*** All present are expected to conduct themselves in accordance with our City's Core Values ***

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, May 4, 2021 at 5:15 p.m.**
Location: **City Hall, Council Chambers**
Members: Tom Neal (C) , Lisa Rasmussen, Sarah Watson, Becky McElhaney and Tom Kilian

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

1 Approval of Minutes from 03/30/2021

2 Approval of Minutes from 04/22/2021

3 Discussion and possible action on a third amendment to the 2015 Blenker River East Brownstones Development Agreement - Phase III for Short Street properties.

4 Discussion and possible action on adopting a charter for an affordable housing task force for the City of Wausau.

5 **CLOSED SESSION** pursuant to 19.85(1)(e) and 19.85(1)(g) of the Wisconsin Statutes for deliberating or negotiating and conferring with legal counsel for the city concerning 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

6 **RECONVENE** into Open Session to Take Action on Closed Session Items, If Necessary

7 **Updates**
- Thomas Street phase 2 remnant parcels

8 Adjournment

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 04/29/2021

Due to the COVID-19 pandemic, this meeting is being held in person and via teleconference. Members of the media and the public may attend in person, subject to the social distancing rules of maintaining at least 6 feet apart from other individuals, or by calling 1-408-418-9388. The Access Code is **187 058 9867**. Password is **J8jAQgW8Mr8.** Individuals appearing in person will either be seated in the Council Chambers or an overfill room, subject to the social distancing rules. Space available will be on a first come, first served basis. All public participants' phones will be muted during the meeting. Members of the public who do not wish to appear in person may view the meeting live over the internet at https://tinyurl.com/WausauCityCouncil, on the City of Wausau's YouTube Channel https://www.youtube.com/channel/UC-Nigpdco_i8sq5FbbJD_aw, live by cable TV, Channel 981, and a video is available in its entirety and can be accessed at https://www.youtube.com/channel/UC-Nigpdco_i8sq5FbbJD_aw af. Any person wishing to offer public comment who does not appear in person to do so, may e-mail Sean Fitzgerald at sean.fitzgerald@ci.wausau.wi.us with "Economic Development Committee public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the Chair.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (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 ADA Coordinator at (715) 261-6590 or ADAServices@ci.wausau.wi.us to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.

Other Distribution: Media, Alderpersons, Mayor, City Departments

MINUTES

Economic Development Committee

Tuesday, March 30, 2021 at 5:15 P.M. | Neal at 5:15 P.M.

In Attendance

Committee Members Present:	Tom Neal (chair), Lisa Rasmussen, Sarah Watson, Becky McElhaney (Webex) and Tom Kilian (Webex)
Others Present:	Mayor Katie Rosenberg, Sean Fitzgerald, Anne Jacobson, Patrick Peckham (Webex), MaryAnne Groat (Webex), Shannon Graff, Lou Larson (Webex), William LaBar (Webex), Terrence Wall (Webex), Mitch Viegut, Tyler Knudson, Keith Sampica, Elgin Hushbeck (Webex), Chuck Ghidorzi and Dave Eckmann

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 Minutes from 02/02/21

Motion by Watson, second by Rasmussen to approve the minutes. Motion passed 5-0.

Agenda Item #2 – Discussion and possible action on compliance of development agreement by Collaborative Consulting, Inc. d/b/a Collaborative Domestic Solutions Center-Wausau LLC

Fitzgerald explained the development agreement between Collaborative Consulting as described in the packet. Fitzgerald noted Collaborative Consulting was acquired by CGI a few months prior to the expiration of the jobs creation period identified in the development agreement. In discussions between CGI's corporate attorney and City of Wausau attorney, CGI recognized the terms of the agreement were not met.

Fitzgerald presented three options, as determined by the city attorney and staff, to remedy the situation.

Rasmussen recognized the failure to follow up on the development agreement but suggested a resolution that shows the City of Wausau takes its development agreements seriously. Rasmussen does not think making CGI pay back money is appropriate and recommended modifying the existing development agreement.

