

*** All present are expected to conduct themselves in accordance with our City's Core Values ***



OFFICIAL NOTICE AND AMENDED AGENDA

of a meeting of a City Board, Commission, Department Committee, Agency, Corporation, Quasi-Municipal Corporation or Sub-unit thereof.

Notice is hereby given that the **Community Development Authority** of the City of Wausau, Wisconsin will hold a regular or special meeting on the date, time and location shown below.

Meeting of the: **COMMUNITY DEVELOPMENT AUTHORITY BOARD OF THE CITY OF WAUSAU**
Date/Time: **Monday, April 27, 2026 at 12:00 pm**
Location: **550 E Thomas Street, Wausau, Wisconsin 54403**
Members: **Sarah Napgezec (C), David Welles, John Wagman, Patrick Gosz, Sarah Watson, Andrew Wiskowski, Tracy D'Antonio**

AGENDA ITEMS FOR CONSIDERATION (All items listed may be acted upon)

1. Call the Meeting to Order
2. Approval of Minutes from 03/24/26 and 04/08/26
3. Introduction of New Commissioner(s)
4. Consideration and Possible Action on Resolution #26-002 Administrative Plan (Admin Plan) Update - HCV Program, Riverview Terrace and Riverview Towers, LLC
5. Discussion and Possible Action on the Proposed Services Agreement with Funktion Design Studio for Engineering Services - Concrete Facade Repair Riverview Towers LLC
6. Discussion and Possible Action on Authorizing Director, Assistant Director and Community Development Manager to Approve Change Orders for 405 S 8th Avenue Up
7. Discussion and Possible Action on Management Options for 405 S 8th Avenue Wausau, Wisconsin
- 8. Discussion and Possible Action on Northcentral Construction Company Change Order #1 for Site Preparation at 405 S 8th Avenue, Wausau**
9. Operational Issues & Current Activities
- A. Occupancy Overview
- B. Update on Part-Time Building Maintenance Technician Position
- C. Update on 405 S 8th Avenue
- D. 2025 Audit Updates

Adjournment

Sarah Napgezec, Chair

This Notice was posted at City Hall and emailed to the Media on Wednesday, April 22, 2026 at 3:00 pm. Questions regarding this agenda may be directed to Randy Fifrick, Community Development Director at 715-261-6684

Any person wishing to offer public comment who does not appear in person to do so, may e-mail Juli Birkenmeier at juli.birkenmeier@wausauwi.gov with "Community Development Authority Board Meeting Public Comment" in the subject line a minimum of 2 hours prior to the meeting start. All public comment, either by email or in person, will be limited to items on the agenda at this time. The message related to agenda items received prior to the meeting will be provided to the Chair.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6590 or ADAServices@ci.wausau.wi.us to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.

It is possible that members of, and possible a quorum of members of other committees of the City of Wausau may be in attendance at the above mentioned meeting to gather information. No action will be taken by any such group at the above mentioned meeting other than the committee specifically referred to in this notice.

Other Distribution: City Website, Alderpersons, Board Members, Mayor