

MINUTES

Economic Development Committee Meeting

Date / Time: Tuesday, October 1, 2024, at 5:30 P.M. | **Meeting called to order by** Lukens at 5:30 P.M.

In Attendance

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

Member Absent: Chad Henke

Others Present: Randy Fifrick, Shannon Graff, Tammy Stratz, MaryAnne Groat, Mayor Diny, David Riedel (Wangard Partners via WebEx), Mike Heckendorf (Habitat for Humanity)

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 – Public Comment

No community members presented for public comment.

Agenda Item 2 – Approval of Minutes from September 3, 2024, Meeting

Tierny moved to approve, seconded by Gisselman. Motion Carried 4-0

Agenda Item 3 – Planning Option Agreement between City of Wausau and Wangard Partners, Inc for 15 Fulton St. / 920 N. 1st St. (Fifrick)

Fifrick explained a Planning Option Agreement has been prepared which allows the developer to access the property to complete due diligence testing. He noted the planning option runs through December 31, 2025, with built in options if they need an extension. Fifrick stated beyond that, they have the ability to notify staff if they'd like to move forward with development agreement negotiations which he is hopeful to have next year.

Kilian asked for clarification on what public agency is referenced in the agreement in the planning section, part e. Fifrick noted agencies such as the DNR or any other agency related to environmental work on the property. Kilian then asked if the parcel has already been cleaned up to relevant DNR standards. Fifrick referred back to the Request for Interest that noted information on the parcels current status but also said there may be additional work that developers will need to complete. Fifrick stated the city is working with Stantec and progress has been made in cleaning up the parcel and as the developer complete their due diligence, would follow up with staff as part of the planning option to ensure their plan would be able to follow any DNR or EPA requirements for the parcel.

Gisselman asked what the timeline of the development would be if the planning option is through 2025. Fifrick stated based on their proposal, they were hoping to start construction next fall but based on experience that there are unknowns that occur, and the planning option is providing them enough time to fulfill any obligations. Gisselman then asked considering interest from other developers, if there is already a phase 1 and phase 2 completed for this parcel. Fifrick noted the city has done lot of work done on the parcel and environmental work should be relatively completed on the site. He noted the city is still responsible for submitting the post closure modification report, the Fulton Street extension, city owned parking lot and submitting documentation on the removal of five monitoring wells.

Dave Riedel from Wangard explained that they're hopeful that they can begin construction in the fall of 2025. He agreed many things need to occur before that can happen, but he said success for them would be the September to October time range with a 16-18-month construction phase.

Gisselman commented he would like updates presented to the committee as the project is moving along so if there are any issues that arise, they don't come up unexpectedly.

Gisselman motioned to approve, seconded by Tierny. Motion Carried 3-1 with Kilian being the dissenting vote.

Agenda Item 4 – Purchase of City-owned Property by Habitat for Humanity at 722 Jefferson St. (Stratz)

Stratz proposed the sale of 722 Jefferson Street to Habitat for Humanity for \$1,000. She stated the \$1,000 offer is the typical price they've paid for the purchase of city-owned lots. Stratz explained Habitat has been a great partner and have built numerous homes in the community and this lot would be the location for their 74th home.

*Motion by Killian, seconded by Tierny to sell 722 Jefferson St. to Habitat for Humanity. **Motion Carried 4-0***

Agenda Item 5 - 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 related to **City of Wausau Deed Restrictions for 180 E Wausau Ave.**

*Tierny motioned to move to closed session. Roll call vote was taken. **Motion Carried 4-0***

Agenda Item 6 – RECONVENE into Open Session to take action on Closed Session items, as necessary (Fifrick)

*Killian motioned to move to open session, seconded by Tierny. **Motion Carried 4-0***

No action taken. Staff directed to discuss further with the developer and bring back to the committee.

Agenda Item 7 - Adjourn

*Gisselman motioned to adjourn, seconded by Killian. **Motion Carried 4-0.***

Meeting Adjourned at 6:11 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 10/01/24 can be viewed at:

➤ <https://www.youtube.com/live/oQCBhu4vCno?si=nfuuykb6THOnLjpe>