



*** All present are expected to conduct themselves in accordance with City of Wausau'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 | Citizens Advisory Committee |
| Date/Time | Thursday, August 29, 2024 at 5:15 p.m. |
| Location | 1st Floor Maple Room City Hall 407 Grant St. |
| Members | Bruce Bohlken (C), La Thao, Pamela Jackson, Chad Henke, Kiley Berg, Andrew Dudley-Shannon, Ingrid Clark-Zavadoski, John Kroll, Annie Williams, Karyn Powers, Quinten Bournes, Avia Lynch, Alora Kloval |

AGENDA ITEMS FOR CONSIDERATION

(All items listed may be acted upon)

| | |
|----------|---|
| 1 | Call to order |
| 2 | Approval of Minutes from November 3, 2023. |
| 3 | PUBLIC HEARING regarding the reprogramming 2020 Community Development Block Grant CARES III and 2022 Homme Homes Elevator Project into the Acquisition/Housing Development activity. |
| 4 | Close of Public Hearing |
| 5 | Discussion and possible action on the reprogramming 2020 Community Development Block Grant CARES III and 2022 Homme Homes Elevator Project into the Acquisition/Housing Development activity. |
| 6 | Discussion regarding 2024 Listening Sessions that were held. |
| 7 | Proposed 2025 Community Development Block Grant funding and scheduling or program year. |
| 8 | Update on prior years projects and 2024 CDBG funding. |
| | Adjournment |
| | Bruce Bohlken, Chair |

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.**

This Notice was Posted at City Hall and Emailed to Media on 8/19/24.

Any person who wishes to offer public comment but who does not appear in person, should email their comments to tammy.stratz@ci.wausau.wi.us or kaityln.bernarde@ci.wausau.wi.us with "CAC Public Comment" in the subject line by 4:30 p.m. on the meeting day. All public comments received, either by email or in person, if agendaized, will be limited to items on the agenda only. Comments related to agenda items received by 4:30 p.m. on the meeting day will be provided to the Committee 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 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.

Other Distribution: Media, Alderpersons, Mayor, City Departments Heads

Date / time Tuesday, November 7, 2023, at 4:45 P.M. | *Meeting called to order by* Bohlken at 4:45 P.M.

In Attendance

Members Present Bruce Bohlken (C), Karyn Powers, Ingrid Clark-Zavadoski, Chad Henke, Annie Williams, Kiley Berg, John Kroll, Pamela Jackson, Alora Koval, Kiley Berg, Quinton Bournes

Members Absent Avia Lynch, Andrew Dudley-Shannon

Others Present Tammy Stratz, Shannon Graff

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 - Call to Order

Meeting called to order by Chair Bohlken at 4:45 PM

Agenda Item 2 – Approval of Minutes from 9/23/23

Clark-Zavadoski motioned to approve minutes, seconded by Powers. Approved 11-0. Motion carried.

Agenda Item 3 – PUBLIC HEARING regarding reprogramming funds from the 2023 Outreach Park and 2022 Administration funds into an Acquisition/Housing Development activity

Time was provided to allow for public comment regarding the reprogramming of funds. Bohlken asked three times if any member of the public would like to speak regarding Agenda Item 3. No comments were received during this time.

Agenda Item 4 – Close of Public Hearing.

No public comments were received. Bohlken closed the public hearing.

Agenda Item 5 – Discussion and possible action on reprogramming funds from the 2023 Outreach Park and 2022 Administration funds into an Acquisition/Housing Development activity

Stratz explained that \$100,000 had been awarded to the Parks Department for the development of Community Outreach park across from the Outreach Home that the Police Department had planned to build. However, since the Outreach Home project fell through, the park was no longer needed. As a result, Stratz requested that the funds be reprogrammed to support the acquisition, testing, and architectural fees for a new affordable multi-unit complex. Stratz also requested that \$90,000 in administrative funds be reprogrammed for the same project.

Powers motioned to approve reprogramming funds, seconded by Henke. Approved 11-0. Motion carried.

