



*** 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.

Meeting:	Economic Development Committee
Date/Time:	Tuesday, July 2, 2024, at 5:30 PM
Location:	City Hall (407 Grant Street, Wausau, WI 54403), Council Chambers
EDC Members:	Carol Lukens-Chair, Chad Henke-Vice Chair, Terry Kilian, Gary Gisselman, and Victoria Tierney

ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEMS FOR CONSIDERATION

(All items listed may be acted upon)

- 1 Approval of Minutes from June 4, 2027 Meeting
- 2 Presentation by MCDEVCO (*Weber*)
- 3 Discussion and Possible Action on Sale of 1210 N 3rd Street to DNA Taverns, LLC (*Brodek*)
- 4 Update: Thomas Street Redevelopment: DNR WAM Grant & Potential Transfer to Wausau Community Development Authority (*Brodek*)
- 5 Update: Affordable Infill Request for Bids at 722 and 727 Jefferson Street and 1019 Bridge Street (*Stratz*)
- 6 Update: Development Department Leadership
- 7 Adjourn

Carol Lukens, Chairperson

It is likely that members of, and a quorum of the Council and/or members of other committees of the Common Council of the City of Wausau will be in attendance at the above-mentioned meeting to gather information. **No action will be taken by any such groups.**

Members of the public who do not wish to attend in person may view the meeting live or after the fact on the City of Wausau's YouTube Channel: <https://tinyurl.com/WausauCityCouncil> or live on Cable TV, Channel 981. Any person wishing to offer public comment who does not appear in person to do so, may email the City Clerk: Kaitlyn.Bernarde@ci.wausau.wi.us or the Development Director: Liz.Brodek@ci.wausau.wi.us with "EDC Public Comment" in the subject line by the start of the meeting. All public comments received, either by email or in person, will be limited to items on the agenda only. Messages related to agenda items received prior to the start of the meeting will be provided to the Committee Chair.

This Notice was Posted at City Hall and Emailed to Local Media Outlets on 6/26/2024 @ 4:00 PM

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 to participate in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6622 or email 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.

To: Economic Development Committee
From: Randy Fifrick, Economic Development Manager
Date: July 2, 2024
Re: Sale of 1210 N 3rd Street



DNA Taverns, LLC (Dan and Ashley Dadaba) have approached the City of Wausau to purchase the City-owned property located at 1210 N 3rd Street. DNA Taverns is looking to purchase and rehab the Polack Inn (1206 N 3rd St) and an adjoining residence (1208 N 3rd St). Their plan would be to develop 1210 into a parking lot to serve the other two properties. More details of their plan are included in the attached request letter.

The property is the final remaining remnant parcel from a redevelopment project in which the City purchased several blighted properties. The properties located to the north and west of this property were developed by Blenker as part of a residential project. What remains is a slender parcel that by itself is undesirable for redevelopment.

City Assessor Rick Rubow provided an estimated assessment value for the property of \$6,900. Based on the City's Disposition Property Policy, we are looking to sell this property to DNA Taverns as an adjoining property owner contingent upon their successful rezoning and purchase of the properties at 1206 and 1208 N 3rd Street.

City Staff has reviewed the request and feels it's appropriate to move forward with the sale.

Please see the attached information and request provided by Dan and Ashley Dadabo.

Staff recommend approval of the sale of the property at 1210 N 3rd Street at a price of \$6,900.

Fw: 1206/1208/1210 N 3rd St

Ashley Dadabo <ash@amaximmo.com>

Mon 6/24/2024 1:12 PM

To: Ashley Dadabo <ash@amaximmo.com>

"Nevermore on 3rd" - Business Plan

1206 N 3rd St - DNA Taverns LLC

"Nevermore on 3rd"

Our plan to purchase and rehab the Polack Inn to Nevermore on 3rd is one that I believe the community will be excited about. We are taking a long-standing establishment with good food, a small concert venue and a building with lots of character and turning into an eclectic destination for the community. We will be focused on a romanticized dark theme that pulls on the history of the building, compliments the original tin and architecture and brings new life into that area of 3rd street.

This deal includes the residence located at 1208 N 3rd St. We have contacted contractors to reface the brick, roof and restore this residence allowing for there to be leveraged housing versus it's current standing of being uninhabitable.

