

**COMMUNITY DEVELOPMENT AUTHORITY**  
**MINUTES**

05/07/2026

**MEMBERS PRESENT:** Sarah Napgezok, John Wagman, Patrick Gosz, Andrew Wiskowski, Tracy D'Antonio, David Welles

**MEMBERS ABSENT:** Sarah Watson

**OTHERS PRESENT:** Juli Birkenmeier, Randy Fifrick, Tammy King, Vincent Bonino

**(1) Call Meeting to Order**

Meeting was called to order at 9:00 am at 550 E Thomas Street, Wausau, Wisconsin.

**(2) Discussion and Possible Action on Northcentral Construction Cost Estimate Change Order for Site Preparation Work at 405 S 8<sup>th</sup> Avenue Wausau, WI**

Birkenmeier provided an overview of the scope of work needed for site preparation based on the soil borings report from Giles Engineering. She explained that Northcentral Construction Corporation (NCC) is requesting a change order for this work so construction can resume. Birkenmeier mentioned that NCC's change order provided a cost estimate based on time and material not to exceed \$75,000 if the excavation and concrete work was able to be completed without further complications.

Wagman stated that he was not comfortable proceeding without unit pricing information and asked whether any such information had been provided. Birkenmeier responded that she had not received any unit pricing. Wiskowski questioned who does the oversight of the process and project costs. Birkenmeier stated that both Giles Engineering and Funktion Design Studio will be on site to monitor the process. She further explained that all project costs are submitted to Funktion Design Studio for review, and any necessary adjustments are requested and changed prior to Funktion Design Studio's submission to WCDA staff.

Welles moved to approve the cost estimate change order not to exceed \$75,000, contingent upon receipt and review of supporting unit pricing documentation by Funktion Design Studio and WCDA staff, with the documentation to be shared with the Board at the next meeting. Wagman seconded. Motion carried unanimously.

**Adjournment**

Respectfully Submitted,



Sarah Napgezok  
Chairperson