

MINUTES

Economic Development Committee Meeting

Date / Time: Wednesday, August 7, 2024, at 5:30 P.M. | **Meeting called to order by** Lukens at 5:30 P.M.

In Attendance

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

Member Absent: Victoria Tierney

Others Present: Tammy Stratz, Shannon Graff, Eric Lindman, Alder Tom Neal, Mayor Doug Diny, Nick Patterson (T Wall), Mark Lake (Wangard), Tom Kilian

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 June 4 and July 2, 2024 Meetings

Kilian motioned to approve minutes, seconded by Henke.

Motion Passed 4-0.

Agenda Item 2 – Discussion and Possible Action on Consent to Transfer, Waiver of Right of First Refusal, Termination of Recorded Deed Restrictions and Recording Set of Revised Restrictions for 8220 Enterprise (Fifrick)

Fifrick explained that the Right of First Refusal has been an issue on a somewhat consistent basis. Historically, when the city sold land within the business campus, a set of deed restrictions accompanied the sale to protect the city's interests, since the land was sold at a subsidized rate. The deed restrictions contained a clause that granted the city a right of first refusal on the land, however, awhile back, the committee reviewed and revised the deed restrictions after determining the right of first refusal was unnecessary if the land was not being sold to a tax-exempt entity. Therefore, when new requests are made, the deed restrictions are updated to reflect that change.

Henke motioned to approve, seconded by Kilian.

Motion Passed 4-0.

Agenda Item 3 – Presentation and Discussion of Proposals Received for Riverlife South Request for Interest (RFI) (Fifrick)

Two proposals were received from a Request for Interest that was released on 5/14/24 and closed on 7/30/24 for development of the south Riverlife area. Below are the two developers who submitted proposals and a link to their presentation at the meeting.

- a. Wangard Partners Presentation: 7:54 – 26:28 <https://youtu.be/OAa3ln5fHRk?t=472>
- b. T Wall Enterprises Presentation: 29:12 – 30:23 <https://youtu.be/OAa3ln5fHRk?t=1755>

Agenda Item 4 – CLOSED SESSION pursuant to 19.85(1)(e) of the Wisconsin Statutes for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: relating to review and recommendation of Proposals Received for Riverlife South Request for Interest (RFI)

Henke made a motion to go into Closed Session at 6:00 pm. Roll call vote passed 3-1 with Kilian being the dissenting vote. Committee moved to closed session.

Agenda Item 5 – RECONVENE into Open Session to take action on Closed Session items, as necessary

Committee reconvened 6:55 pm.

Henke motioned to direct staff to move forward with the proposal from Wangard Partners and draft a resolution to be voted on by full council. Seconded by Gisselman.

Motion Passed 4-0

Agenda Item 6 – Update on Commonwealth Affordable Housing Project at 700 Grand Ave (Fifrick)

Fifrick provided an update on the 700 Grand project. The city worked with the developer to address an issue related to the location of utilities, specifically a storm sewer and waterline. The developer adjusted the project to move it further south, which helped avoid some of these utilities and reduced associated expenses so the project will move forward. Fifrick noted the next steps involves the Infrastructure Committee setting a public hearing for dedicating or vacating the right of way, followed by the Finance Committee about the Department of Transportation (DOT) agreement related to the property purchase from the 2007-2009 period.

Alder Killian inquired whether the movement of the property to the south would affect the entrances onto Thomas Street or Grand Avenue, potentially requiring changes. Fifrick confirmed that the new proposed design would eliminate the through road from Grand to Thomas, creating one-way access onto both Grand and Thomas. The parking lot and other site features were relocated to accommodate this new design.

No action required.

Agenda Item 7 – Update on Infill Housing Project and Request for Bids (Stratz)

Stratz provided an update on the infill housing project and noted that the Request for Bids (RFB) was posted on the city's website that day and would be advertised in the Daily Herald on Monday. Stratz had contacted several contractors, three of whom expressed interest, and she planned to email the bids to them the following day. Bids are due on September 30th, to be opened on October 1st at the Board of Public Works and then brought to the Economic Development Committee. The RFB included parcels on Bridge Street and Thomas Street. However, specific parcels on Thomas Street were not identified because it was unclear which one would be available first. Since the parcels are comparable in size, a visual of the parcels was provided, and contractors are asked to submit an example of what they would build and how long their price would be valid, allowing for flexibility in turnaround time for remediation. Bids were not requested for the two lots on Jefferson Street, as Habitat for Humanity expressed interest in them. Stratz noted Habitat still needs approval from their board to purchase and the goal is to have an offer by the following month.

Alder Kilian asked for clarification on the Thomas Street parcels, specifically whether all 13 parcels were included, and which would be selected first. Stratz explained that a map of the main portion, consisting of about six lots of the same dimension, was provided. The decision was made to focus on these lots because they were the easiest for contractors to design for, rather than the odd-sized ones whose configuration and availability were still uncertain.

Kilian also inquired about any updates from the DNR. Fifrick responded that the DNR had selected a contractor for the work, but no contract had been finalized. The contract was expected to be completed by the end of the week.

No action required.

Agenda Item 8 – Adjourn

Henke motioned to adjourn, seconded by Kilian.

Motion Passed 4-0.

Meeting Adjourned at 7:04 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 08/07/24 can be viewed at:

- Pt. 1: <https://www.youtube.com/live/OAa3ln5fHRk?si=U2hY4tnRYWUSe4HW>
- Pt. 2: https://www.youtube.com/live/hL963PDI2Jc?si=QyA_gGfKxeTd1h8y