We are looking to have the lot located at 1210 N 3rd St. gifted to DNA Taverns LLC and to have all three addresses (1206/1208/1210 3rd St.) rezoned from TF10 to UMU. Acquiring this lot and rezoning is going to allow for the following to occur:

- 1) Street parking to be reduced by allowing for a parking lot to occur (Beginning in the back half of the 1208/1210 city lot.). As a residence in the downtown/East hill area, I travel 3rd street frequently and when big events are held at the Polack Inn and/or surrounding businesses, the visibility and the ease of access/driving can become difficult. As current business owners in both the Tomahawk and Wausau area, we have continuously improved upon all projects we have taken on and both bar businesses we operate have increased traffic significantly making the need for parking and safety of the community imperative.
- 2) We plan to add additional lighting to the exterior of the bar, residence and potential parking lot allowing for our customers to have a safe/lit-up area to park and walk to.
- 3) Aesthetics and adding to community charm in this area of our community is of utmost priority in this proposed plan to have the city gift us 1210 3rd St. We have financing to update all units above the tavern, exterior and interior renovations to the residence and will be able to secure funds to implement the parking lot area. This allows for three lots to be cleaned up, improved upon and allows for that area to feel uniform, cleaned up and safe.

We hope you'll consider our proposal of acquiring and rezoning as a way for us to continue to improve upon a historic area of Wausau with careful consideration to keep housing while proactively looking at how to keep our patrons and community safe as we continue to grow yet another successful business in our community.

Thank you for your time!
Dan and Ashley Dadabo
Realtors - Amaximmo, LLC

Current Owners of the following businesses:

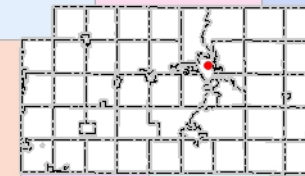
DNA Investment Properties LLC
DNA Rental Properties LLC
DNA Real Estate Sales LLC
DNA Bar and Restaurant LLC
DNA Remodels LLC
DNA Taverns LLC
Dash Property Management LLC



Land Information Mapping System

TAYLOR

LINCOLN



WOOD

PORTAGE



Legend

- Road Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities
- 2020 Orthos Countywide
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

14.31 0 14.31 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

To: Economic Development Committee
From: Liz Brodek, Development Director
Date: July 2, 2024
Re: Update on Proposed Transfer of Thomas Street parcels to Wausau Community Development Authority



Background and Overview

The City owns 13 parcels on Thomas Street that were purchased as part of a road reconstruction project and the existing homes were demolished, leaving a series of vacant lots on 110, 118, 120, 126, 130, 134, 138, 140, 146, 206, 226, 230, 237, 241, and 249 E Thomas St. The parcels are all zoned for single-family homes, which is what is proposed to be developed there, based on a series of neighborhood input sessions held in 2023.

DNR Grants

In July 2023, the City applied for a Wisconsin Assessment Monies (WAM) grant through the Wisconsin Department of Natural Resources (DNR) because of a concern of potential contamination on the parcels. Consensus from Staff and Council was that testing and remediation, if applicable, were desired. The WAM grant covers 100% of the cost of Phase 1 and Phase 2 testing for a variety of contaminants, on all parcels. The grant was awarded to the City in March 2024. The City is waiting on the DNR to execute a contract to perform the testing.

If contamination is found on any of the parcels, a subsequent grant may be applied for. The Ready for Reuse program assists in remediating contamination found on any of the parcels and can come in the form of a grant or loan. A grant award would cover 30% of the cost of remediation, up to \$350,000 per cooperative agreement (all Thomas Street parcels are in one agreement). The owning entity would be responsible for the remaining portion of the clean-up costs. The Ready for Reuse grant can only be given to certain entities, and the Wausau Community Development Authority (CDA) is the most appropriate eligible entity. To be eligible for the grant, the subject parcels must be transferred within 180 days after the signing of the Phase 1 investigation. The CDA would then be the applicant on the Ready for Reuse grant. After the sites have been cleaned up, the CDA could transfer properties back to the City for redevelopment.