Agenda Items 6 – Development of a proposed statement of objectives and use of funds in connection with the City of Wausau Consolidated Plan for the 2024 Community Development Block Grant Program.

Stratz informed the committee of the estimated amount of CDBG funds expected from HUD was \$600,000 and reminded them that only 20% (\$120,000) could be allocated to Administration and only 15% (\$90,000) to Public Services, with no cap on Public Facilities. The committee then discussed the 2024 CDBG funding proposals presented on 10/19 and 10/23, as well as their scores on the scoring matrix. Following the discussion, the committee voted to recommend the following projects for funding:

- § ADMIN - \$100,000 CDBG Administration
- § HOUSING - \$145,000 Acquisition
- § HOUSING - \$70,000 Homeowner Rehabilitation
- § SLUM & BLIGHT - \$95,000
- § PUBLIC FACILITY - \$100,000 Curb Ramp Reconstruction
- § PUBLIC SERVICE - \$15,000 – Faith in Action
- § PUBLIC SERVICE - \$25,000 – Children’s Imaginarium
- § PUBLIC SERVICE - \$25,000 – Granite House
- § PUBLIC SERVICE - \$25,000 – Wausau Free Clinic

Agenda Items 7 – Review scoring page and discussion of 2023 Program year and evaluation of projects for Working Session on Tuesday, November 7, 2023.

The committee discussed the scoring matrix used to evaluate the 2024 CDBG applications. They focused on the effectiveness of the evaluation criteria, the weighting of criteria. Members suggested refining the criteria and adjusting the weights to better reflect program priorities. There were also recommendations for improving the checklist used during the review process, including clarifying instructions, adding criteria for project readiness, and simplifying the checklist to enhance efficiency. Stratz and Graff noted they would consider their suggestions and create a better evaluation form to be used for 2025.

Adjournment

Koval motioned to adjourn, seconded by Powers. Approved 11-0. Adjourned 7:00 PM



MEMO

TO: Citizens Advisory Committee members

FROM: Tammy Stratz, Community Development Manager

RE: Reprogramming of funding

DATE: August 27, 2024

As you will recall during the 2020 CDBG CARES III funding process, MCDEVCO was allocated \$100,000 towards Micro Enterprise activities to assist small businesses that were hit hard due to Covid 19 with forgivable loans. This amount, as well as the CARES I funds, totaled over \$436,000 that MCDEVCO was allocated to assist these endeavors. As of this time, \$43,875 has been sitting with no requests since the beginning of the year. We believe these funds can now be better utilized with the upcoming proposed building purchase with Catholic Charities.

In addition, in 2022 Homme Homes was allocated \$83,000 to be used towards the elevator upgrade for their residents at Forest Park Village. Due to several leadership turnovers, they have not been able to fundraise in order for this project to move forward in a timely manner. They are hoping this upcoming year they will be more successful and we may see another request from them. In the meantime, we need to reallocate these funds to make them more productive.

In my previous memo, it mentioned reprogramming these funds into the Acquisition/Housing Development fund and committing approximately \$200,000 to Catholic Charities to assist them in purchasing 740 Washington Street. We just had a meeting today with Catholic Charities of which they requested that this item be pulled out of consideration. They are no longer moving forward with that offer due to timing and the fast track of raising necessary funding raised and the property rezoned.

However, we are still requesting that the \$43,000 from the 2020 CARES III funds and \$83,000 from the Homme Home elevator project be reprogrammed into the Acquisition/Housing Development program. We have a few properties we are hoping to work with the County that will assist in the development of new housing units.

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

Thank you.

