*** 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: Monday, October 17, 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 10/4/22
2. Discussion and possible action approving Second Amendment to East Riverfront Declaration (Brodek, Atty. Jacobson)
3. Discussion and possible action approving Third Amendment to East Riverfront Declaration (Brodek, Atty. Jacobson)
4. Discussion and possible action on approving the continuation of negotiations on First Amendment to Development Agreement with RJ Elm Properties, LLC for Bantr at 1520 Elm St. (formerly referred to as 201 N 17th Ave.) (Brodek, Atty. Jacobson)
5. Discussion and possible action on 700 Grand RFP responses (Fifrick, Brodek)
6. **CLOSED SESSION** pursuant to 19.85(1)(e) of the Wisconsin Statutes for deliberating or negoitiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenerver competitive or bargaining reasons require a closed session: relating to review and recommendation of 700 Grand RFP responses, and contiuation of negotiations on First Amendment to Development Agreement with RRJ Elm Properties, LLC for Bantr at 1520 Elm St. (formerly referred to as 201 N 17th Ave.).
7. **RECONVENE** into Open Session to take action on Closed Session items, as necessary
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 10/14/22

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 it's services, programs or activities. If you need asssitance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coodinator 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

MINUTES

Economic Development Committee Meeting

Date | time Tuesday, October 4, 2022, at 6:30 P.M. | *Meeting called to order by* Watson at 5:15 P.M.

In Attendance

Members Present:	Sarah Watson, Chad Henke, Tom Kilian, Carol Lukens, Lisa Rasmussen (entered late)
Others Present:	Liz Brodek, Randy Fifrick, MaryAnne Groat, Tammy Stratz, Shannon Graff, Mayor Rosenberg, Atty. Anne Jacobson, Alder Gary Gisselman, Scott Kwiecinski (Horizon Development), James Methu (Northern Star Companies), Tyler Sheeran (Commonwealth), Luke Samalya (Danna Capital) and Jackson Lindsay (General Capital Group), Trent Claybaugh (Gorman & Company, LLC)

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 8/23/22

Henke motioned to approve minutes from 8/23/22, seconded by Lukens.

Approved unanimously 4-0 *(Rasmussen was not present for this vote)*

Agenda Item 2 – Approval of Minutes from 9/23/22 (Fifrick)

Henke motioned to approve minutes. Seconded by Lukens.

Approved Unanimously 5-0.

Agenda Item 3 – Update on Community Marketing position with Community Foundation (Brodek)

Brodek reminded the committee of their approval to partially fund a community marketing role in collaboration with the Community Foundation. Brodek noted that Cheryl Wolken was hired for this role who is the creator of WausauMama.com and author of the best-selling book ABC's of Wausau. Wolken started in the position in early September and Brodek explained she will be coming to an Economic Development Committee meeting and/or a Common Council meeting in the future to introduce herself, share her strategy and things she's working on.

No action required.

Agenda Item 4 – Discussion and possible action on responses to Request for Proposal for 700 Grand Avenue (Fifrick)

Fifrick reminded the committee of the approval to release the Request for Proposal for Affordable Housing for 700 Grand Ave. in August. Fifrick noted that 4 proposals were received and that the representatives from each company were in attendance to present their proposal.

Commonwealth Proposal | Sheeran presented a proposal for a $16.5 million dollar, 50-unit midrise building that includes (15) one-bedroom, (16) two-bedroom and (19) three-bedroom units of which 6 units would be reserved for veterans at or below 50% Area Median Income's (AMI). The complex will include a community room, exercise facility, business center, leasing office, in-unit laundry, Energy Star appliances, luxury vinyl plank flooring, video security system, and Community Service Facility office to be utilized by North Central Community Action Program, if desired. The complex would include 45 underground parking stalls and 22 surface stalls, a playground, green space, and high vinyl fencing to provide privacy and safety for children along Grand Avenue. Sheeran highlighted Commonwealths use of Green initiatives and the use of local contractors. Commonwealth is offering to purchase the site for $175,000 and would utilize multiple funding sources to construct the complex which includes city assistance of $1,500,000. Commonwealth estimates construction to begin in Fall 2023 which would take approximately 14 months.

