MINUTES

Economic Development Committee Meeting

Date | time Wednesday, April 6, 2022, at 5:00 P.M. | *Meeting called to order by* Neil at 5:00 P.M.

In Attendance

Members Present:	Tom Neal (C), Sarah Watson, Lisa Rasmussen, Becky McElhaney, Tom Kilian
Others Present:	Mayor Rosenberg, Liz Brodek, Tammy Stratz, Randy Fifrick, Attorney Anne Jacobson, Chuck Ghidorzi, Brad Lenz, Atty. Joe Mella, Eric Lindman (Webex), Patrick Peckham (Webex), Maryanne Groat (Webex)

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

Agenda Item 1 – Approval of the Minutes from 3/01/2022

Rasmussen motioned to approve minutes, seconded by Watson. PASSED 5-0

Agenda Item 2 – Discussion and possible action on new Standard Deed Restrictions for Business Campus (Fifrick)

Fifrick explained revisions to #14 of the current Standard Deed Restrictions occurred due to the request from Badger Liquor and ensuing discussion at the 3/1/22 ED meeting. Fifrick requested committee approval on the new Standard Deed Restrictions outlined in the packet.

Rasmussen motioned to approve, seconded by Kilian. PASSED 5-0.

Agenda Item 3 – Discussion and possible action approving termination of Recorded Deed Restrictions and Recording Set of Revised Deed Restrictions for 9913 Innovation Way for Badger Liquor (Fifrick)

Fifrick stated the city would go back comprehensively to all the existing businesses with deed restrictions, but conversations were already occurring with Badger Liquor and they like the new Deed Restrictions and are asking that we record the updated deed restrictions for their property specifically.

McElhaney motioned to approve, seconded by Watson. PASSED 5-0.

Skipped to Agenda Items 8 – Discussion and possible action on approving the WisDOT Transportation Alternatives Program (TAP) grant application to create a section of the Business Campus Trail system between 72nd Avenue and Innovation Way (Lenz)

Lenz requested a resolution of support for an application to the DOT which would be an 80% grant for them. Lenz explained it is not a budgetary issue for the city and that we are simply part of the application for the funds.

Kilian asked if the request pertains to the area discussed in a previous meeting where eminent domain would be required but could not be used for a trail. Lenz replied this is not the same area and there is no real-estate acquisition from this request.

Kilian also asked if there is opportunity cost associated with this request in which it could potentially impact funding for other possibilities. Lenz explained the grant is specifically for multimodal transportation or multi-use paths. He further explained its mostly for bike/ped infrastructure whether on trails or on streets. Kilian followed up asking if this would exhaust grant opportunities for other potential projects. Lenz explained we can apply again for funding for other projects in the future and that there is no limit to how many times we can apply. He said the DOT has cycles approximately every 2 years and we can submit requests each time.

Rasmussen motioned to approve, seconded by Watson. PASSED 5-0.

Skipped to Agenda Item 9 – Discussion and possible action on approving the Second Amendment to the Wausau Opportunity Zone (WOZ) Development Agreement (Brodek, Atty. Jacobson)

Brodek explained the purpose of the amendment is to clean up title to the property for future redevelopment.

Rasmussen spoke in support of the amendment to the development agreement.

Rasmussen motioned to approve, seconded by McElhaney.

Kilian requested clarification on the time sensitivity of this request. Brodek responded the amendment provides clarity to W.O.Z. as to what exactly is their property and what is the cities, so when development plans are presented to the committee, this issue is already resolved.

PASSED 4-1 with Kilian being the dissenting vote.

Agenda Item 5 – Discussion and possible action on RFP for 180 E Wausau Avenue (Brodek, Fifrick)

Brodek explained there has been a lot of interest in this property. The development team determined it as a priority to develop because of the location and it's the only commercially developable building the city currently owns. Brodek pointed out the RFP requests the end user accommodate shared parking for Athletic Park for at least the next 2 years while the north river front area is being developed. Brodek explained the city has an agreement with the Woodchucks to provide 150 new parking spaces by the end of the year but because there is no permanent parking being developed by year end, the city needs to accommodate the agreement in another capacity.

Fifrick explained the due diligence done by staff to create a transparent RFP for potential developers. He said requirements for Athletic Park parking and information on the environmental tests done on the property were included in the RFP to minimize any potential obstacles. He also said the RFP noted the property is in the process of being rezoned from industrial to urban mixed use.

Neal commented the RFP referenced the developer could choose to repurpose or replace the building but asked if the parking area would still be required. Fifrick explained that it is part of the criteria of the RFP and will be weighed as part of the responses.

Rasmussen commented she liked how the RFP allows for creativity but expressed concern about the esthetics of the building. She explained the site should provide a higher level of urban design to comply with the urban design standards in place. She requested the RFP clarify if the building is repurposed there would still be a requirement to change the esthetics of the exterior of the building.

Rasmussen motioned to approve the release of the RFP following clarification from staff on verbiage regarding the requirement to change the esthetics of the exterior of the building. Seconded by McElhaney. PASSED 5-0.

Kilian asked if the building referenced in the RFP is a completely separate from the former chemical storage building. Fifrick responded he could not speak to what the building was used for in the past but, as he understands, it was used for storage. He stated the RFP clarifies which is the subject building of the two buildings related to the former Wausau Chemical. Fifrick said he cannot give a definitive yes as to whether the subject building was used to store chemicals but referenced the environmental report which reflected no concerns.

Kilian requested research be done to provide a definitive answer prior to release of the RFP.

Agenda Item 6 – Discussion and possible action on approving Second Amendment to East Riverfront Declaration (Atty. Jacobson, Brodek)

Brodek explained this amendment is to clean up the lot lines to reflect the lot designated in the first amendment to the Riverlife Condo Agreement. Brodek said the amendment changes approximately .1% of the property proportion for Riverlife 1 and a couple of things for Riverlife 2. She deferred to the packet for details on the impacts of the amendment. She explained in order for the 2nd phase of the Riverlife development to close, the Riverfront declarations need to be amended to reflect actual property proportions.

Kilian motioned to approve, seconded by Watson. PASSED 5-0.

Agenda Item 7 - Discussion and possible action on approving Second Amendment to Riverlife Condo Agreement (Atty. Jacobson, Brodek)

Brodek explained the purpose of the amendment is to clean up closing language that states it is at least 10 days prior to commencement date which is April 15th which will not be met. The amendment would change agreement from 10 days prior to April 15th so we comply with the closing deadline. Brodek also explained in reviewing the agreement, it was noticed the temporary access easement was no longer needed because the Fulton Street extension is done. Temporary construction easement, water main easement and an electric and irrigation easement were also included in the amendment as they were contemplated in the original agreement but not put in place. Brodek noted the developer has not reviewed this amendment, but their legal counsel has and has been in communication with our legal team.

Kilian motioned to approve, seconded by Watson. PASSED 5-0.

Adjournment

Watson motioned to adjourn at 5:37 P.M., seconded by Rasmussen. Motion approved 5-0.