



OFFICIAL NOTICE AND AGENDA

of a meeting of a City Board, Commission, Department, Committee, Agency, Corporation, Quasi-Municipal Corporation, or sub-unit thereof.

Meeting of the: **FINANCE COMMITTEE**
 Date/Time: **Tuesday, July 11, 2023 at 5:30 PM**
 Location: **City Hall (407 Grant Street) - Council Chambers**
 Finance Members Lisa Rasmussen, Doug Diny, Carol Lukens, Michael Martens, Sarah Watson

AGENDA ITEMS

- 1 Minutes of the previous meeting(s): (6/27/23)
- 2 Discussion and possible action regarding acceptance of Public Health Vending Machine Program (PHVM) \$80,000
- 3 Discussion and possible action regarding ARPA funding requests and related budget modification
- 4 Discussion and possible action regarding budget modification for the purchase of a Transit snow plow and Minivan
- 5 Discussion and possible action regarding transit facility study local funding commitment
- 6 Discussion and possible action on authorizing application to the Wisconsin Department of Natural Resources (“DNR”) Wisconsin Assessment Monies (WAM) program for the property at 110-118-120-126-130-134-138-140-146-206-212-226-230-237-241-249 Thomas St (“Property”) by the City of Wausau.

Adjourn

Lisa Rasmussen, Chair

NOTICE: It is possible and likely that members of, and possibly a quorum of members of the Committee of the Whole or other committees of the Common Council of the City of Wausau may be in attendance at the above-mentioned meeting. No action will be taken by any such groups.

Members of the public who do not wish to appear in person may view the meeting live over the internet, live by cable TV, Channel 981, and a video is available in its entirety and can be accessed at <https://tinyurl.com/WausauCityCouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail mary.goede@ci.wausau.wi.us with “Finance Committee public comment” in the subject line prior to the meeting start. All public comment, either by email or in person, 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.

This Notice was posted at City Hall and faxed to the Daily Herald newsroom 7/07/23 at 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 in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6622 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.

Other Distribution: Media, (Alderspersons: Kilian, Gisselman, McElhane, Herbst, Larson, Henke), *Rosenberg, *Jacobson, *Groat, Department Heads

FINANCE COMMITTEE

Date and Time: Tuesday, June 27, 2023 @ 5:30 pm., Council Chambers

Members Present: Lisa Rasmussen, Michael Martens, Carol Lukens, Sarah Watson, and Doug Diny

Others Present: Maryanne Groat, Katie Rosenberg, Eric Lindman, Jeremy Kopp, Solomon King, Tammy Stratz, Dustin Kraege, Kaitlyn Bernarde, and Phil Cossan – Ehlers (by WebEx)

In accordance with Chapter 19, Wisc. Statutes, notice of this joint meeting was posted and sent to the Daily Herald in the proper manner. The Finance Committee was called to order by Chairperson Lisa Rasmussen.

Minutes of the previous meeting(s): (6/13/23)

Motion by Martens, second by Diny to approve the minutes. Motion carried 5-0.

Discussion and possible action approving a budget modification for the Washington Street Sanitary Sewer Siphon Replacement project.

Lisa Rasmussen explained this is a replacement of a line approved in the budget under the utility improvements to stem off debt and borrowing in the utility. The proposal is for a budget modification to fund it from the tax increment district instead of out of the utility. It will serve two buildings, the depot that is being converted for the Chamber office and the building on Clark's Island, which is set for future development as well as part of the South Area Master Plan.

Motion by Diny, second by Lukens to approve the budget modification. Motion carried 5-0.

Discussion and possible action regarding sole source request for inspection, service and rehabilitation of well #3 (CTW Wells and Pumps)

No discussion.

Motion by Martens, second by Diny to approve the sole source request. Motion carried 5-0.

Discussion and possible action regarding the purchase of 2nd Ambulance

Lisa Rasmussen stated in January they had put a hold on the purchase of a second ambulance because the cost had escalated and decided to wait to see what the 2022 surplus was; however, we learned when the 2022 investments were adjusted to market based on inflation, there is not a profit from 2022 to spend. She indicated the documentation from January substantiating the need for the second ambulance with an updated cost was in the packet. She noted the price of the unit is not going down.

Maryanne Groat stated towards the end of April they approved the capital project carryover resolutions, and the audit has been completed. She looked at the proceeds from the capital of 2022 and in the Bond Proceeds Fund there was \$455,000 left. She indicated they carried over approximately \$150,000 for some DOT projects. She felt there was enough money there to apply to the ambulance purchase. These are already borrowed funds, but if the ambulance is going to last up to 10 years, we are amortizing it over 10 years.

Deputy Fire Chief Jeremy Kopp stated if the ambulance is ordered now, it would be received in late 2024. He indicated he received an email today that stated the demo's they have on hand will likely disappear within the next 60 days. If we get in on one of those demo's we can have it here by next year, which we truly need. The first ambulance that was purchased is due to arrive this October/November and we continue to have struggles with the five ambulances we currently have. If we get a demo for this second one, it could arrive as early as July 2024 if we order in the next 60 days.

Motion by Martens, second by Lukens to authorize ordering and approve a budget modification for the purchase of the 2nd ambulance with unexpended 2022 capital borrowing funds. Motion carried 5-0.

Discussion and possible action regarding the resolution authorizing the issuance and establishing parameters for the sale of not to exceed \$11,170,000 General Obligation Promissory Notes, Series 2023B

Phil Cossan, Ehlers, stated this a followup to discussion at the last meeting where the decision was to remove TID #3 and the land purchase from this issue. This gives the city more flexibility in their ability to sell land versus being restricted if those lands were tax-exempt. Also, with the delay in the T-Wall Project they were able to eliminate costs of approximately \$750,000 out of the TID #12 piece. He stated this issue takes into account 2023 street,

sidewalks, stormwater, sanitary sewer and water projects; the Motor Pool facilities; TID #8, TID #11, and TID #12 (without T-Wall piece) for the mall street grid.

Cossan stated they were looking to move this resolution and the next forward to Council on July 11th. The rating call would be mid-July and we are scheduled to take bids on both on August 3rd, with a closing on August 23rd.

Maryanne Groat stated it turned out to be approximately \$1 million that was removed from this issue. Since the last meeting, some of it was related to the street projects and some of it to the parking ramp improvements. The quotes for those improvements were super high. She explained it had to do with the elevator of the Penney's Ramp and since there isn't a clear use for the Penney's building yet and there will be a lot of construction in that area, there was a concern that improvements made could get damaged during construction or demolition of the Penney's building. The decision was not to do those improvements which created additional savings.

Motion by Watson, second by Martens to approve Series 2023B. Motion carried 5-0.

Discussion and possible action regarding the resolution authorizing the issuance and establishing parameters for the sale of not to exceed \$1,280,000 Taxable General Obligation Promissory Notes, Series 2023C

Phil Cossan, Ehlers, stated this is a taxable issue strictly for TID #3 and the land purchase. He noted due to the life of that district, it is a five-year issue and is non-callable to make it more attractive.

Motion by Martens, second by Watson to approve. Motion carried 4-1. (*Diny was the dissenting vote.*)

Discussion and possible action on Federal Building facilities loan and related budget modification

Lisa Rasmussen noted Metro Plains was requesting some help on some repairs necessary at the property.

Doug Diny questioned if this was sent back to take a look financing and/or how it coincides with the Section 42 duration. Rasmussen did not think it had to do with the rent control restriction, but rather the life of the TID. Tammy Stratz, Community Development, confirmed they went with a shorter 8-year term to coincide with the life of the TID, however, there was discussion at ED Committee about how the repayment was to be addressed. She indicated ED Committee asked that the rent that was not being paid during those 8 years be added to the end of the loan so that we get it all back, versus forgiving that portion.

Maryanne Groat noted this is coming out of TID #3 where the original funds came from.

Motion by Lukens, second by Martens to approve the budget modification. Motion carried 5-0.

Discussion and possible action on authorizing the submittal of a Wisconsin Elections Commission subgrant application to help offset costs to purchase redesigned absentee ballot envelopes

No discussion.

Motion by Watson, second by Lukens to approve. Motion carried 5-0.

Discussion and possible action regarding the 2024 budget, shared revenues and budget goals and directives

Maryanne Groat commented the increase in Shared Revenue was great news; however, each year we experience increasing costs and health insurance is a little problematic in that claims are not getting any better.

Meeting video for full budget discussion: https://www.youtube.com/watch?v=kar_zMYFANs

2023 Financial Report through May 31, 2023

Maryanne Groat reviewed the financial report..

Report placed on file.

Adjourn

Motion by Watson, second by Diny to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 6:26 pm.



WAUSAU

*...as the standard of
excellence in policing*

Memorandum

From: Captain Melinda Pauls, Police Department

To: Finance Committee

Date: July 11, 2023

Re: Acceptance of Public Health Vending Machine (PHVM) Program Funding

Purpose:

Requesting acceptance of awarded funds in the amount of \$80,000 for the purchase of two outdoor health vending machines, setup, maintenance, and supplies.

Background:

Our community experienced 36 reported drug-related overdoses in 2022, including nine fatalities. In 2023 our community has already seen 8 reported drug-related overdoses, three of which have been fatal.

PHVMs, also referred to as harm reduction vending machines, act as a safe haven for people to obtain no cost, stigma free preventative health and wellness services. They provide the opportunity for discrete, confidential access to harm reduction tools, outside of traditional service provider hours of operation. The goal is to reduce overdose and overdose deaths, by increasing low barrier access to Naloxone and other public health and wellness supplies, within our community.

Wausau Police Department has been awarded funds for the Public Health Vending Machine (PHVM) Program from the Opioid Settlement Funding.

