

ECONOMIC DEVELOPMENT COMMITTEE

Time and Place: The Economic Development Committee met on Tuesday, June 2, 2015 at 4:30 p.m. in the 2nd Floor Board Room at City Hall, 407 Grant Street, Wausau

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

Others Present: Mayor Jim Tipple, Ann Werth, Chris Schock, Travis Lepinski, Gary Gisselman, Brad Lenz, Tammy Stratz, Forrest Young, Jon Smith, Rob Flashinski, Brian Kowalski, Fay Simer, Andrew Halverson, Thomas Brown, Jim Warsaw, Len Kurzynski, Jim Ruffedt, Chris Menard, John Opolka, Noah Her, Cheng Her, Mai Her and Chungson Her

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. Rasmussen arrived at 4:35 p.m.

PUBLIC COMMENT ON MATTERS APPEARING ON THE AGENDA

No public comments were made.

DISCUSSION AND POSSIBLE ACTION ON THE CITY'S RIGHT TO REPURCHASE THE PROPERTY LOCATED AT 7400 HIGHLAND DRIVE

Wagner questioned staff what their recommendation is on the City's right to repurchase. Jacobson said we should waive our right to purchase it.

Wagner motioned to approve waiving our right to purchase. Neal seconded and the motion carried unanimously 5-0.

DISCUSSION AND POSSIBLE ACTION ON THE DRAFT EAST RIVERFRONT BROWNFIELDS AREA-WIDE PLAN

Fay Simmer from Stantec gave a PowerPoint presentation on the East Riverfront Brownfield Area-Wide Plan. Drew Laff, also from Stantec, joined in via conference call during the presentation. It was discussed that this area will be put out for RFP (request for proposal); one request will be the whole 16 acres and the other request will break the 16 acres into 3 pieces, consisting of the north, central and south portions.

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

APPROVAL OF THE MINUTES FROM 4/14/15, 4/20/15 AND 5/5/15

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

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

Bill Greenwood presented the updated plan for the WOW building. The Committee raised some concern over the big black roof and would like something added to it. Nagle was less concerned about the look and emphasized that the use is what is important. Rasmussen stated that the more money we put into the project, the more input we should put in.

Further discussion held in closed session.

DISCUSSION AND POSSIBLE ACTION ON THE POTENTIAL REDEVELOPMENT PROJECT FOR THE PROPERTY AT 828 SOUTH THIRD AVENUE (WAUSAU WORLD MARKET)

Stratz introduced the project and stated that it was a request for funds from TIF 6. The Her Family gave the committee background on the project.

Nagle stated that it is a good project to give money to and the area is in need of redevelopment. Wagner spoke in favor of the project and stated that the family will do good things for the community.

Further discussion was held in closed session.

DISCUSSION AND POSSIBLE ACTION ON THE PROPOSED DEVELOPMENT AGREEMENT FOR THE PROPERTY LOCATED AT STEWART AVENUE AND THIRD AVENUE

Andrew Halverson, Ellis Stone, presented the new plan for the Schierl project. The new allocation date requested would be January 31, 2016 for the \$275,000 0% interest 15-year loan. The reverse TID payments requested would remain the same and Schierl will withdraw the request for the street vacation. The updated plan includes 1 2-bedroom apartment, 8 1-bedroom apartments and there will be 17 parking stalls available.

Oberbeck spoke against using TIF funds for the C-Store project.

Wagner motioned to approve the new Schierl proposal and directed staff to move forward with the development agreement process. Rasmussen seconded and the motion carried 4-1. Oberbeck was the opposition vote.

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

Forrest Young informed the committee that the original proposal was to pay \$25,000 for the building, he is proposing that he pay \$0 for the building and spend \$25,000 in exterior/landscaping improvements.