OCT 2024

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| Economic Development Focus Group Results | |
|--|-------|
| Concerns/Needs | Votes |
| High interest rates | 3 |
| Cash flow constraints | 2 |
| UW Guidelines - banks tightening | 0 |
| Business Investments in CapX - replace 3-5 people | 1 |
| CRA - rules changing - need to partner | 0 |
| How to collaborate with m population | 1 |
| Shared kitchen space | 5 |
| Listening session with minority population | 6 |
| Difficult to get approved for funds/not sure why denied | 0 |
| Reporting/Tracking process | 0 |
| Peer Coaching - Business to Business | 3 |
| Small Business - Development Center - UWSP - Patrick | 2 |
| Increased Costs - labor/materials | 3 |
| Fund-Buy down high interest rate loans | 2 |
| Financial Education | 10 |
| Hard to figure out how to grow | 1 |
| Certifications | 0 |
| Small business marketing in "higher end" areas - diversity | 1 |
| Education about Commercial real estate process - develop | 0 |
| Community education - Business Development | 11 |
| Housing | 3 |

Concerns/Needs

high Int. Rates
 Cash flow constraints
 UW Guidelines - Banks Tightening
 Business inv. in CapX - replace 3-5 ppl
 CRA - Rules Changing - need to partner
 How to collaborate w/ minority pop.
 Shared Kitchen Space
 Listening Session w/ minority pop.
 Difficult to get approved for funds / not sure why denied
 reporting / tracking process
 peer coaching - Bus to Bus

Small Bus - Dev. Ctr. UWSP - Patrick
 Increased cost - labor / materials
 Fund - Buy down high Int. rate loans
 Financial Education -
 Hard to figure out how to grow
 Certifications
 Small Bus in "higher end" areas - diversity
 Educ. - Commercial Real Estate Process - Develop
 marketing
 Community edu. - Business Development
 Housing

| Youth & Education Focus Group Results | |
|--|-------|
| Concerns/Needs | Votes |
| Public Transportation | 1 |
| Extended Hours | |
| Expanded Service Areas | 2 |
| Safer Areas | 1 |
| Workforce Development | |
| Staff Recruitment | 1 |
| Lack of Childcare/Affordable | 5 |
| Expand Exposure of CPC | |
| What's available? | |
| Pre-K Outreach/Programming | 3 |
| Mental Health Support - Reword "Healthy Living" etc | |
| Recreational Activities - Draw New Residents (adults, teens) | 1 |
| Increased Parent Engagement | 4 |
| Affordable/Quality Housing | 6 |
| Homelessness/Transiency | |
| Access to Affordable Food | |
| Transportation Costs | |
| Generational Upbringing | |
| Wi-Fi/Broadband Availability Outside City Limits | |

• Public Trans
 - Hours
 - Service Areas
 - Safe Areas (Andy)

• Work ~~force~~ Development
 • Staff Recruitment
 • Lack of Child Care / Affordable
 • Exposure for CPC
 - Knowledge of what's there

• Pre-K Outreach/Programming
 • Mental Health Support - Reword mental health
 • Recreational Activities - Draw new residents (Adults) (Teens)
 • Parent Engagement (Lacking)
 • Affordable / Quality Housing
 • Homelessness / Transiency
 • Affordable / Access to Food
 • Transportation Costs
 • Generational Upbringing
 Cell / Broadband - Outside greater Wausau
 ↳ Outside city limits (6 miles out)

| Aging & Disabled Focus Group Results | |
|--|-------|
| Concerns/Needs | Votes |
| Green & Clean but for seniors who can't afford/can't do on own | |
| Special shopping hours for seniors | 3 |
| Socialization Opportunities | |
| Many seniors don't know about services/offerings | 1 |
| Infrastructure/Repair | 3 |
| Transportation (seniors raising kids aka "Grand families") | 5 |
| Affordable Services (household tasks, moving, etc) | 5 |
| Minorities - Communication/language/cultural barriers | |
| Affordable Housing | 4 |
| | |
| | |
| Good Things Happening Currently | |
| Home Food Deliveries - Purchased cargo van | |
| SWAP - Supporting Wellness at Pantries | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

Good
Home Food Deliveries
↳ purchased cargo van

Ideas
Green + Clean
But for households/seniors who can't afford/can't do.

