

## ECONOMIC DEVELOPMENT COMMITTEE

---

Time and Place: The Economic Development Committee met on Tuesday, May 6, 2014 at 4:30 p.m. in the Board Room at City Hall, 407 Grant Street, Wausau

ED Members Present: Bill Nagle (Chair), Lisa Rasmussen, Romey Wagner, Tom Neal and David Oberbeck

Others Present: Megan Lawrence, Maryanne Groat, Mayor Jim Tipple, Anne Jacobson, Ann Werth, Travis Lepinski, Kevin Fabel, Gary Gisselman, Dick Holster, Kent Olson, Elizabeth & David Hinner, Kristen Fish, Brad Marquardt, Pat Peckham, Theresa Clift and Jon & Jeanne Radke

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**

Wagner noted there was a quorum and called the meeting to order at approximately 4:30 p.m.

### **PUBLIC COMMENT ON MATTERS APPEARING ON THE AGENDA**

No comments were made.

### **APPROVAL OF ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES FROM 4/8/14**

Rasmussen motioned to approve minutes. Neal seconded and the motion carried unanimously 5-0.

### **SELECT A CHAIRPERSON AND VICE CHAIRPERSON FOR 2014-2016 TERM**

Wagner nominated Nagle for chairperson. Rasmussen nominated Oberbeck for chairperson. The vote was held and Nagle received three votes giving him the majority vote and thus becoming the new chairperson.

Wagner nominated Neal for the vice chairperson and Nagle seconded. The vote was held and Neal was voted in as vice chairperson unanimously 5-0. Nagle took over as chairperson.

### **ESTABLISH REGULAR MEETING DATES AND TIME FOR 2014-2016 TERM**

Wagner motioned to hold the meeting on the third Thursday of the month at 4:30 p.m. Rasmussen seconded and the motion carried unanimously 5-0.

### **PRESENTATION OF POTENTIAL DEVELOPMENT OPPORTUNITY WITH WAUSAU CHEMICAL AT 300 NORTH 84TH AVENUE**

Lawrence gave a power point on the possible move of Wausau Chemical to the Business Campus. The presentation showed the advantages of moving instead of Wausau Chemical expanding on the river front.

Rasmussen motioned for staff to start negotiation talks with Wausau Chemical. Wagner seconded and the motion carried unanimously 5-0.

**CONSIDER PURCHASE OF VACANT LAND IN THE WAUSAU BUSINESS CAMPUS AT 101 NORTH 72ND AVENUE FROM INTERCITY STATE BANK**

Wagner motioned to move forward on the purchase of the West half of the property already in the City of Wausau. Rasmussen seconded and the motion carried unanimously 5-0.

Werth stated the price should be set by Finance in closed session; this will give Economic Development some parameters to negotiate in.

**REVIEW A COMMERCIAL REHABILITATION LOAN FOR THRIVE FOODERY AT 2105 NORTH 2ND STREET**

Rasmussen motioned to move forward with the staff recommended \$150,000 loan. Neal seconded and the motion carried unanimously 5-0.

**CONSIDER THE INVESTMENT OF PUBLIC FUNDS WITH OLSON TIRE AND AUTO REGARDING THE PROPERTY LOCATED AT 3515 STEWART AVENUE**

Wagner motioned to have a closed session meeting to discuss possible funding for the Olson Tire and Auto project. Rasmussen seconded and the motion carried unanimously 5-0.

**CONSIDER NEGOTIATIONS FOR THE BIDDING ON THE PROPERTY LOCATED AT 1300 SHERMAN STREET**

Jacobson described the property up for auction and the rules of the auction. The property had been offered to the City for \$390,000.

**CLOSED SESSION PURSUANT TO 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. (CONSIDER NEGOTIATIONS FOR THE BIDDING ON THE PROPERTY AT 1300 SHERMAN STREET)**

Rasmussen motioned to move into closed session. Neal seconded, roll call was held and all members were present. Committee went into closed session.

Oberbeck and Wagner both removed themselves from the closed session due to potential conflicts of interest.

**RECONVENE INTO OPEN SESSION TO TAKE ACTION ON CLOSED SESSION ITEM, IF NECESSARY.**

*Committee reconvened back into Open Session in the Board Room.*

Rasmussen motioned to not enter into the bidding on the property located at 1300 Sherman Street. Neal seconded and the motion carried 3-0.

**REPORT ON RFP PROCESS FOR SAVO SUPPLY (1418 N 1ST STREET) AND THE WAUSAU CLUB (309 MCCLELLAN)**

Lawrence gave a report on the RFP's that came in for SAVO and the Wausau Club. Lawrence informed the Committee that there are selection committees in place.

Rasmussen made it clear that she does not want low income housing on the SAVO site. Neal stated his support of Rasmussen's statements and also does not want low income housing.

No action was taken or needed.

#### **REPORT ON KWIK TRIP (1500 GRAND AVENUE)**

Lawrence said the closing for Kwik Trip is scheduled for May 14, 2014. After closing, staff will be working on an RFP for it.

No action was taken or needed.

#### **CONSIDER SCHEDULING OF A STRATEGIC PLANNING SESSION FOR THE PURPOSE OF DEVELOPING AND PRIORITIZING ECONOMIC DEVELOPMENT INITIATIVES FOR THE 2014-2016 TERM AND APPROVE KFISCHER STRATEGIC PLANNING PROPOSAL**

Discussion was held on the topic of a strategic planning proposal.

Rasmussen stated that if we work on strategic planning it will help staff and the committee be on the same page. Staff will have a better vision of projects the committee is looking for and be able to weed out projects before they come to the committee.

Neal motioned to move forward with the K Fisher Consulting proposal. Rasmussen seconded and the motion carried unanimously 5-0.

#### **PRESENTATION AND DISCUSSION OF THE PAST ECONOMIC DEVELOPMENT ACTIVITIES 2012-2014**

Oberbeck said he just wanted a history of what was done and that we need to follow up with developer agreements and past projects.

Rasmussen would like to see a spreadsheet on how agreements are progressing.

No action was taken or needed.

#### **CONSIDER REQUEST FOR PROPOSALS FOR A SHOPPING CENTER CONSULTANT AND/OR ATTORNEY**

Discussion was done on what the purpose of the consultant would be. No action was taken or needed. Staff will move forward on looking for a consultant and bring back some recommendations to the committee for approval.

#### **ADJOURN**

Neal motioned to adjourn, Wagner seconded and the motion carried unanimously 5-0. The meeting was adjourned.

Respectfully Submitted,  
ECONOMIC DEVELOPMENT COMMITTEE

Chairperson  
Bill Nagle