

ECONOMIC DEVELOPMENT COMMITTEE

Date and Time: Thursday, February 20, 2020 at 5:15 p.m., Council Chambers

Members Present: Tom Neal (c), Gary Gisselman, Patrick Peckham, Lisa Rasmussen and Michael Martens

Others Present: Chris Schock, Brad Lenz, Robert Mielke, and Michelle Van Krey

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner.

The Economic Development Committee meeting was called to order by Neal at 5:15 p.m.

1# Approval of the Minutes from 2/4/2020

Motion by Gisselman, second by Peckham to approve the minutes. Motion passed 5-0.

#2 Discussion and Possible Action on issuing an RFP for 1300 Cleveland Avenue (former incubator site)

Chris Schock explained that the City commissioned a new Phase 1 environmental review for 1300 Cleveland Ave which has been completed and included in the packet. The Phase 1 indicated that no additional testing is required and the site could be developed. The next step is to determine if an RFP should be released for developing the property.

Lisa Rasmussen welcomes the plan to release an RFP but has concern that if the proposals are residential in use that further testing should be done to ensure the site is safe for residential use. If the proposals are industrial in use then she is comfortable with the results from the Phase 1. Neal disagreed referring to the Phase 1 report that the site does not have environmental concerns so no further testing should be needed no matter what type of proposals are received. The Mayor spoke in agreement with Rasmussen. Tom Kilian, resident, spoke supporting further testing based on information available about the site and its former chemical use history. Pat Peckham suggested amending the RFP to include the option for the proposer to request further testing at the city's expense.

Discussion occurred to determine how long the RFP should be open. Rasmussen suggested three months, the Mayor suggested 30-40 days and Peckham countered with 60 days. The committee compromised on May 1st, 2020 as the due date for proposals.

Motion by Peckham, second by Martens to release the RFP as amended with a due date of May 1, 2020.

Motion passed 5-0.

#3 Discussion and Possible Action on issuing an RFP or proposal process for remaining North Riverfront Area parcels

Chris Schock explained the City has closed on a few other ancillary properties in the North Riverfront area and he recommends that an RFP be released to accept proposals on a rolling basis for these properties. This is something the City has done in the past for other areas and would work well in this case as the plans for the original large parcel continue to be worked through. Tom Neal wants to ensure that once the plan for the current three proposals on the large parcel is complete that it is available to anyone who has interest in issuing an RFP for one of these ancillary properties. Lisa Rasmussen asked how a rolling RFP is released and Schock clarified that it would be released the same way as discrete RFPs with an ad in the paper and on the website.

Motion by Peckham, second by Rasmussen to release the rolling RFP as recommended by staff.

Motion passed 5-0.

#4 Discussion and Possible Action on issuing an RFP for Business Campus Expansion Area Signage

Brad Lenz shared plans for the proposed new signage in the Business Campus. The location of the new sign would be on the corner of Hwy O and Innovation Way to be visible from Hwy O. The rest of the Business Campus has signage so this would continue the signage into the newest part of the Business Campus. The RFP covers design, fabrication and installation.

Motion by Rasmussen, second by Martens to release the RFP.

Motion passed 5-0.

#5 Updates

Updates provided by Chris Schock.

- Net new construction

Gary Gisselman had asked at the February 4, 2020 meeting about permit value in TIF districts. Chris Schock presented a TID chart and noted that in 2019 42% of the building permit value occurred in TIF Districts.

- Wausau Center Mall

The WOZ group is deciding next steps on their plan. They have discussed taking the South Riverfront Plan, Towers Plan, Toole Plan and WEDC Plan and integrating them with their plans to form a “mall plan”.

- Candidate development roundtable opportunity

The City is still working on a possible economic development forum to provide the public with an educational opportunity related to development. This would include information about TIF districts. If a roundtable or forum is scheduled it will be open and available to the public.

- 2020 Economic Development Strategy

Schock asked that the committee continue to keep the Economic Development Strategy in the back of their mind so after the election the new council and committee and get to work on what the priorities will be for the Strategy.

Special Instructions or Directives to Staff:

None

Motion by Martens, second by Peckham to adjourn the meeting. Motion passed 5-0.

Adjournment Time: 6:32 p.m.