

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



OFFICIAL NOTICE AND 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, December 12, 2023 at 12:00 pm
550 E Thomas Street, Wausau, Wisconsin 54403
Sarah Napgezsek (C), David Welles, John Wagman, Patrick Gosz, Carol Lukens, Chad Henke, Rachael Hass

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

1. Call the Meeting to Order
2. Approval of Minutes from 11/13/2023
3. Discussion and Possible Action on Request of North Central Health Care (NCHC) for approval to assign the NCHC Lease with the CDA office space to Opportunity, Inc.
4. Discussion and Possible Action Regarding Termination or Assignment of Courtesy Patrol Agreement between NCHC and CDA for Riverview Terrace
5. **CLOSED SESSION:** Pursuant to s. 19.85(1)(e) of the Wisconsin Statutes for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, relating to request from NCHC to assign its lease with the Community Development Authority for office space to Opportunity, Inc. and assign or terminate its Courtesy Patrol Agreement with the Community Development Authority
6. **RECONVENE** into open session to take action on closed session items, if necessary
7. Finance Committee Report
8. Consideration and Possible Action on 2024 Riverview Towers, LLC Program Budget
9. Consideration and Possible Action on Resolution #23-006 - 2024 Public Housing Program Budget
10. Consideration and Possible Action on 2024 Riverview Terrace Program Budget
11. Consideration and Possible Action on 2024 Housing Choice Voucher (HCV) Program Budget
12. Consideration and Possible Action on Resolution #23-007 Doubtful Accounts for the Public Housing Program
13. Consideration and Possible Action on Resolution #23-008 Doubtful Accounts for Riverview Towers LLC
14. Consideration and Possible Action on Resolution #23-009 Administrative Plan (Admin Plan) Update - Housing Choice Voucher Program
15. Consideration and Possible Action on Resolution #23-010 Admissions and Continued Occupancy Policy (ACOP) - Public Housing Program
16. Operational Issues & Current Activities

Occupancy Overview

Fulton Street Update

The Landmark Apartments - Project-based Voucher Update

CDA Staffing Update

Adjournment

Sarah Napgezsek, Chair

This Notice was posted at City Hall and emailed to the Media on Thursday, December 7, 2023 at 9:30 am. Questions regarding this agenda may be directed to Liz Brodek, Community Development Director at 715-261-6685

Any person wishing to offer public comment who does not appear in person to do so, may e-mail Juli Birkenmeier at juli.birkenmeier@ci.wausau.wi.us 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 ADA_Services@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