If the City were to pursue the Ready for Reuse loan, it could retain the properties and use the loan for remediation. The interest rate and term would be interest free over 10 years. Funds to repay the loan could come from the Affordable Housing TIF Extension, the Holtz Krause fund, CDBG Blight elimination, and/or the general levy.

Funds to Develop Affordable Housing

To briefly address funding, redevelopment of these parcels has been planned using a variety of funds which may include ARPA, HOME, CDBG, and TIF Affordable Housing Extension funds.

ARPA funds awarded for affordable infill housing totaled \$600,000. We will be proposing a transfer of ARPA funds to the CDA to assist with planning, design, construction, and sale of

these future homes on Thomas Street, among other infill developments (notably on City-owned lots on Jefferson and Bridge Streets).

Timeline of Development on Thomas Street

At the CDA Redevelopment Committee meeting on June 17, 2024, two alders and one member of the public appeared for public comment. When asked about their views on the project, opposition seemed to be more on procedure than substance of the proposed transfer. To address the procedure, I've compiled the following timeline:

March and April 2023: Visual Input sessions held with neighborhood to determine types, styles, and features of housing desired on City-owned lots

July 2023: Wisconsin Assessment Monies Grant submitted. Staff was told to expect a determination in 6-8 weeks

November and December 2023: Thomas Street Neighborhood Input sessions held to “check” designs. These were department-organized meetings as staff was not invited to neighborhood meetings despite various outreach attempts.

March 7, 2024: Economic Development Committee meeting in which Thomas Street bids were discussed. At this meeting, staff noted specifically that the desire to use the Request for Bids for Thomas Street parcels when they are ready for development so the Request could be released for those parcels without delay and without holding up any other potential affordable housing projects. (Starts at approximately minute 28:30 of the meeting.) During discussion, the consensus was that development would start on parcels that are not subject to grant or other development restrictions to which the Thomas Street parcels are subject. This was further enforced by a complementary discussion on the impact of ARPA fund commitment timeline on expenditure of funds allocated for affordable housing infill projects.

Also in the March 7 ED meeting, Alder Tom Kilian suggested reconvening the neighborhood to explain the need to prioritize projects that are ready and request for a concrete plan to fund development on Thomas Street (starts at Minute 40). In responding to Alder Kilian, I stated that I have been attempting to put together another neighborhood meeting to update residents on the status of the project. (See 1 hour mark of 3/7/24 ED meeting.)

Alder Rassmussen reiterated a concern about ARPA fund expenditure timeline and moved to accept the Request for Bids for infill housing as delineated by staff, including Thomas Street, that they all move forward in parallel “with the directive that whatever is ready first gets going.” (Minute 52:40). Then-Alder Diny also stated that neighborhood communication is needed. The motion passed 5-0.

March 12, 2024: Common Council meeting in which the Request for Bids was approved. At the March 14, 2024, City Council meeting in which this Request and associated resolution was presented, Alder Gisselman amended out of the resolution a directive that the funds of sold homes be used to finance more affordable housing, which was seconded by then-Ald. Diny. (The stricken sentence was added in response to Alder Kilian’s request at the March 7 ED meeting for a solid funding plan.) In discussion (starts at 11:30), Alder Rassmussen clarified the

first-available sites were those on Jefferson and Bridge and that the Economic Development Committee intended for shovel-ready sites to move first so ARPA spenddown happens on time and program income can be used to finance future projects. She further reminded the Council that Thomas Street parcels are subject to a then-yet-to-be-determined WAM application. Alder Kilian further clarified that there would be no hold-up on sites ready for development. The amendment offered by Alder Gisselman passed 6-5 and the amended resolution passed 11-0.

Throughout the March 7 and March 14, 2024, Economic Development Committee and Council discussions, the directive with the Request for Bids was to move forward with ready sites first and not to hold up development on Thomas Street parcels when those became available. With that understanding and context, and Thomas Street parcels still not tested, staff issued the Request for Bids for 722 and 727 Jefferson Street, and 1019 Bridge Street.