Impact:

The city agrees to accept funding to purchase two outdoor PHVMs. Partnerships have been made with Community Partners Campus and Healthfirst Network for the locations of the PHVMs. Marathon County Health Department has agreed to partner in the acquisition and stocking of supplies.

Recommendation:

Department recommends approving the funding awarded through the Wisconsin Department of Health Services and moving forward with the purchasing and deployment of PHVMs.

CITY OF WAUSAU

AMERICAN RESCUE PLAN - SLFRF APPLICATION

Water Sewer and Broad Band Infrastructure

Water, Sewer and Broadband infrastructure this category is available to address the consequences of deferred maintenance in drinking water systems, treatment of sewage and stormwater along with resiliency measures to adapt to climate change. In addition the funds may be used for broad band investment and cybersecurity investments. Common examples would include:

- * Sewage and Stormwater projects must be eligible under the EPA's Clean Water State Revolving Fund
- *Water projects must be eligible under the EPA's Drinking Water State Revolving Fund
- *Broad band infrastructure must respond to lack of reliable service or affordable service



Project Title	700 Grand Water / Stormsewer Reroute		
Department	Community Development	Contact Name:	Randy Fifrick
Priority 1-6 (low-high)	4		

6=Emergency, 5=Urgent, 4=High Priority, 3 Medium Priority, 2 Low Priority, 1 No Priority

Project Type (Refer to the Department of Treasury Expenditure Category and enter the EC Code next to the appropriate Area)

<input checked="" type="checkbox"/>	Sewage Infrastructure		Broadband Infrastructure
	Stormwater Infrastructure		Cybersecurity Investment
<input checked="" type="checkbox"/>	Water Infrastructure		

PROJECT DESCRIPTION

Provide a description of the project, purchase or service attach additional information if needed

Last August the City of Wausau released a Request for Proposals (RFP) for development of the 700 Grand Ave Sites south of the City's Downtown. The City requested developers to propose projects that would focus on bringing affordable housing to the area.

The City ultimately selected Commonwealth Development. Commonwealth Development has proposed a four-story, 50-unit affordable housing development comprised of mid-rise style apartments. The project will have one, two, and three-bedroom units serving individuals and families with younger children. As part of the finance for the project, Commonwealth is relying on Low Income Housing Tax Credits (LIHTC). They were unsuccessful in being funded for the awards this past spring and plan to reapply for a 2024 award. After conversations with WHEDA, Commonwealth believes they will be successful in the next cycle.

As we worked through the RFP selection last fall, in our bi-weekly Development Team meeting, it was pointed out that there are older storm sewer and water infrastructure on the northern portion of the project site that will likely require relocation. Staff has worked with Public Works and Engineering on possible solutions. Engineering Staff has provided two possible solutions.

Both solutions involve the same reroute of the 14" watermain that traverses the northeast corner of the property. The reroute of a 72" stormsewer that was constructed in 1914 provides different options to be project specific to reroute around the 700 Grand Property or solve a bigger problem that involves the existing infrastructure crossing residential properties further to northeast from Thomas Street. Exhibit A shows the reroute that starts to the west of Thomas Street and Grand Ave and relocates the storm sewer to remain within City right-of-way and would abandon the sewer that current crosses residential properties. Exhibit B is more project specific for 700 Grand and simply reroutes the storm sewer from Grand Ave, not addressing the storm sewer across the residential properties.

The total estimated cost for the larger project (Exhibit A) is \$1,076,266 and the the project specific solution (Exhibit B) is \$780,190 by City Engineering Staff.

WATER, SEWAGE AND STORMWATER PROJECT- CHECK THOSE THAT APPLY

	Addresses critical health or safety hazard.		This project was identified and deferred on prior years capital/operating budget
	Required to achieve or maintain an adequate level of service		Expands existing service into an undeveloped area.
<input checked="" type="checkbox"/>	Provides new service, facility, system or equipment.	<input checked="" type="checkbox"/>	Repairs, replaces or prevents a breakdown of an existing infrastructure

PROJECT OR PURCHASE JUSTIFICATION

Describe physical condition, demand/capacity, functionality and/or safety concerns or revenue generating potential that justifies the project, purchase or acquisition

This infrastructure project is needed for the future redevelopment of the 700 Grand site. Commonwealth is very confident that they will be funded in the next LIHTC cycle in the spring of 2024 and will look to start construction in the spring of 2025. The rerouting of these utilities needs to be completed prior to their start of construction. To keep on track with the anticipated timeline and not further delay construction on the project, Staff requests this work be completed in 2024.

IMPACT ON DEFERRED IMPLEMENTATION/PURCHASE

Describe how project deferral will impact future asset maintenance, economic growth, quality of service, efficiency or effectiveness, quality of life, safety, financing or other issues.

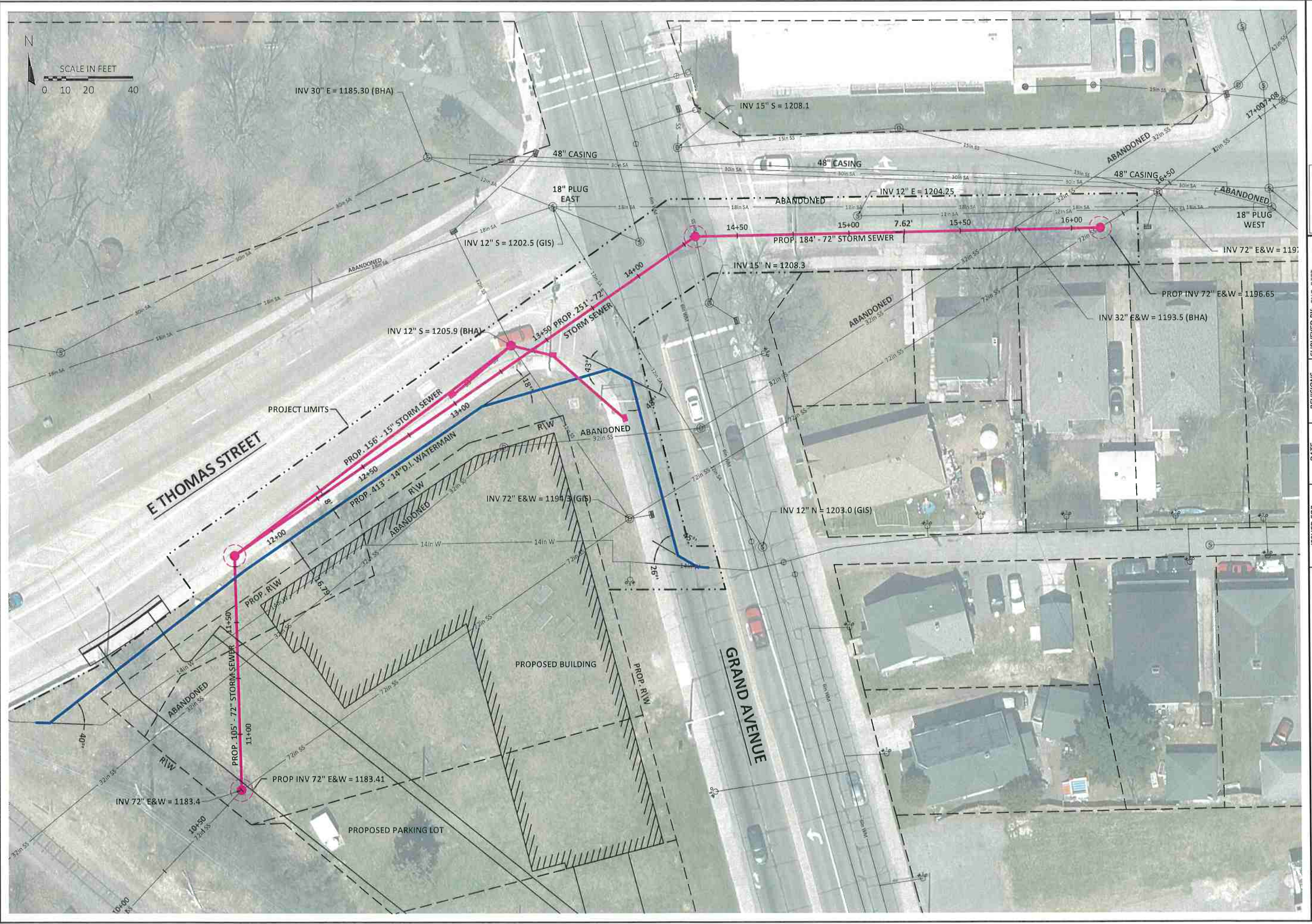
Especially after the Northcentral Wisconsin Regional Planning Commission Affordable Housing Study the City is aware of the need for more affordable housing. These projects are difficult to fund and come with many obstacles for the City and Developer. This project will get the site development ready in order to move the project forward, thereby adding much-needed affordable housing units in a timely manner. In addition, it is highly unlikely that construction costs will decrease by the time development is ready to occur, so completing site preparation now is more cost-efficient as well.

RETURN ON INVESTMENT

Describe the financial benefits, cost savings or payback of the capital project such as grant funding, cost avoidance, future debt avoidance or operational cost or income benefits

The property is currently City-owned and as the project is completed the property will be returned to the tax rolls to generate revenue for the City. The housing project associated with the infrastructure project will provide 50 new affordable housing units that are desperately needed in the City.

