

ECONOMIC DEVELOPMENT COMMITTEE

Time and Place: The Economic Development Committee met on Thursday, September 18, 2014 at 4:30 p.m. in the 2nd Floor Board Room at City Hall, 407 Grant Street, Wausau

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

Others Present: MaryAnne Groat, Mayor Jim Tipple, Ann Werth, Brad Lenz, Coleman Peiffer, Megan Lawrence, Garry Gisselman, Larry Lee, Jim Waldron, Allen Wesolowski, Evan Greenwood, Nikki Shaw, Michael Vanderlog, Bill Greenwood, John Opolka, Jim Warsaw, Valeria Sistrunk, Josette Daniels, Aaron Kapellush, Randy Schold and Rob McCready

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

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

Wagner arrived at 4:42 p.m.
Rasmussen arrived at 4:54 p.m.

PUBLIC COMMENT ON MATTERS APPEARING ON THE AGENDA

Aaron Kapellusch asked if he could make his comment at the time the agenda item is discussed. Nagle approved.

APPROVAL OF THE MINUTES FROM 9/2/14

Oberbeck motioned to approve the minutes. Neal seconded and the motion carried unanimously 3-0.

PRESENTATION AND POSSIBLE ACTION ON PROPOSED DEVELOPMENT PROJECT WITH METROPLAINS FOR THE PROPERTY AT 1418 NORTH 1ST STREET (SAVO SUPPLY)

Schold and McCready re-presented the affordable housing program that was given to the E.D. Committee on May 27, 2014 by MetroPlains and Gorman Company. They are offering to purchase SAVO for \$200,000 and convert it into a 29 unit affordable housing complex. Historically the building was once a paper bag company, shoe manufacture and a paper converting factory.

Kapellusch asked the committee to slow down this project and look at other options; many young professions are looking for market rate housing.

Neal motioned to move forward with the proposed development with MetroPlains. Oberbeck seconded and the motion carried 4-1. Rasmussen was the no vote.

PRESENTATION AND POSSIBLE ACTION ON PROPOSED DEVELOPMENT PROJECT WITH BILL & JULIE GREENWOOD, SOLE PROPRIETORS, FOR THE PROPERTY AT 1212 NORTH 1ST STREET

Mr. Greenwood gave a presentation on a proposed development for the existing metal building on the Riverfront property. He is proposing to turn 1212 N 1st Street into Wausau on the Water (WOW), a business that has some of the qualities of a Dave and Busters. This family entertainment center will include an arcade, video games, pool tables, shuffle board and more. No action was action was taken at this time; committee will discuss this topic in closed session.

DISCUSSION AND POSSIBLE ACTION ON PROPOSED AMENDMENT TO THE DEVELOPMENT AGREEMENT WITH SCANNELL PROPERTIES #92, LLC, REGARDING THE PROPERTY LOCATED AT 7800 INTERNATIONAL DRIVE

Mr. Waldron president of Wausau Window and Wall proposed an agreement amendment to pay \$31,200 a year in taxes for the next ten years to make up for the \$312,000 in payment that was not paid over the past five years due to the unmet assessed value. He is also requesting for the interest to be waived.

Wagner motioned to approve the proposed amendment to the development agreement. Rasmussen seconded and the motion carried unanimously 5-0.

UPDATE ON NEGOTIATIONS WITH CBL & ASSOCIATES PROPERTIES, INC. (WAUSAU CENTER MALL)

A conference call will be made to CBL in closed session.

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.

- PRESENTATION AND POSSIBLE ACTION ON PROPOSED DEVELOPMENT PROJECT WITH BILL & JULIE GREENWOOD, SOLE PROPRIETORS, FOR THE PROPERTY AT 1212 NORTH 1ST STREET
- DISCUSSION AND POSSIBLE ACTION ON PROPOSED AMENDMENT TO THE DEVELOPMENT AGREEMENT WITH SCANNELL PROPERTIES #92, LLC, REGARDING THE PROPERTY LOCATED AT 7800 INTERNATIONAL DRIVE
- UPDATE ON NEGOTIATIONS WITH CBL & ASSOCIATES PROPERTIES, INC. (WAUSAU CENTER MALL)

Rasmussen motioned to move into closed session. Neal seconded. Roll call was performed with all members present electing to go into closed session.

RECONVENE INTO OPEN SESSION TO TAKE ACTION ON CLOSED SESSION ITEMS, IF NECESSARY

Oberbeck motioned to move back into open session. Neal seconded and the motion carried unanimously 5-0.

No action was taken on CBL.

Wagner Motioned to move forward with proposed development with Bill Greenwood. One change to the proposal was made; instead of receiving a 7 year 0% interest loan for \$100,000.00 from the City to acquire the property, the City would deed over the building to Mr. Greenwood for zero dollars. Rasmussen second and the motion carried unanimously 5-0.

CONSIDERATION AND APPROVAL OF THE TAX INCREMENT DISTRICT BUDGETS FOR 2015

Rasmussen motion to approve the budgets as proposed. Neal seconded and the motion carried unanimously 5-0.

Nagle asked to have the minutes reflect the great job Maryanne did presenting the 2015 TID Budgets.

DISCUSSION AND ACTION ON WAYFINDING REQUEST FOR PROPOSALS

Rasmussen motioned to approve the release of the RFP. Wagner seconded and the motion carried unanimously 5-0.

UPDATE ON CITY DEVELOPMENT AGREEMENTS

Werth gave an update on the development agreements.

Wagner asked if this is the same information the Finance Committee is asking for in development agreements. Werth said they are looking for specific terms and conditions from the agreements. Wagner asked to have current agreements separate from completed agreements and to include the same information as was requested from Finance. Oberbeck said this is more applicable to the ED committee than the Finance Committee. Wagner said that these agreements should be reported to the ED Committee not Finance; he feels they are over-stepping their bounds. The department should answer to us and we can give a report to the Finance Committee. He likes what they're asking for but the information should come to ED not Finance.

ADJOURN

Rasmussen motioned to adjourn. Wagner seconded and the motion carried unanimously 5-0.

The meeting was adjourned at 8:05 p.m.

Respectfully Submitted,
ECONOMIC DEVELOPMENT COMMITTEE

Chairperson
Bill Nagle