Needs/Gaps
Senior who don't know about services

SWAP
↳ Supporting wellness @ Pantries

Special hours for shopping for seniors

Socialization opportunities

Infrastructure/Repairs

Transportation
Seniors Raising Children
↳ "Grand Families"

Affordable Services (HH tasks, moving, etc.)

Minorities - Communication/language Cultural Barriers

Affordable Housing

| Supervisors Focus Group Results | |
|--|-------|
| Concerns/Needs | Votes |
| Housing (maintain quality low-income housing) | 4 |
| Transportation (micro-transit/VIA?) | 2 |
| Childcare | 3 |
| Elderly Assistance | |
| Better coordination between different groups | |
| Increased accountability of youth & new workers needed | |
| Lead Service Lines - Old Home Repairs | |
| Community Care/Mental Health (CART) | 3 |
| Access to something doesn't mean it's affordable | |
| Liveability & Connectiveness | |
| | |

Housing 🟡 🟢 🟠 🟡 Maintain equality low-income housing
 Transportation 🟢 🟡 - micro-transit (VIA?) Access to doesn't mean it's affordable
 Childcare 🟡 🟢 🟠 Livability & Connectiveness
 Elderly Assistance
 Coordination between groups
 Increased Accountability of younger generation
 Lead Service lines - Old Homes
 CART
 Community Care/Mental Health 🟡 🟡

| Healthcare Focus Group Results | |
|---|-------|
| Concerns/Needs | Votes |
| Decrease in Federal Funding | |
| Immigration/documentation/14% foreign-born | |
| Affordable housing | |
| Homeless population | |
| People "in-between" under-insured | 1 |
| choosing "most important" health-issues to address | |
| Connecting people to resources | 2 |
| Bring people we want to help to the table | |
| Case management - Community Case Manager | 9 |
| to assist with all programs | |
| Find help - Resource navigation | 1 |
| good for non-profit, not so much big health care facilities | |
| Medication costs | |
| Social determinants of health | 8 |
| emphasize social history | |
| Behavior change | 2 |
| Interpretation services | |
| Incorrect medical diagnoses | |
| Increase in communicable diseases | |
| stigma associated with them | |
| Substance abuse/mental health | 1 |
| Hoarding/task force | |
| Multi-family/generational raising | |
| Bed Bugs - providers unwilling to provide care | |
| Transportation | |
| Food Insecurity - Food pantry hours | |
| Developmental disabilities/services | |

Decrease Fed. Funding

Immigration / Documentation / 14% Foreign Born

Affordable Housing

Homeless Population

People "In Between" under-insured
↳ Choosing "most important" health issues to address.

Connecting People to Resources

Bring People we want to help to table

Case Management - Community Case Mgr.
↳ to assist with all programs

Find Help - Resource Navigation
↳ Good for Non-Profit
Not so much for Big Health Care facilities