DWG FILE NAME: O:\Engineering\DWG\PROJ\1158\DWG\1158 StormfeRoute GIS.dwg, 2/16/2023 10:11:27 AM, City of Wausau - Engineering Department, Plotted by: J.D. VanBoxel



CITY OF WAUSAU
 Engineering Department
 407 GRANT STREET WAUSAU, WI. 54403-4783
 (715) 261-6740 FAX (715) 261-6759



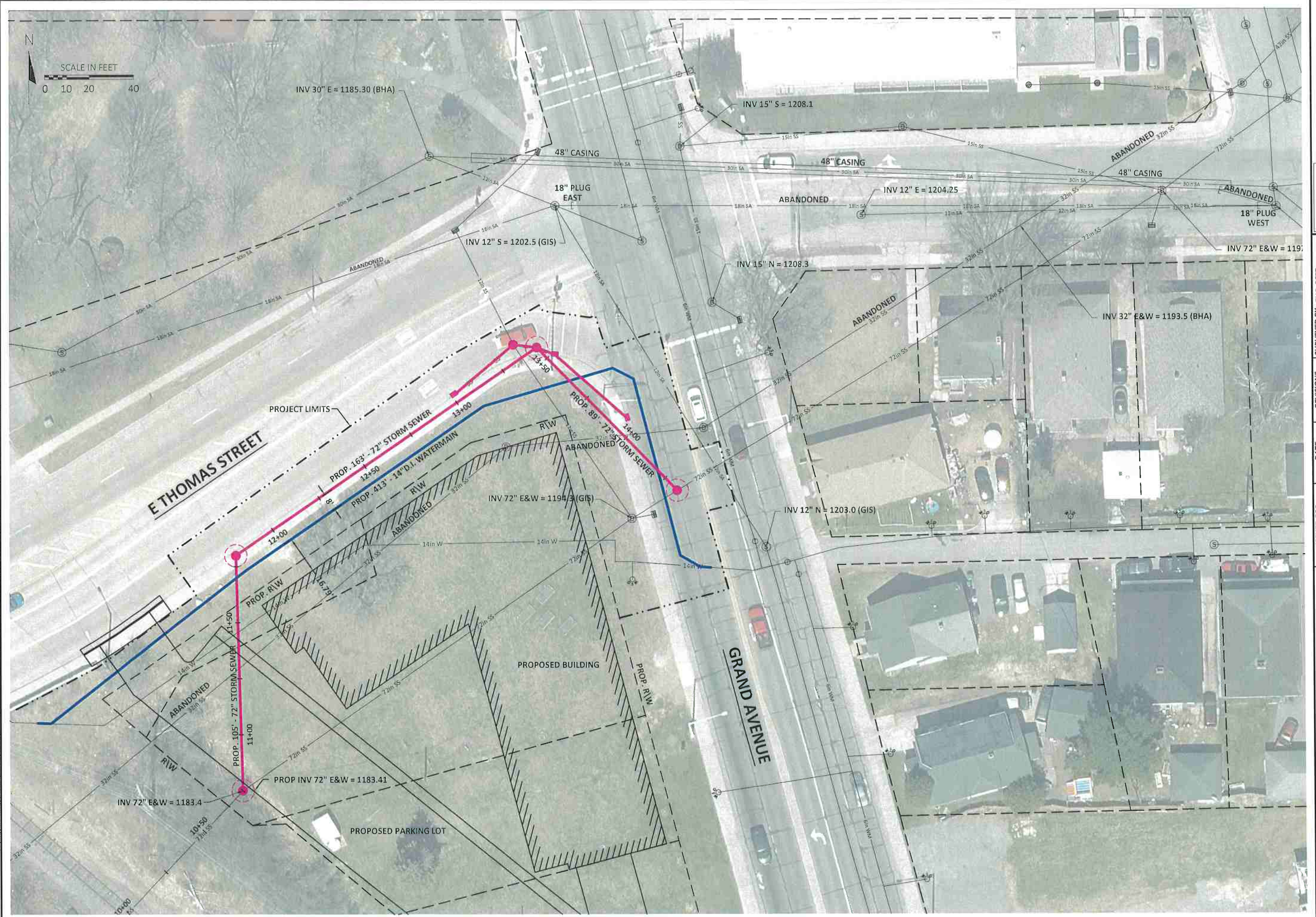
SURVEYED BY: ENG. DEPT.
 FIELD BOOK NO. PG.
 PROJ. ENGINEER: T.J. NIKSICH
 DRAWN BY: CLS-BP
 APPROVED BY: A. M. WESOLOWSKI
 POINT FILE:

ISSUED FOR	DATE	REVISIONS
<input type="checkbox"/> PRELIMINARY <input type="checkbox"/> REVIEW/APPROVAL <input type="checkbox"/> BIDDING/CONST. <input type="checkbox"/> REC. REF. DWG. <input type="checkbox"/> OFFICE USE	02/16/2023	CLS/BP

GRAND AVENUE & THOMAS STREET
 700-816 GRAND AVENUE
 STORM SEWER AND WATERMAIN RE-ROUTE
 EXHIBIT "A"

SHEET NO.	1
OF 1 SHEETS	

DWG FILE NAME: O:\Engineering\DWG\PROJ\1158\DWG\1158 StormReRoute GIS EXHIBIT B.dwg, 2/16/2023 10:40:21 AM, City of Wausau - Engineering Department, Plotted by: J.D. VanBoxel



CITY OF WAUSAU
 Engineering Department
 407 GRANT STREET WAUSAU, WI. 54403-4783
 (715) 261-6740 FAX (715) 261-6759



SURVEYED BY: ENG. DEPT.
 FIELD BOOK NO. PG.
 PROJ. ENGINEER: T.J. NIKSICH
 DRAWN BY: CLS-BP
 APPROVED BY: A. WIESOLOWSKI
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GRAND AVENUE & THOMAS STREET
 700-816 GRAND AVENUE
 STORM SEWER AND WATERMAIN RE-ROUTE
 EXHIBIT "B"

SHEET NO.
1
 OF 1 SHEETS

Construction Cost Estimate
2024 Thomas Street 72" Storm Reroute
Thomas St & Grand Ave Exhibit B
City of Wausau

WisDOT Spec					Total				Total
Section No.	Item	Unit	Unit Cost	Quantity	Costs	Storm	Water	Sanitary	
1001.0100.S	2" Polystyrene Insulation	Sq Ft	\$2.00	250	\$500.00	\$0.00	\$500.00		\$500.00
204.0100	Removing Concrete Pavement	Sq Yd	\$5.50	712	\$3,916.00	\$3,916.00			\$3,916.00
204.0150	Removing Curb & Gutter	Ln Ft	\$4.50	376	\$1,692.00	\$1,692.00			\$1,692.00
204.0155.S	Removing Concrete Sidewalk	Sq Yd	\$6.00	250	\$1,500.00	\$1,500.00			\$1,500.00
204.0195	Removing Concrete Bases	Ea	\$250.00	2	\$500.00				\$500.00
204.0210.S	Removing Manholes	Ea	\$500.00	3	\$1,500.00	\$1,500.00			\$1,500.00
204.0220	Removing Inlets	Ea	\$450.00	3	\$1,350.00	\$1,350.00			\$1,350.00
204.0245.S	Removing Storm Sewer	Ln Ft	\$30.00	250	\$7,500.00	\$7,500.00			\$7,500.00
204.0500.S	Removing Sanitary Sewer	Ln Ft	\$6.50	0	\$0.00	\$0.00			\$0.00
204.0600.S	Removing Watermain	Ln Ft	\$10.00	300	\$3,000.00		\$3,000.00		\$3,000.00
205.0100	Excavation Common	Cu Yd	\$20.00	160	\$3,200.00	\$3,200.00			\$3,200.00
305.0125.S	Base Aggregate Dense 1 1/4"	Cu Yd	\$28.00	160	\$4,480.00	\$4,480.00			\$4,480.00
415.0080	Concrete Pavement 8-inch	SY	\$90.00	640	\$57,600.00	\$57,600.00			\$57,600.00
416.0610	Drilled Tie Bars	Ea	\$15.00	75	\$1,125.00	\$1,125.00			\$1,125.00
416.0620	Drilled Dowel Bars	Ea	\$22.00	75	\$1,650.00	\$1,650.00			\$1,650.00
455.0605	Tack Coat	Gal	\$8.00	9	\$72.00				\$72.00
460.6223.S	HMA Pavement 3 MT 58-28 S	Ton	\$95.00	0	\$0.00	\$0.00			\$0.00
460.6224.S	HMA Pavement 4 MT 58-28 S	Ton	\$93.00	33	\$3,069.00	\$3,069.00			\$3,069.00
601.0409	Concrete Curb & Gutter 30" Type A	Ln Ft	\$25.00	376	\$9,400.00	\$9,400.00			\$9,400.00
601.0411	Concrete Curb & Gutter 30" Type D	Ln Ft	\$18.00	0	\$0.00	\$0.00			\$0.00
602.0405.S	Concrete Sidewalk 4"	Sq Ft	\$6.00	0	\$0.00	\$0.00			\$0.00
602.0415.S	Concrete Sidewalk 6"	Sq Ft	\$8.00	2256	\$18,048.00	\$18,048.00			\$18,048.00
602.0515	Curb Ramp Detectable Warning Field Natural Patina	Sq Ft	\$60.00	12	\$720.00	\$720.00			\$720.00
608.0412	Storm Sewer Pipe Reinforced Concrete Class IV 12"	Ln Ft	\$60.00	95	\$5,700.00	\$5,700.00			\$5,700.00
608.0415	Storm Sewer Pipe Reinforced Concrete Class IV 15"	Ln Ft	\$62.00	0	\$0.00	\$0.00			\$0.00
608.0418	Storm Sewer Pipe Reinforced Concrete Class IV 18"	Ln Ft	\$75.00	0	\$0.00	\$0.00			\$0.00
	Storm Sewer Pipe Reinforced Concrete Class III 72"	Ln Ft	\$600.00	352	\$211,200.00	\$211,200.00			\$211,200.00
611.0535.S	Manhole Covers Type J-Special (Storm & Sanitary)	Ea	\$1,300.00	5	\$6,500.00	\$6,500.00			\$6,500.00
611.0624	Inlet Covers Type H	Ea	\$1,500.00	3	\$4,500.00	\$4,500.00			\$4,500.00
611.1230	Catch Basin 2x3-Ft	Ea	\$2,000.00	3	\$6,000.00	\$6,000.00			\$6,000.00
611.2004	Manholes 4-Ft Diameter	Ea	\$2,450.00	1	\$2,450.00	\$2,450.00			\$2,450.00
611.2006	Manholes 10-Ft Diameter	Ea	\$45,000.00	4	\$180,000.00	\$180,000.00			\$180,000.00
619.1000.S	Mobilization	LS	\$20,000.00	1	\$20,000.00	\$20,000.00			\$20,000.00
625.0700.S	Topsoil, Seed, Fertilizer and Mulch	Sq Yd	\$7.50	100	\$750.00	\$750.00			\$750.00
628.7005	Inlet Protection Type A	Ea	\$100.00	4	\$400.00	\$400.00			\$400.00
628.7015	Inlet Protection Type C	Ea	\$40.00	5	\$200.00	\$200.00			\$200.00
628.7560	Tracking Pad	Ea	\$700.00	2	\$1,400.00	\$1,400.00			\$1,400.00
643.0100.S	Temporary Traffic Control	LS	\$5,000.00	1	\$5,000.00	\$5,000.00			\$5,000.00
646.6020	Marking Stop Line Epoxy 12-Inch	Ln Ft	\$10.00	50	\$500.00	\$500.00			\$500.00
646.7420	Marking Crosswalk Epoxy Transverse Line 6-Inch	Ln Ft	\$20.00	100	\$2,000.00	\$2,000.00			\$2,000.00
654.0300.S	electrical	Ea	\$33,000.00	1	\$33,000.00	\$33,000.00			\$33,000.00
690.0150	Sawing Asphalt	Ln Ft	\$3.00	60	\$180.00	\$180.00			\$180.00
690.0250	Sawing Concrete	Ln Ft	\$6.50	501	\$3,256.50	\$3,256.50			\$3,256.50
	Sanitary Sewer PVC-SDR 35 12"	Ln Ft	\$70.00	0	\$0.00				\$0.00
800.0200.S	Sanitary Sewer Wyes PVC	Ea	\$350.00	0	\$0.00				\$0.00
801.0104.S	Sanitary Sewer Manholes 4' Diameter	Ea	\$3,700.00	0	\$0.00				\$0.00
802.0100.S	Connect Sanitary Sewer Lateral	Ln Ft	\$55.00	0	\$0.00				\$0.00
900.0114.S	14" Watermain	Ln Ft	\$100.00	413	\$41,300.00		\$41,300.00		\$41,300.00
	14" - 45 Degree Bend	Ea	\$1,000.00	5	\$5,000.00		\$5,000.00		\$5,000.00
					\$0.00				\$0.00
					\$0.00				\$0.00
Estimated Construction Cost					\$650,159	Storm	Water	Sanitary	
20% Contingencies					\$130,032	\$ 600,358.50	\$49,800.00	\$ -	\$650,158.50
Total Estimated Construction Cost					\$780,190			\$ -	\$650,158.50

