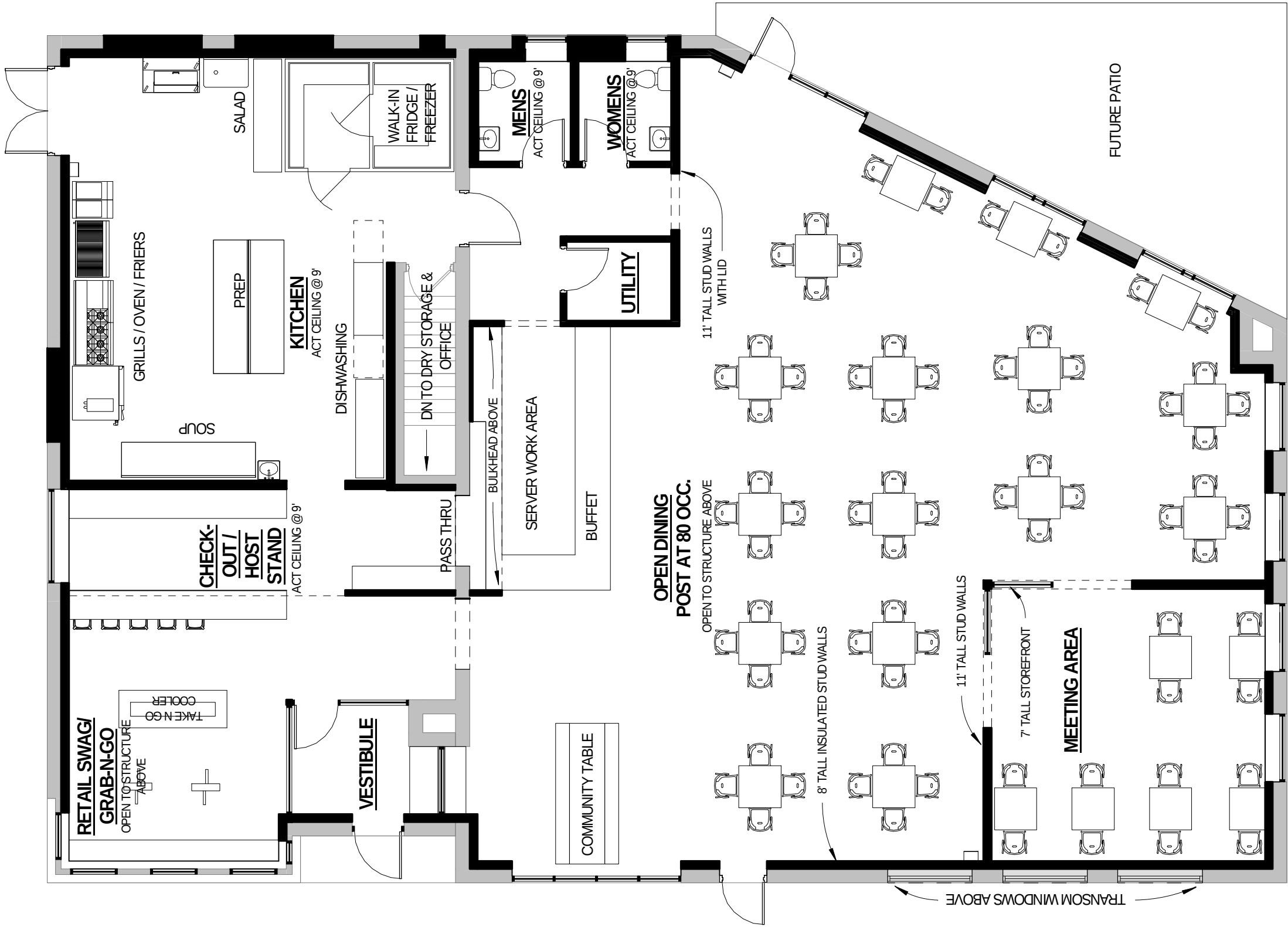
ISSUED FOR:	DATE

1 SITE PLAN
AS100 3/64" = 1'-0"

THE DAM PLACE
SCHEMATIC
415 S FIRST AVE
WAUSAU, WI 54401

DATE	TBD
PROJECT NUMBER	XXXXXD
DRAWN BY	Author
CHECKED BY	Checker
TIMESTAMP	11/26/2019 12:15:12
© Copyright 2019	PM

