

FINANCE COMMITTEE

Date and Time: Tuesday, December 5, 2023 @ 5:15 P.M., Council Chambers

Finance Committee Members Present: Lisa Rasmussen (C), Michael Martens (VC), Sarah Watson, Doug Diny, Carol Lukens

Economic Development Committee Members Present: Sarah Watson (C), Chad Henke (VC), Lisa Rasmussen, Tom Kilian, Carol Lukens

Others Present: Mayor Rosenberg, MaryAnne Groat, Anne Jacobson, Jeremy Kopp, Gerry Kline, Eric Lindman, Liz Brodek, Randy Fifrick, Kody Hart, Alder Gisselman

Noting the presence of a quorum Chairperson Rasmussen called the meeting to order at 5:15 P.M.

Noting the presence of a quorum Chairperson Watson called the meeting to order at 5:15 P.M.

JOINT AGENDA ITEM FOR CONSIDERATION WITH THE ECONOMIC DEVELOPMENT COMMITTEE - Discussion and possible action on TID 6 termination, subtraction, or extension for affordable housing and lead service line replacement (Brodek, Groat, Dahl (Ehlers))

Kilian stated support for extending the TID funding to provide resources for affordable housing and wanted a more formalized plan attached to specific projects. It was stated that all the funding of the extension should go to affordable housing development.

Rasmussen stated that the impact of the funding would be greater if they went to affordable housing projects when weighed over using funding for lead line replacements. It was stated that this could be used for projects across the city rather than only within the TID boundaries.

Watson stated that many of the affordable housing projects use ARPA funding which have a limited time for those funds to be spent and that extending the funding for this purpose would help those projects complete on time.

Lukens stated agreement that the city should complete as much affordable housing as possible with the funds available.

Martens stated agreement in spending the additional funds on affordable housing as much of the lead line replacement funding is already available. It was stated that tying specific funding to affordable housing plans would incentivize the Common Council to support affordable housing projects in the future.

Rasmussen stated that there is a possibility of a spend-down issue with ARPA funding and that this funding could help mitigate that issue by providing gap funding.

Diny stated support for spending the funds on affordable housing citing an apartment complex which is moving away from affordable housing and prompting an increased need for even more affordable housing.

Motion by Martens, seconded by Watson, for the Finance Committee to approve keeping TID 6 open and reclaiming the entire increment for affordable housing with a plan to be drafted for allocation of those funds to be enacted upon by the Common Council. Motion carried 5-0.

Motion by Kilian, seconded by Rasmussen, to approve the same motion for the Economic Development Committee. Motion carried 5-0.

The Economic Development Committee continued with its portion of the agenda and adjourned their portion of the meeting at 6:49 P.M. Minutes for that portion are separate.

The Finance Committee continued with its portion of the agenda.

Minutes of the previous meeting(s) (11/21/2023, 11/28/2023).

Motion by Diny, seconded by Martens, to approve the minutes. Motion carried 5-0.

Discussion and possible action regarding updates to the 2024 Fee Schedule - EMS rates.

Motion by Watson, seconded by Lukens, to approve the 2024 Fee Schedule – EMS rates. Motion carried 5-0.

Discussion and possible action regarding lease contract with the City-County Information Technology Commission.

Motion by Lukens, seconded by Martens, to approve the contract. Motion carried 5-0.

Adjourn

Motion by Diny, second by Watson, to adjourn the meeting. Motion carried.

Meeting adjourned at 5:59 P.M.

For full meeting video on YouTube: <https://www.youtube.com/watch?v=oDUII4ESV8Y>

MINUTES

Economic Development Committee Meeting

Date / Time: Wednesday, December 5, 2023, at 6:15 P.M. | **Meeting called to order by** Watson at 6:49 P.M.

In Attendance

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

Others Present: Liz Brodek, Randy Fifrick,

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 October 3, 2023

*Henke motioned to adjourn, seconded by Lukens. **Approved Unanimously 5-0***

Agenda Item – Discussion and possible action on Planning Option extension for Gorman & Co at 415 S. 1st Ave. (Westside Battery) (Brodek)

Brodek explained that Gorman is requesting an extension to their planning option agreement in addition to the two other amendments prior to this one. She noted this extension allows them to line up their planning option with the closing deadline being negotiated and is due to the varied capital stack and the different times the funds would be available from each. Brodek noted it is intended to have a development agreement to present at a joint ED and Finance meeting in January and Council the same month. She didn't think the entire timeline would be needed but wanted to ensure it lined up with the closing date and account for anything that might go awry in the process.

Kilian asked if there has been any consideration of what could go awry considering there have already been some bumps in this development process. Brodek responded that she believes the bumps are over. She stated the financing issue is settled and now it's the business negotiation point of the agreement.

*Rasmussen made a motion to approve, seconded by Henke. **Approved unanimously 5-0.***

Agenda Item 3 – Update on potential Thomas Street infill housing, upcoming Neighborhood Input meetings 12/6 and 12/11

Brodek reminded the committee and the public of the neighborhood meetings held in March/April for a Visual Preference Survey. She noted the timeline was longer than expected but it was promised that staff would come back to the neighborhood with renderings based on the survey results and obtain additional feedback. She said staff contacted the alders in early October with a request to get on the October agenda as their meetings occur later in the month but there was already a presentation scheduled for that date. An alternative date requested was 11/27/23, which was initially granted but on October 22nd communication was received that the 27th would not work and later heard that the November and December meetings were in fact cancelled. She explained that because of this, staff organized two neighborhood meetings at 5:30 PM at the Riverside Park Shelter on Wednesday, December 6th and Monday, December 11th. Brodek noted there would be both Hmong and Spanish interpreters and free childcare.

Kilian commented that this round of outreach included Hmong and Spanish interpretation which he saw as positive.

Adjourn

*Lukens motioned to adjourn, seconded by Henke. **Approved unanimously 4-0***

Meeting Adjourned at 6:54 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 10/3/23 can be viewed at:

- <https://www.youtube.com/live/oDUll4ESV8Y?si=ofpkwtnUEY7bhcri>