

## ECONOMIC DEVELOPMENT COMMITTEE

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Time and Place: The Economic Development Committee met on Tuesday, June 7, 2016 at 5:00 p.m. in the 2<sup>nd</sup> Floor Boardroom at City Hall, 407 Grant Street, Wausau

ED Members Present: Lisa Rasmussen, Romey Wagner and Tom Neal (C), Joe Gehin (VC) and Pat Peckham Rasmussen left at 6:30

Others Present: Ann Werth, Chris Schock, Tammy Stratz, MaryAnne Groat, Travis Lepinski, Jeremy Ray, Gary Gisselman, Chris Menard, Joe Mella, Ken Tokarz, Orlando Alfonso, Mayor Mielke, and the Media

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**

Neal noted there was a quorum and called the meeting to order at approximately 5:00 p.m.

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

No public comment was made.

### **ESTABLISH REGULAR MEETING DATES AND TIME FOR 2016-2018 TERM**

If was confirmed that the first Tuesday of the month at 5:00 p.m. works for everyone.

### **DISCUSSION AND POSSIBLE ACTION ON WAIVING THE CITY'S RIGHT TO PURCHASE PROPERTY IN THE WAUSAU BUSINESS CAMPUS IN ORDER TO ALLOW THE TITLE TRANSFER OF 5803 PACKER DRIVE FROM ON THE MUSCLE, INC., TO WISCONSIN SHOWER DOOR & SUPPLY CORPORATION**

The current owner of the building wants to sell it to the tenants currently in the building.

Rasmussen motioned to waive the City's right to purchase 5803 Packer Drive. Peckham seconded and the motion carried unanimously 5-0.

### **DISCUSSION AND POSSIBLE ACTION ON WAIVING THE CITY'S RIGHT TO PURCHASE PROPERTY IN THE WAUSAU BUSINESS CAMPUS IN ORDER TO ALLOW THE TITLE TRANSFER OF 7333 STEWART AVENUE FROM STEWART AVENUE HOLDINGS, LLC TO WESTSIDE WAREHOUSING OF WAUSAU, LLC**

Wagner motioned to waive the City's right to purchase 7333 Stewart Avenue. Rasmussen seconded and the motion carried unanimously 5-0.

### **DISCUSSION AND POSSIBLE ACTION ON THE POTENTIAL SALE OF PROPERTY AT 1300 CLEVELAND AVENUE**

St. Vincent de Paul would like to purchase part of the property for transitional housing.

Discussion will be done in closed session.

### **DISCUSSION AND POSSIBLE ACTION ON THE PROPOSED ACQUISITION OF 415 SOUTH FIRST AVENUE**

Discussion will be done in closed session.

**DISCUSSION AND POSSIBLE ACTION ON THE POTENTIAL SENIOR LIVING COMPLEX PROJECT**

Schock said they will come to a future Economic Development meeting with an ask of the City.

**DISCUSSION AND POSSIBLE ACTION ON THE SALE OF PROPERTY LOCATED AT APPROXIMATELY 7570 STEWART AVENUE**

Menard, from Linetec, said they would like to purchase the land so they can put on a 22,000 square foot addition and add 11 new jobs. The land is needed in order to have access around the building once the addition is on.

Rasmussen motioned to sell the property as proposed in the offer. Wagner seconded and the motion carried unanimously 5-0

**DISCUSSION AND POSSIBLE ACTION ON THE POTENTIAL ACQUISITION OF PROPERTY AT 411 WASHINGTON STREET**

Discussion will be done in closed session.

**UPDATE ON THE RIVERLIFE VILLAGES PROJECT PROPOSAL FROM FRANTZ COMMUNITY INVESTORS**

Frantz showed an update on their plans/drawing. Once the development agreement is signed they will have final/construction plans and hope to start phase one by fall.

**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 POTENTIAL SALE OF PROPERTY AT 1300 CLEVELAND AVENUE**

**\*DISCUSSION AND POSSIBLE ACTION ON THE PROPOSED ACQUISITION OF 415 SOUTH FIRST AVENUE**

**\*DISCUSSION AND POSSIBLE ACTION ON THE POTENTIAL SENIOR LIVING COMPLEX PROJECT**

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**\*DISCUSSION AND POSSIBLE ACTION ON THE POTENTIAL ACQUISITION OF PROPERTY AT 411 WASHINGTON STREET**

Rasmussen motioned to go into closed session. Gehin seconded. Roll call was done; all members were present.

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

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

Rasmussen motioned to continue negotiations on the sale of part of 1300 Cleveland Avenue. Peckham seconded and the motion carried unanimously 5-0.

Rasmussen motioned to accept the asking offer of \$200,000 for the purchase of 415 S. 1<sup>st</sup> Avenue. Peckham seconded and the motion carried unanimously 5-0.

**DISCUSSION AND POSSIBLE ACTION ON THE PROPOSAL FROM FRONTIER FOR DOWNTOWN WIRELESS**

Groat said we have a proposal from Frontier for Wi-Fi for the 400 Block at a cost of \$12,000 a year and a wrap on a City bus for advertising.

Peckham motioned to express interest in the Frontier offer and direct staff to explore other options for free or at near no cost. Gehin seconded and the motion carried unanimously 5-0.

**DISCUSSION AND POSSIBLE ACTION REGARDING THE TRANSFER OF CITY OF WAUSAU OWNED PROPERTY AT 8 SCOTT STREET TO THE WAUSAU COMMUNITY DEVELOPMENT AUTHORITY**

Werth said the property needs to be transferred back to do the phase 1 environmental review.

Gehin motioned to transfer the property at 8 Scott Street back to the Community Development Authority. Peckham seconded and the motion carried unanimously 4-0.

**DISCUSSION AND POSSIBLE ACTION ON THE PROPOSALS RECEIVED FOR MARKETING AND COMMUNICATION SERVICES**

Schock said we receive two responses for the marketing and thinks Aplomb PR would be a good choice.

Peckham motioned to direct staff to work on adding a creative element to the proposal. Gehin seconded and the motion carried unanimously 5-0.

**DISCUSSION AND POSSIBLE ACTION ON RIVERLIFE BRANDING**

No action was taken. Schock showed a few different logo's for Riverlife. Some changes will be made and brought to a future meeting for review.

**DISCUSSION AND POSSIBLE ACTION ON THE WAUSAU BRANDING INITIATIVE**

Move to a future meeting.

**ADJOURN**

Gehin motioned to adjourn. Peckham seconded and the motion carried unanimously 4-0.

The meeting was adjourned at 6:50 p.m.

Respectfully Submitted,  
ECONOMIC DEVELOPMENT COMMITTEE  
Tom Neal, Chairperson