

MINUTES

Economic Development Committee Meeting

Date / Time: Tuesday, March 4, 2025, at 5:30 P.M. | **Meeting called to order by** Lukens at 5:30 P.M.

In Attendance

Members Present: Carol Lukens, Chad Henke, Gary Gisselman, Victoria Tierney, Terry Kilian

Others Present: Tiffany Arnold (*Executive Director*), John Evans (*Board President*), Mike Heckendorf (*Construction Manager*) Habitat for Humanity, Randy Fifrick, Andy Lynch, Shannon Graff, Atty. Jacobson, Mayor Diny

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner.

Agenda Item 1 – Public Comment

No community members presented for public comment.

Agenda Item 2 – Approval of Minutes from February 4, 2025, Meeting

Henke motioned to approve, seconded by Tierny. Motion passed 5-0.

Agenda Item 3 – Habitat for Humanity Affordable Housing Partnership Proposal and Sale of 727 Jefferson Street (Stratz)

Stratz presented information to the committee about a promising partnership between Habitat for Humanity and the City. Details of the partnership include the purchase of a city-owned lot by Habitat, then the purchase of modular/manufactured home by the City to be placed on that lot and to complete the project, Habitat would use their volunteers to complete any work necessary to complete the project. Community Development Block Grant funds would be used for the purchase.

Henke motioned to approve, seconded by Tierny. Motion passed 5-0.

Agenda Item 4 – Request for Qualifications for Partnership for Housing on Infill Lots in the City of Wausau (Stratz)

Stratz informed the committee it would be best to put out an RFQ (Request for Qualifications) because it would give staff more flexibility to negotiate with contractors versus confined to the strict structure of the RFP that has resulted in no bids. Based on feedback from a few different dealers, Stratz anticipates more bids with this strategy.

Tierny motioned to approve, seconded by Henke. Motion passed 5-0.

Agenda Item 5 – Request for Council Enforcement on Fair Housing Month Events (Stratz)

April is Fair Housing Month. The events will be advertised via Social Media and will cover what fair-housing is and what does affordability mean. *Henke motioned to approve council endorsement, seconded by Kilian. Motion passed 5-0.*

Agenda Item 6 – Update on Thomas Street Infill and WAM Grant (Fifrick)

The DNR is waiting to get an proposal from Ramble, the contractor that was in charge of Phase 1.

Agenda Item 7 - Rescheduling the Economic Development Committee Meeting Scheduled for April 1, 2025

The committee agreed to move April meeting to April 2nd at 5:30 PM. Henke noted he would be unable to make it.

Agenda Item 8 – Next Meeting: Joint Meeting with Finance on March 11th

The committee agreed to joint meeting on March 11th.

Agenda Item 9 – Adjourn

Henke motioned to adjourn, seconded by Tierny. Motion passed 5-0 Meeting Adjourned at 6:01 PM

CITY OF WAUSAU, YouTube MEETING LINKS

ALL City of Wausau Meetings can be viewed at: <https://www.youtube.com/@CityofWausauMeetings>

The ED meeting from 3/4/25 can be viewed at: <https://www.youtube.com/live/wPVdcNAnIY?si=lyc2yaJ-bujU9cUq>