Neal expressed concern about the contradictory language in the development agreement as well as no specific information regarding claw back of funds if goals were not met.

Kilian stated the City of Wausau would be setting a poor example to residents if the city does not pursue enforcement. Kilian made a motion to fully enforce the agreement. Rasmussen seconded the motion and said she's not willing to simply not acknowledge this issue.

Attorney Jacobson stated a demand letter was drafted, but was told to hold it by a former employee.

Larson expressed disapproval of information in the media in regard to recommendations on how to resolve the matter.

Rasmussen suggested developing a legal strategy in closed session. Rasmussen divorced her second to Kilian's motion.

Neal suggested to table this item for a later date in closed session.

Agenda Item #3 – Discussion and possible action on the development proposals received from the Riverlife north zone RFP

Fitzgerald introduced the development proposals the city received for the Riverlife north zone and introduced the developers to summarize their respective proposals and tax incremental financing requests.

Viegut from Wausau Riverlife, LLC presented its proposal first, as identified in the packet.

Rasmussen asked if Wausau Riverlife, LLC planned to break ground yet this year, and Viegut replied that he would.

Kilian asked for more detail on what the developer is requesting from taxpayers. Viegut replied there would be no upfront cost to taxpayers, and that the $688,000 TIF request would be paid after the project completion.

Wall from T.Wall Enterprises, LLC presented its proposal as outlined in the packet.

Rasmussen asked how the developer arrived at its TIF request. Wall replied they typically request 15 to 18 percent of development cost and receive free land but are requesting less with this project. He said there are always unexpected costs that arise, but that it's also developer financed which means they're taking the risk.

Kilian motioned to accept the proposal from Wausau Riverlife, LLC. There was no second to the motion.

Neal commented he expected this to be the committee's first pass at the proposals and would like to see a more refined presentation from each developer. Rasmussen agreed with Neal that a second review along with renderings from the developers is desirable as well as a closed session to discuss the city participation.

Neal reiterated the goal of the Riverlife project and requested a more refined presentation of the developers' proposals at a special session. McElhaney agreed with Neal's comments in needing more detail from developers.

Neal tabled this item for a special session scheduled for April 22.

Agenda Item #4 – Discussion and possible action on the developer request to amend the Thomas Street remnant parcel single-family housing proposal

Fitzgerald reviewed the amendment to the development agreement as presented in the packet.

Neal requested clarification from the developers if their request is to purchase one lot and build one home at a time.

Sampica responded that their bank did not give board approval for the full scope of the project upfront, leaving them with only enough financing to construct the first home. He also indicated his bank's concerns around the public confusion regarding environmental issues raised in the neighborhood.

Rasmussen spoke in support of the amended proposal and said she doesn't feel all of the lots need to be developed immediately and there is no loss to the city if it takes a couple extra years to develop the lots.

Neal asked the developers if they truly sought the support of the committee. Knudson responded they are still committed to the project but there were unexpected variables that arose – citing the price of building materials, fear of contamination and potential purchase price – all of which potentially damaged the market to sell the homes. Knudson expressed this is an opportunity to be recognized as a builder in the community and asked for time and flexibility from the committee.

Kilian asked Fitzgerald if the initial RFP was to purchase all the properties at one time. Fitzgerald responded he believed that to be the intent of the committee when it approved the RFP.

Kilian followed up that the proposal was for all of the properties and the issues with the lender do not inspire confidence for him. He also mentioned the email received by Ald. Larson from the DNR regarding the environment history of the area. He also expressed concern if these developers do not build on all six parcels, it could lead to a patchwork of housing typology on the remaining lots.

Rasmussen asked the developers if they would buy all six lots and build one home at a time. Rasmussen disagreed with the possibility of patchwork housing if the builder does not buy the remaining lots because they're only building at the furthest east of the parcels. Sampica responded their preference is to buy one lot at a time starting with the east lot.