CITY OF WAUSAU				
ARPA FUNDS EVALUATION CRITERIA				
CRITERIA	POSSIBLE SCORE			700 Grand Avenue Water & Stormwater Reroute \$1,076,266
	0 points	1-5 points	6-10 points	
ALIGN WITH PRIORITIES: How well does the proposal align with the community's funding priorities? Does it support a livable community, fiscally sustainable government, environmentally sustainable community, and an improved & equitable quality of life?	Project is inconsistent with community priorities and does not advance community service.	Project is partly consistent with priorities but does not significantly advance community service.	Project is directly related to the community priorities and community service.	
OTHER FUNDING SOURCES: Are there other federal/state ARPA alternative funding opportunities (such as the federal infrastructure bill) that could replace or supplement the request? Have these other funding sources been considered? Could the project/proposal be phased to accommodate other federal/state ARPA sources?	Alternative funding sources may be available but have not been explored, considered or leveraged.	Alternative funding sources may be available and will be leveraged if possible.	No alternate funding sources exist or alternative funding sources have already been leveraged to maximize the investment.	
TIMELINE : Can the proposal be implemented and completed within the ARPA program deadlines? Obligated by 12/31/2024 and expended by 12/31/2026	Project timeline is not well defined and does not clearly establish a work completion within the timeline. Project completion is near the end the ARPA requirements	Project timeline is lengthy but demonstrates that completion is within the ARPA requirements.	Project timeline clearly demonstrates that work will conclude within the short term (1 year or less).	
COST: While projects funded with ARPA should be impactful best practices indicate the funds should be spread over the qualifying period to enhance budgetary and financial stability. Does the proposal represent a reasonable allocation of resources relative to other community proposals?	Project exhausts all or the majority of funds immediately.	Project ARPA funding request is requires a significant ARPA allocation. However, the project provides for phases which allows for flexibility of unexpected City needs and priorities.	Project ARPA funding request is reasonable to the City overall ARPA allocation. The funding request allows the City to diversify the ARPA investments. Significant projects may be allocated in phases to provide future flexibility of unexpected needs and priorities.	
RESIDENT IMPACT: What portion of the community would benefit from this proposal?	Proposal fails to identify positive impact nor identifies populations benefitted	Proposal demonstrates a positive impact on a material portion of the population 25-75%	Project demonstrates a strong positive impact on a significant portion of the population	
IMPACT ON FUTURE BUDGETS: Will this proposal require ongoing funding? Will it reduce or increase ongoing operating expenses? Will the project produce additional annual revenues?	Project creates a new funding dependency and future tax levy pressure.	Project would have a neutral impact on personnel or other operating costs or revenues. Project is budget neutral.	Project decreases future operating costs, increase operating revenues, eliminates future debt issuance.	
COMPLEXITY AND READINESS: Is the project or proposal complex with multiple phases before implementation can begin? Does the project or proposal require outside approvals or oversight? Does a clear implementation plan exist? What complications could arise to prevent this project from achieving its intended goals?	Project is unable to proceed due to obstacles such as land acquisition, easements, designs and other approvals. Project is not shovel ready.	Minor obstacles, plans or details exist but should not impact a timely implementation.	Project is entirely ready to proceed. No obstacles exist.	
CENSUS TRACT ELIBILITY: Does the proposal/project fall within a census tract or benefit those vulnerable populations and those disproportionately negatively impacted by COVID19?	This project/proposal is not located in a census tract and not designed to benefit those disporportionately negatively impacted by COVID as interpreted by ARPA regulations?	This project/proposal is not located in a census tract but will benefit all citizens including those disporportionately negatively impacted by COVID as interpreted by ARPA regulations?	This project/proposal is located in a census tract or is considered to benefit those disporportionately negatively impacted by COVID as interpreted by ARPA regulations?	
IMPACT OF DEFERRAL: What is the impact of the deferral? Will costs go up? Will the City be out of compliance with mandates or regulations? Are there health and safety risks impacting residents that will remain unaddressed? Does this proposal improve the environmental quality of the city?	Deferral causes limited impact to service or disruptions.	Deferral will have limited impact on regulatory mandates, health and safety risks or environmental qualities.	Deferral will have a detrimental impact on regulatory mandates, health and safety risks or environmental qualities.	
PROJECT PRIORITY AND IMPACT: Regardless of any other scores, do you believe this project should be a priority? Do you believe that the project is transformational for the community? Do you believe that the project will make a big impact?	Low priority, impact, transformational power	Some priority, impact and transformational power	High priority, impact and transformational power	
			TOTAL	0



420 Plumer Street
Wausau, WI 54403
Phone: 715-842-9287
TDD 715-843-6827
Fax: 715-842-1541
<http://metroride@ci.wausau.wi.us>

MEMO

To: Finance Committee
From: Matthew Rosenbloom-Jones, Transit Director
Subject: Background Information for Select Agenda Items
Date: July 6, 2023

This memo is intended to provide background information for select agenda items. If you have any questions regarding the agenda or if you are unable to attend the meeting, please contact me.

Awarding of Contract to Purchase Seven Passenger Van

Sealed bids for the purchase of a seven-passenger van will be opened at the Board of Public Works on Tuesday, July 11th. The source of funds for the vehicle is Section 5307 federal formula funding that was awarded in FY 2020. A prior solicitation for bids in fall of 2022 yielded no responses due to the tight vehicle market. During this time prices for vans have continued to rise at a rate outpacing inflation, and a budget modification to cover any difference between the existing funding and bid responses may be required. The vehicle being replaced with the new van is a 2005 Dodge Caravan that has exceeded useful life.

Awarding of Contract to Purchase Heavy-Duty Service Truck Equipped with Snowplow and Salter

Sealed bids for the purchase of a heavy-duty service truck equipped with a snowplow and salter will be opened at the Board of Public Works on Tuesday, July 11th. The source of funds for the vehicle is Section 5307 federal formula funding that was awarded in FY 2020. A prior solicitation for bids in fall of 2022 yielded no responses due to the tight vehicle market. Prices of heavy-duty truck chassis have dramatically increased over the last few years, and while there is evidence that chassis prices may be stabilizing a budget modification is required to cover any difference between the allocated funding and the bid responses. The vehicle being replaced is a 1997 Ford F450 Super Duty that is no longer able to be used due to a compromised frame. It is currently scheduled to be disposed of as scrap. It is believed that this vehicle is the oldest vehicle the City owns.