Further discussion was held 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

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

***DISCUSSION AND POSSIBLE ACTION ON THE POTENTIAL REDEVELOPMENT PROJECT FOR THE PROPERTY AT 828 SOUTH THIRD AVENUE (WAUSAU WORLD MARKET)**

***DISCUSSION AND POSSIBLE ACTION ON THE PROPOSED DEVELOPMENT AGREEMENT FOR THE PROPERTY LOCATED AT STEWART AVENUE AND THIRD AVENUE**

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

Rasmussen motioned to go into closed session. Neal seconded and roll call was done, all members were present.

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

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

Rasmussen motioned to amend our development agreement with WOW to include our participation in the construction of the pylons, contingent upon receipt of visual improvements on the roof/exterior of the building. Neal seconded and the motion carried 5-0

Rasmussen motioned to approve redevelopment project at 828 South Third Avenue as proposed. Neal seconded and the motion carried 5-0.

DISCUSSION AND POSSIBLE ACTION ON THE APPROVAL OF THE PROJECT PLAN FOR AMENDMENT #4 TO TAX INCREMENT DISTRICT #5

Schock explained the amendment to the plan is in response to the proposed Wausau Chemical opportunity. The project is highlighted in the TIF plan but the spending cap on the district must be increased for a project of this size, so that's why the plan needs to be amended. Neal questioned the cash flow and Schock said it should work out based on the cash flow model.

Neal and Rasmussen both spoke in favor of the amendment for this project. Oberbeck said 80% is too much to fund for a private development.

Neal motioned to approve the amendment to the TIF plan. Wagner seconded and the motion carried 4-1. Oberbeck was the no vote.

DISCUSSION AND POSSIBLE ACTION ON THE ACCEPTANCE OF THE GRANT AWARDED FOR THE PROPOSED PROJECT LOCATED AT 1304-1308 THIRD STREET (RIVER EAST BROWNSTONES)

Oberbeck left the meeting at 6:35

Werth gave some background information as to the history of this properties/project.

Neal motioned to approve the acceptance of the grant, Rasmussen seconded and the motion carried unanimously 4-0.

DISCUSSION AND POSSIBLE ACTION ON THE CREATION OF A REDEVELOPMENT AREA FOR THE ATHLETIC PARK NEIGHBORHOOD

***UPDATE ON PARKING AND TRAFFIC ACCESS FOR ATHLETIC PARK**

Schock gave an update on bus shuttles for Athletic Park. We will invite Greg Seubert to a future Economic Development meeting to discuss challenges with a shuttle. Wagner raised concern as to why this is being discussed at an Economic Development meeting as it is the wrong committee.

Rasmussen motioned to adopt delineated area as a redevelopment zone. Neal seconded and the motion carried unanimously 4-0.

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

Schock informed the committee that the statement has been refined.

Wagner motioned to approve updated consensus statement. Neal seconded and the motion carried unanimously 4-0

DISCUSSION AND POSSIBLE ACTION ON THE PROPOSED DEVELOPMENT AGREEMENT PROCESS

Neal asked if 1 a. should be an and/or statement. Wagner asked if #10 could be added to state that status reports will be given to the Economic Development Committee from Economic Development staff.

Neal motioned to approve amended Development Process with the additions of 1 a. and/or statement and #10 Status reports are given to the ED committee from ED staff. Rasmussen seconded and the motion carried unanimously 4-0.

UPDATE ON THE POTENTIAL LOGO FOR THE RIVERFRONT DEVELOPMENT PROJECT

Schock updated the committee that Tom Neal, Staff and Adrenalign will meet to discuss this topic.

No action was taken.

DISCUSSION ON STRATEGIC PLANNING

This item will be tabled until next month.

UPDATE ON CURRENT ACTIVITIES

***DEVELOPMENT AGREEMENTS**

Werth gave some highlights on development agreements.

Rasmussen asked that if in the future we talk about calling development agreements substantially complete.

ADJOURN

Neal motioned to adjourn. Rasmussen seconded and the motion carried 4-0

Respectfully Submitted,
ECONOMIC DEVELOPMENT COMMITTEE
Bill Nagle, Chairperson