Rasmussen said she would possibly move to approve an amendment if the remaining lots would be listed for sale so the city doesn't sit on them for several years.

Neal asked the developer how they would feel if a new RFP was issued for the remaining parcels. Sampica replied they would be alright with the other lots being sold. They initially expected there to be proposals from other developers and thought they would only purchase one or two parcels and the other lots would go to different developers.

Rasmussen moved to approve the sale of the eastern most lot to Knudson Construction for them to build one of the home designs in their initial proposal and list the remaining five properties for sale. Seconded by Watson.

Watson asked if the remaining parcels are sold if they had to be homes. She asked if the parcels weren't developed as homes, could that potentially eliminate the environmental concerns with respect to people living there.

Attorney Jacobson asked Rasmussen if her motion meant this wouldn't be the sale of just one lot, but it is contingent on them building the design they proposed. Rasmussen responded the builders submitted renderings of a few different designs, all of which were desirable. Rasmussen said if the developer decides to build something drastically different than the drawings in their proposal, the committee would need to see those drawings.

Kilian asked if the committee is within its bounds to pull the proposed amendment apart and put the other lots up for sale when the agenda item referred to amending this developer's specific proposal. Kilian said it does not give the public sufficient information on what action was going to be taken.

Jacobson responded that the city is not legally or technically amending the proposal because the original resolution was rescinded, therefore any action is on the table. Kilian responded he would support amending the developer's proposal but not take immediate action on the remaining five lots.

Fitzgerald said city staff would like to maintain some control of the end use of the remaining lots put up for sale.

Neal asked if Rasmussen saw merit in divorcing her motion. Rasmussen responded if the committee cannot agree to list the other properties for sale, she would amend her motion to sell the eastern most parcel to Knudson Construction and come up with a plan for the remaining parcels soon. Watson seconded the amended motion.

Peckham spoke in support of selling the other five lots and suggested the buyer can decided whether the home built has a basement or not.

Larson said it's a double standard in the neighborhood to have one side of the railroad tracks with issues related to contaminants. He suggested if the parcels are sold without Phase I and Phase II testing, that legal verbiage be drafted that in the event someone gets sick from building on the lots, they cannot come back at the city in the future with any sort of lawsuit.

Motion by Rasmussen, second by Watson. Motion passed 4-1, with Kilian dissenting.

Agenda Item #5 – Discussion and possible action on the release of a request for proposal for the redevelopment of the former Westside Battery property at 415 S. 1st Ave

Fitzgerald reviewed the drafted request for proposal (RFP) as presented in the packet.

Attorney Jacobson discussed the proposal from Zenith Tech, Inc. to lease the lot through part of October and then month to month thereafter.

Rasmussen suggested releasing the RFP. Watson suggested asking developers to cite use of green technology within the proposals and incentivizing use of green technology in the proposal scoring metric.

Watson made a motion to release the RFP with language about use green technology. Second by Rasmussen. Motion passed 5-0.

Agenda Item #6 – Updates

Fitzgerald introduced the mayor to discuss conversations regarding an affordable housing initiative.

Mayor Rosenberg suggested a task force be created and discussed who would be included to address affordable housing. Mayor Rosenberg requested input from the committee on what the committee would like to see from the task force.

Rasmussen supported the idea of an affordable housing task force. Neal supported the idea of networking with neighbors but expressed concerns about reaching a consensus.

Kilian supported establishing a task force as quickly as possible. McElhaney also supported such a task force.

Watson asked if this task force would be a duplication of the Stop the Covid Spread Coalition.

Agenda Item #7 – Adjournment

Motion by Watson, second by Kilian to adjourn the meeting. Motion passed 5-0.
Adjournment Time: 7:30 P.M.

MINUTES

Economic Development Committee

Thursday, April 22, 2021 at 5:15 P.M. | 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.

