MINUTES

Economic Development Committee

Date | time Thursday, April 22, 2021 at 5:15 P.M. | *Meeting called to order by* Neal at 5:15 P.M.

In Attendance

Committee Members Present:	Tom Neal (chair), Lisa Rasmussen, Sarah Watson, Becky McElhaney and Tom Kilian
Others Present:	Mayor Katie Rosenberg, Chuck Ghidorzi, Bill Duncanson, Debra Ryan, Jim Wadinski, Chris Pfender, Kevin Porter, Mitch Viegut, Ann Viegut, Corleen O'Malley, Jay Knetter, Mike Mohr, Terrence Wall, Nick Patterson, Jennifer Jones, Will LaBar (Webex), Brad Lenz, Anne Jacobson, MaryAnne Groat, Sean Fitzgerald and Shannon Graff

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 – Discussion and possible action on the development proposals received for the Riverlife north zone RFP outlined as Lots #6, 7 and 8.

Fitzgerald introduced the two developers and a synopsis of their proposals as provided in the packet.

Developer Mitch Viegut introduced Jay Knetter, architect from Knetter Architects, who presented the proposal for Wausau Riverlife, LLC as outlined in the packet.

Rasmussen mentioned the committee has been emphatic about ensuring the space is inviting and open to the public. Rasmussen expressed dissatisfaction in the character of the structure and said it appears to obstruct the flow of the amenities because it is one solid structure with no walk through to the riverfront wharf.

Viegut introduced Corleen O'Malley, property manager at its completed apartment project at Riverlife. O'Malley discussed the importance of their project drawing the public in to be able to enjoy the space as much as the people who live there. She stated the developer has established rapport with residents and visitors to Riverlife. She mentioned current parking issues and why their proposal incorporates additional parking it anticipates would be provided by the city. Viegut also introduced Mike Mohr of REI Engineering who explained how he determined the amount of parking needed for the development.

Kilian asked Viegut and his team if their proposal is flexible in design and if they completed their recent project within the projected timeline.

McElhaney also discussed disapproval of the design due to the possibility of the structure impeding public use.

Developer Terrence Wall presented the proposal for T.Wall Enterprises as provided in the packet.

Rasmussen discussed the appealing aesthetics of the T.Wall proposal's design. She liked how its design did not block the wharf and parking was not the first thing people would see.

Bill Duncanson discussed why he does not support these proposals and reminded the committee of the original vision for the area. He doesn't feel these proposals reflect that vision.

Ryan asked the committee if it's time to wait before proceeding with any proposal and reiterated that she felt there is a greater need for affordable housing.

Agenda Item #2 – CLOSED SESSION to discuss strategy with respect to litigation in which it is or is likely to become involved regarding compliance with development agreement by CGI Inc., successor to Collaborative Consulting, Inc. d/b/a Collaborative Domestic Solutions Center-Wausau LLC

Rasmussen motioned to go into closed session, second by Watson. Committee votes 5-0 to move to closed session.

Agenda Item #3 – CLOSED SESSION to consider development proposals received for the Riverlife north zone RFP

Rasmussen motioned to go into closed session, second by Watson. Committee votes 5-0 to move to closed session.

RECONVENE – Into OPEN SESSION – To take action on Closed Session items, if necessary

Neal called the meeting back into open session at 7:53 P.M.

Neal reported the committee requested staff go back to representatives at CGI to discuss concerns and continue negotiating an agreement for compliance on the breached development agreement. No further action was taken on this item.

Rasmussen made a motion for city staff to initiate development agreements with T.Wall Enterprises for the development of its proposal in the Riverlife north zone.

Motion by Rasmussen, second by McElhaney. Motion passed 4-1 with Kilian the dissenting vote.

Agenda Item #6 – Adjournment

Motion from Watson to adjourn, second from Kilian. Motion passes 5-0. Meeting adjourned at 7:55 P.M.