

COMMUNITY DEVELOPMENT AUTHORITY
MINUTES

03/25/14

MEMBERS PRESENT: David Piehler, Russ Wilson, Andy Witt, Dorothy Korzilius, Sarah Napgezok

MEMBERS ABSENT: Romey Wagner, Jim Brezinski

OTHERS PRESENT: Ann Werth, Tammy Stratz, Betty Noel, Anne Jacobson, Mayor Tipple, Kevin Fabel, Jamie Landwehr, Tabatha Frerks, Jackson Case

(1) Call Meeting to Order

Meeting was called to order at 12:03 pm in the CDA Boardroom at 550 E. Thomas Street, Wausau, WI.

(2) Approval of Minutes

Napgezok moved to approve the minutes from 02/28/2014. Witt seconded. Motion approved unanimously.

(3) Sherman Street Development – Tabatha Frerks

Piehler reviewed the time line of events dating back to 2007, relating to Tabatha Frerks proposed use of the former Marathon Rubber property. Frerks sought board approval in moving forward with a new site plan for individual handicap units to replace the original plan for condominiums. She questioned whether the original agreement from 2007 was still a binding and enforceable agreement. Piehler suggested seeking a legal opinion on the validity of the original agreement and requested a full proposal to include intended use, reason or justification for plan changes, financing plan, impact on the neighborhood, and how it would fit in with the surrounding area. Frerks maintained that the only change to the original plan that hasn't already been approved is the layout and requested a list of questions that the board may have. Piehler stated that the normal process would require the developer to submit a detailed proposal rather than put the burden of questioning on the commission. Wilson made a motion to seek a legal opinion from the City Attorney relative to the validity of the current agreement and the necessity for a comprehensive written proposal for the new site plan holding the developer accountable. Napgezok seconded. Motion approved unanimously.

(4) Environmental Projects Update – 303-305 S. Second Avenue & 2102 N. Second Street

Fabel gave the Commissioners a summarization of the various handouts conveying the test results from 303-305 S 2nd Avenue. He discussed the original issues, the extent of the project in reference to the pollution plume.

Fabel also discussed AECOM's and the DNR's recommendations for further testing of the buildings to the south. Werth questioned whether the additional testing would be covered by Dry Cleaner Environmental Response Fund (DERF) funding.

(5) Riverview Towers LLC Renovation Project & Occupancy Update

Werth anticipates the project will be completed in late April 2014, and is in the preliminary stage of setting a date for the grand opening. Noel reported the current occupancy at 95% effective March 31, 2014.

(6) Finance Committee Report & 2013 Audit Update

Wilson stated that the CDA's 4th quarter financial statements were reviewed by the Finance committee and recapped a few accounts relating to Operating Subsidy and fixed asset transfers. He also reported on extraordinary maintenance expenses relative to bedbug remediation and a water leak in the CDA office hallway. Wilson stated that the first installment, to repay the City of Wausau for the \$400,000 Riverview Terrace loan was made in January 2014. He stated that the 2012 Capital Fund grant has been fully obligated and that Noel continues to work with Larry Wood at the Milwaukee Field Office to resolve the pending issue with the 2013 grant.

(7) Consideration and Action on Resolution 14-002 – Capital Fund Program Assistance for Fiscal Year 2014 – Capital Fund Grant #WI39P03150114

Noel reviewed a Capital Fund recap summarization active grants and explained that the CDA has been offered a 2014 Capital Fund grant in the amount of \$176,073. As a formality, the board must approve receipt of these funds in the form of a resolution. Wilson moved to approved Resolution 14-002, Witt seconded. A roll call vote was taken with unanimous consent.

(8) Discussion on Future Direction of the Community Development Authority

Werth discussed Wisconsin regulations on what the CDA can do relative to redevelopment throughout the City of Wausau. She also mentioned that Riverview Terrace will need various improvements in the near future. Werth suggested that the CDA research who else is providing housing and how we can potentially partner with them. She discussed having a term limit to the Housing Choice Voucher recipients and potentially offer them with employment and budgeting training to help them move forward. This training is something that is also available to the Scattered Sites and Riverview Towers tenants.

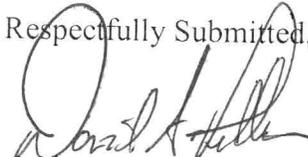
(9) Operational Issues and Current Activities

- **North Central Health Care Lease Update:** Everything is going well between NCHC and the CDA. There are no issues to date.
- **Thunderlube Update – 1610 Sheridan Road:** The construction is progressing well and there is a potential of sharing the site with U-Haul.

(10) Adjourn

With no other action to be taken, the meeting was adjourned.

Respectfully Submitted,



Dave Piehler
Chairperson