AS100



NORTH

1 MAIN FLOOR

1/8" = 1'-0"



www.samuelsgroup.net
CORPORATE OFFICE
311 Financial Way, Suite 300
Wausau, WI 54401
phone 715.842.2222
fax 715.848.8088
IOWA OFFICE
2929 Westown Parkway
Suite 200
West Des Moines, IA 50266
phone 515.288.0467
fax 515.288.0471

ISSUED FOR:	DATE

THE DAM PLACE
SCHEMATIC
415 S FIRST AVE
WAUSAU, WI 54401

DATE	TBD
PROJECT NUMBER	XXXXXD
DRAWN BY	TSG
CHECKED BY	TSG
TIMESTAMP	11/26/2019 9:38:26 AM
© Copyright 2019	

COST ESTIMATE

Project: Proposed Restaurant
Address: 415 S 1st Avenue
Wausau, WI 54401
Date: 11/26/2019



<u>Division of Work</u>	<u>Cost</u>
01000 General Requirements	99,986
02050 Demolition	37,669
02100 Sitework	177,127
03000 Concrete	10,476
04000 Masonry	25,278
05000 Metals	17,402
06000 Woods & Plastics	56,423
07000 Thermal & Moisture Protection	73,271
08000 Doors & Windows	64,329
09000 Finishes	129,360
10000 Specialties	14,662
11000 Equipment	203,492
15400 Plumbing	66,356
15600 HVAC	170,314
16000 Electrical	172,399
Total = \$1,318,544	

Riverlife Phase 2 Residential Term Sheet

The Developer will construct/cause the construction of a residential multifamily building with a minimum of \$5mil in construction value, subject to final zoning approval.

The Developer shall commence construction on the proposed residential multifamily building before May 31, 2021 and complete the project before June 30, 2022.

The City shall construct the remaining segments of the Fulton Street extension, associated parking and infrastructure based on a plan that is mutually-acceptable to the City Plan Commission and Developer.

The City shall provide 70% of available increment associated with the project annually until a maximum incentive total of \$485,000 is reached.

The City shall work collaboratively with the Developer to build a performance amphitheater facility adjacent to the site and the Developer shall fund and/or fundraise a portion of the construction costs to be determined by a plan approved by the Parks and Recreation Committee and the Developer.

Riverlife CONDO Project (Riverlife Residential Phase 2/South Zone)

Riverlife Wausau LLC

Viegut Ohde Riveron

Land Purchase price: \$1

TIF request: \$485,000 (DNR cap management and cleanup, geo piers and groundwater/flood mitigation)

Collaboration with City for the establishment of a small theater/performance stage area.