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE FINANCE COMMITTEE

Approving 2023 Budget Modifications – for the Purchase of a Transit Snowplow and Minivan

Committee Action: *Pending*

Fiscal Impact: \$ TBD

File Number: 22-1109

Date Introduced: July 11, 2023

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
	<i>Included in Budget:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Budget Source: TBD</i>
	<i>One-time Costs:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount: \$TBD</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount new issue</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> <input type="checkbox"/> <i>Debt</i> <input type="checkbox"/> <i>Funds on Hand</i> <input type="checkbox"/> <i>Interfund Loan</i> <input type="checkbox"/>		

RESOLUTION

WHEREAS, Metro Ride has funding secured for the replacement of a snowplow and minivan and bid opening is scheduled for July 10th; and

WHEREAS, inflation and supply issues may result in a budgetary shortfall; and

WHEREAS, based upon summer meeting schedules, the budget modification would be required at the July 11th meeting to secure the vehicle; and

WHEREAS, the Finance Committee at their July 11th meeting, has reviewed and recommends funding the shortfall as follows:

TBD

NOW THEREFORE BE IT RESOLVED, by the Common Council of the City of Wausau that the proper City officials are hereby authorized and directed to modify the 2023 Budget as outlined above.

Approved:

Katie Rosenberg Mayor



420 Plumer Street
Wausau, WI 54403
Phone: 715-842-9287
TDD 715-843-6827
Fax: 715-842-1541

<http://metroride@ci.wausau.wi.us>

MEMO

To: Finance Committee
From: Matthew Rosenbloom-Jones, Transit Director
Subject: Background Information for Select Agenda Items
Date: July 6, 2023

This memo is intended to provide background information for select agenda items. If you have any questions regarding the agenda or if you are unable to attend the meeting, please contact me.

Local Match for 5304 Statewide Transit Planning Grant

Metro Ride was unsuccessful in obtaining federal funding to replace older buses in the FY23 Bus & Facilities grant award from the Federal Transit Administration. At this point in time, diesel bus replacements are no longer competitive grant applications, and at a minimum a grant application must include a proposal to replace a diesel bus with a hybrid or electric bus to be competitive. The Bus & Facilities grant program has been the sole source of federal funding to receive the 80% federal share for bus replacement. The Metro Ride facility, constructed in 1979, currently does not have the ability to support battery electric buses. With battery electric buses being the priority for federal funding awards moving forward, it is imperative that Metro Ride begin looking at facility needs needed to ensure that we continue to remain eligible for federal funding for bus replacements.

The 5304 Statewide Transportation Planning Grant provides funding at a 80% state and 20% local match for engineering, design and feasibility studies. Metro Ride is seeking the City's commitment to fund a 20% local match of a total amount not to exceed \$100,000 (local share not to exceed \$20,000) to perform a feasibility study on modernizing the existing garage or seeking a new site to construct a facility that would be able to support battery electric buses. Applications are due July 31st and the City must demonstrate a commitment for the local match in order to be eligible to apply. Payment is not required until the study is completed if awarded.

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE FINANCE COMMITTEE	
Approving Transit Facility Study Local Funding Commitment	
Committee Action:	<i>Pending</i>
Fiscal Impact:	\$ 20,000
File Number:	22-1109
Date Introduced:	July 11, 2023

FISCAL IMPACT SUMMARY			
COSTS	<i>Budget Neutral</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
	<i>Included in Budget:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Budget Source: Capital Projects Fund</i>
	<i>One-time Costs:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount: 20,000</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount new issue Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue <input type="checkbox"/> Debt <input type="checkbox"/> Funds on Hand <input type="checkbox"/> Interfund Loan <input type="checkbox"/></i>		

RESOLUTION

WHEREAS, Historically the City of Wausau has relied on federal funding to finance the majority of the transit fleet; and

WHEREAS, the federal government will no longer fund diesel buses; and

WHEREAS, our transit facility constructed in 1979 can not support a hybrid or electric fleet; and

WHEREAS, the 5304 Statewide Transportation Planning Grant provides funding at a 80% state and 20% local match for engineering, design and feasibility studies.

WHEREAS, the application is due July 31 and;

WHEREAS, Metro Ride is seeking the City’s commitment to fund a 20% local match of a total amount not to exceed \$100,000 (local share not to exceed \$20,000) to perform a feasibility study on modernizing the existing garage or seeking a new site to construct a facility that would be able to support battery electric buses.

WHEREAS, your Finance Committee has reviewed the request and recommends a commitment of the local funds for this project;

NOW THEREFORE BE IT RESOLVED, that the City of Wausau commits to funding the local match of the 5304 Statewide Transportation Planning Grant in an amount not to exceed \$20,000.

Approved:

Katie Rosenberg Mayor

To: Finance Committee & Common Council
From: Liz Brodek, Development Director
Date: July 11, 2023
Re: Wisconsin Assessment Monies (WAM) application



Staff is seeking Finance Committee and Common Council approval to submit an application for Wisconsin Assessment Monies (WAM) through the DNR to aid in the potential redevelopment of remnant vacant parcels on Thomas Street.

Last year, Finance and Council approved an ARPA request for infill housing on various City-owned lots. The Thomas Street parcels rose to the top of the list of potential opportunities in part because of the funding gap ARPA would be able to cover in development and affordable sale prices for the homes.

There has been suspected contamination on these sites, so staff reached out to the DNR for more information. Upon speaking with Matt Thompson and Gena Larson from the DNR, it was determined that the WAM fund, which provides environmental assessment funding to sites that properties that meet the federal definition of a brownfield (as copied and pasted from the website page): "A brownfield is a real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant."

These parcels are real property that the City would like to redevelop but that potential redevelopment is being complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. We are requesting all available testing types to ensure a clean slate for redevelopment.

If awarded the WAM, the DNR will perform assessments, up to \$35,000 each, on each individual parcel (listed in the letter to the DNR). These assessments will help us better understand what, if any, contaminants(s), pollutant(s), and/or substance(s) are present on the site and whether remediation is required. Having these assessments conducted through this DNR program is ideal because there is no immediate cost to the City, the DNR has an interest in seeing people protected from hazardous materials, and, if necessary, can provide remediation guidance as well.

Staff recommends the approval of the DNR WAM application for the vacant City-owned parcels on Thomas Street.



July 11, 2023

Gena Larson
Wisconsin DNR
101 South Webster Street
P.O. Box 7921
Madison, WI 53707-7921

RE: Wisconsin Assessment Monies (WAM) for Thomas Street Corridor Redevelopment Project in Wausau

Dear Ms. Larson:

I am writing to request Wisconsin Assessment Monies funding to assist in the safe redevelopment of the Thomas Street Corridor in Wausau, Wisconsin. You, Matt Thompson, and I previously spoke about this several weeks ago and determined this project would likely be a great fit for this funding assistance given their municipal ownership, location in a Qualified Census Tract, redevelopment potential and plans, financial need, and potential for positive community outcomes.

To recap our conversation, the City of Wausau, for which I am the Development Director, owns several parcels of property along East Thomas Street. The properties were acquired as part of road reconstruction project over several years, years ago. The City has been attempting to develop these now vacant lots over the years for residential use, but has been unable to do so for several reasons.

Our Development Department secured ARPA funds last year to assist in redevelopment of several City-owned vacant infill lots. The Thomas Street parcels rose to the top of the list of potential opportunities in part because of the funding gap ARPA would be able to cover in development and affordable sale prices for the homes. (As background, the neighborhood desired affordable single-family homes akin to the ones removed during the street reconstruction project.) However, this area is suspected to have contaminated soil so testing, and possibly remediation, will be necessary to safely redevelop this area. We are writing to request WAM funds to assess whether there is contamination that requires remediation. (If contamination requiring remediation is found, we will be requesting further grants to assist with clean-up costs.)

The parcels the City is considering for residential redevelopment are as follows:

- 110 E. Thomas Street
- 118 E. Thomas Street
- 120 E. Thomas Street
- 126 E. Thomas Street
- 130 E. Thomas Street
- 134 E. Thomas Street
- 138 E. Thomas Street
- 140 E. Thomas Street
- 146 E. Thomas Street
- 206 E. Thomas Street



Planning, Community and Economic Development
Liz Brodek, Development Director

TEL: (715) 261-6680
FAX: (715) 261-6808

- 212 E. Thomas Street
- 226 E. Thomas Street
- 230 E. Thomas Street
- 237 E. Thomas Street
- 241 E. Thomas Street
- 249 E. Thomas Street

(We expect to combine some of these parcels to create larger lot sizes for some homes.)

These properties meet the definition of a brownfield listed in the application: they are real property and their redevelopment and reuse is complicated by the potential presence of a hazardous substance, pollutant, or contaminant. Though the City currently owns these properties, the City did not cause any potential contamination. The City acquired this property for a street reconstruction project and inherited any potentially harmful substances in the properties. The properties are not eligible for other funding programs like DERF or ACCP. As the application document is limited in its abilities to accommodate various dates, acquisition documents will be provided with this application.

Our redevelopment process for these sites is already underway. The City recently held two Visual Preference Survey sessions in the neighborhood to garner input on the type of homes people who live there would like to see added to their neighborhood. We are hoping to conduct environmental assessment and possible remediation simultaneous to the design process for expediency of funds (keeping ARPA fund timelines in mind) and efficacy of cost (if needed, clean up could take place simultaneous to construction).

There are several potential positive community outcomes when the properties become safe to redevelop. First, the Thomas Street neighborhood has historically been overlooked or put-upon. It is a historically disadvantaged neighborhood (see question 9 of the application regarding a disadvantaged or underserved community) with a significant Hmong population (approximately 12%). The City is now engaging neighborhood residents from the ground up to redevelop this area. The end goal for this project is multi-fold: 1) redevelop an area that requires significant recoupable investment, 2) sell to low to moderate income (LMI) earners, thereby 3) creating wealth in a population that is historically disadvantaged in creating wealth. It would be wonderful to celebrate a partnership with the DNR to make this happen.

We appreciate your time and consideration. Please reach out to me with any questions or if there is any additional information I can provide.