Office of the City Attorney

TEL: (715) 261-6590
FAX: (715) 261-6808

Anne L. Jacobson
City Attorney

Tara G. Alfonso
Assistant City Attorney

Nathan Miller
Assistant City Attorney

Memorandum

From: **Anne L. Jacobson, City Attorney**

To: **Economic Development Committee**

Date: **April 29, 2021**

Re: **Amendment to Blenker River East Brownstones Development Agreement**

Purpose: The purpose of this item is to discuss the third amendment to the Blenker River East Brownstones Development Agreement.

Facts: Blenker Developments, LLC signed a Purchase and Development Agreement with the City on June 1, 2017 to develop three separate phases of housing on North 3rd, North 2nd and Short Streets in the River East neighborhood. Council approved all phases of the project on April 12, 2016.

Phase III of the project includes a 6-unit townhome-style building and a multi-unit garage building along the 100 block of Short Street.

The intention of this amendment is two-fold; first, to modify the legal description to include that portion of N. 2nd Street south of Short Street that was vacated in 2019, and second to amend the Project Commencement Deadline which is also the Closing deadline from May 1, 2021 to May 31, 2021.

Staff Recommendation: Approval by Committee and Council.

THIRD AMENDMENT TO
PURCHASE AND DEVELOPMENT AGREEMENT
(Blenker River East Brownstones)

THIS THIRD AMENDMENT TO PURCHASE AND DEVELOPMENT AGREEMENT (this "Amendment") is made as of April 30, 2021 (the "Effective Date"), by and among the CITY OF WAUSAU, a Wisconsin municipal corporation (the "City"); BLENKER DEVELOPMENTS, LLC, a Wisconsin limited liability company ("Blenker"); and AEDIFIX BUILDS, INC., a Wisconsin corporation ("Aedifix").

RECITALS

WHEREAS, the City and Blenker, as "Developer", entered into that certain Purchase and Development Agreement with an Effective Date of June 1, 2017 (the "Original Development Agreement"), as amended by that certain First Amendment to Purchase and Development Agreement with an Effective Date of October 29, 2019, and as further amended by that certain Second Amendment to Purchase and Development Agreement with an Effective Date of April 16, 2021 (the Original Development Agreement, as so amended, the "Development Agreement"), with respect to certain property located in the City of Wausau, County of Marathon, State of Wisconsin, as more particularly described in the Development Agreement; any capitalized term used in this Amendment but not defined herein shall have the meaning assigned to that term in the Development Agreement; and

WHEREAS, the parties to the Development Agreement are unable to close by the Closing Deadline with respect to the Phase III Property, which is the Project Commencement Deadline-Phase III, which is May 1, 2021; and

WHEREAS, the City has vacated a portion of N. 2nd Street adjacent to the Phase III Property as described on Exhibit A-3 to the Development Agreement and the parties desire to include portions of such vacated street in the Phase III Property; and

WHEREAS, the City, Blenker and Aedifix desire to amend the Development Agreement subject to the terms and conditions herein.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained in this Agreement, the parties agree as follows:

1. Amendments.

a. Exhibit A-3 is hereby deleted in its entirety and replaced with Exhibit A attached to this Amendment and all references in the Development Agreement to "Phase III Property" shall mean the property legally described on Exhibit A attached to this Amendment.

b. Section 1.z. of the Development Agreement is hereby amended such that the Project Commencement Deadline-Phase III shall be May 31, 2021.

2. Recordings. Notwithstanding anything to the contrary in the Development Agreement, the City hereby agrees that the Mortgage will not be recorded against the Phase III Property. However, the parties hereto hereby agree that the short form memorandum of the Development Agreement attached hereto as Exhibit B shall be recorded against the Phase III Property immediately following the deed transferring the Phase III Property to Aedifix.

3. Reaffirmation of Development Agreement. The Development Agreement, as modified by this Amendment, remains in full force and effect, and all terms of the Development Agreement, as modified hereby, are hereby ratified and reaffirmed. The provisions of the Development Agreement not affected by this Amendment remain in full force and effect.