Horizon Proposal | Kwiecinski of Horizon Development proposed a $13.2 million dollar, 3-story, 49-unit apartment community that will contain (20) one-bedroom, (21) two-bedroom and (8) three-bedroom units. 41 units would be reserved for affordable housing for income levels ranging from 30%-60% of the AMI with rents ranging from $400-$800/mo. for 1-bedroom, $825-$975/mo. for 2-bedroom and $925-$1,075/mo. for 3-bedroom. 9 units would be market rate with rent ranging from $950-$1,200/mo. The proposed development includes 78 underground parking stalls and 12 surface stalls. Horizon proposes to purchase the lot for $245,000 and they would utilize multiple funding sources to complete the project which would include a request of $800,000 from the city for gap financing. Construction is proposed to begin April 2024 and complete by April 2025.

Danna Capital / General Capital Group Proposal | Lindsay (General Capital Group) and Samalya (Danna Capital) are two developers who partnered to propose a $14.4 million dollar, 50-unit low-income housing complex. The complex would include (20) 1-bedroom, (22) 2-bedroom and (8) 3-bedroom units. The proposal provides a mix of units within several different AMI. (15) units would be based on 30% AMI, (2) units at 40% AMI, (10) units at 50% AMI, (15) units at 60% AMI and ten (10) units at Market Rate. The development includes 50 surface parking stalls of which 10 stalls would be covered stalls. Amenities included in the development would be a fitness center, Wi-Fi Café, on-site leasing office and covered parking. High speed internet would be included in rent. However, they explained their proposal is liquid and can easily be revised to whatever specifications the city/citizens want. The developer duo is offering to purchase the lot for $175,000 and would utilize several options for financing the project and would ask for city participation in the amount of $1,425,000. Construction would begin December 2023 and completed by January 2025 with occupancy to begin in February 2025.

Gorman & Company Proposal | Claybaugh presented a proposal for the construction of a $14.250 million dollar 50-unit, elderly affordable housing development. The complex would compose of (8) 1-bedroom and (2) bedroom units at 30% AMI, (16) 1-bedroom and (4) 2-bedroom units at 50% AMI and (15) 1-bedroom and (5) 2-bedroom units at 60% AMI. Rent ranges would be between $435/mo. for a 1-bedroom at 30% AMI to $1,055/mo. for a 2-bedroom at 60% AMI. The development would include a community room, fitness center, community service facility, and 55 underground parking stalls. The proposal includes purchasing the lot for $100,000 and multiple funding sources would be accessed but there would be an estimated 12% financing gap equating to $1,710,500 of which is requested to be city assistance. The timeline of the project estimates construction occurring between 3/1/24-5/31/25 with certificate of occupancy as of 6/1/25.

Henke exited the meeting after presentations.

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 Closed Session items, as necessary

Motion Seconded by Lukens.
Approved unanimously 4-0.

Agenda Item 7 – Updates, Discussion, and Brainstorming on Affordable Housing opportunities (all)

Brodek introduced this agenda item asking the committee for their thoughts, ideas, questions, or concerns regarding affordable housing. Brodek mentioned another meeting where comments were made regarding a plan for the Thomas Street lots and explained to the committee there are no specific plans in place, but she is doing research on a possible idea and formulating the feasibility of it. She noted nothing remotely concrete has been prepared to date and only conversations regarding the idea have taken place. She explained if the idea, or any idea, becomes tangible, it would be brought to the committee for discussion/action. Brodek further mentioned other avenues staff have considered to address affordable housing. She noted there aren't many starter homes being constructed in the area and is considering having a roundtable discussion with developers to discuss this. Brodek stated that zoning is a vital component to address affordable housing and staff revamped the zoning code in 2020, in which Wausau won an award for, which makes affordable housing easier and more accessible. Brodek noted a discussion with AARP, and the age friendly community network, where there may be opportunities regarding accessory dwelling units of which Wausau code allows for conditional use. Brodek further commented that staff has been looking into revamping the Fix It Up program for some type of rental rehab, as well as land banks and land trusts of which land banks are not currently allowed in the state of Wisconsin and would require legislative action.