Sincerely,



Elizabeth Brodek



110 E Thomas St, Wausau WI, May 2023

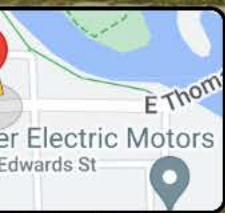
Google



118, 120, 126 E Thomas St, Wausau, WI, May 2023



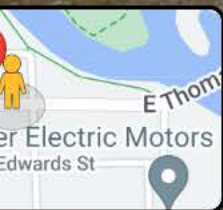
Google



130, 134, 138 E Thomas St, Wausau, WI, May 2023

Google

140, 146 E Thomas St, Wausau, WI, May 2023




Google



206 E Thomas St, Wausau, WI, May 2023


Google




212 E Thomas St, Wausau, WI, May 2023

Google

Image capture: May 2023

A young tree with light green leaves stands in the foreground on a grassy area. In the background, there is a park with a wooden bench, a pond, and a fence. The sky is overcast with grey clouds.

226 E Thomas St, Wausau, WI, May 2023



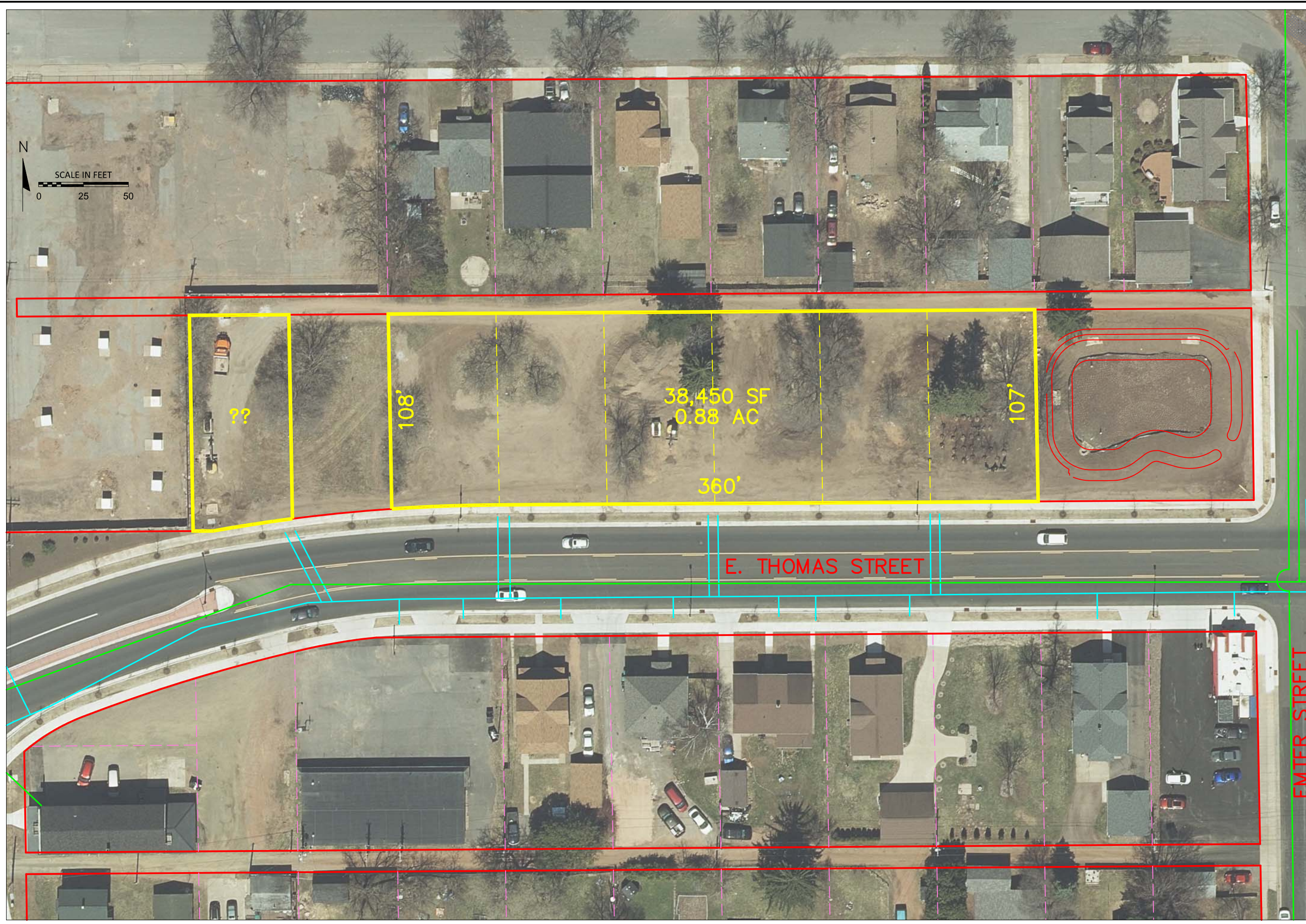
230 E Thomas St, Wausau, WI, May 2023



237, 241, 249 E Thomas St, Wausau, WI, May 2023

Google

DWG FILE NAME:



<p>POTENTIAL PARCELS</p> <p>E. THOMAS STREET</p>		<p>ISSUED FOR</p> <p><input type="checkbox"/> PRELIMINARY</p> <p><input type="checkbox"/> REVIEW/APPROVAL</p> <p><input type="checkbox"/> BIDDING/CONST.</p> <p><input type="checkbox"/> REC. REF. DWG.</p> <p><input type="checkbox"/> OFFICE USE</p>	<p>DATE</p> <p>2/14/2023</p>	<p>REVISIONS</p>	<p>SURVEYED BY:</p> <p>FIELD BOOK NO.</p> <p>PG.</p> <p>PROJ. ENGINEER:</p> <p>DRAWN BY: DH</p> <p>APPROVED BY:</p> <p>POINT FILE:</p>
<p>SHEET NO.</p> <p>1</p> <p>OF 2 SHEETS</p> <p>FILE NUMBER</p>		<p>CITY OF WAUSAU</p> <p>Engineering Department</p> <p>407 GRANT STREET WAUSAU, WI 54403-4783</p> <p>(715) 261-6740 FAX (715) 261-6759</p>			

DWG FILE NAME:



<p>POTENTIAL PARCELS</p> <p>E. THOMAS STREET</p>		<p>ISSUED FOR</p> <p><input type="checkbox"/> PRELIMINARY</p> <p><input type="checkbox"/> REVIEW/APPROVAL</p> <p><input type="checkbox"/> BIDDING/CONST.</p> <p><input type="checkbox"/> REC. REF. DWG.</p> <p><input type="checkbox"/> OFFICE USE</p>	<p>DATE</p> <p>2/14/2023</p>	<p>REVISIONS</p>	<p>SURVEYED BY:</p> <p>FIELD BOOK NO.</p> <p>PROJ. ENGINEER:</p> <p>DRAWN BY: DFH</p> <p>APPROVED BY:</p> <p>POINT FILE:</p>	<p>PG.</p>
<p>SHEET NO.</p> <p>2</p> <p>OF 2 SHEETS</p> <p>FILE NUMBER</p>		<p>CITY OF WAUSAU</p> <p>Engineering Department</p> <p>407 GRANT STREET WAUSAU, WI 54403-4783</p> <p>(715) 261-6740 FAX (715) 261-6759</p>				

**Wisconsin Department of Natural Resources Site Access Permission Assignment
for Wisconsin Assessment Monies (WAM) Contractor Services Awards**

I, **Katie Rosenberg**, as owner or authorized representative of the property owner (the “owner”) of the property located at 110-118-120-126-130-134-138-140-146-206-212-226-230-237-241-249 E Thomas St, **Wausau**, also described as 29129073540022, 29129073540020, 29129073540019, 29129073540018, 29129073540017, 29129073540016, 29129073540015, 29129073540014, 29129073540013, 29129073540029, 29129073540339, 29129073540034, 29129073540035, 29129073630036, 29129073630041, 29129073630042, Marathon, Wisconsin, referred to herein as the “Property,” hereby assign permission to the Wisconsin Department of Natural Resources (the “department”) and its employees, duly authorized representatives, agents and contractors, to enter upon and have access at reasonable times to the Property so that the department may, based on awarded contractor services, perform activities including but not limited to the following:

- (1) *Conduct a site visit to complete a Phase I Environmental Site Assessment*
- (2) *Conduct a Phase II Environmental Site Assessment*
- (3) *Conduct a Limited NR 716 Site Investigation*
- (4) *Install soil borings*
- (5) *Install and maintain permanent or temporary groundwater monitoring wells*
- (6) *Collect soil samples and water samples*
- (7) *Install and maintain sub-slab vapor probes, collect sub-slab vapor samples and abandon sub-slab vapor probes*
- (8) *Collect indoor air samples*
- (9) *Abandon the groundwater monitoring wells installed by the department when the wells are no longer needed.*

The permission that is granted herein is effective beginning the date the Permission Agreement is signed and shall remain in effect for one calendar year. If, after six months from the effective date, I wish to withdraw permission for continued access, I shall notify the department of that fact in writing. The department shall, within 90 days after receiving such notice, either cease/finalize activities on the property or obtain a court order to allow continued access.

I understand that the investigation activities may result in the generation of waste soil, groundwater or other materials collectively known as investigative derived waste. The department and its representatives, agents or contractors will ensure that the investigative derived waste is properly containerized and transported by a licensed waste hauler to the appropriate disposal or treatment facility. I agree that the investigative derived waste may be temporarily stored on the Property at a location agreed upon by me and the department until the investigative activities are complete or access under this Permission Assignment ends, whichever is earlier. I agree to not move or tamper with the investigative derived waste temporarily stored on the Property. I agree to sign, as the generator of the investigative derived waste, any waste characterization forms, waste manifests or other documentation required for proper transport and disposal of the investigative derived waste. I will sign these forms prior to the time the department removes the investigative derived waste from the Property or at the time I withdraw my permission for continued access, whichever is earlier.

