

ECONOMIC DEVELOPMENT COMMITTEE

Time and Place: The Economic Development Committee met on Thursday, November 20, 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, Anne Jacobson, Megan Lawrence, Jim Warsaw, Nan Giese, Brad Lenz, Mark Craig, Arden Emmerich, Aaron Kapellusch, Allen Wesolowski, Chuck Plier, Dawn Follendorf, Coleman Peiffer, Jake Maahs, Cory Thorson and Jeff Evenhouse

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.

PUBLIC COMMENT ON MATTERS APPEARING ON THE AGENDA

Nagle said comments could be made at the time the agenda item is discussed.

APPROVAL OF THE MINUTES FROM 10/16/14

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

DISCUSSION AND POSSIBLE ACTION ON 1418 NORTH 1ST STREET (SAVO SUPPLY)

Rasmussen and Oberbeck commented that they both want to take a second look at the SAVO building for other uses besides affordable housing.

Wagner stated that staff did the first RFP properly and it was public record. Historical preservation limitations may have been on the project limiting to who would've responded to the first RFP.

Neal said this is a poor why to do business because we had started the process already with Metro Plains after awarding them the best use from the first RFP's submitted.

Kapellusch, Wausau Area Chamber of Commerce President, stated that he would like to explore other ideas for SAVO building to be more community based rather than just housing and yes it could be a taxable project.

Emmerich, Emmerich Properties, stated that the building could be used for market rate housing rather than low income housing. He proposed razing the Savo building and building a new three story, 36 unit apartment building. He said the reason he is proposing this project is to be on the defense of a low rent housing project.

Neal defended the people that would be living in the affordable housing complex by reminding everyone that not all people living there would be low income.

Rasmussen motioned to bring the Request for Proposal back to a special ED meeting on December 9, 2014, with a draft emailed to the ED Committee members before for their input. Oberbeck seconded and the motion carried unanimously 5-0.

DISCUSSION AND POSSIBLE ACTION ON GRANTING UNITED MAILING SERVICES AN OPTION TO PURCHASE 1.25 ACRES IN THE BUSINESS CAMPUS

Rasmussen motioned to extend the purchase option of 1.25 acres of land for 3 years at a price of \$100 per year and the purchase price of the land would be \$12,500 per acre. Wagner seconded and the motion carried unanimously 5-0.

DISCUSSION AND POSSIBLE ACTION ON REQUEST BY WAUSAU CONTAINER TO EXERCISE THE OPTION TO PURCHASE LAND IN THE BUSINESS CAMPUS

Wagner motioned to accept the purchase option of .65 acres of land to Wausau Container at the purchase price of \$12,500 per acre. Rasmussen seconded and the motion carried unanimously 5-0.

PRESENTATION, DISCUSSION AND POSSIBLE ACTION ON PROPOSED DEVELOPMENT AGREEMENT WITH ELK CREEK ARCHITECTURAL, LLC FOR THE WAUSAU CLUB (306 MCCLELLAN ST)

Rasmussen motioned to direct staff to draft a development agreement per the terms attached in the packet and also to include security interests for the City and the Grant award contingency. Neal seconded and the motion carried 5-0.

DISCUSSION AND POSSIBLE ACTION ON PROPOSED SALE OF BUSINESS CAMPUS LAND TO LB MEDWASTE

Discussion will be done in closed session. No action was taken.

DISCUSSION AND POSSIBLE ACTION ON PROPOSED DEVELOPMENT AGREEMENT WITH COMPOSITE ENVISIONS

Thorson introduced his expansion project for Composite Envisions by showing the committee what products he sells. No action was taken. Discussion will be done in closed session.

DISCUSSION AND POSSIBLE ACTION ON NEGOTIATIONS WITH CBL & ASSOCIATES PROPERTIES, INC. (WAUSAU CENTER MALL)

Discussion will be done in closed session. No action was taken.

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.

- DISCUSSION AND POSSIBLE ACTION ON PROPOSED SALE OF BUSINESS CAMPUS LAND TO LB MEDWASTE
- DISCUSSION AND POSSIBLE ACTION ON PROPOSED DEVELOPMENT AGREEMENT WITH COMPOSITE ENVISIONS
- DISCUSSION AND POSSIBLE ACTION ON NEGOTIATIONS WITH CBL & ASSOCIATES PROPERTIES, INC. (WAUSAU CENTER MALL)

Neal motioned to move into closed session. Rasmussen 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

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

DISCUSSION AND POSSIBLE ACTION ON PROPOSED SALE OF BUSINESS CAMPUS LAND TO LB MEDWASTE

Neal motioned to sell the land to LB Medwaste for zero dollars with an assurance that no waste will be visible from the exterior. Wagner seconded and the motion carried unanimously 5-0.

DISCUSSION AND POSSIBLE ACTION ON PROPOSED DEVELOPMENT AGREEMENT WITH COMPOSITE ENVISIONS

Neal motioned to approve the proposed development agreement with an amendment that the \$100,000 grant be replaced with a 10 year, 0% interest, \$100,000 forgivable loan, and the land will also have a zero dollar purchase price. Rasmussen seconded and the motion carried unanimously 5-0.

UPDATE ON THE VILLAGE OF BROKAW

No action necessary.

Nagle stated there were no new updates to report on Brokaw.

UPDATE ON DEVELOPMENT AGREEMENTS

No action necessary.

Werth informed the committee that there are two agreements in breach. The first one is the City Center on 18th Ave. The occupancy date was not met because the property was previously a dry cleaner and it took longer to get permits, second the square footage was to be 14000 and it's only 13880 and lastly the assessment has not been met yet. The remediation would be to pay back \$35,000.00 to the Block Grant Program.

The second one in breach is the Aspirus Hospital, they were to create 15 million dollars of taxable property and they are currently 5 million short of that. The remediation for this is the pay back of the cost of the road at \$276,715.66.

ADJOURN

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

The meeting was adjourned at 5:20 p.m.

Respectfully Submitted,
ECONOMIC DEVELOPMENT COMMITTEE

Chairperson
Bill Nagle