Medication Costs

Social Determinants of Health
↳ emphasize social history

Behavior Change

Interpretation Services

Incorrect med bx

Increase in Communicable Diseases
↳ Stigma Assoc. w/ them

Substance Abuse
Mental Health

Hoarding / Task Force

Multi-family / generational raising








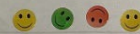

Bed Bugs / providers unwilling to provide care

Transportation

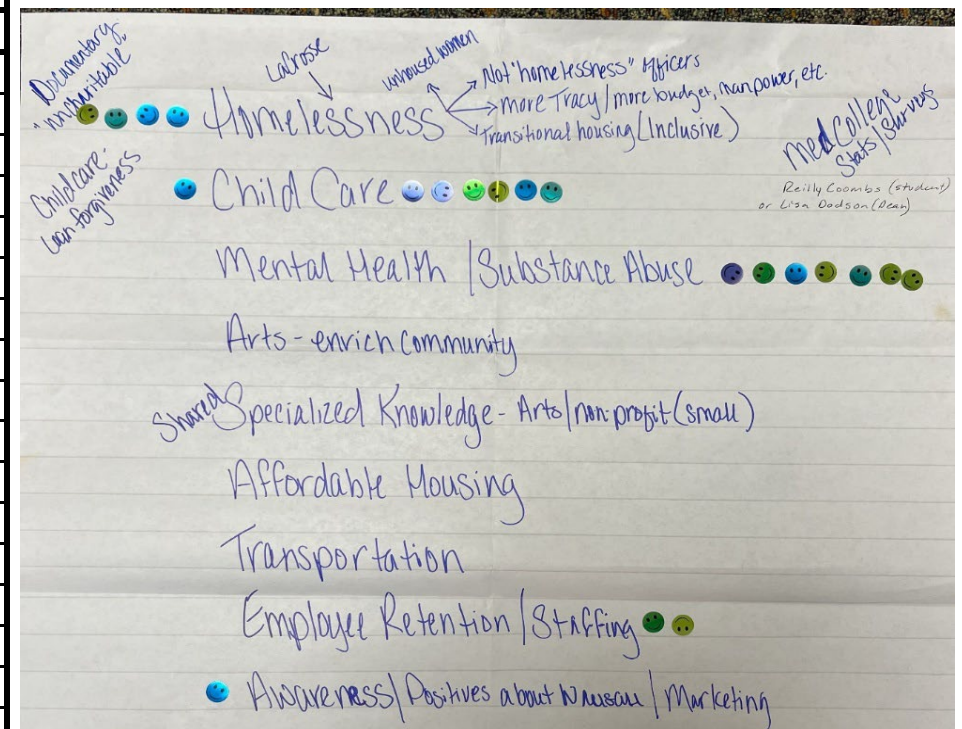
Food Insecurity
↳ Food Pantry Hours

Developmental Disabilities / services

| Housing Focus Group Results | |
|--|-------|
| Concerns/Needs | Votes |
| Elderly Home Repairs (major/minor) | 4 |
| Window Replacement Program | |
| Maintain Home Ownership - creates stability | 3 |
| Interest Buydown Program | |
| Elderly Services (meal prep, cleaning, personal care, etc) | 1 |
| Residential Contract Program/Trades | |
| Contractors to do small jobs (ex. Grab bars) | |
| Housing - Disabled/Accessibility/Affordable | 3 |
| Group Homes with/without services (case management) | 6 |
| Short Term Housing (transient/temporary) | 1 |
| Community Land Trust | |
| | |

 Elderly Home Repairs (major/minor) 
 Window Replacement Program
 Maintain Home Ownership 
 ↳ creates Stability
 Interest Buydown Program
 Elderly Services (meal prep, cleaning, personal care, etc)
 Residential Contract Program / Trades
 Contractors to do small job / grab bars
 Housing - Disabled / Accessibility / Affordable 
 Group Homes / w/ Services (case mgmt) 
 Short Term Housing (Transient/Temp) 
 Community Land Trust

| Foundations Focus Group Results | |
|---|-------|
| Concerns/Needs | Votes |
| Homelessness | 4 |
| LaCrosse | |
| unhoused women | |
| not "homelessness" officers | |
| more Tracy/more budget, manpower, etc | |
| inclusive transitional housing | |
| documentary "Uncharitable" | |
| Childcare | 7 |
| childcare - loan forgiveness | |
| Mental Health/Substance Abuse | 7 |
| Arts - enrich community | |
| Shared Specialized Knowledge - Arts/Non-profit (small) | |
| Affordable Housing | |
| Transportation | |
| Employee Retention/Staffing | 2 |
| Awareness/Positives about Wausau/Marketing | 1 |
| Medical College Stats/Surveys (Lisa Dodson - Dean, Reilly Coombs (student)) | |
| | |



| Mental Health & Addiction Focus Group Results | |
|--|-------|
| Good projects in area | Votes |
| Community Health Improvement Plan | |
| Life Report | |
| Substance Abuse GAP Analysis - County Provided | 6 |
| CART | 6 |

| Concerns/Needs | Votes |
|---|-------|
| More "Tracy's" | 4 |
| Long-term housing - Group Homes (to help w/ mental health and substance abuse and offer support system) | 1 |
| Enhanced synergy between assistance groups | |
| More licenced professionals | |
| Fill gaps between steps to a healthier life | 1 |
| Assisting those trying to heal get jobs, housing, positive support systems | 1 |
| Case management & follow-up (Mental Health Navigators) | 6 |
| Transportation | 2 |
| Available meeting spaces | |
| More volunteers/mentors | |
| Embrace positivity & positive communication | 3 |
| | |