The department will report all sampling results to me and occupants, as appropriate, within 10 business days of receiving the sample results. When soil, water, sediment or vapor samples are collected on the Property, split samples will be provided to the me if I request split samples and if I provide sample containers to the department before the samples are collected.

I am the owner of the Property or have authorization to sign on behalf of the owner entity and execute this Permission Assignment.

I agree to inform occupants of the Property (e.g., tenants), if any, of the requirements of this Permission

Assignment and to provide occupants with a copy of the executed Permission Assignment.

I agree to not damage or interfere with soil, water, vapor, air or other sampling equipment that is installed as permitted under this Permission Assignment. I agree to notify third parties who plan to conduct any activity on the Property that monitoring wells have been installed on the Property. If the activity could result in damage to monitoring wells, I will instruct the third parties to contact the department regarding the location of the monitoring wells and to discuss how damage may be prevented. I understand that I am responsible for any damage to monitoring wells if I or any of my agents or representatives cause that damage.

I understand that the department, in the course of conducting investigation, may find that a hazardous substance discharge or environmental pollution exists on the Property. If this occurs, these findings must be reported to the department under Wis. Stat. § 292.11(2).

I understand that if the department discovers a hazardous substance discharge or environmental pollution on the Property, any current owner of this Property, along with any identifiable causer of the contamination, may be required to take additional response actions pursuant to Wis. Stat. § 292.11(3), to restore the environment to the extent practicable and minimize the harmful effects from the discharge to the air, lands or waters of this state. Exemptions may apply under Wis. Stat. § 292.11(9)(e), 292.13, 292.15 or 292.21.

I have read this entire Permission Assignment and understand its contents. I have had the opportunity to discuss the Permission Assignment with the department and ask questions about its content.

Signature Page to follow.

IN WITNESS WHEREOF:

Katie Rosenberg, Mayor, City of Wausau

Property Owner (Print)

Signature of Property Owner or Authorized Representative

407 Grant St, Wausau WI 54403

Mailing Address

Mayor@ci.wausau.wi.us

Email Address

Date

715-261-6800

Phone Number

Contact information for occupants, tenants or lessees (if different than owner):

N/A

Name of Occupant

Email Address

Phone Number

State of Wisconsin
 Department of Natural Resources
 PO Box 7921, Madison WI 53707-7921
dnr.wi.gov

Brownfield Assessment Grant Wisconsin Assessment Monies Application

Form 4400-265 (R 12/22) Page 1 of 6

Notice: Use of this form is required by the DNR for any Wisconsin Assessment Money (WAM) federal assessment funds filed pursuant to CERCLA 42 USC 9604 (k) (2), Wis. Stats. Personally identifiable information collected will be used for administrative purposes and may be provided to requesters as required by Wisconsin's Public Records law, ss. 19.31- 19.39, Wis. Stats. Applications must be complete to be processed.

DNR Use Only		
Application No.	Region	Project Notes
Eligible? <input type="radio"/> Yes <input type="radio"/> No	Grant Awarded? <input type="radio"/> Yes Date _____ <input type="radio"/> No	

Instructions: Complete the following information to be considered for WAM. Final determination is done in partnership between DNR and US EPA. If additional space is needed for narrative sections, please include as an attachment labeled with the corresponding Section and Question numbers. For additional information about this program, visit us on the DNR's web site at <http://dnr.wi.gov/topic/Brownfields/wam.html>.

Please be aware that, to determine eligibility, the DNR will evaluate the following:

1. The site **must meet the federal definition of an "eligible brownfield site."** The project "site" may be made up of separate legal properties, or part of one property. See [program webpage](#) for more information.
2. Access to the site through an access agreement or special inspection warrant must be provided for the duration of the award. For contractor services application, access must be provided to the DNR and any of its contractors. For community-managed applications, access must be provided to the applicant and any of its contractors. See [program webpage](#) for sample site access agreement.
3. If the applicant is a governmental entity and owns the property(ies) that is/are the subject of this application, a **signed municipal resolution** authorizing the applicant to apply must be submitted with application. See [program webpage](#) for sample resolution.
4. Activities are not reimbursable under other state programs (e.g. DERF, ACCP)

This Application is for: (check one)

- WAM Contractor Services Award WAM Community-Managed Subgrant

This Application is for: (check all that apply)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Petroleum Assessment | <input checked="" type="checkbox"/> Phase I Environmental Assessment |
| <input checked="" type="checkbox"/> Hazardous Substance or Co-Mingled Assessment | <input checked="" type="checkbox"/> Phase II Environmental Assessment |
| <input checked="" type="checkbox"/> Remedial Action Plan | <input checked="" type="checkbox"/> NR 716 Site Investigation |

Section 1: Applicant Information

Applicant is:

County City Redevelopment Authority under s.66.1333
 Town Housing Authority under s.66.1201 Community Development Authority under s.66.1335
 Village Developer/Private Business Other (Specify) _____

Applicant (Individual or Organization Name)		County	
City of Wausau		Marathon	
Address	City	State	ZIP Code
407 Grant Street	Wausau	WI	54403
Web Site (if applicable)			
ci.wausau.wi.us			

Section 2: Contact Information for Applicant

Authorized Representative

Last Name	First Name	Title	
Rosenberg	Katie	Mayor	
Mailing Address	City	State	ZIP Code
407 Grant Street	Wausau	WI	54403
Phone Number	Fax Number		
715-261-6803			
E-mail Address			
katie.rosenberg@ci.wausau.wi.us			

Contact Person (if different from above)			
Last Name Brodek	First Name Liz	Title Development Director	
Mailing address 407 Grant Street		City Wausau	State WI
		ZIP Code 54403	
Phone Number (715) 261-6685		Fax Number	
E-mail Address liz.brodek@ci.wausau.wi.us			
Section 3: Site Information			
Name of Site Thomas Street Corridor			
Site Address(es) 110, 118, 120, 126, 130, 134, 138, 140, 146, 206, 212, 226, 230, 237, 241, 249 E Thomas Street			
County Marathon	City Wausau	State WI	ZIP Code 54401
Size of Site (acres)	Tax Parcel #s 0022, 0020, 0019, 0018, 0017, 0016, 0015, 0014, 0013, 0029, 0339, 0034, 0035, 0036, 0041, 0042		
State Assembly District 85			
State Senate District 29			

- Provide recent, dated and labeled photograph(s) of the site or facility as **Attachment A**.
- Is/was there a facility at this site?
 Yes Size of facility (sq ft) _____
 No
- Provide a brief, written history of the site.
 These parcels were acquired over several years and are now vacant after a street reconstruction project required the acquisition and demolition of several homes along Thomas Street.

Several projects have been proposed on this site previously, but none were met with neighborhood or Committee/Council approval.

The City decided to approach this proposed infill development differently, engaging with neighbors of the parcels, to learn what specific types of home designs and aesthetics they prefer. We distributed fliers in the neighborhood, offered child care and Hmong translation at the meetings, and received 44 responses indicating the type of redevelopment neighbors want to see in their neighborhood.

We are applying for WAM because we need to ensure that the land is safe for residential development. If it is not, we will continue to work with the DNR and any other necessary agencies to remediate the land for safe residential development.

- Past and most recent land uses (Put a "P" for past use or a "C" for current use; select all that apply):

<input type="checkbox"/> service station _____	<input type="checkbox"/> agricultural co-op _____	<input type="checkbox"/> salvage yard _____	<input type="checkbox"/> pipeline _____
<input type="checkbox"/> coal gas manufacturer _____	<input type="checkbox"/> electroplater _____	<input type="checkbox"/> manufacturing _____	<input type="checkbox"/> dry cleaner _____
<input type="checkbox"/> petroleum bulk plant _____	<input type="checkbox"/> tannery _____	<input type="checkbox"/> landfill _____	<input checked="" type="checkbox"/> unknown _____

 Other (Specify) residential _____

5. What is the current status of the property?
 Business is closing. Anticipated date: _____
 Business has closed. Date: _____
- a. Is the property currently vacant? Yes No
- b. What is the current zoning for the property?
 All are Two-Flat Residential other than 130 E Thomas St. (parcel 0017) which is multi-family residential
6. Describe the existing site conditions, including existing buildings.
 The parcels are all vacant, covered in grass and gravel. There are no buildings.
7. Check any of the following activities that have been conducted on the site. List the dates the activities occurred and include copy of the reports with the application.
- Phase I Environmental Assessment(s) Date(s): _____
- Phase II Environmental Assessment(s) Date(s): 08/25/2017 _____
- NR 716 Site Investigation(s) Date(s): _____
- Other information about possible contamination at the site _____
8. Has environmental contamination been confirmed through sampling and analysis at the site? Yes No Inconclusive
- a. If no, proceed to c. If yes, what contaminants are known to be present?
 Various low-level Dioxin and Furan compounds (at levels significantly below 2017 WI Chapter NR 720 D-C RCLs) for industrial and non-industrial sites. Phase II results from 9/21/17 accompany this application.
- b. Has the State of Wisconsin been notified of the discharge of hazardous substance(s) at the site or facility? Yes No
 If yes, when? _____ DNR BRRTS Number(s) (if known): _____
- c. Explain how the actual and perceived contamination is impacting the property use and redevelopment. If no environmental contamination has been confirmed, why is the site or facility suspected to be contaminated?
 There is known groundwater contamination along the river to the north of the sites, and at an industrial site to the west. It is perceived that more contamination exists that was not tested among the six borings of August 2017.
9. Does the property meet any of the indicators of being *within a disadvantaged or underserved community* listed below? Check any that apply:
- *Community – either a group of individuals living in geographic proximity to one another, or a geographically dispersed set of individuals (such as migrant workers or Native Americans), where either type of group experiences common conditions
- Low income, high and/or persistent poverty
 - High unemployment and underemployment
 - Racial and ethnic residential segregation, particularly where the segregation stems from discrimination by government entities
 - Linguistic isolation
 - High housing cost burden and substandard housing
 - Distressed neighborhoods
 - High transportation cost burden and/or low transportation access
 - Disproportionate environmental stressor burden and high cumulative impacts
 - Limited water and sanitation access and affordability
 - Disproportionate impacts from climate change
 - High energy cost burden and low energy access
 - Jobs lost through the energy transition
 - Access to healthcare
 - Geographic areas within Tribal jurisdictions.
 - Identified as a disadvantaged community on the [Climate and Economic Justice Screening Tool](#)
 - [CDC's Social Vulnerability Index](#) indicates overall moderate to high or high level of vulnerability for the location, or [individual theme ranking factors for the county](#)