Kilian commented that he requested a summary of what is planned or potentially planned for the Thomas Street lots in his district but was told he wouldn't be receiving that information. He stated if the plan (idea) is not confidential, then he should be provided the information requested. Kilian reiterated the desire of his district to have affordable single-family homes on those lots. He requested that the Thomas Street parcel be given the same due consideration that other areas of town have been given and that we do not treat public participation in a disparate way, meaning that a more affluent area should not be given more consideration than a diverse, working-class area.

Watson asked Stratz to comment on the number of infill parcels Wausau has.

Stratz referred to the maps to illustrate where the infill parcels are located and discussed the nuances of each of them.

1316 N 2nd Street – is near the Atrium Lofts and was purchased during the Blenker development and 3rd Street redevelopment.

1019 Bridge Street – located across from Newman Catholic School. Lot size is 60'x140'. Lot is very narrow and located on a busy street, so it's remained vacant for several years.

722 & 727 Jefferson Street – One site was used by Bridge Clinic for their community gardens, but they have cleaned it off and these parcels are options for two developments.

208, 210 and 214 Wyatt Street – Stratz noted development issues with these lots because a mechanic was formerly located on the 2 larger parcels so it had to have some environmental cleanup which limits what can be done on the lots. Stratz noted this might be a good lot for a multi-family unit because it is much larger, however, it is in a flood zone so unsure of the best approach on this one.

206 N 6th Avenue – Stratz commented she would like to see this lot developed first because there are Federal funds from the Neighborhood Stabilization Program in 2008-2009 and said once we develop the lot, the contract with the state can be closed which they have been pressuring to be done. Stratz noted she has put out an RFP twice on this property and received no responses.

205 N 10th Street – Stratz commented that the layout of the parcel is problematic so additional assistance would be needed to determine how to put a home on the site.

Rasmussen commented on affordable housing:

Vacant Lots – She noted most of the vacant lots presented have challenges and there is a reason the city has them. She commented on the neighborhood's appetite for single-family homes on the Thomas Street sites and that is exactly what the ARPA dollars were approved to build. Rasmussen said if most of the other city-owned lots have too many issues, then the ARPA funds approved to build single family homes on city owned lots should be used on the Thomas Street site. Rasmussen noted that she specifically requested that at least 3 homes be built on the Thomas Street lots when the ARPA funds were approved because it's a perfect fit for the neighborhood. Rasmussen also commented that before building any structure on the (former) community garden sites, that parking for Trolley Quarter Flats be re-evaluated because there have been ongoing issues with snow plowing and garbage pickup since inception.

Rental Rehab - Rasmussen commented the Fix It Up program was designed due to a need/desire to convert duplexes into affordable single-family homes. She noted few people are willing to undertake such a drastic project. She said landlords who came to the city to borrow money for rental rehab had caveats tied to the funds requiring them to bring their property up to code all at once which they couldn't afford. She said landlords didn't want to take out a mortgage with the city due to the requirements and continued to rent a subpar product because there was no motivation to do differently. Rasmussen continued, many years ago she asked for a fund to be created to help landlords who didn't want to take out another large mortgage or who cannot financially afford to bring a unit up to code in one swoop, be able to borrow funds at either a 0% interest loan or grant to complete more important projects like plumbing, electrical, windows, etc. She requested this program be easy to access and incentivize landlords so they use it, so they can bring their "A-game" providing a better-quality product without raising the rent by 50%.