4. Representations and Warranties of Developer. Blenker and Aedifix each hereby represents and warrants to the City that:

a. After giving effect to this Amendment, all of the representations and warranties made by Developer in the Development Agreement are true and accurate in all material respects with respect to such entity on the Effective Date of this Amendment, and, other than the Existing Default, no event of default under the Development Agreement has occurred and is continuing as of the Effective Date of this Amendment; provided, however, that with respect to the representation in Section 5.e of the Original Development Agreement, with respect to Aedifix, the words "limited liability company" are hereby replaced with "corporation".

b. The making, execution and delivery of this Amendment, and performance of and compliance with the terms of the Development Agreement, as amended, have been duly authorized by all necessary action of such entity. This Amendment is the valid and binding obligation of such entity, enforceable against such entity in accordance with its terms.

5. Miscellaneous. If any provision of this Amendment or the application thereof to any person or circumstance is or shall be deemed illegal, invalid or unenforceable, the remaining provisions of this Amendment shall remain in full force and effect and this Amendment shall be interpreted as if such illegal, invalid or unenforceable provision did not exist. This Amendment may be executed in multiple counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. The parties agree that electronically scanned signatures shall be binding on all parties. This Amendment shall be governed in all respects by the laws of the State of Wisconsin.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have executed this Third Amendment to Development Agreement as of the Effective Date first printed above.

BLENKER:

BLENKER DEVELOPMENTS, LLC

By: _____
Name: _____
Title: _____

AEDIFIX:

AEDIFIX BUILDS, INC.

By: _____
Name: _____
Title: _____

CITY:

CITY OF WAUSAU

By: _____
Katie Rosenberg, Mayor

Attest: _____
Leslie M. Kremer, Clerk

EXHIBIT A

NEW LEGAL DESCRIPTION OF THE PHASE III PROPERTY

Part of Blocks 8 and 10, A. Warren Jr's. Second Addition, being part of the SW ¼ of the NW ¼, and part of the NW ¼ of the SW ¼, Section 25, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, described as follows:

Lot 1, said Block 10, including the East ½ of vacated N. 2nd Street lying adjacent to said Lot 1 per Document No. 1785386;

and also;

Lot 1, said Block 8, including the West ½ of vacated N. 2nd Street lying adjacent to said Lot 1 per Document No. 1785386, and that part of said NW ¼ of the SW ¼ lying South of said Lot 1 and Northerly and Easterly of the right-of-way of the Chicago, Milwaukee and St. Paul Railway Company and West of a continuation of the East line of said Lot1;

and also;

Certified Survey Map No. 4445 recorded in Office of Register of Deeds for Marathon County in Volume 16 of Certified Survey Maps on Page 213;

and also;

Lot 1 of Certified Survey Map No. 7345 recorded in Office of Register of Deeds for Marathon County in Volume 28 of Certified Survey Maps on Page 118;

and also;

Lot 1 of Certified Survey Map No. 6940 recorded in Office of Register of Deeds for Marathon County in Volume 26 of Certified Survey Maps on Page 133.

EXHIBIT B

MEMORANDUM – PHASE III PROPERTY

[ATTACH TO THIS COVER PAGE]

Wausau Affordable Housing Regional Task Force

Mission / Purpose: The Wausau Affordable Housing Regional Task Force shall provide community-led affordable housing policy and tactic recommendations to the public, the Wausau City Council, the greater Wausau area municipal and county governments, and developers about how to meet the affordable housing needs of Wausau and Marathon County.

The Task Force will assess the current and projected future landscape of housing affordability in the City of Wausau and Marathon County, evaluate current programs and initiatives to produce new affordable units and preserve existing ones, and make recommendations to accelerate our collective ability to meet the affordable housing needs of the community.

The Task Force shall craft and present recommendations for Wausau's economic and affordable housing interests, including the development of policy recommendations consistent with applicable state and federal laws, and if applicable, U.S. Housing and Urban Development and local public housing authority guidelines.

