

FINANCE COMMITTEE

Date and Time: Tuesday, March 25, 2025, at 5:15 p.m., Council Chambers

Finance Committee Members Present: Michael Martens (C), Gary Gisselman (VC), Becky McElhaney, Chad Henke

Finance Committee Members Excused: Vicki Tierney

Economic Development Committee Members: Carol Lukens (C), Chad Henke (VC), Gary Gisselman, Terry Kilian

Economic Development Committee Members Excused: Vicki Tierney

Others Present: Maryanne Groat, Anne Jacobson, Randy Fifrick

Noting the presence of a quorum Chairperson Martens called the meeting to order at 5:15 p.m.

Minutes of the previous meeting (03/11/2025).

Motion by Gisselman, seconded by Henke, to approve. Motion carried 4-0.

Discussion and possible action approving accepted offers for the following parcels of Project ID 6999-00-16, West Wausau Avenue, Stevens Drive to North 10th Avenue: Parcel 2 (1313 – 1315 West Wausau Ave) – Temporary Limited Easement, Parcel 3 (1301 – 1303 West Wausau Ave & 1307 – 1309 West Wausau Ave) – Temporary Limited Easement, Parcel 4 (1219 – 1221 West Wausau Ave) – Temporary Limited Easement, Parcel 6 (1213 – 1215 West Wausau Ave) – Temporary Limited Easement, Parcel 7 (1207 – 1209 West Wausau Ave) – Temporary Limited Easement, Parcel 8 (1201 – 1203 West Wausau Ave) – Temporary Limited Easement, Parcel 9 (1130 West Bridge Street) – Temporary Limited Easement, Parcel 11 (1002 West Wausau Ave) – Temporary Limited Easement, Parcel 12 (828 North 10th Ave) – Temporary Limited Easement.

Motion by Gisselman, seconded by Henke, to approve. Motion carried 4-0.

Discussion and possible action approving Offering Price Report and accepted offer for the following parcel of Project ID 6999-00-16, West Wausau Avenue, Stevens Drive to North 10th Ave: Parcel 1 (1200 West Wausau Ave) – Temporary Limited Easement.

Motion by Henke, seconded by Gisselman, to approve. Motion carried 4-0.

Discussion and possible action on modifications to Revenue Policy.

Henke stated this policy had not been updated since 2013 and that it would be a good idea to update the policy.

Motion by Henke, seconded by Gisselman, to approve. Motion carried 4-0.

Discussion and possible action on approving Delegation of Authority to the Board of Public Works for settlement of civil, criminal, governmental, regulatory, administrative, or arbitration proceeding in an amount not to exceed \$75,000.

Motion by Gisselman, seconded by Henke, to approve. Motion carried 4-0.

Discussion and possible action on amending Wausau Municipal Code Section 3.16.050 Empowerment.

Motion by Henke, seconded by Gisselman, to approve. Motion carried 4-0.

JOINT AGENDA ITEM FOR CONSIDERATION WITH THE ECONOMIC DEVELOPMENT COMMITTEE

Noting the presence of a quorum Chairperson Lukens called the meeting to order at 5:27 p.m.

Discussion and possible action on Purchase and Development Agreement with 700 Grand Apartments, LLC for a 50 Unit Affordable Multi-Family Housing Project at 700, 804, 806, 810, 814, and 816 Grand Avenue.

Kilian questioned if the developer did it's due diligence on the property on environmental concerns. It was stated testing was conducted and thus far shows no sign of contamination. Kilian further questioned what would happen if the developer defaults and there are unresolved environmental issues. It was stated in the scenario the property would go back to the city with the city holding environmental liability.

Lukens stated the development offered housing for a wide range of income levels.

Gisselman questioned the funding source for this development. The funding sources were outlined. Gisselman stated concerns with traffic flow in the immediate area of the development.

McElhane questioned why so much of the housing was in higher income levels. It was stated a balance was being sought to offset the funding of lower income housing within the development. McElhane stated disappointment that there were not more lower income housing units within the development. It was further stated there were significant traffic concerns in the immediate area of the development.

Kilian stated many constituents had concerns with the location of the development in terms of traffic and stated opposition.

Henke stated the other options for redevelopment of this area were not suitable as commercial use or single-family homes at the same site would cause greater traffic concerns. It was further stated this was a good opportunity to develop on a very challenging site.

Martens stated that planning and traffic studies conducted have shown that the development would be the best use of the property to not impact traffic as much as another development.

Gisselman stated the city should be diligent to further manage both automobile and foot traffic in the area with respect to the adjacent park and maintaining traffic flow on the major roads connecting to the redevelopment.

Lukens stated concerns on the traffic flow being impacted by the development but stated the location of the development was great for low income housing in a location close to public transit and local non-profits for low income individuals. Lukens stated support.

Motion by Henke, seconded by Gisselman, to approve the development agreement for the Finance Committee. Motion carried 4-0.

Motion by Henke, seconded by Gisselman, to approve the development agreement for 700 Grand Avenue apartments for the Economic Development Committee. Motion carried 3-1, with Kilian opposed.

Adjourn

Motion by Henke, seconded by Gisselman, to adjourn the meeting of the Finance Committee. Motion carried.

Motion by Henke, seconded by Kilian, to adjourn the meeting of the Economic Development Committee. Motion carried. Meeting adjourned at 6:09 p.m.

For full meeting video on YouTube: <https://www.youtube.com/watch?v=VtDeZXZiP2Q>