

ECONOMIC DEVELOPMENT COMMITTEE

Time and Place: The Economic Development Committee met on Tuesday, May 5, 2015 at 4:30 p.m. in the 1st Floor Council Chambers at City Hall, 407 Grant Street, Wausau

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

Others Present: Mayor Jim Tipple, Ann Werth, Anne Jacobson, MaryAnne Groat, Nan Giese, Travis Lepinski, Brad Lenz, Tammy Stratz, Chris Schock, Christine Van de Yacht, Elizabeth Fields, Jeff Sargent, Karen Kellbach, Aaron Kapellusch, Rob McCready, Bill Greenwood, Forrest Young, John Smith, Deb Ryan and Gary Gisselman

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

No comments were made.

APPROVAL OF MINUTES FROM 4/07/15

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

DISCUSSION AND POSSIBLE ACTION ON THE POTENTIAL PROJECT FOR THE PROPERTY AT 121 SOUTH SECOND AVE (DAIRY BUILDING)

Van De Yacht presented her request for a \$500,000.00 grant to improve her building in hopes of helping her land a tenant or the sale of the building. She is basing her request on plans and bids she received back in 2006 for the Dairy Building.

Rasmussen motioned to direct staff to move forward with this proposal, help Ms. Van de Yacht find other funding sources and bring it back to committee next month. Oberbeck seconded and the motion carried unanimously 5-0.

DISCUSSION AND POSSIBLE ACTION ON THE PROPOSALS RECEIVED FOR THE PROPERTY AT 1418 NORTH FIRST STREET (SAVO SUPPLY)

McCready from MetroPlains gave a presentation on their proposal for 1418 North First Street (Savo).

Kapellusch from the Wausau Chamber talked about his proposal and said they still want to move forward with it but at a different location due to the high cost to renovate 1418 North First Street. He officially withdrew their proposal for the SAVO building and wants to move forward on a vacant site. Kapellusch asked the City to help find him a site on the river. Non-Committee member Ryan said the vacant area in the mall would be a good place to put it.

No action was taken as the issue will be discussed in closed session.

DISCUSSION AND POSSIBLE ACTION ON THE PROPOSAL FOR THE PROPERTY AT 1500 GRAND AVENUE (KWIK TRIP)

The committee decide to wait until a future ED meeting to discuss this issue, so they could hear both presentations for the former Kwik Trip building. Only one of the proposals was invited to the meeting to present. For the SAVO building both proposals were given the chance to present and it would not be fair to only allow one of the Kwik Trip proposals to present.

DISCUSSION AND POSSIBLE ACTION ON THE PROPOSED DEVELOPMENT FOR THE PROPERTY AT 1212 NORTH FIRST STREET (WOW)

Bill Greenwood spoke regarding the instability of the current building and that they are looking at the possibility of a new and better building. Rasmussen asked about the costs of placing pylons. Oberbeck stated that we should be looking at the economy of scale, in other words, look to maximize the opportunity.

Rasmussen motioned to demo the existing building and to continue to work with Bill Greenwood on a development agreement and a rough building design. Wagner seconded and the motion carried unanimously 5-0.

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 THE PROPOSALS RECEIVED FOR THE PROPERTY AT 1418 NORTH FIRST STREET (SAVO SUPPLY)**

***DISCUSSION AND POSSIBLE ACTION ON THE PROPOSAL FOR THE PROPERTY AT 1500 GRAND AVENUE (KWIK TRIP)**

***DISCUSSION AND POSSIBLE ACTION ON THE PROPOSED DEVELOPMENT FOR THE PROPERTY AT 1212 NORTH FIRST STREET (WOW)**

***DISCUSSION AND POSSIBLE ACTION ON THE POTENTIAL PROJECT FOR THE PROPERTY AT 121 SOUTH SECOND AVE (DAIRY BUILDING)**

Rasmussen motioned to go into closed session. Neal seconded the motion.

Roll call was taken

All members were present

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

After closed session Wagner motioned to accept the proposal made by MetroPlains for property at 1418 North First Street. Neal seconded and the motion carried 4-1. The opposing vote was Rasmussen.

DISCUSSION AND POSSIBLE ACTION ON THE PROPOSED PROPERTY DISPOSITION PROGRAM FOR THE CITY OF WAUSAU

Rasmussen motioned to approve the proposed property disposition program. Neal seconded and the motion carried unanimously 5-0.

DISCUSSION AND POSSIBLE ACTION ON THE DRAFT RIVERFRONT DEVELOPMENT GOALS

Oberbeck wants public access to river addressed in goals. Nagle wants north of Bridge Street to be included. Rasmussen stated the urban design standards should be used. Oberbeck wants four season use of the riverfront. Wagner and Oberbeck both stated that the residential portion of this project should be north of Bridge Street.

These goals should be added and brought back to a future Economic Development meeting.

DISCUSSION AND POSSIBLE ACTION ON THE PROPOSAL RECEIVED FOR THE CITY OF WAUSAU WAYFINDING PROJECT

Oberbeck motioned to approve the proposal for Wayfinding. Rasmussen seconded and the motion carried unanimously 5-0.

DISCUSSION ON THE POTENTIAL CREATION OF A REDEVELOPMENT AREA FOR THE ATHLETIC PARK NEIGHBORHOOD

No action was taken. This topic was discussed some during agenda item #10 on the riverfront development goals.

There was some discussion on having busing to Athletic Park to solve some parking issues. This issue will be discussed further at future Economic Development meetings.

DISCUSSION AND POSSIBLE ACTION ON THE TRAFFIC CONFIGURATIONS ON FIRST AND THIRD AVENUES FOR ECONOMIC DEVELOPMENT CONSIDERATIONS

No action was taken.

Rasmussen said this was talked about at other committees and as of right now nothing will be done because the roads are still good and not in need of being replaced.

DISCUSSION AND POSSIBLE ACTION ON THE CREATION OF A CONSENSUS STATEMENT OF SUPPORT FOR THE WAUSAU CENTER MALL

Rasmussen motioned to approve the consensus statement of support for the Wausau Center Mall. Neal seconded and the motion carried unanimously 5-0.

DISCUSSION AND POSSIBLE ACTION ON THE PROPOSED DEVELOPMENT AGREEMENT PROCESS

This item will be added to a future Economic Development meeting for further discussion.

DISCUSSION ON POTENTIAL LOGO FOR THE RIVERFRONT DEVELOPMENT PROJECT

Neal asked if he could be added to the riverfront branding committee because this is his area of expertise.

This topic will be added to a future ED meeting for further discussion.

DISCUSSION ON STRATEGIC PLANNING

Nothing was discussed on this topic.

UPDATE ON CURRENT ACTIVITIES

***1203 THIRD STREET (GLASS HAT)**

***1800 STEWART AVENUE DEVELOPMENT AGREEMENT**

***BULL FALLS DEVELOPMENT AGREEMENT**

***MONTHLY UPDATE ON CURRENT DEVELOPMENT AGREEMENTS**

No updates were given.

ADJOURNMENT

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

The meeting was adjourned at 7:30 p.m.

Respectfully Submitted,
ECONOMIC DEVELOPMENT COMMITTEE
Bill Nagle, Chairperson