Membership: Shall be comprised of seven (7) members consisting of at least one (1) City Council Alder, one (1) affordable housing consumer, and representatives from affordable housing advocacy groups and citizens.

Duties and Responsibilities: The Wausau Affordable Housing Regional Task Force shall have the following powers and duties, along with other duties as delegated to it by the mayor and City Council:

1. Investigate and analyze what affordable housing means to consumers.
2. Evaluate Wausau's current affordable housing stock.
3. Analyze the costs to developers, city incentives, as well as consumer costs.
4. Assess and analyze Wausau's municipal code, looking for potential regulatory barriers that unnecessarily decrease housing affordability.
5. Investigate the role of transit and transportation with regards to access to affordable housing.
6. Identify ways to lower the cost of building, renovating, and financing appropriate quality housing, including affordable housing.
7. Suggest additional research, data, and analysis to be undertaken in order to reach the Task Force and community's goals.
8. Provide and present affordable housing policy recommendations to the Wausau City Council, other units of government, and local non-profits.
9. Participate in community engagement activities and dialogues about affordable housing needs.
10. Conduct a public hearing on the proposed recommendations.
11. Facilitate communications between the Wausau Affordable Housing Regional Task Force, other local governmental units, and the public.
12. Recommend priorities for local actions proposed by the Wausau Affordable Housing Regional Task Force.

13. Develop a plan of action for Wausau Affordable Housing Regional Task Force recommendations.

    Other Organizational Relationships: The Wausau Affordable Housing Regional Task Force will work with the Wausau City Council to develop community wide policies relating to affordable housing needs and will work with other City Council Committees and local governmental units as the need arises.

    Task Force Members:

- Alder XX, Wausau City Council
- XX, Affordable Housing Advocate
- XX, Affordable Housing User
- XX, Representative from Community Development Authority
- XX, Representative from the North Central Community Action Program
- XX, Citizen Member / Member of another unit of government
- XX, Citizen Member / Member of another unit of government

Wausau River District

316 Scott Street

Wausau, WI 54403

April 8th, 2021

Mayor Katie Rosenberg

City of Wausau

407 Grant St.

Wausau, WI 54403

Dear Mayor Rosenberg,

As an organization, Wausau River District would like to provide a letter of support for the Housing Study that the City of Wausau seeks to conduct.

Residential development is a large part of our strategic plan for our organization as we routinely advocate for increased residential density within walking or biking distance of the River District. The current housing stock in walkable/bikeable distance to our geographical boundaries consists of aging historic properties and workforce housing. Currently, between 3-5% of Wausau's population lives within this area.

According to a night-time technical assistance consultation visit in 2017 provided by Wisconsin Main Street, to have an all-hours vibrant downtown, we need to have between 12-15% of Wausau's population living in and around our downtown. To capitalize on our efforts, our Residential Development Committee, which is made up of local professionals with current and historic insight on residential issues, meeting bi-monthly to assess current efforts and ideates ways to advocate for future developments.

The City of Wausau Housing Study is an effort that the Wausau River District and our Residential Committee fully support and is willing to assist when and where it is seen fit. We believe that this study will contribute to the betterment of the Wausau community and the River District as it pertains to residential development.

Sincerely,

Wausau River District, Residential Committee

Agenda Item Comment Form

This form is for comments about specific agenda items to be considered at the next scheduled City Council Meeting. These comments will be distributed to the City Council Members and placed in their Agenda packets prior to the meeting. For all other correspondence, please contact City Council members via email addresses available here: https://www.ci.wausau.wi.us/Departments/CityCouncil/Alderpersons.aspx

Personal Information *

Bruce Grau

First Name, Last Name

Address: *

1115N 10th St

Email Address

brucegrau8@gmail.com

Optional

Phone Number:

Optional

Will you be physically present at the meeting?

