



*** 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: Economic Development Committee
Date/Time: Tuesday, October 4, 2022 at 5:15 p.m.
Location: City Hall, Council Chambers

Members: Sarah Watson (C), Chad Henke (VC), Lisa Rasmussen, Tom Kilian, and Carol Lukens

AGENDA ITEMS FOR CONSIDERATION

(All items listed may be acted upon)

1. Approval of Minutes from 8/23/22
2. Approval of Minutes from 9/13/22
3. Update on Community Marketing position with Community Foundation (Brodek)
4. Discussion and possible action on responses to Request for Proposal for 700 Grand Avenue (Fifrick)
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: relating to review and recommendation of 700 Grand RFP responses
6. **RECONVENE** into Open Session to take action on Closed Session items, as necessary
7. Updates, discussion, and brainstorming on affordable housing opportunities (all)
8. Adjourn

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 9/30/22

Members of the public who do not wish to appear in person may view the meeting live on Channel 981 of Cable TV or the City of Wausau Meetings YouTube Channel at <https://tinyurl.com/WausauCityCouncil> (go to playlist and choose the meeting playlist desired). Any person wishing to offer public comment who does not appear in person to do so, may email liz.brodek@ci.wausau.wi.us with "EDC public comment" in the subject line by 4:30 p.m. on the meeting day. All public comments received, either by email or in person, if agendized, will be limited to items on the agenda only. Messages related to agenda items received by 4:30 p.m. on the meeting day will be provided to the Committee 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

Economic Development Committee Meeting

Date | time Tuesday, August 23, 2022, at 6:30 P.M. | *Meeting called to order by* Watson at 6:30 P.M.

In Attendance

Members Present: Sarah Watson, Lisa Rasmussen, Chad Henke, Tom Kilian, Carol Lukens

Others Present: Liz Brodek, Randy Fifrick, Atty. Anne Jacobson, MaryAnne Groat, Alder Doug Diny, Alder Michael Martens, Alder Lou Larson, Shannon Graff, Mayor Rosenberg, Rick Rubow, Mitch Viegut, Tom Radenz

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 8/2/22

Henke motioned to approve minutes from 8/2/22, seconded by Kilian.

Approved unanimously 5-0.

Agenda Item 2 – Discussion and possible action approving Request for Proposals for 700 Grand Avenue (Fifrick)

Fifrick presented a proposed Request for Proposal (RFP) for redevelopment of 700 Grand Ave which consists of five individual properties, south of the city's downtown, for the specific purpose of Affordable Housing. Fifrick explained the RFP has been in the works for quite some time while staff worked with numerous different departments to prepare a detailed and transparent RFP for prospective developers due to numerous considerations with this site. Fifrick noted a conversation with Engineering about the need for an additional right of way for roadway or pedestrian expansion.

Watson commented that she liked that that proposal addresses the expansion for pedestrians and that the use of local developers/designers too precedence in the rankings.

Kilian suggested to tighten up what affordable rents mean for developers and in certain areas to promote consistency. He commented that HUD's definition of affordable is 30% of gross income and that the city uses median yearly household income of \$47,000 from which to base that equation. He stated this may work in some areas of the city, but it may be better to review the specific census block groups for which the development is proposed and their respective median incomes to determine what affordable rent would be. Kilian mentioned the site in question sits in 2 census block groups, where the median household income ranges from \$28,000 to \$31,000 (30% of income would equate to rents ranging from \$700-775/mo.).

Watson asked if the data from a presentation a previous week could be used for what Kilian requested.

Brodek stated it's possible to use it as valuation criteria but anticipates a proposal would be put forth for a WHEDA tax credit scoring of which they have their own criteria. Brodek stated we could create a formula but if we choose a project that doesn't fit the WHEDA criteria the project wouldn't go forward because we selected a project that is outside the scope of their criteria and therefore would not qualify for any tax credits. Brodek explained she has talked to WHEDA about this and recognizes they do not use a lot of local market data especially down to the census tract for scoring purposes. Brodek further noted developments should fit the area they're in, but they are also developed as a means of bringing new people to the area as well as provide housing for people already here.

