

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.