

WAUSAU COMMUNITY DEVELOPMENT AUTHORITY
REDEVELOPMENT COMMITTEE MINUTES

04/11/23

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

MEMBERS ABSENT:

OTHERS PRESENT: Betty Noel, Juli Birkenmeier, Liz Brodek

(1.) Call the Meeting to Order

The CDA Redevelopment Committee meeting was called to order by Welles at 1:00 p.m.

(2.) Approval of Minutes from the December 10, 2019, Meeting

Wagman made a motion to approve the 12/10/19 minutes. Hass seconded. Motion was approved unanimously.

(3.) Review of the CDA's Housing and Redevelopment Mission and Goals

Welles reiterated that the Redevelopment Committee was formed in 2018, meeting on an as-needed basis, to assist in the proactive redevelopment of problem and challenged properties. Committee members reviewed the CDA Housing and Property Redevelopment Mission and Goals which were approved by the full board in May of 2019. Welles added that the committee's purpose is to review potential opportunities and then pass on recommendations to the full board for consideration.

(4.) Review of Past Redevelopment Projects

Noel gave an overview of a few key redevelopment projects that had been successfully completed since the formation of the committee which included 303-305 S Second Avenue (former Kraft Cleaners), 2102 N Second Street (former Wausau Energy), and 2101 Grand Avenue (former Ponderosa Motel). She also mentioned some other opportunity sites discussed in past redevelopment meetings.

(5.) Discussion on Potential Opportunity Sites

Welles opened discussion and sought feedback on potential opportunities the Redevelopment Committee could explore. Brodek presented some potential opportunities which included a continued partnership between the CDA and CDD, four lots located at Second and Bridge Streets, 529 McClellan Street, and property on Wyatt Street. She also mentioned the Marathon County Social Services property on Thomas Street. Although the \$3M appraisal may be prohibitive, she said if there was interest staff could explore other funding options. She also mentioned the privately-owned apartments located at Sixth and Scott Streets, as well as units located on Fleith Street that could be converted to affordable housing. Birkenmeier and Noel made reference to the low-interest redevelopment loan opportunity, created in 2019, offering loan funds to assist nonprofit partner organizations in the mission of providing housing options for those who are homeless or in housing transition. Noel added that the CDA has current loans with Community Partners Campus, Gorman & Company, and Live-it-Up program participants.

The committee then requested that Brodek gather more information on potential opportunities, that fit within the CDA's housing and redevelopment mission and goals, for discussion at a future meeting.

(6.) Next Meeting Date and Future Agenda Items for Consideration

The next meeting is scheduled for 1:00 pm on May 23, 2023, and will continue to meet quarterly or on an as needed basis.

Adjournment

Respectively submitted,

A handwritten signature in black ink, appearing to read "David Welles". The signature is fluid and cursive, with a large initial "D" and "W".

David Welles
Chair