

MINUTES

Economic Development Committee Meeting

Date / Time: Thursday, March 7, 2024, at 5:15 P.M. | **Meeting called to order by** Watson at 5:15 P.M.

In Attendance

Members Present: Sarah Watson (C), Tom Kilian, Lisa Rasmussen, Carol Lukens, Chad Henke

Others Present: Liz Brodek, Randy Ffrrick, Tammy Stratz, Shannon Graff, Andy Lynch, Juli Birkenmeier, Atty. Anne Jacobson, Alder Doug Diny, Alder Gary Gisselman, Karson Mueller

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner.

Agenda Item 1 – Approval of Minutes from February 6, 2023, meeting

*Henke motioned to approve, seconded by Lukens. **Motion carried 5-0.***

Agenda Item 2 – Presentation from Wausau Community Development Authority (WCDA) (Juli Birkenmeier)

To see the full presentation, please visit https://www.youtube.com/live/hfenZdlK_po?si=YVRuB1NQ4SZYztZP from minute 2:20 through 12:10.

Rasmussen commented that it would be important to post the Section 8 application period on all social media channels as well as send out a press release.

Agenda Item 3 – Discussion and Possible Action on Property Disposition Program for Redevelopment Purposes (Brodek, Stratz)

Brodek indicated this item was introduced in a previous CISM meeting.

Define redevelopment – for parcels that have some sort of redevelopment for residential or commercial purposes.

The highest bidder will not necessarily be the winner – it will be the bidder with the best use of the property.

*Agenda Item can be seen on the YouTube video from minute 15:00 through 28:09. Rasmussen made a motion to approve policy with additions, seconded by Lukens. **Motion carried 5-0.***

Agenda Item 4 – Discussion and Possible Action on RFP for Single Family Infill Housing (Brodek, Stratz)

The Thomas Street lots not originally being included in the RFP was confusing. Those lots are waiting for the WAM grant to be determined, and therefore, they are not shovel ready. Because of the deadline for ARPA funds, it is important to have projects that are ready to go to use those funds, so that is why they were originally excluded. There was discussion about just including them, with the caveat that whichever projects are ready to go, get the funds.

Kilian requested a line-item breakdown of costs associated with Thomas Street.

West Thomas St. Watch Page was suggested as a communication outlet for the Thomas Street project.

*Rasmussen motioned to move forward on other shovel ready projects, seconded by Henke. **Motion carried 5-0.***

Agenda Item can be seen on the YouTube video from minute 28:10 through 1:06:00.

Agenda Item 5 – Update on Community Listening Sessions (Brodek)

Brodek anticipated 6 sessions, one every two months, but the January/February time frame did not have one scheduled. There are 9 anticipated for the rest of the year. Most of the neighborhood groups are scheduled. Brodek worked with ECDC and HAC to schedule sessions that will have interpreters and culturally appropriate food. The meetings aren't really aligning every two months, but more like just before summer and just after summer.

Watson requested feedback from the meetings.

Agenda Item can be seen on the YouTube video from minute 1:06:00 through 1:15:00.

Agenda Item 6 – Discussion and Possible Action on Third Amendment to Briq's Riverfront Lease (Brodek)

Motion to renew the lease. Henke motioned and Rasmussen seconded.

Kilian requested some details on the lease. Brodek did not have the file in front of her, so Kilian requested to postpone it to the next meeting, which is a joint meeting with finance next Tuesday. Rasmussen said the agenda for the next meeting is too full. Discussion about holding the item over to the April ED meeting.

Motion to hold item for the April meeting. **Motion carried 4-1** with Rasmussen being the dissenting vote.

The agenda item can be seen on the YouTube video from minute 1:20:30 through 1:33:00.

Agenda Item 7 – Discussion and Possible Action on Pre-RFP Checklist (Brodek, Ffrick)

Ffrick created this pre-RFP checklist to consider certain parameters that need to be understood before looking to develop an area. Brodek wanted determination if the committee just wanted to be appraised of the process, or if they wanted to vote on it. Watson suggested adding the alder for the district that the development would be involved. Kilian suggested “does it conform to resolutions and plans that have been adopted by the city.” Watson suggested “what part of the strategic plan does this support.”

Rasmussen motioned to adopt this policy with suggested change, seconded by Henke. **Motion carried 5-0.**

Agenda item can be seen on the YouTube video from minute 1:33:00 through 1:42:20.

Agenda Item 8 – Discussion on Economic Development Committee Meetings scheduled for April (4/2) (Brodek)

Due to the next meeting falling on Election Day the committee agreed to reschedule the April ED meeting on April 3rd at 5:15.

Agenda Item 9 – Discussion and Possible Action on the Sale of 102 Short Street through the Property Disposition Program (Stratz)

This lot is about half the size of a standard lot. There is an offer to purchase from an adjoining parcel. It has been sitting vacant with the city taking care of it. Kilian asked if the offer was in line with the valuation. Comps are difficult because of the size of the parcel. Rasmussen opined that this could be considered more of a remnant of a parcel, rather than a developable parcel, and the price seems fair for that.

Rasmussen motioned to approve, seconded by Lukens. **Motion carried 5-0.**

Agenda item can be seen on the YouTube video from minute 1:15:00 through 1:20:30.

Agenda Item 10 – Adjourn

Meeting Adjourned at 7:00 PM

CITY OF WAUSAU, YouTube MEETING LINKS

ALL City of Wausau Meetings can be viewed at:

- <https://www.youtube.com/@CityofWausauMeetings>

The ED meeting from 03/07/24 can be viewed at:

- https://www.youtube.com/watch?v=hfenZdlK_po