March 22, 2024: Email notifying Wausau that the Thomas Street parcels were awarded the WAM grant. (Included) Staff was told a contract signing would take 2-4 weeks

April 2, 2024: Mayoral and City Council elections

April 4, 2024: Public announcement of the WAM grant award

April 10 and 17, 2024: Request for Bids issued for lots at 722 and 727 Jefferson, and 1019 Bridge Streets

April 29, 2024: Mayor Diny instructed me to release a Request for Bids for Thomas Street via a post-5pm phone call

April 30-May 1, 2024: Follow-up emails alerting Mayor to a potential WAM and/or subsequent grant conflict, requested time to clarify (included)

May 7, 2024: Economic Development Committee meeting. New direction for Thomas Street parcels awaiting DNR determination so not included in meeting

May 8, 2024: Email with Gena Larson at the DNR with clarifying questions (included)

May 13, 2024: Phone call with Gena Larson confirming a Request for Bids can be issued during WAM grant, discussed other options to line up development

May 20, 2024: Request for Bids on Jefferson and Bridge Streets due, none submitted

May, 2024 (Likely May 22-24): Informed that the CDA was a separate entity and transfer of ARPA funds there could preserve them for affordable housing

May-June 2024: Between not being able to timely utilize ARPA funds for the redevelopment of Thomas Street (not able to obligate by 12/31/24) and proposing transfer of the properties to the CDA to access the Ready for Reuse grant, staff proposed working with CDA to transfer properties and ARPA funds to retain ability to apply for grant, and develop affordable single family infill housing

June 17, 2024: Wausau Community Development Authority (CDA) Redevelopment Committee meeting in which Thomas Street property transfer (and associated ARPA transfer) was considered and approved 3-0, contingent on approvals listed under Proposed Action below

June 18, 2024: CDA Board meeting in which Thomas Street property transfer (and associated ARPA transfer) was considered and approved 7-0, contingent on approvals listed under Proposed Action below

June 28, 2024: As of this writing we still have no signed contract with the DNR to begin Phase 1 investigation

July 2, 2024: Update to this Economic Development Committee on timeline and proposed action forward

Proposed Action

Staff proposes transferring the Thomas Street parcels within 180 days of the signing of Phase 1 review. This preserves the CDA's ability to apply for the Ready for Reuse grant.

If contamination is found, the CDA can apply for the Ready for Reuse grant and work with the City and/or Community Development Department for remaining clean-up funds. If acceptable for remediation efforts, development may begin with remediation.

If no contamination is found, the CDA may develop and sell the parcels to income-qualifying homeowners (with restrictions), transfer the properties to Habitat for Humanity, which has shown an interest in building there, or transfer back to the City. For either the City or CDA, development may be funded using a combination of Affordable Housing TIF Extension, HOME, and possibly ARPA funds.

To accomplish this plan, the necessary approvals would need to occur in roughly this order:

1. CDA Redevelopment, contingent on City approval and Phase 1 signature
 - a. This was approved 3-0 at the June 17, 2024, meeting
2. CDA Board, contingent on City approval and Phase 1 signature
 - a. This was approved 7-0 at the June 18, 2024, meeting
3. Economic Development Committee update on process
 - a. July 2, 2024
4. Finance Committee approval for ARPA Fund Transfer
 - a. Planning on July 9, 2024, meeting
5. Economic Development Committee approval – this will wait until the Phase 1 is signed
6. Common Council approval for Property Transfer and ARPA Fund Transfers
7. Update back to CDA Board on City approvals of Property and ARPA Fund Transfer

RE: Meeting on Thomas Street request for bids or qualifications

Doug Diny <Doug.Diny@ci.wausau.wi.us>

Fri 5/24/2024 5:19 PM

To:Liz Brodek <Liz.Brodek@ci.wausau.wi.us>;Terry Kilian <Terry.Kilian@ci.wausau.wi.us>

Director Brodek,

I spoke with Alder Kilian, we don't need a meeting with the DNR.

Let's get our plan ready based on our lessons learned and brief the ED committee on our path forward.



Doug Diny

Mayor

City of Wausau

715-261-6800

doug.diny@ci.wausau.wi.us

407 Grant St

Wausau WI 54403

From: Liz Brodek <Liz.Brodek@ci.wausau.wi.us>

Sent: Friday, May 24, 2024 12:47 PM

To: Terry Kilian <Terry.Kilian@ci.wausau.wi.us>; Doug Diny <Doug.Diny@ci.wausau.wi.us>

Subject: RE: Meeting on Thomas Street request for bids or qualifications

Hi, Ald. Kilian,

I think that we are able to release the same request for bids as we drafted for Jefferson and Bridge Streets without additional Committee and Council approval but think it's unwise to do so without further input or public communication.

