



OFFICIAL MINUTES
REGULAR MEETING

MEETING: Finance Committee
DATE/TIME: Tuesday, December 9, 2025 at 5:15 PM
LOCATION: Wausau City Hall – Council Chambers
407 Grant Street, Wausau WI, 54403

MEMBERS:
Michael Martens (C) Vicki Tierney (VC)
Becky McElhaney Aaron Griner
Sarah Watson

Members Present: Michael Martens, Vicki Tierney, Sarah Watson, Aaron Griner
Members Not Present:
Members Excused: Becky McElhaney
Present 4, Not Present 0, Excused 1

Noting the presence of a quorum, the Chairperson called the meeting to order at 05:18 PM.

- 1 Public comment on agenda items and reading of the City of Wausau Public Comment Statement.**
- 2 Consideration of the minutes of the preceding meeting(s).**

Motion by Alderperson Watson, seconded by Alderperson Griner, to approve all items outlined below.
Motion Passed, 4-0.

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3 Discussion and possible action.

- a. Approving the Lead Service Line Replacement (LSLR) Reimbursement Resolution for the 2026 Safe Drinking Water Loan and Principal Forgiveness.**

Tierney questions if the loans and grants from the state and federal government would be guaranteed to fund the lead line replacement program.

Motion by Alderperson Watson, seconded by Alderperson Tierney, to approve the reimbursement resolution. Motion Passed 4-0.

- b. Extending the life of Tax Increment District Number 7 for affordable housing.**

Motion by Alderperson Watson, seconded by Alderperson Griner, to extend the life of TID 7 for affordable housing and authorize option 3 outlined in the staff memo. Motion Passed 3-1, with Alderperson Tierney opposed.

- c. Reviewing the closure of Tax Increment District 6.**

Discussion was held. No action taken.

- d. Approving city's Waiver of Right to Repurchase 130 N. 1st Street – Sunbelt Refugees LLC (Whitewater Music Hall).**

Motion by Alderperson Watson, seconded by Alderperson Tierney, to approve to waive the right

of first refusal. Motion Passed 4-0.

- e. Accepting funding from the Judd S. Alexander Foundation for the Wausau Police Department for one Downtown Officer position.

Motion by Alderperson Watson, seconded by Alderperson Griner, to accept the funding. Motion Passed 4-0.

- f. Authorizing the execution of Airport Ground Lease - Matthew and Karin Gast.

Motion by Alderperson Griner, seconded by Alderperson Watson, to approve the ground lease for Matthew and Karin Gast. Motion Passed 4-0.

- g. Approving Credit Agreement with Judd S. Alexander Foundation to borrow up to \$250,000 for the redevelopment of 201 N. 1st Avenue (Former MBX Property).

Watson questioned if the concerns of being able to develop the property in the timeframe provided were addressed. It was stated the terms of the loan had not been updated since the last committee meeting and that the property will be redeveloped to the best use for the city.

Tierney questioned the three-year commitment within the agreement and stated concerns about getting any type of redevelopment completed within that time frame. It was further stated that if the commitment was not met, the loan would accumulate higher interest. Tierney stated there was no written promise within the agreement not to charge interest or forgive the loan if the commitment is not met under uncertain terms and stated opposition for those reasons.

Martens stated there was flexibility within the agreement to meet the definition of affordable housing and language included to meet the commitment even if the development was not completed. It was further stated that if the commitment was not met, the money could be given back.

Motion by Alderperson Watson, seconded by Alderperson Griner, to approve the agreement with the Alexander Foundation. Motion Passed 3-1, with Alderperson Tierney opposed.

- h. Approving a Sole Source Request to contract engineering professional services with Clark Dietz, Inc. for the Solar Array Project.

Griner stated concerns about soliciting professional services without following the recently discussed procurement policy. It was further stated the solar array would be contingent on grant funding the project which may not come to fruition.

Motion by Alderperson Watson, seconded by Alderperson Griner, to approve the sole source request. Motion Failed 2-2, with Alderperson Martens, Alderperson Watson in support.

4 Adjournment.

Motion by Alderperson Watson, seconded by Alderperson Griner, to adjourn. Motion carried. Meeting adjourned at 05:57 PM.



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