- (•) Yes
- ( ) No

Meeting Date

5/4/2021

Agenda Item Number

4

Comments

By my calculations, Wausau has allocated $13 million to high end downtown and Thomas Street development. How does that amount compare to the amount allocated for Affordable Housing? Same? ½?, ¼?, 1/10th maybe? Hence the reason for strong cynicism by many that the Wausau Affordable Housing Regional Task Force will NOT be successful in relieving the housing security stress of Wausau's working people.

In one year from now what needs to happen to determine that this Task Force does NOT become known as a Task Farce?

Immediate significant action. Rent and mortgage relief and cancellation of debt/late fees. If people were making more they could keep up. Renovate vacant and occupied substandard units, including measures to improve energy efficiency. Recent research supports this. $26.32 million dollars to Marathon County through the ARP supports this. Bring in a County Supervisor to increase the pool of resources, optimize coordination and minimize duplication of services among all the appropriate Agency players seeking to end homelessness by 2025.
The City Council must monitor closely , establish meaningful and measurable goals for the Task Force (ie. number of residents helped), and reevaluate its work in 6 months.

I support the mission and purpose of the Task Force, it's inclusion of people directly impacted, the bringing together of groups invested in the goal of ending homelessness, and it's intent to engage the public along the way.

I am encouraged that it was created in response to Citizens' concerns, and that it will address supportive services , understanding Affordable Housing means more than just providing a roof over one's head.

We have before us a once in a lifetime opportunity to end homelessness by providing truly affordable housing security for all as a foundation for long term economic security and overall well-being for the working people of Wausau.

And it's success will go a long way in restoring the confidence that City government serves all Wausonians.

Respectfully, Bruce Grau

Planning, Community and Economic Development

To: City of Wausau Economic Development committee

From: Sean Fitzgerald, Economic Development Manager

RE: CGI (Collaborative Consulting) development agreement compliance

The City of Wausau entered into a development agreement with Collaborative Domestic Solutions Center-Wausau LLC on February 14, 2012 in which the company received a $200,000 grant from Tax Increment District #3 and was required to create 200 jobs at its Wausau location within five (5) years. The development agreement additionally indicated 20 percent of the grant "shall be forgivable at the end of each year CDSC remains in the city."

The highest total employment CDSC ever reported to the city was 159 jobs in February 2015. At the time the 5-year job creation window identified in the development agreement expired on February 14, 2017, the company reported 103 jobs.

The terms of the development agreement were clearly not satisfied as of February 14, 2017, and no effort had been taken by the city after the fact to modify or otherwise waive the terms of the agreement to consider it in meaningful compliance.

Collaborative Consulting, the parent company of Collaborative Domestic Solutions Center-Wausau LLC, was subsequently acquired by CGI Group Inc. in November 2016. In recent conversations between city staff with CGI officials, the company indicated it was not aware of the development agreement and the job creation requirement at the time of acquiring CDSC. CGI officials also did not argue they did not accede to the obligations of Collaborative under the 2012 development agreement.

City staff has recently been working with CGI officials to obtain information in order for the city council to consider modifying the historic development agreement to create a path for it to be closed and deemed in compliance. Options the council may consider include recognizing CGI's contributions to the Wausau community since its acquisition of Collaborative and waiving the job requirement; amending the development agreement to include further conditions for CGI to meet; or seeking reimbursement of a portion or all of the city-provided funding to Collaborative. Note that CGI did not enjoy any of the $200,000 in funding provided by the city.

Background on CGI in Wausau

CGI is a global company with more than 76,000 consultants and professionals and more than 400 locations around the world.

CGI has continued to maintain its information technology and business consulting practice in Wausau since its acquisition of Collaborative. As of January 2021, CGI had approximately 60 employees based out of its Wausau location. Though most of its staff are working remotely due

to the pandemic, the company moved its offices in early 2021 from Dudley Tower to CitySquare Office Center and has committed more than $1 million in capital investments into its workspaces in the community.

The company's average annual salary at its Wausau office is $67,000, an increase of more than 40 percent from the average salary of $47,000 at the former CDSC just prior to CGI's acquisition. The company is currently hiring for 25 positions within its Wausau office including .NET developers, Javascript developers and an SQL server database administrator.