I think that this process needs to remain transparent, especially on these parcels. We've taken great care through this process with these parcels to be as transparent as possible because we have a lot of trust to regain in this neighborhood. We also have a new ED Committee and Council members who have not been involved in this project. I think it's only fair to keep everyone informed. In addition, if we choose to release a Request for Qualifications – a request with a different goal and outcome – we need to take that through Committee and Council. One of the reasons I requested to meet with you is to talk through different options and learn what your goals are so we can figure out which method would best accomplish them before bringing this item to the Committee.

I also was not comfortable releasing any request for these parcels until we learned how doing so may affect our current grant and/or future grant opportunities with the DNR. As a reminder, the City is not paying for any testing under the current WAM grant. A subsequent Ready for Reuse grant would cover a portion of any potential remediation costs. These are significant sums I am unwilling to jeopardize. Until May 13, we had not heard from the DNR about how releasing a request for bids would impact our current grant or any subsequent grant opportunities. We now understand that there is language we can include that will allow us to continue with both grants and release a version of a request. I do still think a conversation about how exactly to move forward is best before a Committee meeting.

Another reason for my meeting request is to talk through a possible DNR presentation to the neighborhood group. The DNR would like to meet with you, the Mayor, and me in person to ensure your questions are answered and we're all on the same page about how we move forward and address any potential concerns. If we can arrange a time for them to be here in person in conjunction with a neighborhood meeting at which they could present, that would be best.

Please let me know if you would have any time to meet next week.

Thank you,

Liz

Liz Brodek

Development Director

City of Wausau

She/Her/Hers

407 Grant Street

Wausau, WI 54403

liz.brodek@ci.wausau.wi.us

O: (715) 261-6685

C: (715) 370-9634

F: (715) 261-4159

From: Terry Kilian <Terry.Kilian@ci.wausau.wi.us>

Sent: Tuesday, May 21, 2024 1:54 PM

To: Liz Brodek <Liz.Brodek@ci.wausau.wi.us>; Doug Diny <Doug.Diny@ci.wausau.wi.us>

Subject: Re: Meeting on Thomas Street request for bids or qualifications

Dear Director Brodek:

Regarding your email of May 16 concerning a meeting with you, Mayor Diny and me to discuss how to proceed with issuing a request for bids or qualification for the City-owned Thomas Street parcels, on March 12, 2024, the City Council took action and approved how to proceed with issuing a request for bids for those same parcels.

On Page 62 of this packet, the language of the resolution approved by the City Council says:

"WHEREAS the Department will issue a request for bids on in-fill housing at 722 and 727 Jefferson Street, 1019 W. Bridge Street, and City-owned parcels on East Thomas Street. Bids will be issued simultaneously and development will begin on lots that are most immediately ready for development.

<https://www.wausauwi.gov/home/showpublisheddocument/10986/638457730292030000>

Most sincerely,

Terry Kilian

Alder District 3

715-574-3777

From: Liz Brodek <Liz.Brodek@ci.wausau.wi.us>

Sent: Thursday, May 16, 2024 11:56 AM

To: Doug Diny <Doug.Diny@ci.wausau.wi.us>; Terry Kilian <Terry.Kilian@ci.wausau.wi.us>

Subject: Meeting on Thomas Street request for bids or qualifications

Hi, Mayor Diny and Ald. Kilian,

The Mayor and I met yesterday and decided that it would be helpful to have a meeting with all three of us to discuss how to proceed with issuing a request for bids or qualifications for the City-owned Thomas Street parcels.

I understand Ald. Kilian has family and other obligations that do not allow for a meeting before June, so I've looked at the Mayor's calendar and mine starting in June, and the times below are available for both. Ald. Kilian, please let us know if any of these work or if we should look further out.

