

MINUTES

Economic Development Committee Meeting

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

In Attendance

Members Present: Neal (C), Watson, Rasmussen, and Kilian

Member Absent: Becky McElhaney

Others Present: Mayor Rosenberg, Brodek, Lenz, Jacobson, Stratz, Graff, Wessel, Fifrick (COW E.D. Mgr.), Groat, Ryan (Dist.11), Brueggeman (Habitat for Humanity), Thao (Four Star Market)

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 the Minutes from 9/7/2021.

Kilian motioned to approve minutes, seconded by Watson. Motion carried 4-0

Agenda Item 2 (Item #4 moved to #2) – Discussion and Possible Action on offer to purchase 906 S. 7th Avenue.

Stratz presented agenda item and explained an offer to purchase a vacant lot held by the city since 2013 had been received from Habitat for Humanity for \$2000. Brueggeman, representative from Habitat, explained Habitat partners with D.C. Everest who has already begun building the home for the selected family. Brueggeman explained Habitat would like to get the site ready by spring and have the home set by fall of 2022. He said the selected family has begun their volunteer hours as well.

Ryan spoke in support of the sale.

Rasmussen spoke in support of the sale to Habitat and motioned to approve. Seconded by Kilian. Motion carried 4-0.

Agenda 3 – Update on Wausau World Market.

Stratz explained to the committee that it was discovered Mr. Chung Sue Her sold Wausau World Market on a land contract to Joua Thao which is a violation of their agreement with the City of Wausau. Stratz explained Mr. Her stopped making the loan payments and when it was realized, Thao took over making those payments directly to the Abby, City of Wausau and MCDEVCO. Since the Land Contract is also a violation of Abby Bank's mortgage, they began foreclosure proceedings. Mr. Her decided to countersue Abby Bank. Stratz said she is unsure what direction this will go but said Thao has shown sincere effort and dedication of his commitment to keeping Wausau World Market open. The business is thriving and it is the hope of Community Development to continue a partnership with Thao depending on the outcome of litigations.

Agenda Item 4 – Discussion and Possible Action on participation in a housing study with North Central Regional Planning Commission and Marathon County.

Stratz presented a proposal received from North Central Regional Planning Commission to participate in a Metro Wausau Housing Assessment and they are requesting a contribution of \$7,500 which equates to about 13% of total project costs. Stratz stated this could be a CDBG sponsored activity and could provide the city with valuable information.

Neal spoke in support of the study.

Kilian spoke in support of the study but commented the timeline of the project is lengthy and he hopes this does not halt any proposals or other efforts related to affordable housing because of waiting for results from the study.

Rasmussen spoke in support of the study and said it would provide an important resource for the future and puts the city on the right track.

Rasmussen motioned to approve, seconded by Watson. Motion carried 4-0.

Agenda Item 5 – Discussion and Possible Action on Waiver of Right of First Refusal to Investors Group, LLP and termination of recorded deed restriction requiring such waiver for future conveyances.

Atty. Jacobson Eastbay Complex received an offer to purchase the property from Industrial Assets Partners II, LLC for \$17.5 Mil. Jacobson explained their council are asking the city to consent to the transfer between the two parties as well as waive the right to future conveyances. Jacobson said it could be done in two parts if necessary by consenting to the transfer but still requiring them to come to the city with any offer to purchase.

Rasmussen asked Atty. Jacobson if it was her recommendation to accept this request.

Rasmussen motioned to approve, seconded by Kilian. Motion carried 4-0.

Agenda Item 6 – Update on Developments – Riverfront Condo Project, Cherry Tree Dental & T-Wall.

Riverfront Condo Project

Brodek provided the committee an update on the Riverfront Condo Project since the 8/10/21 Council Meeting. Brodek said the city responded to the developer's attorneys on 9/20/21 regarding amendments to the plan and has not yet heard back from them. Since then, the city has been working to amend survey maps in preparation of their response so the project can keep moving forward without delay from the city.

Rasmussen asked for clarification if the amphitheater is still coming or if it will be moved to a different spot.

Brodek said there was never discussion of the amphitheater not being constructed but it will potentially be moved to a different location depending on where the site of the building.

Kilian asked for more information on whether the developer knew about the water main.

Lenz replied he can't speak to what the developer knew about it or not.

Rasmussen asked if there is a map of utilities included in RFP's. Lenz answered that is not something typically included in the packet and is a detail usually worked out with the engineering firm.

Cherry Tree Dental

Brodek informed the committee Cherry Tree Dental is no longer interested in developing due to the environmental concerns and the costs associated with managing them.

Kilian asked for the link to the DNR report to committee members so they are abreast of the concerns some developers may have about the location.

T Wall

Agenda Item 7 – Update on Mayors for a Guaranteed Income project.

Agenda Item 8 – Set next meeting to discuss Westside Batter (415 1st Ave.) proposals.

It was decided an email would be sent out to committee members to discuss availability for an additional meeting to discuss the RFP's for Westside Battery.

Agenda Item 9 – Adjournment

Kilian motioned to adjourn, seconded by Watson. Motion carried 4-0. Meeting adjourned at 6:03 P.M.