Rasmussen commented she supports using the terminology of affordability in general terms but does think we need to use standard language and standard scales because we don't want to be in a position where we are the city's parameters are too narrow that no project fits and the city continues to hold onto another vacant lot. She noted she does not think government should get involved in the business of dictating market rate rents because it could be viewed as price fixing, but it should also be up to the market and developers to decide how to price their product.

Kilian commented that when companies invite public money, they invite the government into their business and said if they don't like that, they can pay for their own projects.

Watson mentioned that Gorman is pursuing a Section 42 for the Westside Battery project and asked if that is an option for this site.

Brodek said it's possible depending on the responses received. She mentioned the Community Development Authority (CDA) is looking into a RFP for project based vouchers but that RFP and this RFP cannot be married and would need to do

some amendments at the CDA in order to do that. She noted there is time because developments with WHEDA tax credits can take up to 4 years to develop.

Rasmussen motioned to move forward with the RFP and direct staff to move forward with the release. Seconded by Henke.

Approved Unanimously 5-0.

Agenda Item 3 – Discussion and possible action approving Third Amendment to Riverlife Condos Development Agreement (Brodek, Atty. Opperman, Viegut)

Brodek explained the Third Amendment would amend the closing, commencement and completion deadlines which were originally 5/1/21, 5/31/21 and 6/30/22 respectively, to 11/1/22, 4/1/23 and 5/1/24 respectively. Brodek further explained the East Riverfront Declarations would also need to be amended to adjust lot lines. She noted staff recommended to move assessments to January 1, 2024, due to construction not beginning until 2023. Brodek further commented that discussions with the developer revealed changes to the project and this was the first opportunity to inform the committee and council of the proposed revisions. She noted the developer's revised plan eliminates one row of condos leaving a total of 26 units, whereas the original plan had 32 units. Brodek noted the elimination provides more green space and approximately a half-floor of additional development is contemplated for the south side of the building making it 4-stories. The floor plan in that portion of the building would include two condos, a workout room, and a larger common community area. This revision does not change the parking. Brodek said the developer maintained the construction costs and appraised value remain the same as the original agreement.

Rasmussen commented she understands there have been economic issues that contributed to delays but there should be an understanding between the committee and the developer that project needs to start moving forward and she hopes there isn't a Fourth Amendment for a time delay because the committee has had enough.

No action taken at this time.

Agenda Item 4 – Update on T. Wall Enterprises/Foundry on Third Development Agreement (Brodek)

Brodek noted there isn't much to review in open session regarding this item but states there is a new draft development agreement that staff wants to review with the committee.

No Action Required

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: relating to Update and Review of T. Wall/Foundry on Third Development Agreement & Review and Possible Action on Third Amendment to Riverlife Condos Development Agreement.

Rasmussen made a motion to move into closed session and read state statute. Seconded by Lukens. Roll call vote completed.

Approved unanimously 5-0.

Agenda Item 6 – RECONVENE in Open Session to take action on Third Amendment to Riverlife Condos Development Agreement.

Rasmussen made a motion to approve the Third Amendment to Riverlife with the caveat that it's clear to the developer that this is the last amendment to be approved and progress needs to be made.

Motion Seconded by Lukens.

Approved unanimously 5-0.

Agenda Item 7 – Adjourn

Henke motioned to adjourn, seconded by Kilian.

Approved unanimously. 5-0.

Meeting adjourned at 8:00 P.M.

JOINT FINANCE & ECONOMIC DEVELOPMENT COMMITTEES

Date and Time: Tuesday, September 13, 2022 @ 4:30 pm., Council Chambers

Finance Members Present: Lisa Rasmussen, Sarah Watson, Michael Martens, Carol Lukens, Doug Diny

ED Members Present: Sarah Watson, Tom, Kilian, Chad Henke, Lisa Rasmussen, and Carol Lukens

Others Present: Maryanne Groat, Liz Brodek, Randy Fiffick, Eric Lindman, Gerald Klein, Tammy Stratz, Katie Rosenberg, Lou Larson, Mary Goede, Kaitlyn Bernarde

The joint meeting was called to order by Finance Chair Lisa Rasmussen and ED Chair Sarah Watson