Clients served out of the Wausau location are provided with customized software development; data analysis, transformation and reporting; and quality assurance testing. All CGI clients serviced out of the Wausau office are businesses located outside of Wisconsin, meaning the more than $4 million in annual payroll and benefits provided to CGI's Wausau employees are all new dollars entering the local economy.

CGI has actively involved itself as a valuable community partner, with the company routinely donating funds and employees volunteering time and money to support various social service and human service programs across the greater Wausau area. A list of CGI's community involvement in Wausau has been provided by the company and is attached here.

Of particular note, CGI has delivered several STEM and I.T. education camps to students in the Wausau community who are particularly underrepresented in science and technology careers.

Staff Recommendation

Collaborated Consulting did not meet the terms of its development agreement with the City of Wausau by creating an additional 41 jobs in its final year of the 5-year job creation window. Based upon the average salary of $47,000 paid to Collaborative employees in 2017, that shortcoming in the development agreement amounts to a loss of $1.9 million in economic impact to the greater Wausau area.

CGI has proven to be a valued corporate citizen and employer in the Wausau area in the four years since it acquired and merged its operations with Collaborative Consulting. It's increased the average salary by more than 40 percent and has provided nearly $16 million in payroll to the Wausau area economy since its acquisition of Collaborated, all outside the scope of the development agreement.

The company is currently attempting to fill 25 new, well-paying positions at its Wausau office. It has plans to add even more positions in Wausau in the future to serve various prospective clients it's attempting to secure. With more than 400 location worldwide, those jobs can go anywhere – but CGI would like to build upon its Wausau workforce.

Additionally, CGI did not enjoy any of the benefits of the city grant distributed to Collaborative Consulting, acquiring the company just as the 5-year job creation window was expiring.

Appraising the economic, workforce development and civic contributions CGI and its staff have made to the Wausau community – as well as its intentions for continued growth of its Wausau office location – staff recommends the council recognize CGI's economic impact to the Wausau area since the expiration of Collaborative's job-creation period and consider waiving the remaining commitment of the jobs requirement from the development agreement with Collaborative date February 14, 2012.

Community Involvement

- Wausau Center – Community Social Responsibility
    - Wausau members routinely contribute time and raise money for charitable organizations.
    - Humane Society Marathon County – our current fundraising effort
    - Gigi's playhouse and the Philips Children
        - In December, the Wausau center donated several credenzas, bookshelves, tables, and other items no longer being used to two of the local charities supported by our members.
        - In February, the Wausau center donated a number of shelves to Gigi's playhouse.
    - A partial list of some of the other organizations CGI has supported over the years. This includes both fundraising as well as event participation
        - Neighbors Place - Participation in Empty bowls, raised money and canned goods
        - Big Brothers Big Sisters - Bowl for Kid's Sake
        - Workplace Volunteer Council - Fill a Back Pack
        - National MS Society - MS walk
        - Susan G. Komen - More than Pink - Breast Cancer Walk
        - Jo Jo's Jungle
        - Honor Flight
        - Toys for Tots
        - H.A.R.T
        - Warming Center

- STEM Camps and IT Education – STEM@CGI exists to introduce, inspire and mentor students to help increase diversity in the IT industry. The program focuses on groups underrepresented in STEM including students who are female, Black, Latino, Indigenous, have disabilities and/or are economically underserved. https://www.cgi.com/us/en-us/stem-at-cgi
    - Delivered several STEM Camps
        - Boys and Girls club
        - Boys Scouts
    - Girl's power event UWSP
    - Mentoring
- Local Organizations and memberships
    - Chamber of Commerce
    - CWITA
    - Northcentral Technical College IT Advisory Committee
    - Centergy Broadband Solution Team
- Pro-bono work
    - Wisconsin Brewers Guild - Wisconsin Tap Chaser App
    - 89Q Radio - Shareathon Helper program