



OFFICIAL MINUTES
REGULAR MEETING

MEETING: Economic Development Committee
DATE/TIME: Tuesday, May 5, 2026, at 5:30 PM
LOCATION: Wausau City Hall — Council Chambers
407 Grant Street, Wausau WI, 54403

MEMBERS:
Tom Neal
Carol Lukens
Terry Kilian
Vicki Tierney
Matt Hoenecke

Members Present: Tom Neal, Matt Hoenecke, Terry Kilian, Carol Lukens, Vicki Tierney
Members Not Present:
Members Excused:
Present 5, Not Present 0, Excused 0

Noting the presence of a quorum, the Acting City Clerk called the meeting to order at 05:30 PM.

1 Call to Order by the Clerk.

With the presence of a quorum the acting City Clerk called the first Economic Development Committee meeting of the 2026-2028 term to order at 5:30 P.M.

2 Elect Chairperson and Vice Chairperson for the 2026-2028 term of the Economic Development Committee.

The Acting City Clerk called for nominations for Chairperson and Vice Chairperson of the Committee.

For Chairperson, Alder Lukens nominated Alder Neal. Alder Tierney nominated Alder Hoenecke. Following a vote of 3-2, Alder Hoenecke was elected Chairperson of the Committee.

Alder Hoenecke assumed the role of Chairperson and requested nominations for Vice Chairperson. Alder Tierney nominated Alder Neal. Kilian nominated Alder Tierney; however, Alder Tierney declined the nomination. Motion by Lukens, seconded by Tierney, to elect Alder Neal as Vice Chairperson. Motion carried.

3 Establish regular meeting date and time for the 2026-2028 term of the Economic Development Committee.

Fifrick noted that the Economic Development Committee has traditionally met on the first Tuesday of each month at 5:30 p.m., but stated that the meeting schedule may be adjusted at the discretion of the Committee. Fifrick further noted the importance of maintaining a consistent meeting schedule to allow staff adequate time to prepare and distribute meeting materials and agenda items in a timely manner.

Motion by Alder Neal, seconded by Alder Lukens, to maintain Economic Development Committee meetings on the second Tuesday of each month at the same time. Motion carried 5-0.

4 Public comment on agenda items and reading of the City of Wausau Public Comment Statement.

At the time allotted for Public Comment, no members of the public came forward.

5 Consideration of the minutes of the preceding meeting(s).

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Motion by Alder Lukens, seconded by Alder Neal, to approve the minutes. Motion carried 5-0.

6 Discussion and possible action.

- a. Approving Consent to Transfer, Waiver of Right of First Refusal, Termination of Deed Restrictions and Approval of New Deed Restrictions for 725 S. 84th Avenue**

Alder Hoenecke introduced Item 6 for discussion and possible action regarding the property located at 725 S. 84th Ave. He noted the City's existing right to purchase the property and indicated that discussion would include consideration of waiving certain rights associated with the property.

Development Director Fifrick explained that the item relates to standard deed restrictions placed on properties within the business campus to protect City interests, including tax-generating use and job creation. He stated these restrictions have been periodically updated to reduce administrative burden and streamline property transfers between tax-paying entities. Under the revised language, City review is no longer required for transfers between tax-paying entities, provided zoning compliance is maintained. However, any transfer involving a tax-exempt entity would still require City approval through formal resolution. Fifrick also noted that an amended offer to purchase had been received identifying JM Building Management LLC as the correct purchasing entity, replacing the entity listed in the original documentation, and that this correction would be reflected in the final resolution presented to Council.

Alder Kilian stated she initially had concerns regarding the proposal but, after discussion with Development Director Fifrick and Attorney Bonino, her questions had been addressed and she would support the item.

Alder Hoenecke requested clarification on whether waiving the City's rights would affect future property sales. Fifrick responded that existing deed restrictions would remain in place, and that the revised language maintains City oversight only for transfers to tax-exempt entities, while allowing transfers between tax-paying entities without additional City approval.

Alder Neal moved to approve the waiver of the City's right of first refusal, termination of existing deed restrictions, approval of new deed restrictions as presented, and approval of the change in ownership. The motion was seconded by Alder Tierney. Motion carried 5-0

7 Discussion.

- a. Overview of Community Development Department**

Fifrick provided an overview of the Community Development Department and its organizational structure, identifying three different divisions: Economic Development, Community Development, and Planning, as well as the Wausau Community Development Authority located outside City Hall. He summarized department responsibilities, including business attraction and retention, redevelopment activities, grant administration, housing programs, zoning administration, long-range planning, and involvement in several committees. He also noted ongoing collaboration with regional economic development and housing partners. Fifrick encouraged committee members to contact staff in advance of meetings whenever possible with questions or items needing clarification.

Alder Hoenecke thanked Fifrick for the overview and noted it was helpful for committee members.

8 Adjournment.

Motion by Kilian, seconded by Lukens, to adjourn the meeting. Motion carried. The meeting adjourned at 5:51 p.m.

The recording of this meeting may be viewed on
YouTube [@CityofWausauMeetings](#)



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