

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, November 17, 2020, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Eric Lindman, Patrick Peckham, Tom Neal, Andrew Brueggeman (arrived at 5:08 p.m.), Mic'Kayla Ross

Others Present: Brad Lenz, Brad Sippel, Melissa Engen, Maryanne Groat, Gary Freels, Chuck Ghidorzi, Jim Tipple

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the *Wausau Daily Herald* in the proper manner.

Mayor Rosenberg called the meeting to order at approximately 5:00 p.m. noting that a quorum was present. Mayor Rosenberg introduced the new member, Mic'Kayla Ross, to the committee.

Approve the minutes of the October 28, 2020 meeting.

Peckham motioned to approve the minutes of the October 28, 2020 meeting. Neal seconded, and the motion carried unanimously 5-0.

PUBLIC HEARING: Approve the Project Plan Amendment Three of Tax Incremental Financing District Number 7.

Groat said the process for tax incremental districts are dictated by the State of Wisconsin and notices were properly published. The Joint Review Board met earlier in the day. The state law allows municipalities to donate from one district to another district that need financial support. The amendment for the district needs to be done before the expenditure period of that district ends. The expenditure period for tax incremental district 7 ends in January 2021, but the period could be extended to allocate funds to district 12 until the district is terminated in 2026. Groat said that they are asking for three years of increment that would total \$4 million. The district would still close one year yearly. If there isn't the need for this, it can be closed earlier. The project plan numbers are based on the current values. District 7 was created for the Stewart Avenue improvements and notable private investments include Menards, Kwik Trip, ENT, and Surgical Associates.

Gary Freels, 2025 Dubay Drive, said that he is the president of the Judd S. Alexander Foundation. The foundation has done many things for the community including donating \$1.5 million for the Jefferson Street Inn in 2003, encouraging the city to get rid of blighted property on 3rd Street in 2004, \$2.6 million for riverfront property acquisition, and in 2018 a \$600,000 note that was waived with the projects that Blenker completed.

Brueggeman joined the meeting at approximately 5:08 p.m.

Freels said that when the mall was constructed it was spectacular. There isn't a useful purpose for it now and it is a shame. The YMCA is a north anchor. A \$1 million note will be available for this project, if it is needed. The note will be a five year note with a 0% interest rate. The foundations are here to benefit the city. It is an expensive project, but there will be a tremendous return with it for the city.

Chuck Ghidorzi said that he cannot say enough for the foundations and the benefits for the community. This is an exciting time for the community and this is a strategic plan for economic growth. Ghidorzi said that he is confident that everyone can work together to get this done. There are the financial resources to create the vision. This is one positive step to become the best small city in America.

Mayor Rosenberg closed the public hearing.

Discussion and possible action on approving the Project Plan Amendment Three of Tax Increment Financing District Number 7.

Peckham motioned to approve the project plan amendment three of tax increment financing district number 7. Lindman seconded.

Peckham said that he liked the wording and the presentation of the plan. It allows for the allocation of funds without requiring it. Brueggeman agreed with Peckham.

The motion carried unanimously 6-0 by a roll call vote. This item will go to Common Council on November 24, 2020.

Next meeting date and future agenda items for consideration.

The next meetings are scheduled for December 1, 2020 and December 15, 2020.

Planning news and education.

Sippel said that this is a very interesting article about senior housing and mental health.

Adjournment.

Brueggeman motioned to adjourn, seconded by Peckham. The motion carried unanimously 6-0 and the meeting adjourned at 5:15 p.m.

The Plan Commission is next scheduled to meet at 4:30 p.m. on December 1, 2020.