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 Fifrick, 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 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 was 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 1 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 Manger or 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.

Finance continued.

Discussion and possible action regarding Resolution Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed $3,795,000 General Obligation Promissory Notes, Series 2022A
Lisa Rasmussen indicated Phil Cossen, of Ehlers, was available for any questions. She explained the resolution was just setting the parameters for the borrowing, but the actual debt sale and report from the sale will come to Council at a later date. This allows them to hit the market at the appropriate time.

Motion by Martens, second by Lukens to approve the resolution. Motion carried 5-0.

Discussion and possible action regarding budget modification real estate services project
Maryanne Groat explained this was discussed at the last Finance meeting, but the agenda had not specified this portion of the budget modification for real estate related to a road project being funded by the TID for $15,000.

Motion by Watson, second by Martens to approve the modification. Motion carried 5-0.

Discussion and possible action regarding budget modification parking ramp improvements
Doug Diny questioned what the downside of deferring was since we are getting very little use out of the ramps right now.

Eric Lindman stated we are on schedule with the ramps to do capital improvements and maintenance; $300,000 this year for the Sears ramp, $300,000 for the Penny's ramp next year, and the following year another $300,000 for the Jefferson ramp. He stated if they defer this, they are only pushing needed maintenance down the road which could create additional costs in the future.

Maryanne Groat noted the Sears ramp is being used by the County and it will be used by the new facility. The agreement also speaks of a skywalk to this ramp.

Motion by Watson, second by Diny to approve the budget modification for parking ramp improvements. Motion carried 5-0.

**** FINANCE COMMITTEE RECESSED AT 6:45 PM UNTIL AFTER THE COUNCIL MEETING ****

Minutes of the previous meeting(s): (8/10/22 & 8/23/22)
Motion by Watson, second by Lukens to approve the minutes of the previous meetings. Motion carried 5-0.

Discussion and possible action regarding ARPA funding requests and related budget modification - Warming Center
Lisa Rasmussen stated the committee rated the shelter plan, both for the year-round nights and for the day center. The Homeless Fulltime Project is the year-round nights and day option, and the Homeless Nights Project is 12 months of the year for a night only center and both projects scored high.

Rasmussen stated there was a time when the mall was in service there was an indoor location with heat and air-conditioning where homeless people could go. Some of the issues with that structure disappearing is that it has added pressure to places like the library and other public facilities. She indicated in her discussion with the housing coalition and representatives from Catholic Charities, they believe they will have the space and resources to stand up a program that will help us make an impact.

Michael Martens commented he was initially concerned about the how these expenses would be covered two years from now, but if this is enough of a steppingstone to get the community on board, he supports it. Rasmussen agreed it seeds the program, but she also liked that the people that were in the day center would not just be existing but would be participating in programming. She felt this programming would help them get on a path to a better life.

Motion by Watson, second by Diny to forward the Homeless Fulltime Project ARPA request to Council. Motion carried 5-0.

Discussion and possible action regarding grant management services Booth Management Consulting
Maryanne Groat explained with the funds we are getting from the Federal government' there is a lot of responsibilities as it pertains to reporting and meeting all the requirements. She stated they recently relaxed the procurement rules, but we still have a lot of responsibility in managing any subrecipients because they are carrying on a program on our behalf. She indicated she has been meeting with Liz Brodek, Randy Fifrick, Anne Jacobson to determine what these agreements should look like. They have reached out to other communities for templates as well. Groat found that Sun Prairie had gone out for competitive proposals and received three and selected Booth Management. She felt this company had a lot of expertise and it would be very helpful for us in managing our subrecipients, in seeking advice on procurement, as well as other grants going forward if we need them for advice. She noted when we've talked to our auditors, the laws on how public accounting firms can help their clients in other things outside of the audit is becoming stricter because they need to be very independent from their clients.

Groat indicated she reached out to both Sun Prairie and Madison, who gave Booth Management very strong references and felt their services were affordable. She envisioned them helping the city write the subrecipient agreements, develop the performance matrixes for the subrecipients, and help with procurement questions. One of the changes with the federal law is that now we can go to our Procurement Policy rather than the federal policies for these types of purchases and our Procurement Policy does allow piggybacking on other people's RFPs. It would be an eligible cost for ARPA as well. She noted Community Partners Campus (CPC) is very anxious to execute an agreement and we would like to get going on that.

Sarah Watson questioned if the $10,000 starting budget could come from somewhere other than ARPA. Groat indicated she could give a report on that at the next meeting. Rasmussen stated if we could obtain it through a different professional services budget, that would leave ARPA for community facing projects. Watson felt they don't find an alternative source they should score/rank it for ARPA.

Liz Brodek questioned if they can't find an alternative funding source and it comes back for scoring, would they still be able to execute the contract. She was concerned because of the timeliness request by CPC, she would like to have this ready to go as soon as possible. She felt they should not do another month delay. Rasmussen suggested if they could find out whether the source exists within the next week and if it doesn't, they could email the scoring sheet to the committee and bring it to the September 27th committee meeting for action and Council the same night. Groat stated they are billing per hour, so if they authorized going forward with just the CPC contract for approximately $1,000, she could find that amount in the budget. We could consider it a little test pilot of their services. She indicated she would bring back a permanent funding source at the next meeting.

Motion by Lukens, second byWatson to approve engaging Booth Management Consulting for the preparation of the CPC Subrecipient Agreement; and review alternative fund sources for their grant management services at the next meeting. Motion carried 5-0.

Discussion and possible action regarding entering into a Memorandum of Understanding regarding the use of ARPA funds with the Wisconsin Department of Administration and Law Enforcement Agency $136,144.07.
Lisa Rasmussen explained the Police Department has been approved for an allocation of state ARPA funds for law enforcement use, primarily training and equipment. They have submitted a list of needs that could be fulfilled with the funds. One of the needs on the list is something they requested through the 2023 CIP, so this would take care of it without using CIP which is already struggling.

Sarah Watson questioned if there would be any public match required. Rasmussen stated there would not. Michael Martens indicated his only concern was that there would be a $50,000 ongoing cost after the first year for the automated license plate recognition cameras. Rasmussen stated PD has proposed doing a one-year trial and report back to the committee with data as far as how effective it is to decide if we want to continue it.

Cpt Ben Graham stated it would come with an additional $50,000 for subsequent years, but for year one the $57,000 would cover approximately 20 cameras. He stated there were 20 agencies plus in the state that currently have the cameras in their community and there is one in Rib Mountain and the Marathon County Sheriff's Office is getting four more. This technology is great for prevention and also to deal with crime after it has been committed in resolving cases that we otherwise would not be able to resolve.

Watson questioned if the ongoing cost was for software or additional cameras. Graham stated the cameras are leased and the ongoing cost is $2,500 per year, per camera.

Motion by Watson, second by Lukens to approve the MOU and related budget. Motion carried 5-0.

Adjourn Finance

Motion by Lukens, second by Watson to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 8:43 pm.