

**WAUSAU COMMUNITY DEVELOPMENT AUTHORITY**  
**REDEVELOPMENT COMMITTEE MINUTES**

05/23/23

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

**MEMBERS ABSENT:**

**OTHERS PRESENT:** Liz Brodek, Betty Noel, Juli Birkenmeier, Tammy Stratz

**(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 April 11, 2023, Meeting**

Wagman made a motion to approve the 04/11/23 minutes. Henke seconded. Motion was approved unanimously.

**(3.) Review of Properties Previously Discussed**

Brodek offered an overview of the properties previously discussed at the April meeting. She noted that while new construction appears to be cost prohibitive, it may be beneficial to explore partnering with other agencies as a funding option for redevelopment opportunities. Brodek said the Thomas Street parcels may be a feasible project for this committee as the CDA could be used as a conduit for the transfer of the property. Brodek furthered the approximate construction cost for the individual parcels would be \$180,000 to \$200,000 with mortgage payments of approximately \$300 per month.

**(4.) Tax Delinquent Property Opportunities**

Brodek stated that Marathon County prioritizes the top 50 tax delinquent properties ranging from residential to commercial properties. She explained it has been an arduous task working with the county relative to the possible purchase of tax delinquent properties as the county board reviews only four properties at a time and thus far none have been within the City.

**(5.) Goal for Redevelopment Committee Work**

Brodek and Welles agreed that a positive direction for the redevelopment committee may be a continued partnership between the CDA and CDD, considering the successful acquisition and redevelopment of 2101 Grand Avenue. Welles requested staff to further review tax delinquent properties within the City of Wausau for presentation and discussion at the July committee meeting.

**Adjournment**

Respectively submitted,



David Welles  
Chair