Update on return of State CARES funds (Stratz)

Tammy Stratz, Community Development, explained in 2020 we received several pots of funds to help small businesses or any agency that was affected by the Coronavirus. During that time, we received CARES I and CARES III, and CARES II came out but went directly to the State of Wisconsin. She indicated the state asked certain grantees if they were willing to take additional funds, which we did. The funds had to be allocated according to the way we allocated the CARES I funds, which went to MCDEVCO for small business assistance and North Central Community Action for rental assistance. After Community Action received \$25,000, they gave the money back to us because they were unable to expend it and it was subsequently reprogrammed to the warming center. There is a deadline of January 31, 2023, for use of the CARES II funds, but with the rest of the funds we have until 2026. She stated the state inquired as to the status of the CARES II funds and were informed because there are still funds from the other two pots, we haven't touched this yet. The state indicated there are other communities that are building and are overrun, so if we can't use the money, it would be better for us to give it back to be reallocated. She felt January was close and would rather be in the state's good graces than have them be upset with us. She questioned them if the money were returned would it be a black eye on the city, and they responded they'd rather have us return it versus taking it away.

Doug Diny questioned if there was any way to still spend the funds. Stratz indicated the problem with reprogramming funds is that it is about a three-month process. You must hold public hearings, obtain public comments, get HUD approval, and get the money out the door. She felt with a January 31st deadline it just wasn't possible in that time frame. Diny questioned how much money there was. Stratz stated CARES II is \$157,932. She noted CARES I was \$336,804 with approximately \$16,000 remaining. CARES III was \$100,000 and have \$69,100 remaining. Stratz stated giving the CARES II funds back now gives other communities in need the time to expend the funds.

Discussion continued.

Discussion and possible action approving T. Wall Enterprises/Foundry on Third Development Agreement (Brodek, Keith Dahl (Ehlers), Nick Patterson, Attorney Isaac Roany (T. Wall/Foundry on Third))

Lisa Rasmussen opened the floor to citizens who registered for public comment.

Link to the meeting to view public comment: Part 1 <https://www.youtube.com/watch?v=VtbotrbC8i4>

The following individuals all spoke in support of the T. Wall Enterprises/Foundry on Third Development:

- Bob Tess, Chief Finance & Business Services Officer for the Wausau School District and serves on the Joint Review Board
- Tom Neal, 916 Hamilton St, former Alderperson District 4
- Dr. Keith Hilts, 415 Seymour St, Wausau School District
- John Robinson, 1226 Highland Ct, former Mayor of City of Wausau
- Tyler Vogt, 145824 Impatiens Dr, owner of Malarkey's Pub/Townies Grill, the Ugly Mug, and four buildings on the northwest side.
- Alyson Leahy, Assistant Director of the Wausau River District, Main Street Program
- Roxanne Lutgen, 1000 W Campus Dr, Vice President of Finance and General Counsel for Northcentral Technical College and serves on the Joint Review Board
- David Eckman, 200 Washington St, President & CEO of the Greater Wausau Chamber of Commerce
- Greg Fisher, 227200 Snowbird Ave, General Manager of Granite Peaks Ski Area, Chief Marketing Officer for Midwest Ski Areas, sits on the Chamber of Commerce Board of Directors, and Presidents of the CVB Board of Directors
- Mark Craig, 3246 N 8th St, Compass Properties
- Lukas Lindner, 917 Single Ave, concerned citizens
- Renae Krings, 200 Washington St, #120, proxy for Rich Poirier, President, and CEO of Church Mutual Insurance Co.
- Maggie Gordon, 223809 Lakeshore Dr, Co-founder, and President of Children's Imaginarium Museum

