

*** 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:

Date/Time:

Location:

Members:

COMMUNITY DEVELOPMENT AUTHORITY BOARD OF THE CITY OF WAUSAU

Tuesday, July 28, 2026 at 12:00 pm

550 E Thomas Street, Wausau, Wisconsin 54403

Sarah Napgezek (C), David Welles, John Wagman, 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 06/23/26
3. Presentation of the 2025 Riverview Towers LLC and the Wausau Community Development Authority Audits - Jon Trautman, CliftonLarsonAllen LLP
4. Discussion and Possible Action on Amendment to S.C. Koegler Consulting, LLC Service Agreement for Consulting Services for Comprehensive Repositioning Options Plan to Repositioning Application Services - Public Housing
5. Consideration and Possible Action on Resolution #26-005 Administrative Plan (Admin Plan) Update - HCV Program, Riverview Terrace and Riverview Towers, LLC
6. Consideration and Possible Action on Resolution #26-006 Admissions and Continue Policy (ACOP) Update - Public Housing
7. Resignation of Commissioner Patrick Gosz
8. Discussion on Amending the Bylaws of the Wausau Community Development Authority
9. Discussion and Possible Action on Easement with Wisconsin Public Service (WPS) for Underground Facilities at 405 S 8th Avenue, Wausau
10. Discussion and Possible Action on Funktion Design Studio Architectural Services Change Order #4 for 405 S 8th Avenue, Wausau
11. Operational Issues & Current Activities
 - A. Occupancy Overview
 - B. Update on 405 S 8th Avenue
 - C. Update on Concrete Façade Repair Inspection and Opinion of Probable Cost - Riverview Towers LLC

Adjournment

Sarah Napgezek, Chair

This Notice was posted at City Hall and emailed to the Media on Thursday, July 23, 2026 at 1:00 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