- EPA EJ Screen indicates 80 percentile or higher for one or more environmental justice indexes, pollution and sources, socioeconomic indicators, health disparities, climate change data, or critical service gaps.
- State definition of disadvantaged community
- Other (e.g., distressed or abandoned property). Provide data, index or other criteria indicators of disadvantaged or underserved community:

Please describe how the property meets the criteria checked above:

All sites identify as disadvantaged and are above the 80th percentile for projected flood risk, lead paint, proximity to hazardous waste facilities, and proximity to superfund sites, according to the Climate and Economic Justice Screening Tool. All sites are identified as above the 80th percentile on the EPA EJ Screening tool for lead paint, superfund proximity, hazardous waste proximity, and wastewater discharge Environmental Justice Indexes.

Section 4: Applicant & Site Eligibility *If the applicant owns the site, answer the questions in parts A and B in this section. If the applicant does not own the site, answer the questions in parts A and C in this section.*

Section 4 - Part A: Additional Liability and Property Information *All applicants must fill out all questions in this section.*

1. Is the person who caused or is suspected to have caused the environmental contamination financially able to contribute to the assessment and/or cleanup? Yes No

a. If yes, describe any reasons the DNR would want to participate in this project. What would the overall benefit be to the community?

- b. What commitments are there from the causer or property owner to contribute to assessment and/or cleanup costs at this property?

None, unknown causer

- c. Explain why assistance under this program is needed and what is the likely result if such assistance cannot be provided.

Assistance is needed to redevelop this area for multiple new homes using ARPA's once-in-a-lifetime funding opportunities to create affordable homes. These homes will be sold to people who work in low-wage, needed jobs in the community like child and elder care workers. If these funds are not provided, it is likely the project dies.

Section 4 - Part B: Applicant Ownership *If the applicant owns the site, complete all the questions in this section.*

1. Did the applicant cause or contribute to the contamination on the site? Yes No

a. If yes, provide details.

- b. If no, describe the possible causers of contamination, and their ability to clean it up.

The types of contamination are quite common and difficult to definitively trace to a specific source.

2. Date of property acquisition _____

3. **Local governments only:** Did you acquire the property consistent with s.292.11(9)(e), Wis. Stats.?

- Yes (Select all that apply)
- tax delinquency (deed/foreclosure)
 - bankruptcy order
 - condemnation
 - eminent domain according to ch. 32, Wis. Stats.
 - escheat
 - slum clearance or blight elimination according to s. 66.133, Wis. Stats
 - using DNR Stewardship funds
 - acquisition from another eligible LGU
- No. If no, proceed to Section 4-Part B, question 4.

4. How did you acquire the site?

- Simple purchase Transfer Donation Lender foreclosure or security interest
- Other varies - acquisition documents will be included with this application

Section 4 - Part C: Other Entity Ownership *If the applicant does not own the site, complete all the questions in this section*

1. Who currently owns this site:

- Local unit of government (name and contact information)
City of Wausau, Liz Brodek, Development Director, 407 Grant Street, Wausau, WI 54403

Non-profit Organization (name and contact information)

Business or Private Owner (name and contact information)

2. Does the applicant plan to acquire the site? Yes No

a. If yes, when and by what means?

Section 5 - Part A: Applicant Liability for Hazardous Substance or Co-Mingled Assessment *Fill out this section only if applying for hazardous substance assessment. Skip to Section 5, Part B if applying for petroleum assessment.*

1. Sites must meet the following criteria in order to be eligible. Check all that apply.

- The site is not subject to a planned or ongoing federal Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) removal action
- The site is not listed on the Superfund National Priorities List, and is not proposed for listing.
- The site is not the subject of a federal unilateral administrative order, a court order, or an administrative order on consent or judicial consent decree that has been issued or entered into.
- The site is not undergoing RCRA corrective action for hazardous waste per an order, permit or closure plan.
- The site is not a facility that is subject to the jurisdiction, custody, or control of a department, agency or instrumentality of the United States, except for land held in trust by the United States by an Indian tribe.

Section 5 - Part B: Applicant Liability for Petroleum Substance Assessment *Follow instructions in this section only if applying for petroleum assessment.*

1. Has the site received LUST trust fund monies for assessment or cleanup?

Yes No

a. If yes, please provide details:

2. Is the site currently subject to a response under the Oil Pollution Act (OPA)?

Yes No

3. Is the site subject to a corrective action under RCRA for underground storage tanks?

Yes No

4. Has a responsible party been identified for the site through any of the actions below? *(please check all that apply)*

- An unresolved judgment rendered in a court of law or an administrative order that would require any party (including the applicant) to assess, investigate or clean up the site
 - An unresolved enforcement action by federal or state authorities that would require any party (including the applicant) to assess, investigate, or cleanup the site
 - An unresolved citizen suit, contribution action or other third party claim brought against the current or immediate past owner for the site that would, if successful, require either party to assess, investigate or cleanup the site
5. If the property was acquired through lender foreclosure or involuntarily by a local government unit, please attach documentation of the acquisition method as **Attachment C**. If the property was acquired through some other means, please attach a completed *Determination of Viable Responsible Party Attachment* as **Attachment C**. The checklist can be found on the [program webpage](#).

Section 6: Required Attachments

Include the following attachments at the end of your completed application form

- Narrative Attachments.** If more space is needed for narrative questions, please include as an attachment and label with the corresponding Section and Question number(s).
- A. Current Photographs.** Recent, dated and labeled photograph(s) of the site and/or facility and surrounding area.
- B. Site Access Authority.** Written consent for site access to perform the assessment activities. Access to the site through an access agreement or special inspection warrant must be provided for the duration of the award. For contractor services application, access must be provided to the DNR and any of its contractors. For community-managed applications, access must be provided to the applicant and any of its contractors. Access can be granted through **an access agreement signed by the current property owner OR through a special inspection warrant**. A model access agreement can be found on the [program webpage](#).
- C. Documentation Method of Acquisition OR Determination of Viable Responsible Party.** Determination of Viable Responsible Party Attachment can be found at <http://dnr.wi.gov/topic/Brownfields/wam.html>. **(PETROLEUM ONLY)**
- D. Map.** Include a map (plat map preferred) that shows the location of the facility. If applying for petroleum funding, please also attach a map indicating the location of any former or current ASTs, USTs, or other petrol-related containers.
- E. Municipal Resolution.** A signed copy of an ordinance or resolution authorizing the applicant to apply for this award. **(LOCAL GOVERNMENT SITE OWNERS ONLY)**
- F. Existing Assessment Reports.** Please include copy of any Phase I, Phase II or site investigation reports already completed at the site.

Section 7: Self-Certification

- I certify that information in this application and all its attachments are true and correct and in conformity with applicable Wisconsin and Federal Statutes.
- I certify that to the best of my knowledge and belief that neither the entity applying, nor any individual, partnership, company or corporation related to the applicant through common ownership or control.
 - (a) has violated any provision of the Federal, state or local environmental laws or regulations relating to the proposed brownfield project site.
 - (b) has been suspended, debarred or otherwise declared ineligible to receive federal funds.

Print Name of Authorized Representative

Katie Rosenberg

Signature of Authorized Representative

Date

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE FINANCE COMMITTEE

Authorizing application to the Wisconsin Department of Natural Resources (“DNR”) Wisconsin Assessment Monies (WAM) program for the property at 110-118-120-126-130-134-138-140-146-206-212-226-230-237-241-249 E Thomas St (“Property”) by the City of Wausau.

Committee Action: *Pending*

Fiscal Impact:

File Number: 23-0714

Date Introduced: July 11, 2023

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
	<i>Included in Budget:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Budget Source</i>
	<i>One-time Costs:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue <input type="checkbox"/> Debt <input type="checkbox"/> Funds on Hand <input type="checkbox"/> Interfund Loan <input type="checkbox"/></i>			

RESOLUTION

WHEREAS, the City of Wausau considers the Property to meet the definition of “brownfield” due to the presence or potential presence of a hazardous substance, pollutant, or contaminant that hinders the expansion, redevelopment or reuse of the Property; and

WHEREAS, the City of Wausau recognizes that the environmental assessment of brownfields is an important part of protecting Wisconsin’s resources; and

WHEREAS, a municipal resolution is required to apply for the Wisconsin Assessment Monies (WAM) program; and

WHEREAS, the City of Wausau will allow the DNR and its duly authorized representatives, agents or contractors access to inspect the Property and award records should the application be awarded.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WAUSAU:

Section 1: That an application may be submitted to the DNR for contractor services under the WAM program.

Section 2: That the City of Wausau will comply with all state and federal rules and requirements of the WAM program.

Section 3. That the Mayor is authorized to act on behalf of the City of Wausau to submit an application to the DNR for contractor services under the WAM program, sign documents and take necessary action to comply with approved award activities.

Approved:

Katie Rosenberg, Mayor