- Kristine Gilmore, 6410 Red Oak Ct, Retired Superintendent of D.C. Everest School District, and current Senior Director of Employer of Choice for Greenheck Group
- Paul Herold, 9912 Innovation Way, leads the Wausau Facility for Great Lakes Cheese
- Tim Parker, 6 N. Hill Rd, President, and CEO of the Community Foundation of North Central Wisconsin.
- Jeff Stubbe, 226925 Pintail Ln, Executive Director of the Dwight & Linda Davis Foundation
- Ryan Neville, 239647 Cty Rd O, Regional President of the Marshfield Clinic Health System
- Paul David, 5801 Pine Terrace, Assistant General Counsel for Aspirus Inc.
- Ben Lee, 937 Jefferson St, representing Marathon County United Way
- Chuck Ghidorzi, One Corporate Dr, Managing Director for Wausau Opportunity Zone (WOZ)
- Ann Werth, 1501 Roosevelt St, former City of Wausau Community Development Director
- Keri Anne Connaughty, 311 N 13th St, Human Resources Director of the Samuels Group, serves on the Chamber Board of Directors, Big Brothers Big Sisters Board of Directors, the River District Business Development Committee, and volunteer with the Women's Community.

Liz Brodek, Community Development Director, thanked all the speakers for their support and commented on the business momentum that has been created from this development. She also stated Wausau is the only municipality in the region that is building multi-family housing to the scale needed to address the shortage. A healthy downtown requires 12%-15% of all residential units in the city to be located there. Wausau's downtown has 2%-3% and this development as proposed would add approximately 20% more residences to the district than currently exist. Downtown retailers and restaurants have felt a struggle since Covid with a loss of office workers and this development doesn't just add a 9 to 5 component in terms of the 17,500 sq ft of commercial space, but also 5 to 9 customer-base through the residential component. There is a need for housing for employment recruitment as well.

Brodek stated Wausau Opportunity Zone (WOZ) owns the mall site, not the city. WOZ is comprised of three foundations, the Dwight & Linda Davis Foundation, Greater Wausau Prosperity Partnership, and the Judd S. Alexander Foundation. They came together to buy the mall site to retain local ownership and do what's in the community's best interest. She explained the only reason they are coming to the city is because of the public participation financing that their chosen developer needs and zoning approval. WOZ had several criteria to select a developer and these criteria were met in T. Wall, an experienced developer. Wausau's Comprehensive Plan has a goal that the city will continue to strengthen the downtown as the heart of the city and the surrounding region, with objective one being supporting development and redevelopment, and objective two investing in downtown by encouraging high density residential use. She believed this was an agreement that protects the city and moves forward the goals, interests, and objectives, and grows the tax base.

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 approval of T. Wall Enterprises/Foundry on Third Development Agreement

Finance Committee - Motion by Martens, second by Watson to convene in Closed Session. Roll Call Vote: Ayes: Martens, Lukens, Watson, Rasmussen. Noes: Diny. Motion carried 4-1.

ED Committee - Motion by Henke, second by Lukens to convene in Closed Session. Roll Call Vote: Ayes: Kilian, Henke, Rasmussen, Lukens, Watson. Motion carried 5-0. *Closed Session convened in the Maple Room.*

RECONVENED into Open Session. Meeting video Part 2 - <https://www.youtube.com/watch?v=bDv8wt9uOSA>

Finance Committee

Motion by Martens, second by Lukens to accept the development agreement of T. Wall Enterprises/Foundry on Third and move it forward. Motion carried 5-0.

ED Committee

Motion by Henke, second by Rasmussen to accept the development agreement of T. Wall Enterprises/Foundry on Third and move it forward. *Kilian requested a Roll Call Vote.* Ayes: Henke, Rasmussen, Lukens, Watson. Noes: Kilian. Motion carried 4-1.

Adjourn ED

Motion by Henke, second by Lukens to adjourn the Economic Development Committee. Motion carried unanimously. ED adjourned at 6:40 pm.

To: Economic Development Committee

From: Randy Fifrick, Economic Development Manager

Date: September 30, 2022

Re: Request for Proposals for 700 Grand Ave Sites



The past August, the City of Wausau released a Request for Proposals (RFP) for development of the 700 Grand Ave Sites south of the City's Downtown. The City requested developers to propose projects that would focus on bringing affordable housing to the area.

Based on the RFP, successful proposals should; (1) Focus on bringing additional affordable housing units to the City, (2) Account for unique site restrictions and be designed in a way to limit additional traffic conflicts, and (3) Proposes an architecturally unique building which meets the City's Urban Design Guidelines.