Stratz replied to Rasmussen and said she put in an ARPA request for exactly what Rasmussen suggested but it was put on hold because the Finance committee wanted more information. Stratz said she's asked for it to be brought forward again for the committee to ask questions of her and to provide insight on how/where the program may need to be tweaked to be able to move it forward but to date, it has not been brought back.

Rasmussen replied she requested the abovementioned funding when the city was allowed to reclaim money from TID 2 when it was closed for one year and use it for housing stock improvement anywhere in the city and what it was used for was the townhomes on 3rd Street. Rasmussen mentioned that our zoning doesn't allow landlords to do things like demolish a dilapidated garage to provide off-street parking for tenants resulting in on-street parking which can cause issues during winter months.

Rasmussen further explained the ARPA request proposed by Stratz was not something the committee didn't want to do, but it was early in the ARPA stages and the committee was waiting to see what other projects came along to determine rank of importance.

Stratz said she agreed with Rasmussen and noted the 3rd Street development was a loan that was repaid as the properties were sold and she is unsure whether those funds can now be used for something else.

Brodek clarified misinformation regarding the Thomas Street sites stating she has not denied providing information to anyone rather she has no information to give. She stated she will be working on the Thomas Street sites diligently and will provide any information she has when she has it but does not at this time. She indicated one thing that's a must-have before even assessing feasibility is a budget to ensure it works.

Watson questioned whether there has been an impact on Wausau's rental market due to Air BRB's and if there is somewhere to obtain such data.

Stratz responded she requested information from the Registrar of Deeds office but said it's been difficult to track it. Mayor Rosenberg replied that Marathon County Health Department charges a fee for an inspection and would be the best place to start to obtain this information.

Kilian commented that he has mentioned Land Trusts in the past and agrees that it is probably the only tactic to achieve the protection of affordable housing.

Brodek explained there are several additional resources staff are working on connecting with to learn more about and hope to be able to obtain ideas to move forward with more affordable housing options.

Watson informed the committee and citizens in attendance of the Affordable Housing Task Force Meeting occurring on 10/21/22 at 10:30 AM and invited anyone to join the meeting and discussion regarding affordable housing.

Agenda Item 8 – Adjourn

Kilian motioned to adjourn, seconded by Rasmussen.

Approved unanimously 4-0.

Meeting adjourned at 8:15 p.m.

To: Economic Development Committee

From: Liz Brodek, Development Director

Date: October 17, 2022

Re: Second Amendment to East Riverfront Declaration

The East Riverfront Declaration were created to apportion assessments for ongoing maintenance and improvement costs among owners in the Riverlife area. The original East Riverfront Declaration, adopted in August 2020, stated that Regular Assessments would be calculated beginning on 1/1/2022. The original Declaration is included in the packet for additional background and reference. (See Section 7.) This Second Amendment to the Declaration replaces Section 7.4.2 with assessment calculations beginning 1/1/2023.

Staff recommends that this Committee accept the Second Amendment to the East Riverfront Declarations.

To: Economic Development Committee

From: Liz Brodek, Development Director

Date: October 17, 2022

Re: Third Amendment to East Riverfront Declaration

The East Riverfront Declaration was created in part to apportion assessments for ongoing maintenance and improvement costs among owners in the Riverlife area. The Declaration was written so that each owner bears proportional responsibility for care of the area. It was contemplated that updates would occur as parcels were sold to private owners and lots were reconfigured for development. Riverlife II, the Riverlife Condos (Developer Mitch Viegut), is set to close on November 1, 2022. In advance of closing, the East Riverfront Declaration must be amended to memorialize the updated parcel configurations/sizes and adjust proportional responsibility throughout.

