

COMMUNITY DEVELOPMENT AUTHORITY
MINUTES

08/25/2015

MEMBERS PRESENT: Russ Wilson, Andy Witt, Gary Gisselman, Dorothy Korzilius, Romey Wagner, Sarah Napgezek

MEMBERS ABSENT: David Welles

OTHERS PRESENT: Ann Werth, Betty Noel, Kevin Fabel, Mayor Tipple, Kelsey Scholz, Anne Jacobson

(1) Call Meeting to Order

Meeting was called to order at 12:02 pm in the WCDA Boardroom at 550 E Thomas Street, Wausau, Wisconsin.

(2) Approval of Minutes

Witt moved to approve the minutes from 07/28/2015. Korzilius seconded the motion. Motion was approved unanimously.

(3) 303-305 S. 2nd Avenue – Status Update

Fabel told the Commissioners that there were no new updates, but steady progress was being made on the site along with routine monitoring.

(4) 2102 N 2nd Street – Status Update

Fabel explained that REI would be submitting a request and \$75,000 proposal to the DNR to excavate the petroleum based contamination. He noted these funds should be reimbursed by the PECFA fund. The solvent based contamination on the site also requires excavation and those costs would be incurred by the WCDA. He indicated it would be approximately \$12,000, if the excavation was done at the same time as the petroleum based contamination excavation. The work could begin as soon as October 1, 2015, if the commissioners were to approve the excavation at the next meeting. Fabel indicated that after excavating, the DNR would require four quarters of sampling, and the project could be ready for closure by the end of 2016.

Werth requested permission to pursue cleaning and renting the building, which the Board approved.

(5) Finance Committee Report

Witt distributed a Finance Committee Report from the meeting on August 12, 2015. WCDA accounts and budgets were reviewed. Witt detailed items of note that were either over or under budgeted amounts. He noted that the Committee will review the Third Quarter statements and 2016 Budgets at their next meeting in November.

(6) Operational Issues and Current Activities

- **Occupancy Overview** – Noel stated that Terrace occupancy was low as residents have needed to vacate due to health issues, and the waiting list is not lengthy at this time. Riverview Towers occupancy is good and the waiting list is steady. The Scattered Sites are currently full.
- **Housing Software Update** – Werth mentioned that the City County Data Center is currently investigating the compatibility of the HDS Housing Software. The Yardi software contract expires on November 30, 2015, so staff is anxious to have the HDS Software up and running before this date.
- **Rental Assistance Demonstration (RAD) Application Update** – Werth explained that based on Baker-Tilly's financial projections, it does not make sense for the WCDA to move forward with RAD. Baker-Tilly estimated 38% less revenue with a program conversion. Werth stated that Staff had a conference call scheduled with Baker-Tilly and HUD's RAD program representative to discuss having the rent amounts increased. She indicated that having higher rents approved was doubtful and that it was unlikely that the WCDA would move forward with a program conversion.

(7) Adjourn

Korzilius moved to adjourn. Witt seconded. Meeting adjourned.

Respectfully Submitted,



Russ Wilson
Chairperson