Valuation minimum: construction value will be a minimum of \$5,000,000

Units approximately 20 – 24

Price range of condos \$185,000 to \$395,000

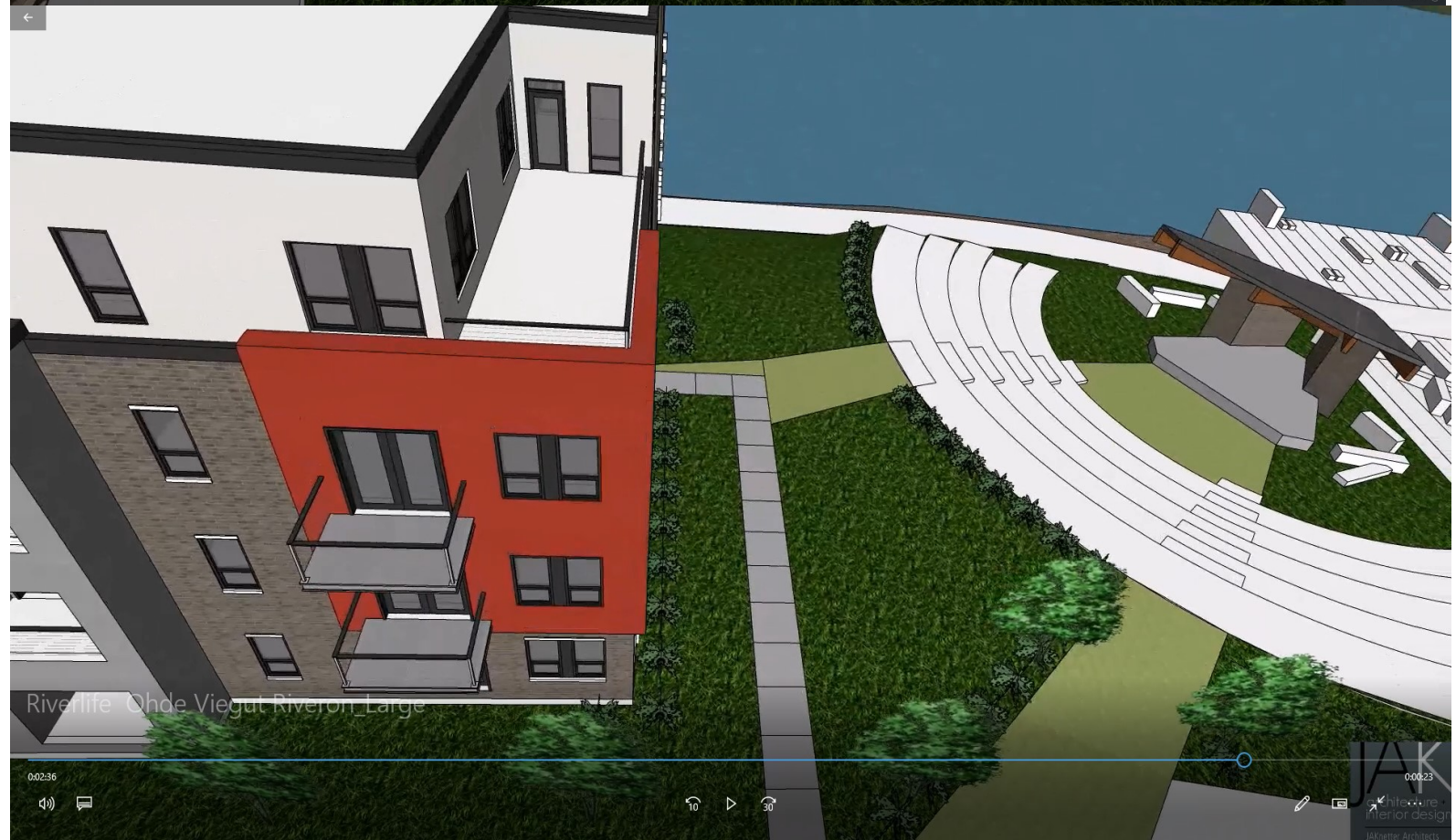
Attainable living on the riverfront

Riverlife Condos South End Mitch Viegut