

## ECONOMIC DEVELOPMENT COMMITTEE

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Time and Place: The Economic Development Committee met on Thursday, September 26, 2013 at 3:30 PM in the Board Room at City Hall, 407 Grant Street, Wausau

ED Members Present: Jim Brezinski (Chair), Romey Wagner (Vice-chair), William Nagle, and David Oberbeck

Others Present: Ann Werth, Anne Jacobson, Brad Marquardt, Maryanne Groat, Jim Tipple, Theresa Clift, and Jim Mann

In accordance with Chapter 19, Wisc. Stats., notice of this meeting was posted and sent to the Daily Herald in the proper manner.

### CALL TO ORDER

Brezinski noted there was a quorum and called the meeting to order at approximately 3:30 p.m.

### APPROVAL OF ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES FROM 5/28/13, 7/16/2013, 8/12/2013, 8/27/2013, AND 9/10/2013

Nagle motioned to approve minutes. Wagner seconded and the motion carried unanimously 4-0.

### PRESENT LEGAL OPINION ON ELIGIBILITY OF THOMAS STREET RECONSTRUCTION PROJECT WITHIN TID # 6

Brezinski asked if all committee members had the legal opinion from Foley & Lardner, he said that we can do the financing we want to for this project based on Foley & Lardner's results. No comments were made on this topic because it was only a report.

### UPDATES ON APPROVED ECONOMIC DEVELOPMENT COMMITTEE PROJECTS AND INITIATIVES

Werth informed the committee that Thunder Lube has not started construction and plans to stay at their existing location until the spring. The building cost will be lower if they wait until spring to start. The time line set for Thunder Lube may need to be changed in a future meeting.

Werth reported that the Briq's construction should be done and the store ready to open in October.

Werth stated that work is commencing at Linetec in accordance with the TID #10 project plan.

Wagner questioned if the Bull Falls expansion will be done by October 14<sup>th</sup>, as he is receiving calls each day. Marquardt said he will find out a date for Wagner. Werth also added the Mid-Wisconsin Beverage has added two employees to assist in the increased distribution of Bull Falls products.

Werth said that interviews have started for the new Economic Development Manager.

Oberbeck said the landscape work being done at UAS Labs looks great and was wondering if there is a plan for any improvements to the entry way on 72nd Avenue. Werth said they are talking about incorporating that into a future expansion.

### AGREEMENT WITH POTENTIAL BUYER OF AMERICAN LEGION/TRIBUTE GOLF COURSE

Werth said the future owners are looking to grow fescue grass at the golf course and need the City to amend Chapter 6.48 of the Wausau Municipal Code so as to exempt golf course operations from the applicability of this chapter.

Oberbeck motioned to approve. Nagle seconded and the motion passed unanimously 4-0.

## **DISCUSS POSSIBLE AVENUES FOR CITY/COUNTY COOPERATION ON ECONOMIC DEVELOPMENT**

Oberbeck said we need to come to an understanding of what the County's Economic Development role is in relation to ours. When we went to a County Economic Committee meeting in hopes of working together, we were told that we were in the wrong place; the County said we should be talking with McDevco.

Nagle said the County has no Industrial Park or marketing for one, they are not setup to do anything.

Tipple stated the County is setting up a task force on TIF's and their role would be to evaluate TIF's.

Wagner said that the County in the past has funded the EEC for their Entrepreneurial Boot Camp and Information Technology.

Brezinski said that it's in our best interest to continue to talk with the county on working together.

Werth said that she will try to set something up with Brad Karger and Deb Higgins for future talks on working together.

## **NEXT AGENDA ITEMS AND DATE OF NEXT MEETING**

The next meeting will be held at 3:00 p.m. on October 22, 2013. The Committee will meet at the EEC for a bus tour of the Business Campus. ***(Bus Tour CANCELLED as of 10/3/2013 – ED Committee Meeting will be held at 4:30 p.m. on October 24, 2013)***

## **DISCUSS ECONOMIC DEVELOPMENT EXPECTATIONS/ACCOUNTABILITY IDEAS**

Guest Jim Mann was there to answer questions and offer ideas on goals/strategies for economic development.

The Committee came up with a list of what their goals should be. The goals are to increase tax base of the city, create living wage jobs, diversification of tax base, and increase overall quality of life.

The Committee laid out some strategies to follow in achieving the goals. These strategies are to manage and use tools available and TIF's currently are the only tool available. Other strategies include fostering public/private partnerships, working toward a higher return on investment, and marketing spin off for collateral development.

## **ADJOURN**

Nagle motioned to adjourn, Wagner seconded and the motion carried unanimously 4-0. The meeting was adjourned.

Respectfully Submitted,  
ECONOMIC DEVELOPMENT COMMITTEE

Chairperson  
Jim Brezinski