

# MINUTES

## Economic Development Committee Meeting

**Date / Time:** Tuesday, September 2, 2025, at 5:30 P.M. | **Meeting called to order by** Lukens at 5:30 P.M.

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### In Attendance

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**Members Present:** Carol Lukens, Chad Henke, Tom Neal, Terry Kilian, Victoria Tierney  
**Staff Present:** Randy Fifrick, Tammy Stratz, Atty. Anne Jacobson, Mayor Diny, Michelle Van Krey, Shannon Graff  
**Others Present:** Becky Hebda (citizen), Gizo Ujarmeli (developer), Troy Engman (citizen – Wyatt St),

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

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### Agenda Item 1 – Public Comment

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Public Comment – Becky Hebda, business owner 1602 N 2<sup>nd</sup> St. Wausau raised concerns about the N 2nd Street RFI.

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### Agenda Item 2 – Approval of Minutes from August 5, 2025 Meetings

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Henke moved to approve, seconded by Tierny. **Motion carries 5-0.**

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### Agenda Item 3 Discussion and possible action on N 2nd St RFI responses (Fifrick)

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Kilian asked for clarification on the possible street closure and asked for that to be clarified for residents before moving forward. After talking with the city assessor, Kilian doesn't support the low purchase price that was offered. Kilian also wants to see more affordable units in this plan and noted that the ask for the amount city investment is unclear. Ultimately, without more information and clarification, she cannot support the project at this time.

Tierny echoed Kilian's comments and would also like to see more clarification on the project including parking, road closure and city involvement.

Henke asked developer, Gizo, to speak.

Gizo shared that this is a very preliminary proposal and knows the proposal needs to be developed much more. Said he would hire people to draft a design if he moves forward in this process and is open to discussing the purchase price.

Neal asked about parking allowance. Fifrick said general rule is 1.5 cars per unit. Neal asked for clarification from Gizo on what type of parking he planned. Gizo indicated it would be ground level, possibly on the first floor of the units. Neal commented he is interested in the proposal but there is a lot of revamping that is needed.

Kilian and Tierny would like to see a more refined application prior to taking action.

Neal wants to know detailed information of any partners involved in the project

Fifrick noted to the committee that the development process is tiered and this project is at the very beginning where the developer has proposed their idea.

Motion by Killian, second by Tierney to table item 3 indefinitely until staff is able to work with the developer to refine proposal .

**Motion carries 5-0**

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### Agenda Item 4 – Discussion and possible action on the Property Redevelopment Policy aka Property Disposition Policy (Fifrick)

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Staff presented the draft policy and changes.

Kilian asked if the policy has been reviewed by city attorney. Attorney Jacobson responded that she hadn't reviewed it. Kilian noted this is critical. Kilian requested an addition of "properties that have been purchased for the purpose of redevelopment" be added to the policy for revision by the ED committee. Kilian questioned why the section regarding advertising and how long it must be listed for before accepting the highest bid on a first come first serve was removed. Fifrick stated that is could be added back in under the residential property section. Kilian would like to see a single location/website where all city properties

are listed for sale so that it is easy for the public to find the information. She asked if staff could check with realtor.com to see if there is an account type that the department could use to post properties on realtor.com.

Kilian asked for clarification under the "Acquisition" section on who is deeming that a property is better suited and who is referring what committee it comes back. She believes it may conflict with city ordinance and would like the city attorney to review the document to make sure it doesn't conflict with city ordinances.

Committee directed staff to refine policy and work with city attorney to review the document.

***No formal action taken.***

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### **Agenda Item 5 – Discussion and possible action on sale of 208 – 214 Wyatt Street to Troy Engman (Stratz)**

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Stratz highlighted the proposal received which is available in the packet. Stratz mentioned concerns about the size of the garage and that the applicant will need to go to the Building Advisory Board to get it approved. The applicant is aware of the environmental aspects of the property and is not requesting any city assistance.

Kilian asked about it the lots being advertised as 3 separate lots. Fifrck noted properties were combined when purchased and had not been advertised as separate lots. Kilian asked about environmental concerns and wants clarification from the DNR that the applicant will assume the liability of the remediation. Kilian wants to see a purchase price of \$19k and cannot agree to a lower purchase price so will not be able to move this forward at this offer and without a letter from the DNR stating the city will no longer be liable for the remediation.

Henke noted that he's heard the committee comment about giving incentives to big developers only and not helping everyone. He said this is an opportunity to help everyone and show that the council is just as supportive of the little guy as they are of big developers.

Tierny and Kilian requested more negotiation on the purchase price as they cannot support the current offer.

Motion by Neal, second by Henke to move the proposal contingent on a professional rendering provided to the Council and a letter from the DNR stating that the liability will be passed to the new owner.

***Motion carried 3-2 with Kilian and Tierny dissenting***

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### **Agenda Item 6 – Adjournment**

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*Henke motioned to adjourn, seconded by Neal. Motion Carried 5-0.*

**Meeting Adjourned at 6:28 PM**

### **CITY OF WAUSAU, YouTube MEETING LINKS**

*ALL City of Wausau Meetings can be viewed at:*

➤ <https://www.youtube.com/live/8Whv0tZuVy4?si=JFprERG2AHVAYsUe>

*The ED meeting from 09/02/25 can be viewed at: <https://www.youtube.com/live/8Whv0tZuVy4?si=-sgYKcezDSb6K8uP>*