Developer 715 571 2274



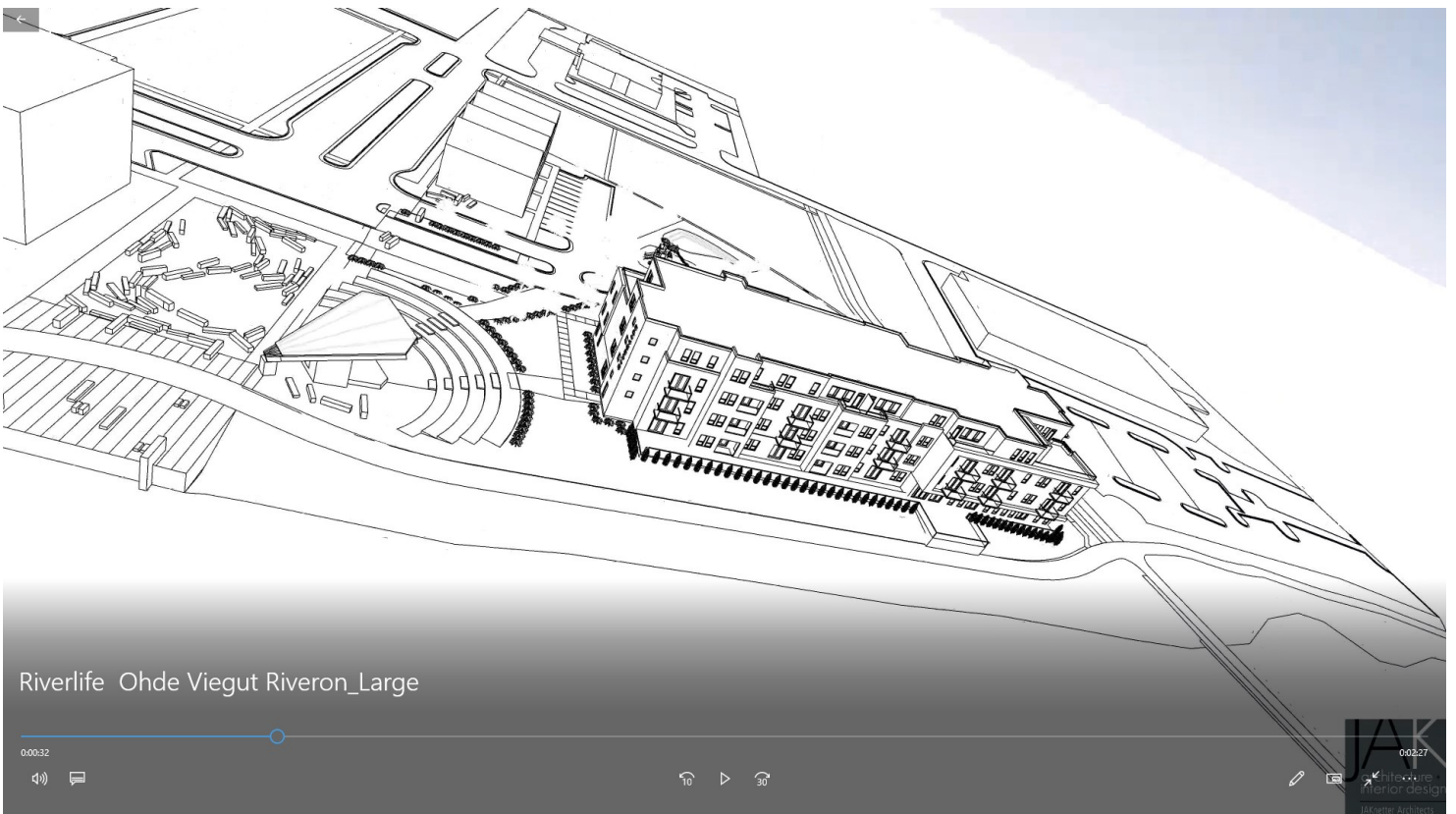
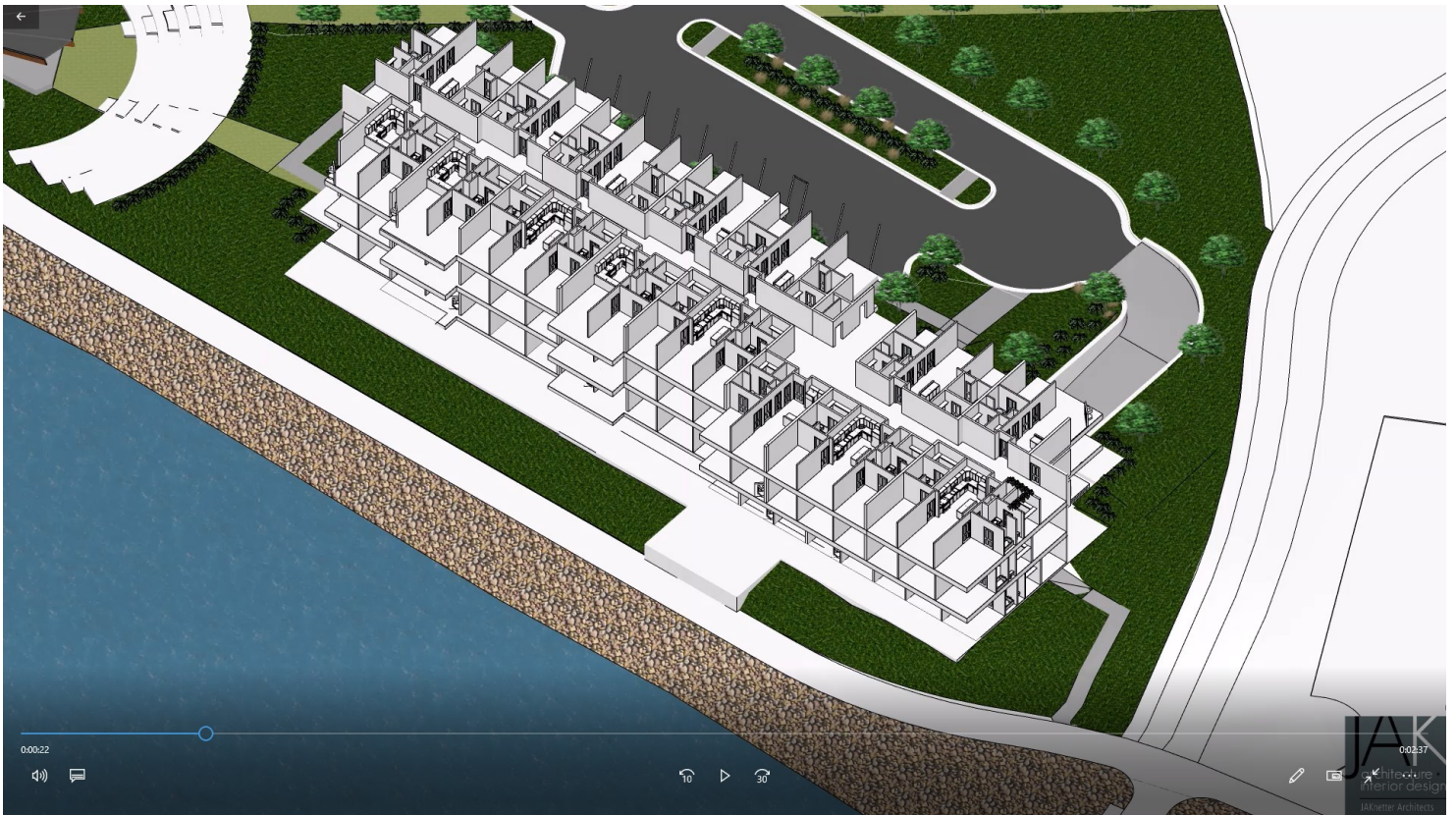
Riverlife Condos South End