The City received four proposals for the properties. They are summarized below, with each full proposals found by clicking the link in the title:

- [Commonwealth Development](#) has proposed a four-story, 50-unit affordable housing development comprised of mid-rise style apartments. The project will have one, two, and three-bedroom units serving individuals and families with younger children.
- [Horizon Development Group and Northernstar Companies](#) have proposed a three-story, 49-unit development comprised of one, two, and three-bedroom units. The project would include 41 of the units being rent restricted at affordability levels and 8 units rented at market rate.
- The team of [General Capital Group and Danna Capital](#) have proposed a four-story, 50-unit affordable housing development comprised apartments and townhome-style units. The project will have one, two, and three-bedroom units serving a variety of family sizes.
- [Gorman & Company](#) has proposed a 50-unit elderly affordable housing development comprised of 39 one-bedroom units, and 11 two-bedroom units.

All developers have been asked to attend the Committee Meeting, provide a presentation on their project and answer questions from the Committee. After the Committee feels that their questions have been answered we will go to closed session to discuss the projects and potentially forward a recommendation to City Council.

Staff will be reviewing each proposal and ranking them based on the criteria contained in the RFP. Those rankings will be shared with the Committee during closed session at the meeting for consideration.

Office of the Mayor
Katie Rosenberg



TEL: (715) 261-6800
FAX: (715) 261-6808

August 23, 2022

Dear Interested Parties,

The City of Wausau is pleased to release this Request for Proposals (RFP) for redevelopment of the 700 Grand Ave Site south of the City's Downtown. The site is approximately 1.0 acre in size. The City of Wausau is proud of a long track record of successful public-private partnerships for development which has resulted in over \$100 million invested in Downtown in the past decade and another \$100 million planned or currently under construction.

The City is seeking developers to propose projects that would focus on bringing affordable housing to the property. Proposals must include: a draft site plan (vision plan) for the property; proposed purchase price offered; proposed use or uses of the area; estimated construction value, and any request for city participation.

Successful proposals should:

- Focus on bringing additional affordable housing units to the City.
- Account for unique site restrictions and be designed in a way to limit additional traffic conflicts.
- Proposes an architecturally unique building which meets the City's Urban Design Guidelines.

Event	Date
1. RFP Released	August 24, 2022
2. Proposals Due	September 29, 2022
3. Initial Review of Proposals	October 4, 2024

Questions and/or additional information on this RFP and private tours of the existing building are available upon request. Please contact:

Randy Fifrick, Economic Development Manager, 715-261-6684, randy.fifrick@ci.wausau.wi.us

Sincerely,

Katie Rosenberg
Mayor

407 Grant Street – Wausau, WI 54403

History & Background

The City of Wausau is pleased to release this Request for Proposals (RFP) for redevelopment of the 700 Grand Ave Site south of the City's Downtown. From 2005 to 2009, the City purchased four residential homes and a commercial building to be combined into this larger purchase that is being offered at the intersection of East Thomas Street and Grand Avenue. The City seeks creative proposals aimed at offering additional affordable housing to the area.

Proposal Format and Required Information

The submitted proposals should include each of the following sections:

1. Interested developer name, address, telephone, and email.
2. Executive Summary of the project.
3. A draft site plan for the property. Plan does not need to be engineered but should generally be to scale.
4. Proposed use of the area, including plans and elevations of the proposed project, or relevant examples.
5. Proposed purchase price offered.
6. Estimated construction value and approximate construction timeline.
7. Other successful urban redevelopment project examples.
8. Any request for city participation. If city participation or funding is requested, the proposer will need to complete an Application for City Assistance, which can be found online at: <https://cloud.bmisw.com/cityofwausau/Tif>

The City's development and incentive strategy particularly encourages the diversification of housing typology and rents, deployment of alternative energy technology, achievement of high energy efficiency standards, and/or the use of Property Assessed Clean Energy (PACE) tools; the priority hiring of local contractors and subcontractors; and workforce agreements with the local Building Trades Council.