This Third Amendment to the Declaration replaces the following Exhibits (all of which were last updated by the First Amendment which were adjustments due to Riverlife I):

- Exhibit B (Declaration of Lots, Common Areas, and Zones) with Exhibit B-3
- Exhibit C (Legal Description of Lots) with Exhibit C-3
- Exhibit D (Net Square Footage and Ownership Units of Lots) with Exhibit D-3

A table comparing Net Square Footage and Ownership Units of Lots (Exhibit D from First Amendment to D-3 of this Third Amendment) is below:

North Zone Lots

Lot	Acreage **D**	Acreage **D-3**	Units (% of total) – **D**	Units (% of total) – **D-3**	% of Zone **D**	% of Zone **D-3**
5	0.884	0.884	12.4 units (12.4%)	12.5 units (12.5%)	37.7	37.7
6	0.570	0.570	8.0 units (8.0%)	8.0 units (8.0%)	24.3	24.3
7	0.471	0.471	6.6 units (6.6%)	6.6 units (6.6%)	20.1	20.1
8	0.420	0.420	5.9 units (5.9%)	5.9 units (5.9%)	17.9	17.9
Totals	2.346	2.346	33.0 units (33.0%)	33.1 units (33.1%)	100	100

South Zone Lots

Lot	Acreage **D**	Acreage **D-3**	Units (% of total) – **D**	Units (% of total) – **D-3**	% of Zone **D**	% of Zone **D-3**
1	0.888	0.8	12.5 units (12.5%)	12.5 units (12.5%)	18.6	18.7
2	1.115	1.115	15.7 units (15.7%)	15.7 units (15.7%)	23.4	23.5
3	1.915	1.393	26.9 units (26.9%)	19.7 units (19.7%)	40.1	29.4
4	0.852	1.345	12.0 units (12.0%)	19.0 units (19.0%)	17.9	28.4
Totals	4.471	4.472	67.0	66.9 units	100	100

Staff recommends that this Committee accept the Third Amendment to the East Riverfront Declarations.

To: Economic Development Committee

From: Randy Fifrick, Economic Development Manager

Date: October 17, 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.

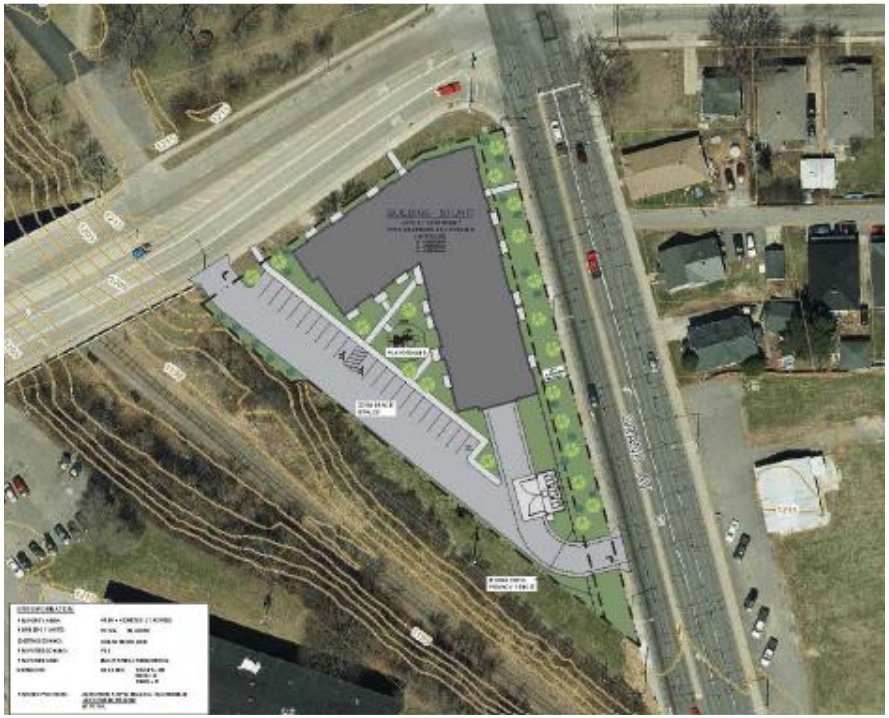
- Gorman & Company has proposed a 50-unit elderly affordable housing development comprised of 39 one-bedroom units, and 11 two-bedroom units.

