

COMMUNITY DEVELOPMENT AUTHORITY
MINUTES

04/19/16

MEMBERS PRESENT: Russ Wilson, Andy Witt, Gary Gisselman, Dorothy Korzilius, Romey Wagner, David Welles

MEMBERS ABSENT: Sarah Napgezek

OTHERS PRESENT: Ann Werth, Betty Noel, Juli Birkenmeier, Tammy Stratz, Brad Lenz, Randy Verhasselt, Bonnie Marschall

(1) Call Meeting to Order

Meeting was called to order at 4:00 pm in the WCDA Boardroom at 550 E Thomas Street, Wausau, Wisconsin.

(2) Approval of Minutes

Wagner moved to approve the minutes from 03/22/16. Witt seconded the motion. Motion was approved unanimously.

Addendum (1) Discussion and Possible Action on Approving Placement of a Public Sculpture at 146 W. Washington Street

Lenz, Wausau City Planner, presented a memorandum from the Rotary Club of Wausau seeking permission to install a sculpture on a small parcel of property along the River Edge Parkway currently owned by the WCDA. He said this sculpture is a part of a public art initiative known as "Reflections Art Trail-Wausau". Commissioners were in favor of the request. Wagner stated it may be in the WCDA's best interest to just release the deed to this parcel of property to the City of Wausau. Lenz agreed that it would be beneficial for all parties involved. Wagner made a motion to deed the parcel of property located at 146 W. Washington Street over to the City of Wausau. Welles seconded. Motion was approved unanimously.

(3) Discussion and Possible Action on Renting 2102 N. Second Street

Werth introduced Randy Verhasselt, owner of Evolutions in Design (EID), who was seeking board approval to rent the WCDA-owned building located at 2102 N. Second Street. Noel provided commissioners with a letter drafted by Verhasselt outlining his short term goal of renting the building for storage of holiday merchandise and back stock for his current store at 626 N. Third Street and his long term goal of purchasing the property for a future EID home store with a retail garden area once environmental cleanup has concluded. Werth said Verhasselt has a proven 18 year history in downtown Wausau and has experienced many hardships over the last year due to the ongoing construction behind his Third Street building strictly limiting parking and making it very difficult to facilitate deliveries.

Werth consulted Kevin Fabel on any possible environmental issues which may exist within the building and the only concern raised may be indoor air quality, which he said could be easily tested. She said the Department of Public Works has already removed items they had stored in the building leaving only a possible garage door repair and some electrical work necessary to bring the building up to rentable condition. Werth sought board approval stating this would be

good revenue source for the WCDA, bring some much-needed indoor and outdoor appeal to the otherwise vacant building and complement the City's vision for future development in that area. The board gave unanimous consent and directed WCDA staff to draft a lease agreement for presentation and review at a future meeting.

(4) Discussion and Possible Action on Resolution 16-004 – Significant Amendment to the 2016 PHA Annual Plan

Noel provided a completed Significant Amendment to the WCDA's 2016 PHA Annual Plan. She reiterated that an amendment was necessary due to the proposed RAD conversion for Riverview Towers LLC. She reported staff held meetings on Monday, April 18, 2016, with the Resident Advisory Board and Riverview Towers tenants, as a whole, to answer any questions they may have. Werth reported tenants were pleased to be kept informed and thanked staff for fostering affordable housing. She said a public hearing was also held that afternoon to receive comments on the Significant Amendment. Noel sought board approval to submit the finalized Significant Amendment to HUD for their approval. Welles made a motion to approve Resolution 16-004 Significant Amendment to the 2016 PHA Annual Plan. Witt seconded. Roll call vote was taken with unanimous consent. Resolution 16-004 is approved.

(5) Discussion and Possible Action on Acquisition of Property at 601-607 N Third Street

Motion to move into closed session by Wagner, Witt seconded. Roll call vote was taken with unanimous consent.

(6) CLOSED SESSION pursuant to Section 19.85(1)(e) of the Wisconsin Statutes for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

(7) RECONVENE into open session; Discussion and Possible Action on Acquisition of Property at 601-607 N Third Street

Welles moved to reconvene, Witt seconded. Roll call vote was taken with unanimous consent. No action was taken.

(8) Operating Issues and Current Activities

- **Occupancy Overview** – Noel reported occupancy levels of 100% at Riverview Towers, 97% for Riverview Terrace and 100% Scattered Sites.
- **Scattered Site 2016 Project Update** – Noel said the contractors are currently working on the units at North 10th Avenue. She said the project was expected to be completed by mid-April but inclement weather has caused some delays. Overall, staff is very pleased with Dun-Rite Exteriors.

(9) Adjourn

Welles moved to adjourn. Witt seconded. Meeting adjourned.

Respectfully Submitted,



Russ Wilson
Chairperson