Mon., 6/3 anytime

Tues., 6/4 9-10am, noon-1:30pm, or 3-5pm

Wed., 6/5 before 1pm

Th., 6/6 before 11am or noon-1pm

Fri., 6/7 after 11:30am

Mon., 6/10 any time

Tues., 6/11 after noon

Wed. 6/12 after noon

Fri., 6/14 noon-4pm

Thank you,

Liz

Liz Brodek

Development Director

City of Wausau

She/Her/Hers

407 Grant Street

Wausau, WI 54403

liz.brodek@ci.wausau.wi.us

O: (715) 261-6685

C: (715) 370-9634

F: (715) 261-4159

RE: Following up on Thomas St Request for Bids

Liz Brodek <Liz.Brodek@ci.wausau.wi.us>

Wed 5/1/2024 4:19 PM

To: Doug Diny <Doug.Diny@ci.wausau.wi.us>

Hi, Mayor,

Even though the Council resolution may convey that authority, I think it's best we take this particular reissuance through Committee and Council for several reasons. One is that I've not heard back from the DNR about potential consequences of releasing this bid after the grant award and/or in the midst of testing. I think we need to hear from them before moving forward.

I also think that this process needs to stay transparent, especially on these parcels. We've taken great care through this process with these parcels to be as transparent as possible because we have a lot of trust to regain in this neighborhood. We also have a new ED Committee and Council members who have not been involved in this process, including this district's alder. I think it's only fair to keep everyone informed. In addition, I do not want to make a unilateral decision on releasing a Request for Bid if it has any chance of jeopardizing grants so think the governing body should be making that decision.

With these considerations in mind, I recommend we wait to hear from the DNR and take this to ED and Council in June. Please let me know if you're okay with this.

Thank you,
Liz

Liz Brodek
Development Director
City of Wausau
She/Her/Hers
407 Grant Street
Wausau, WI 54403
liz.brodek@ci.wausau.wi.us
O: (715) 261-6685
C: (715) 370-9634
F: (715) 261-4159

-----Original Message-----

From: Doug Diny <Doug.Diny@ci.wausau.wi.us>
Sent: Wednesday, May 1, 2024 1:53 PM
To: Liz Brodek <Liz.Brodek@ci.wausau.wi.us>
Subject: RE: Following up on Thomas St Request for Bids

Liz,

I think the council resolution is our authority and the RFP would not need another pass at ED Committee.

The intent is to ensure the public and developers know these lots will be available to develop. The disclaimer that they are ready pending DNR Phase 1 and Phase 2 would give notice that preliminary work needs to be done before we award contracts. Also, the verbiage from the resolution: "WHEREAS development will begin on lots that are most immediately ready for development."

Distribution should be to all developers currently in possession of the original RFP and publicly noticed. Adjust time for bid to close accordingly.

Doug Diny

Mayor
City of Wausau

715-261-6800
doug.diny@ci.wausau.wi.us

407 Grant St
Wausau WI 54403

-----Original Message-----

From: Liz Brodek <Liz.Brodek@ci.wausau.wi.us>
Sent: Tuesday, April 30, 2024 4:40 PM
To: Doug Diny <Doug.Diny@ci.wausau.wi.us>
Subject: Following up on Thomas St Request for Bids

Hi, Mayor,

Following up on our call from last night in which you instructed me to release a Request for Bids for the Thomas Street parcels. I was thinking about it more and think we need to reach out to the DNR to ensure that putting these put to bid would not jeopardize our WAM grant or any potential subsequent grants with the DNR. I emailed our contact with this grant, Gena Larsen, today to learn more.

When I emailed Anne this morning I saw that she's out today and tomorrow. Between wanting to confer with her and explore any possible implications with the DNR, we will not be able to put this on the May 7 ED agenda. I hope that we will have our due diligence done in time for the June ED meeting.

Please let me know if you have any questions or if there is any other information I can provide.

Thank you,
Liz

Sent from my iPhone

RE: Releasing Request for BIDs and WAM grant

Liz Brodek <Liz.Brodek@ci.wausau.wi.us>

Wed 5/8/2024 5:35 PM

To:Larson, Gena M - DNR <Gena.Larson@wisconsin.gov>

Hi, Gena,

I will give you a call on my drive back to Wausau tomorrow, likely around 2/2:30 as I get out of Minneapolis traffic.

