

**WAUSAU COMMUNITY DEVELOPMENT AUTHORITY**  
**REDEVELOPMENT COMMITTEE MINUTES**

07/25/23

**MEMBERS PRESENT:** David Welles, John Wagman, Chad Henke, Rachael Hass

**MEMBERS ABSENT:**

**OTHERS PRESENT:** Liz Brodek, Betty Noel, Juli Birkenmeier, Tammy Stratz,  
Tom Kilian, Doug Diny

**(1.) Call the Meeting to Order**

The CDA Redevelopment Committee meeting was called to order by Welles at 12:31 p.m.

**(2.) Approval of Minutes from the May 23, 2023, Meeting**

Wagman made a motion to approve the minutes from the 05/23/23 meeting. Hass seconded. Motion was approved unanimously.

**(3.) Discussion of Potential Development Opportunities**

Brodek and Stratz reviewed a list of tax delinquent properties within the City of Wausau. Stratz explained the properties consist of both residential and vacant lots. She said the County may either ask for their lost tax revenue or the appraised value, whichever is lower. Brodek then shared two other opportunities for committee consideration.

The first being a potential partnership with Gorman & Company on their proposed Westside Battery housing project. Brodek said Gorman is further interested in acquiring an adjacent parcel to be used for additional resident and visitor parking but has run into some roadblocks. She explained that the use of HOME and CDBG funds requires environmental testing which has reflected prohibitive sound levels from the nearby railroad. Brodek also communicated Gorman's need for gap financing and sought input on possible ways the CDD and CDA could assist them. Brodek said she and Stratz plan to speak with Ted Matkom from Gorman later in the day to further discuss possible funding options for their project. Brodek then presented a second opportunity which could involve collaborating with the CDD on a 6-unit transitional housing project they plan to construct on Wyatt Street in partnership with North Central Community Action. She explained the proposed build estimate came in higher than anticipated, exceeding the ARPA and HOME funds allocated toward the project, and inquired if the CDA's project-based vouchers could be utilized. Stratz further explained that North Central Community Action program would manage the 6-plex, but the city would maintain ownership. Birkenmeier stated she would review the project-based voucher criteria to determine if the project would be eligible. Welles requested that staff gather more information for the committee to further review at the next meeting.

**(4.) Brainstorm Potential Advocacy Actions Regarding Tax Delinquent Property Opportunities**

Welles stated Marathon County has not been aggressive in pursuing tax delinquent properties and would like to work on advocating options to pursue properties located within the City of Wausau. Brodek said she has been in communication with the county on the potential redevelopment and prioritization of the properties and Stratz reported that Bill Hebert, City Inspections, has been in steady communication with the County relative to property maintenance issues. Welles suggested meeting with the County Treasurer who may be able to push this through to the full board. Wagman suggested a

more effective approach may be for the city to collaborate with the other municipalities who are experiencing similar issues and together advocate and approach the county board. Brodek and Welles will present this idea to the other municipalities at the next MCDEVCO meeting scheduled for Wednesday, August 16, and will provide a report at the next committee meeting.

**Adjournment**

Respectively submitted,

A handwritten signature in black ink, appearing to read 'David Welles', with a long horizontal flourish extending to the right.

David Welles  
Chair