All developers attended the October 4th Committee Meeting, provided a presentation on their project and answered questions from the Committee. Staff has also provided summaries of each project.

After the initial meeting, Staff requested financials for 100% affordable project options from the companies that had proposed a mix of market rate and affordable housing. Those responses are contained in this meeting packet.

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.

COMMONWEALTH DEVELOPMENT COMPANIES



Proposal

Commonwealth Development has proposed a single phase, 100% affordable 50-unit development comprised of mid-rise style apartments. The project will have one-, two-, and three-bedroom units serving individuals and families with younger children. The unit mix was constructed so that it accommodates a variety of social and economic population groups. This project will feature a fitness room, business center, leasing office and Community room.

To ensure that the affordable housing need is attainable for the entire City of Wausau, Commonwealth has partnered with the North Central Community Action Program and the Marathon County Veterans Services Office to set aside housing units for families and veterans in the community.

Number of Units: 50 units (all affordable units)

Bedroom Mix: 15 1-Bedrooms, 16 2-Bedrooms & 19 3-Bedrooms

Public Financing Ask: $1.5 Million

Parking: 67 (45 Underground & 12 Surface Stalls)

Proposed Purchase Price: $1

Construction Value: $16.5 Million

Completion Date: Summer 2024

GENERAL CAPITAL GROUP & DANNA CAPITAL

LEVEL 01 SITE PLAN
SCALE1" = 50'-0"

continuum ARCHITECTS + PLANNERS | 700 GRAND AVENUE, WAUSAU, WI 54403 | CAP PROJECT NO. M2208-02 | 09/22/22 | GENERAL CAPITAL | DANNA CAPITAL

Proposal

The team of General Capital Group and Danna Capital have proposed a four-story, 50-unit development consisting of 40 affordable housing units and 10-units at market rate comprised of apartments and townhome-style units. The project will have one, two, and three-bedroom units serving a variety of family sizes.

In addition to the residential units, the development will house a small amount of commercial space dedicated to a Community Serving Facility, which will help to expand the footprint of one of the many exceptional non-profits serving Wausau. In addition, residents will have direct access to a leasing office and community space on the ground floor, which may be used for events led by their management team or resident-initiated gatherings.

Number of Units: 50 units (40 affordable & 10 market rate)

Bedroom Mix: 20 1-Bedrooms, 22 2-Bedrooms & 8 3-Bedrooms

Public Financing Ask: $1.7 Million

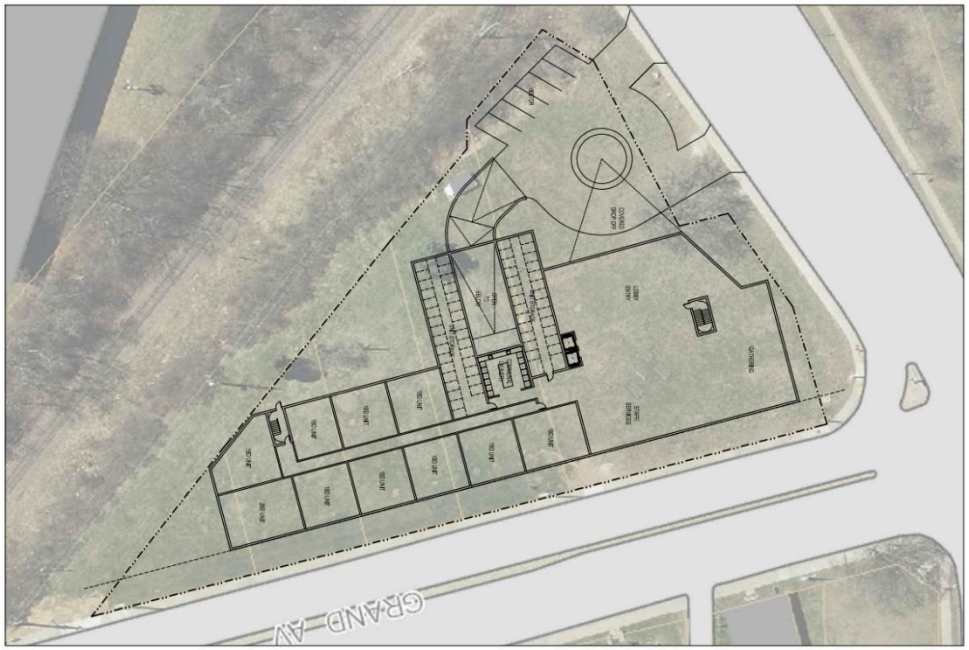
Parking: 50 Surface Stalls (10 Covered)