Thanks,

Liz

Liz Brodek

Development Director

City of Wausau

She/Her/Hers

407 Grant Street

Wausau, WI 54403

liz.brodek@ci.wausau.wi.us

O: (715) 261-6685

C: (715) 370-9634

F: (715) 261-4159

From: Larson, Gena M - DNR <Gena.Larson@wisconsin.gov>

Sent: Wednesday, May 8, 2024 2:19 PM

To: Liz Brodek <Liz.Brodek@ci.wausau.wi.us>

Subject: [EXTERNAL] RE: Releasing Request for BIDs and WAM grant

Hi Liz,

Just looking at the language you provided in the email, it seems that the bids are for structures only? Will the city/RDA own the property the entire time it is under construction?

The main factors for WAM (and any future cleanup grant/loan funds) are maintaining eligibility and access.

If you want to have a quick call to talk through I'm available this afternoon. And fairly free tomorrow.

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Gena Larson, P.G.

Phone: (608) 400-9215

Gena.Larson@Wisconsin.gov

From: Liz Brodek <Liz.Brodek@ci.wausau.wi.us>

Sent: Tuesday, May 07, 2024 9:57 AM

To: Larson, Gena M - DNR <Gena.Larson@wisconsin.gov>

Subject: Fwd: Releasing Request for BIDs and WAM grant

CAUTION: This email originated from outside the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, Gena,

Just making sure you received this. Please let me know what other information I can provide.

Thanks,

Liz

Sent from my iPhone

Begin forwarded message:

From: Liz Brodek <Liz.Brodek@ci.wausau.wi.us>
Date: May 2, 2024 at 4:34:00 PM CDT
To: "Larson, Gena M - DNR" <Gena.Larson@wisconsin.gov>
Subject: **FW: Releasing Request for BIDs and WAM grant**

Hi, Gena,

I've tried to send the below email twice - once with the PDF attachment and once with the zipped file, but both were rejected for size. Is there another way I can get you this file for reference? Other answers/thoughts are below.

Thanks,
Liz

Liz Brodek
Development Director
City of Wausau
She/Her/Hers
407 Grant Street
Wausau, WI 54403
liz.brodek@ci.wausau.wi.us
O: (715) 261-6685
C: (715) 370-9634
F: (715) 261-4159

-----Original Message-----

From: Liz Brodek
Sent: Thursday, May 2, 2024 7:10 AM
To: Larson, Gena M - DNR <Gena.Larson@wisconsin.gov>
Subject: RE: Releasing Request for BIDs and WAM grant

Hi, Gena,

Absolutely. I've attached the Request for Bids we released for the other infill lots. (Hoping the zip file comes through. When I tried to send this yesterday with the PDF attached it bounced for size limits.) It will need some edits to make it appropriate for the Thomas Street parameters.

The language regarding timing is not final, but I expect it to be something like, "These properties are subject to Phase 1 and Phase 2 environmental testing, and possible remediation. We expect testing to be completed by ____, 2024. Any parcels that do not come back with environmental concerns will be ready to develop at that time. Parcels that require further testing and/or remediation will be ready for redevelopment when such necessary actions are completed or there is a plan in place that will allow remediation and redevelopment simultaneously. There is currently no timeline established for this latter scenario."

Any edits or additions to that wording is welcome.

Please let me know if you have any further questions or if there is any other information I can provide.

Thank you,
Liz

Liz Brodek
Development Director
City of Wausau
She/Her/Hers
407 Grant Street
Wausau, WI 54403
liz.brodek@ci.wausau.wi.us
O: (715) 261-6685
C: (715) 370-9634
F: (715) 261-4159

-----Original Message-----

From: Larson, Gena M - DNR <Gena.Larson@wisconsin.gov>
Sent: Wednesday, May 1, 2024 8:02 AM
To: Liz Brodek <Liz.Brodek@ci.wausau.wi.us>
Subject: [EXTERNAL] RE: Releasing Request for BIDs and WAM grant

Hi Liz,

Could you provide a little more detail about what the bid would be for and the expectations and timeline for the bidders to start and complete any activities included in the bid? This would help me provide a more thorough answer.