City Participation

The property is currently not located in a Tax Increment District (TID). However, the City is able to provide TID assistance through a boundary amendment to a TID or through utilizing the ½ mile radius expenditure provision. As part of the proposal, the Developer must identify if they are requesting City participation in the project. If city participation or funding is requested, the proposer will need to complete an Application for City Assistance as part of the Development Agreement negotiations.

Zoning

The property is currently zoned Urban Mixed Use, but will likely require a change to Planned Unit Development. The property layout and traffic volume on the adjoining streets does provide design restrictions. Every effort should be made to mitigate the effects of this new development on the area. The City anticipates establishing easements along the frontage streets and the building design needs to be setback to properly allow for future pedestrian and traffic improvements.

Environmental

These properties were acquired by the City from 2005 to 2009. The City does not have any information on any environmental testing or Phase I/II's that may have been completed as part of those property purchases, but also is not aware of any current environmental liabilities associated with these properties. There was a gas station on the northern side of the project area at one time. Testing costs will be at the sole expense of the Developer.

Design Standards

City Urban Design Standard must be integrated into the proposed project. More details can be found on the RFP announcement page on the City's website. As part of the RFP process the City has identified a need for

additional right-of-way for roadway or pedestrian facilities expansion. This will include a 20-foot strip of additional right-of-way along Grand Avenue. The attached Exhibit Map shows the approximate parcel the City will be looking to transfer for development. The City will complete a new survey that will combine the existing lots prior to transfer.

Proposal Preparation

Any costs incurred in the development of the Response to this Request for Proposals are borne by the Developer. The City of Wausau is not responsible for any costs incurred by the Developer in formulating a response, environmental testing, or any other costs incurred such as mailing expenses. Information and attachments provided as part of the RFP are provided to help the developer in understanding the site. All information should be verified by the developer.

Evaluation Criteria

The Economic Development Committee and internal staff evaluation shall consider proposals based on the quality of response, proposed use, appropriateness for the neighborhood, and projected investment. To be selected, a proposer must be able to comply with general city land purchase requirements and any other applicable laws and requirements.

Weighting of criteria is used by the City as a tool in selecting the best proposal. The City may change criteria and criteria weights at any time. Evaluation scores or ranks do not create any right in or expectation of a contract award. Proposals will be evaluated on the accuracy and responsiveness of the developer. Background checks and references will also be considered.

The following elements will be the primary considerations in evaluating all submitted proposals and in the selection of a Developer (out of a total of 100):

- *Proposal is creative in its use and adds value to the neighborhood and surrounding businesses while addressing the City's need for more affordable housing. (20 Points)*
- *Proposal maximizes the use of the site and provides significant taxable value to the City. (15 Points)*
- *Accounts for unique site restrictions and is designed to limit additional traffic conflicts. (15 Points)*
- *Developer possesses diverse resources, a successful track record, and strong financial backing for the project. (15 points)*
- *Proposal offers a reasonable purchase price to the City and limits the public assistance ask. (15 Points)*
- *Utilization of high-quality, local design personnel, consultants and contractors to complete the project. (10 Points)*
- *Proposal incorporates green building, alternative energy technology and achieves high energy efficiency. (10 Points)*

The response that is deemed to be the most advantageous for the City and region will be given the highest consideration. The City reserves the right to:

- Reject any or all offers and discontinue this RFP process without obligation or liability;
- Accept or sell land on the basis of initial offers received, without discussions or requests for best and final offers;
- Accept more than one right to develop;
- Negotiate the nature and scope of the project before final Committee and Council approval;
- Accept no proposal and re-RFP or bid properties again in the future.
- Accept no proposal and re-RFP or bid properties again in the future.

Event	Date
1. RFP Released	August 24, 2022
2. Proposals Due	September 29, 2022
3. <i>Initial Review of Proposals (Economic Development Committee)</i>	<i>October 4, 2022</i>
4. <i>City Council Review and Approval</i>	<i>October, 2022</i>

The timeline for Committee and Council Meetings is tentative.

Send proposals by 5:00 p.m. on Thursday, September 29, 2022, to the attention of:

Randy Fifrick, Economic Development Manager

randy.fifrick@ci.wausau.wi.us

407 Grant Street

Wausau, WI 54403-4783

Office: 715-261-6684