Proposed Purchase Price: $175,000

Construction Value: $14.4 Million

Completion Date: Spring 2025

GORMAN & COMPANY



Proposal

Gorman & Company is proposing the construction of a 50-unit elderly (ages 62+) affordable housing development on the parcel. The property will offer several amenities including a community room, a fitness center, a community service facility, and 55 underground parking stalls. They are committed to engaging with local engineers and subcontractors whenever possible throughout the development and construction processes. The tenant base of the proposed development will complement the elderly population of the Wausau CDA's elderly housing complex (Riverview Tower) across the street from this site. If awarded this project Gorman will explore every opportunity available to involve the Wausau CDA in the project.

Number of Units: 50 units (all elderly affordable units)

Bedroom Mix: 39 1-Bedrooms & 11 2-Bedrooms

Public Financing Ask: $1.7 Million

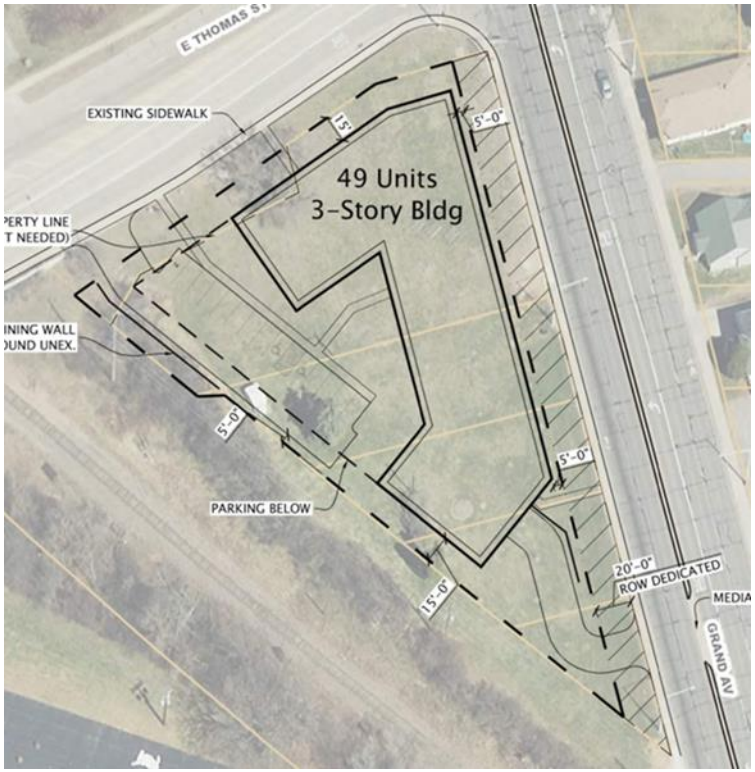
Parking: 61 (55 Underground & 6 Surface Stalls)

