

*** 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.

Notice is hereby given that the **Community Development Authority** of the City of Wausau, Wisconsin will hold a regular or special meeting on the date, time and location shown below.

Meeting of the: **COMMUNITY DEVELOPMENT AUTHORITY REDEVELOPMENT COMMITTEE**
Date/Time: **Tuesday, May 23, 2023 at 1:00 pm**
Location: **550 East Thomas Street, Wausau, Wisconsin 54403**
Members: **David Welles (C), John Wagman, Chad Henke, Rachael Hass**

AGENDA ITEMS FOR CONSIDERATION (All items listed may be acted upon)

1. Call the Meeting to Order
2. Approval of Minutes from the April 11, 2023 Meeting
3. Review of Properties Previously Discussed
4. Tax Delinquent Property Opportunities
5. Goal for Redevelopment Committee Work

Adjournment

David Welles - Committee Chair

This Notice was posted at City Hall and faxed to the Daily Herald newsroom on May 19, 2023 at 10:00 am. Questions regarding this agenda may be directed to Liz Brodek, Community Development Director, 715-261-6685.

Any person wishing to offer public comment who does not appear in person to do so, may e-mail Betty Noel at betty.noel@ci.wausau.wi.us with "CDA Redevelopment Committee Public Comment" in the subject line prior to the meeting start. All public comment, either by e-mail or in person, if agendized, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the 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 in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6590 or 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.

It is possible that members of, and possible a quorum of members of other committees of the City of Wausau may be in attendance at the above mentioned meeting to gather information. No action will be taken by any such group at the above mentioned meeting other than the committee specifically referred to in this notice.

Other Distribution: City Website, Alderpersons, Mayor

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,

David Welles
Chair