We are committed to service excellence.
Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Gena Larson, P.G.
Phone: (608) 400-9215
Gena.Larson@Wisconsin.gov

-----Original Message-----

From: Liz Brodek <Liz.Brodek@ci.wausau.wi.us>
Sent: Tuesday, April 30, 2024 4:29 PM
To: Larson, Gena M - DNR <Gena.Larson@wisconsin.gov>
Subject: Releasing Request for BIDs and WAM grant

CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, Gena,

Following up on something we talked about yesterday. Last night the Mayor instructed me to release a Request for Bids for the Thomas Street parcels. Before making any moves, I want to due my due diligence with you to understand how or if this might impact our WAM grant. I do not want to release this Request and have it negatively impact the grant or any potential subsequent grants or assistance we may be interested in pursuing later. What are your thoughts? Is there anyone else I should contact to make sure this is fully investigated?

Please let me know if you have any questions or if there is any other information I can provide.

Thank you,
Liz

Sent from my iPhone

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[EXTERNAL] Wisconsin Assistance Monies (WAM) Award

Larson, Gena M - DNR <Gena.Larson@wisconsin.gov>

Fri 3/22/2024 1:16 PM

To: Katie Rosenberg <Katie.Rosenberg@ci.wausau.wi.us>

Cc: Liz Brodek <Liz.Brodek@ci.wausau.wi.us>; Thompson, Matthew A - DNR <MatthewA.Thompson@wisconsin.gov>; Thistle, Jodie M - DNR <jodie.thistle@wisconsin.gov>

📎 1 attachments (180 KB)

WCS-133 Thomas Street Wausau Award Letter.pdf;

Greetings Mayor Rosenberg,

I'm pleased to provide (attached) the official award letter for Wisconsin Assessment Monies assistance. We are looking forward to working with the city of Wausau on this project.

Congratulations!

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Gena Larson, P.G.

Pronouns: she/her/hers

Program & Policy Specialist – Remediation and Redevelopment/Environmental Management

Wisconsin Department of Natural Resources

Phone: (608) 400-9215 **NEW**

Gena.Larson@Wisconsin.gov



Thank you,

Liz

Liz Brodek

Development Director

City of Wausau

She/Her/Hers

407 Grant Street

Wausau, WI 54403

liz.brodek@ci.wausau.wi.us

O: (715) 261-6685

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F: (715) 261-4159



Planning, Community and Economic Development

MEMO

TO: Economic Development Committee Members

FROM: Tammy Stratz, Community Development Manager

DATE: July 2, 2024

RE: In-Fill parcels Request for Bids

On March 7 and on March 12, 2024, the Economic Development Committee and subsequently, City Council, authorized Community Development to release a Request for Bids on shovel ready, City-owned vacant lots for manufactured homes to be installed on three City-owned lots: 722 and 727 Jefferson Street, and 1019 Bridge Street. After researching contractors/manufactured home builders in central Wisconsin, the request was released.

The request was posted on the City's website as a Notice, it was advertised in the Wausau Daily Herald on both April 10th and 17th and twelve contractors/manufacturers of manufactured homes were e-mailed and/or mailed a copy of the request. These 12 contacts received our request on April 10, April 17, and again on May 15. The bids were due by 4:00 on May 20th. Unfortunately, no bids were received.

Since then, we have reached out to several of the contractors to find out why they did not bid. One was nervous as the complexity of the request. After speaking with him to better understand it, he sounded like he would be more interested in it. Others stated that there was some confusion about what we were asking for – the request asked for manufacturing or modular housing. This was terminology that HUD provided to us saying the terminology could be interchangeable. Unfortunately, this is not true for contractors. Manufactured housing is now interchangeable with the terms of “mobile home” or “trailer”. Contractors who build using the modular process said they didn't want to compete with those that do the manufactured homes. So, we learned to clarify our request to be aimed at “modular” housing.

Staff then discussed whether, and if so, how, another Request for Bids should be released. However, with the ARPA fund's commitment date coming close and possibly working with the CDA on an agreement with them, we decided to hold off until all the discussions were had and a better decision could be made on how and when to move forward.

If you have any questions, please feel free to call me directly at 715-261-6682 or e-mail me at tammy.stratz@ci.wausau.wi.us. Thank you.