

MINUTES

Economic Development Committee Meeting

Date / Time: Thursday, May 7, 2024, at 5:15 P.M. | **Meeting called to order by** Bernarde at 5:15 P.M.

In Attendance

Members Present: Gary Gisselman, Terry Kilian, Carol Lukens, Chad Henke, Victoria Tierney

Others Present: Randy Fifrick, Kaitlyn Bernarde, Andy Lynch, Brad Lenz, Tom Radenz, Tom Neal, MaryAnne Groat

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 – Election of Chairperson for the 2024-2026 term.

Alder Gisselman was nominated by Alder Kilian; Alder Henke nominated Alder Lukens, motion to close nominations by Alder Tierney.

Alder Lukens was voted in as chairperson 3-2.

Alder Gisselman was nominated by Alder Tierney; Alder Gisselman nominated Alder Henke.

Alder Henke was voted in as vice chairperson 3-2.

Agenda Item 2 – Establish regular meeting date and time for the 2024-2026 term.

The current meeting is the first Tuesday of the month at 5:15 pm. There was discussion about moving the meeting start time to 5:30 on the same dates.

*Alder Tierney motioned to start the meetings at 5:30, seconded by Gisselman. **Motion carried 5-0.***

Agenda Item 3 – Approval of Minutes from April 3, 2024, meeting.

*Henke motioned to approve the previous minutes, seconded by Tierney. **Motion carried 5-0.***

Agenda Item 4 – Presentation from Centergy

This presentation was postponed to a future meeting.

Agenda Item 5 – Update on Foundry on 3rd, LLC. (Fifrick)

The closing is set for later this week, and the groundbreaking would be later in May. They are on pace to hit the June 1 commencement date. November 2026 is the approximate completion date. Alder Kilian asked for the status if the financing had been secured; no representative from T Wall was present to address the question. Alder Tierney suggested that we need to know before the groundbreaking that financing has been secured. As no action could be taken, Fifrick stated that he would talk to them about updating the committee at a future meeting.

Agenda Item 6 – Discussion and possible action on First Amendment with Gorman & Company, LLC and Riverview Lofts Wausau, LLC for Westside Commons. (Fifrick)

Originally, the city was going to work with the Mandarin to secure the easement. Gorman & Company, LLC has stated that they will take care of those accommodations. Alder Kilian pointed out that the original deadline for the easement agreement was July 31st and asked if there is a replacement deadline. Fifrick stated that the date would be completely removed. Gorman will just need to get an excavation permit in lieu of this agreement, so it just removes the obligation from the city.

*Henke motioned to approve the amendment, seconded by Kilian. **Motion carried 5-0.***

Agenda Item 7 – Discussion and possible action on Request for Interest (RFI) for Riverlife South. (Fifrick)

In the past, when Requests for Proposals, proposals have been submitted a specific plan for these, after the developers have invested quite a bit of time, money, and resources into the proposals. Doing a RFI would allow the developers and the department to work together to refine what product they are proposing. This particular RFI is for the property between Fulton, 1st, and the river. Alder Kilian questioned why we are working on the southern property instead of the one farther north, most recently involving SC Swiderski. Fifrick stated that there has been more interest in the southern property. Also, the south property would be a smaller development. Alder Kilian also questioned how strict we are going to be about the attributes that we will ask for. Fifrick said on the northern piece, access to the river must be maintained. Alder Tierney questioned why we are trying to do the southern piece with so many other projects going on, and if there are several interested developers who vets them. Fifrick stated that it is preferable to keep

things in the pipeline to keep development moving. As to vetting, that is part of the process of ranking the companies we choose, and then it goes to this committee, possibly finance, and then council to vote on. Alder Henke asked if this would replace the current RFP process. Fifrlick said this is a trial and would like a hybrid version to help developers. There is a development familiarization tour coming this June and the city would like this property presented to them.

*Henke motioned to approve this RFI, seconded by Kilian. **Motion carried 5-0.***

Agenda Item 8 – Discussion and possible action on sale of the southerly ½ of the Franklin Street right-of-way vacated by the City of Wausau Resolution Document No. 718987 to YMCA (Fifrlick)

This would be to allow the YMCA to build a skywalk from the parking lot west of 3rd Street to the front door of the landing. Alder Kilian asked why the YMCA would need the additional land. Tom Radenz from REI explained that the YMCA is trying to have a dedicated entrance for The Landing, and they want to hang a skywalk from the east side of the building, across the original north building and over the street to the parking lot. Alder Kilian asked if any of the proposed angle parking abutted private property, but Radenz stated that it only abutted YMCA land, or Yawkey Park land. Alder Gisselman asked if this would remove any of the green space of Yawkey Park. Fifrlick stated that some of the green space would be affected, but not any that is actually park, just the part that was originally street.

*Tierney motioned to approve the sale for \$32,000, seconded by Kilian. **Motion carried 5-0.***

Agenda Item 9 – Discussion and Possible Action on North Riverfront Plan RFP. (Lenz)

This is for the property from Bridge Street to the north of Winston Street, on the east side of the river. Would like to get this out and have the response date to be the end of June. Alder Kilian asked at what point public input would be solicited. Lynch stated that would be the responsibility of the firm doing the study. Alder Kilian asked if the Wausau Chemical was still a superfund site. Fifrlick stated that it is, and that remediation would take approximately 8-10 years. Alder Kilian then asked why we are starting planning now. Lynch stated that there are two parcels that are available to develop now. The plan would not only help to determine what should go there, but also what would also not be appropriate. Alder Kilian then asked what lower intensity residential would be. Lynch suggested that it would be something less than the Riverlife building and more than single family homes. Alder Kilian asked why we wouldn't just have the consultant plan for the northern two parcels. Fifrlick explained that the Riverlife area is the full area north to south and the plan is to have it all work together. Therefore, the planning needs to include all of the area, even if it ends up that a portion of it needs to be green space. The infrastructure needs to be cohesive. Alder Tierney asked why we would do a plan now that we would have to redo when we get 8 years down the road. Fifrlick explained that some of the pieces can be done much sooner, and this is just a general overview of what would go there. Alder Tierney suggested that the public input should come before we pay for a consultant to make a plan, but it was explained that input would be part of the process that will happen before decisions are made. Brad Lenz, City Planner, said that there was a long-range plan for what is now Riverlife, south of Bridge Street. This plan is to give a high-level overview, to help have a cohesive and cost-effective infrastructure. Alder Henke verified that this is just an RFP to get firms interested in. It doesn't bind us to hire someone.

*Henke motioned to move forward with the RFP, seconded by Kilian. **Motion failed 2-2.** It was decided to send it on to the council for consideration.*

Agenda Item 10 – Joint Meeting Date with Finance Committee on May 14, 2024.

There will be a joint meeting with the finance committee on May 14, 2024, time to be determined.

Adjourn

*Henke motioned to adjourn, seconded by Kilian. **Motion carried 4-0.***

Meeting Adjourned at 6:25 PM

CITY OF WAUSAU, YouTube MEETING LINKS

ALL City of Wausau Meetings can be viewed at:

- <https://www.youtube.com/@CityofWausauMeetings>

The ED meeting from 05/07/24 can be viewed at:

- <https://www.youtube.com/watch?v=k7z5Yhv-n54>