Mitch Viegut Developer 715 571 2274



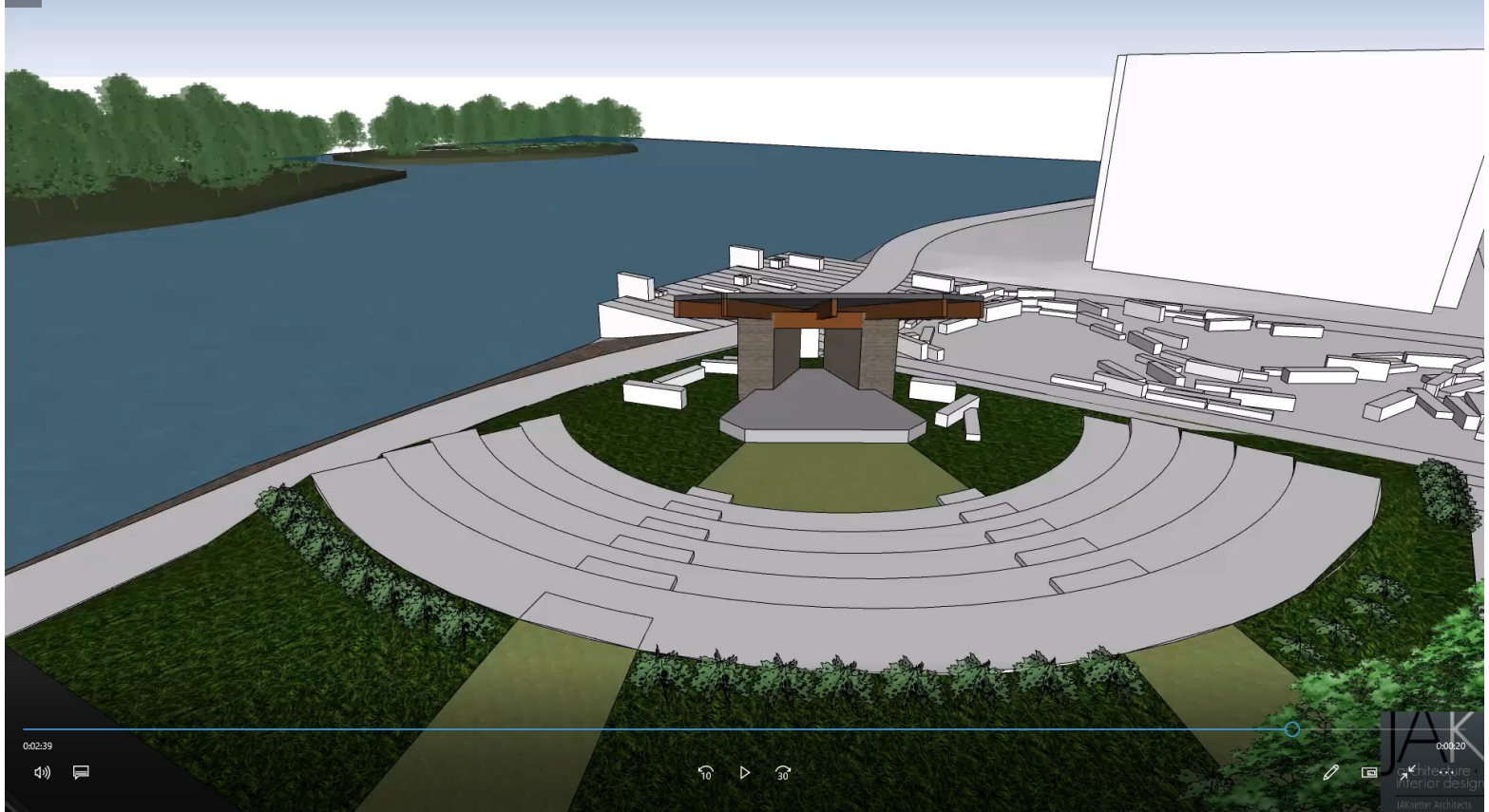
Riverlife Condos South End

Mitch Viegut Developer 715 571 2274



Riverlife Condos South End

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Riverlife Condos South End

Mitch Viegut Developer 715 571 2274