Proposed Purchase Price: $100,000

Construction Value: $14.3 Million

Completion Date: Spring 2025

HORIZON DEVELOPMENT GROUP & NORTHERNSTAR COMPANIES



Proposal

Thomas Pointe is a proposed 49-unit apartment community to be constructed at 700 Grand Avenue. The housing community will consist of a three-story building situated along Grand Avenue and East Thomas Street. Two site entrances will serve the property, one off Grand Ave that will lead to underground parking and one on Thomas St that provides surface parking stalls for guests and residents. Together, underground parking and surface parking total 90 stalls. The building will include an elevator and common corridor access to all units, as well as a leasing office, fitness center, community service facility, resident clubroom, and resident storage lockers. All three-bedroom units will have ground floor, private entries. Supportive services will be offered on the project in partnership with various agencies in the Marathon County area.

Number of Units: 49 units (41 affordable & 8 market rate)

Bedroom Mix: 20 1-Bedrooms, 21 2-Bedrooms & 8 3-Bedrooms

Public Financing Ask: $4.3 Million

Parking: 90 (78 Underground & 12 Surface Stalls)

Proposed Purchase Price: $245,000

Construction Value: $13.1 Million

Completion Date: Spring 2025

Horizon Development Group & Northernstar Companies

49-Unit (41 Affordable, 8 Market Rate) - Original Proposal

Sources of Funds	**Amount**	
Low Income Housing Tax Credits	$6,821,011	51.7%
First Mortgage	$1,915,000	14.5%
Tax Increment Financing	$800,000	6.1%
ARPA Fund Allocation	$3,500,000	26.5%
Deferred Developer Fee	$162,230	1.2%
Ttotal	**$13,198,241**	**100%**

Uses of Funds	**Amount**	
Land Acquisition	$245,000	1.9%
Construction Hard Costs	$10,547,250	79.9%
Development Softs Costs	$1,880,804	14.3%
Financing & Reserves	$525,187	4.0%
Total	**$13,198,241**	**100%**

49-Unit (All Affordable) - Follow-Up Request

Sources of Funds	**Amount**	
Low Income Housing Tax Credits	$ 6,820,668	51.7%
First Mortgage	$ 1,700,000	12.9%
Tax Increment Financing	$ 800,000	6.1%
ARPA Fund Allocation	$ 3,700,000	28.1%
Deferred Developer Fee	$ 162,414	1.2%
Ttotal	**$ 13,183,082**	**100%**

Uses of Funds	**Amount**	
Land Acquisition	$ 245,000	1.9%
Construction Hard Costs	$ 10,547,250	80.0%
Development Softs Costs	$ 1,874,149	14.2%
Financing & Reserves	$ 516,683	3.9%
Total	**$ 13,183,082**	**100%**

Danna Capital Group and General Capital (100% Afforable)

Uses		Sources	
Land	$175,000	First Mortgage	$1,945,087
Total Building Costs	$10,365,996	WHEDA Housing Trust Funds	$500,000
Site Work	$850,000	HOME	$1,000,000
Soft Costs	$3,014,815	TIF	$1,425,000
		Managing Member	$100
		CDI	$250,000
		Deferred Fee	$203,258
		Federal LIHTC	$5,960,420
		State LIHTC	$3,121,946
Total Uses	**$14,405,811**	**Total Sources**	**$14,405,811**

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

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

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

Department of Public Works
GIS Division
407 Grant St Wausau WI 54403
(715) 261-6740 gis@mail.ci.wausau.wi.us

NOTES:
1. DUPLICATION OF THIS MAP IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY OF WAUSAU ENGINEERING DEPT.
2. THIS MAP WAS COMPILED AND DEVELOPED BY THE CITY OF WAUSAU AND MARATHON COUNTY GIS. THE CITY AND COUNTY ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
3. MAP FEATURES DEVELOPED FROM APRIL 2020 AERIAL PHOTOGRAPHY.

700 Block - Grand Av

City of Wausau

Marathon County, Wisconsin

0 50 100 Feet

N W E S

Legend

Proposed Parcel