

\*\*\* 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.

**Meeting:** COMMUNITY DEVELOPMENT CITIZENS ADVISORY COMMITTEE  
**Date/Time:** Wednesday, August 31, 2016 at 4:30 p.m.  
**Location:** Board Room, 2nd Floor, City Hall, 407 Grant Street  
**Members:** Bohlken, Freiberg, Thao, Reif, S. Ackerman, D. Ackerman, Olaffson, Campbell, Kellbach, Lenz

### AGENDA ITEMS FOR CONSIDERATION AND POSSIBLE ACTION

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- 1 Call to order
- 2 Approval of minutes of June 20, 2016 meeting
- 3 Update of 2016 Block Grant Funding
- 4 Proposed 2017 Block Grant Funding and scheduling of program year

Adjournment

Bruce Bohlken (Chair)

**This notice was posted at City Hall and emailed to the media on 8/25/16.**

Questions regarding this agenda may be directed to the Community Development Office, (715)261-6680.

It is possible that members of, and possibly a quorum of the Council and/or members of other committees of the Common Council 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 groups.**

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids & services. For information or to request this service, contact the City Clerk at (715) 261-6620.

Other Distribution: Media, Alderpersons, Mayor and Department Heads

## COMMUNITY DEVELOPMENT CITIZENS ADVISORY COMMITTEE

Time and Place: The Community Development Citizens Advisory Committee met on Monday, June 20, 2016 at 4:00 p.m. in the Second Floor Board Room of City Hall

Members Present: Chairman Bohlken, Freiberg, S. Ackerman, Kellbach, Thao, Bloomquist, and Campbell,

Members Excused: Reif, D. Ackerman, and Olafsson

Others Present: Sean Gehin, Ann Werth, Travis Lepinski and Tammy Stratz, staff

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and received by the Daily Herald in the proper manner.

(1) **Call to Order**

Chairman Bruce Bohlken called the meeting to order at 4:00 pm and thanked everyone for attending.

(2) **Approval of minutes from February 29, 2016**

Motion by Freiberg. Second by S. Ackerman to approve the minutes as presented. Motion carried unanimously.

(3) **2016 Block Grant Program: Reallocate Public Facilities Street Reconstruction Project.**

Stratz discussed the 2016 Street Reconstruction project that was originally approved through the Committee and City Council. This project was to reconstruct Chicago Avenue. After the bids were received, the project was very much under budget. This alleviated the need for Block Grant Funds to be used in this area. Staff discussed the possibility to fund a sidewalk replacement program with Block Grant funds instead since the City Budget had eliminated the sidewalk replacement project in the 2016 Budget. The Engineering Department had several neighborhoods that fell under HUD's income limits in which the sidewalks are in great need of replacement. Stratz proposed that we reallocate the 2016 Block Grant funds from the Chicago Avenue Street reconstruction project to the Sidewalk Replacement project. She also explained that since these funds will continue to fund a public facility project, there is no need to go through the full reprogramming process. The funds would primarily assist two low-income neighborhoods, a few "complaint" sidewalks and installation of several corners that would now be made into ADA complaint corners. Gehin explained that these funds would assist 77 residential properties along Mobile Avenue, 25 residential properties along South 12<sup>th</sup> Avenue, 32 residential "complaint" sidewalks and 10 ADA compliance corner accesses. The timing is good for bidding because contractors will be looking for fall projects. Due to HUD's timeliness condition, the project will be completed by October 31<sup>st</sup>. Campbell moved to approve the reallocation of the CDBG funds from Chicago Avenue reconstruction project to the Sidewalks Replacement project. Thao seconded. Motion passed unanimously.

(4) **Approval of Proposed Guideline Changes for the Downpayment Assistance Program when working in connection with Live It Up Wausau Program.**

Lepinski reminded the Committee of the Live It Up Wausau Program that started earlier in the year. This program works with local employers to assist in the funding of a downpayment assistance program which aides their employees in purchasing a home within the City of Wausau. This program has had a lot of interest and has had its first closing. Lepinski added that with the interest rates of Live It Up Wausau and the original Downpayment Assistance Program, we wanted to match the two programs when a client qualifies for both. Otherwise, it is not feasible to be able to calculate the two funding sources into one loan. Therefore, when a client qualifies for both programs, staff requests that the interest rate for the

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normal Downpayment Program be reduced to 0% to match the Live It Up Wausau Program. Staff does not see that this will happen very often. Of the several applications that are in process, only two or three may qualify for both. Peckham moved to approve the interest rate change from 2% to 0% when lending funds from both the Live It Up Wausau and the Downpayment Assistance Programs. S. Ackerman seconded. Motion passed unanimously.

**(5) Discussion and action of Section 17 program income funding for Wausau Rental Rehabilitation and Commercial Rehabilitation Loan funds.**

Stratz discussed the Commercial Rehabilitation Program and how previously we were able to reallocate \$200,000 of recycled Section 17 funds (Wausau Rental Rehabilitation Program) into the Commercial Rehabilitation Loan Program. Staff has been discussing the Commercial Rehabilitation Loan Program with several property owners and is concerned that there would not be enough funding for all the projects. Therefore, we would like to reallocate an additional \$300,000 from the recycled Section 17 funds to the Commercial Rehabilitation Loan program. This amount should be enough to assist many projects. As loans are being paid back, we will continue to recycle those funds into additional projects. Peckham questioned if there would be enough funding left in the Section 17 program to continue with the Rental Rehabilitation Program that it was originally set up for. Stratz indicated that yes there is enough funds to be able to assist both programs adequately. Peckham moved to approve the reallocation of \$300,000 from the Wausau Rental Rehabilitation Loan Program to the Commercial Rehabilitation Loan Program. Bloomquist seconded. Motion passed unanimously.

With no other business to come before the committee, Gumness moved to adjourn the meeting, Olafsson seconded. The meeting was adjourned.

Respectfully Submitted,

Bruce Bohlken  
Chairman