GOOD

Comm. Health Improvement Plan
 Life Report
 Substance Abuse Gap Analysis - County 🟡🔴🔴🟠🟡🟢
 CART 🟡🟡🟡🟢🟠🟢

Needs/Concerns

More "Tracy's" 🟡🟢🟡🟢
 Long-term housing - Group Homes to help w/ Mental Health & Sub. Abuse 🟢
 Enhanced Synergy between Assistance Groups
 More licenced professionals
 Fill gaps between steps to a healthier life 🟢
 Assisting those trying to heal get jobs, housing, more positive groups 🟢
 Case Management & follow-up (Mental Health Navigators) 🟡🟢🟠🟡🟢
 Transportation 🟢🟢
 Available meeting spaces
 More volunteers/mentors
 Embrace positivity & positive communication 🟡🟠🟢

YEARS WITH ACTIVITIES WITH REMAINING CDBG BALANCES
AS OF 06/30/25

2022 BLOCK GRANT FUNDS

| ACTIVITY | BUDGET AMOUNT | DRAWDOWN AMOUNT | REMAINING BALANCE |
|---------------------|------------------|-----------------|-------------------|
| Administration | \$99,836 | \$31,998 | \$67,838 |
| Blight Elimination | \$50,000 | \$23,098 | \$26,902 |
| Homme Home Elevator | \$83,000 | \$0 | \$83,000 |
| TOTAL | \$232,836 | \$55,096 | \$177,740 |

2023 BLOCK GRANT FUNDS

| ACTIVITY | BUDGET AMOUNT | DRAWDOWN AMOUNT | REMAINING BALANCE |
|----------------|------------------|-----------------|-------------------|
| Administration | \$100,093 | \$0 | \$100,093 |
| Acquisition | \$372,000 | \$72,909 | \$84,091 |
| HO Rehab | \$50,000 | \$5,000 | \$45,000 |
| TOTAL | \$522,093 | \$77,909 | \$229,184 |

2024 BLOCK GRANT FUNDS

| ACTIVITY | BUDGET AMOUNT | DRAWDOWN AMOUNT | REMAINING BALANCE |
|------------------------|------------------|-----------------|-------------------|
| Administration | \$100,000 | \$0 | \$100,000 |
| Acquisition | \$145,224 | \$0 | \$145,224 |
| HO Rehab | \$70,000 | \$0 | \$70,000 |
| Blight Remediation | \$95,000 | \$0 | \$95,000 |
| Eng - Curb Cuts | \$100,000 | \$0 | \$100,000 |
| Wausau Free Clinic | \$25,000 | \$0 | \$25,000 |
| Children's Imaginarium | \$25,000 | \$0 | \$25,000 |
| Faith in Action | \$15,000 | \$0 | \$15,000 |
| Granite House | \$25,000 | \$0 | \$25,000 |
| TOTAL | \$600,224 | \$0 | \$600,224 |

TIMELINESS

Current balance = \$1,007,148 not including CARES funds
 RLF balance = \$112,743 as of 3rd quarter, 2023
TOTAL \$1,119,891

1 1/2 of grant year (\$600,224) \$900,336

Need to expend to meet timeliness: **\$219,555**

2020 CARES FUNDS (doesn't count towards timeliness)

2020 CARES III FUNDS

| ACTIVITY | BUDGET AMOUNT | DRAWDOWN AMOUNT | REMAINING BALANCE |
|--------------|------------------|-----------------|-------------------|
| McDevco | \$100,000 | \$56,125 | \$43,875 |
| TOTAL | \$100,000 | \$56,125 | \$43,875 |