

JOINT MEETING BETWEEN FINANCE AND ECONOMIC DEVELOPMENT COMMITTEES

Time and Place: Tuesday, January 17, 2012 at 8:00 am in the Board Room at City Hall.

ED Members Present: Jim Brezinski (C), Bill Nagle, Ed Gale, Romey Wagner, David Oberbeck

Finance Members Present: Gary Klingbeil (C), Bill Nagle, Jim Brezinski, David Oberbeck

Members Not Present: Jonathan Havel (FIN)

Others Present: Maryanne Groat, Brad Marquardt, Ann Werth, Brad Lenz, Heather Wessling, Mindy Walker, Gary Gisselman, Tom Sather – Silverstone Partners, Inc., Chad Dally – Wausau Daily Herald, Cal Tillisch – Wausau Curling Club

In accordance with Chapter 19, Wisc. Stats., notice of this meeting was posted and sent to the Daily Herald in the proper manner and called to order at 8:03 am.

(1) CONSIDER LOCAL FUNDING OF LAKE WAUSAU COMPREHENSIVE STUDY

Groat discussed the Lake Wausau study and noted there has been a request for a total of \$10,000 to be split between communities in the area. This would be an expense of \$2,500 each and the resolution would authorize the City of Wausau to contribute their portion. Oberbeck questioned where the funding would come from. Groat indicated there is funding in the budget each year for professional studies. Brezinski noted from an Economic Development standpoint, this kind of project is central to the community. Groat referenced an agreement from 1991 of the Lake Wausau Management committee which showed that all the communities have intended to work together for quite some time and this committee was made up of members of each community. Gale noted a concern he received from a citizen regarding the validity of this committee considering they have not met according to the terms in their agreement. Groat explained this agenda item was not approving a previous agreement, just the resolution to fund the comprehensive study at this time and noted she only brought the previous agreement forward as background information for the committee to show the willingness of all committees to work together.

Economic Development Committee vote: Motion by Oberbeck, second by Gale to approve the funding of the Lake Wausau Comprehensive Study as presented in resolution. Motion passed 5-0.

Finance Committee vote: Motion by Oberbeck, second by Nagle to approve the funding of the Lake Wausau Comprehensive Study as presented in resolution. Motion passed 4-0.

(2) 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 – DEVELOPMENT AGREEMENT SILVERSTONE PARTNERS, INC.

Werth introduced Tom Sather, Silverstone Partners, Inc. and the proposed 2nd Avenue Loft apartments between 2nd Avenue and Alexander Street, which includes five parcels. She indicated they are looking to put in an application for tax credit funding and would need this resolution in order to meet the February 3rd, 2012 application deadline. Werth showed the committee a few pictures of Silverstone's previous project in Reedsburg as well as the projected location for this project in Wausau. Tom Sather spoke regarding previous projects, Section 42 funding and the proposed project. This would be a 60 unit, 4 story apartment complex with elevators and underground parking. The total project costs are approximately \$8.4 million dollars. Klingbeil questioned if there is a map showing the properties included. Werth noted this was included in their packet. Werth indicated they are currently having discussions with Eastbay regarding a parking lot that is currently leased to them and their employees. Brezinski questioned what the range of rents would be for these apartments. Sather noted it would be broad range of rents, including 15 one-bedroom, 20 two-bedroom, and 15 three-bedroom apartments that could range from \$400 for a one bedroom to \$900 for a three-bedroom. Gale questioned Marquardt if there could be some permanent crosswalks put in near Associated Bank and Eastbay. Marquardt indicated they have already begun speaking with both businesses regarding funding for this. Gale questioned Lenz how many parking spaces are required for 60 units. Lenz indicated it is generally 1-1.5 parking stalls per unit but this was going to be discussed at the zoning meeting.

Oberbeck questioned if there could be any on street parking. Lenz noted they were also checking into this. Gale noted he had some major concerns with on street parking due to snow plowing. Nagle questioned Sather was their track record was before the Reedsburg project. Sather noted he has been working with Section 42 housing projects for approximately 5 years but that his partner has been working in this field since the 1980's. Nagle questioned if they already have chosen contractors. Sather indicated they have a general contractor, but this general can only bid on certain portions of the project and they need to have three bids for each section. He noted they like to hire as many local sub-contractors as possible and have already spoken with Kolbe and Kolbe.

Economic Development Committee vote: Motion by Gale, second by Oberbeck to move into closed session. Roll call vote: Ayes: Brezinski, Gale, Nagle, Oberbeck, Wagner. Noes: 0. Motion carried 5-0.

Finance Committee vote: Motion by Brezinski, second by Oberbeck to move into closed session. Roll call vote: Ayes: Klingbeil, Brezinski, Nagle, Oberbeck. Noes: 0. Motion carried 4-0.

(3) RECONVENE INTO OPEN SESSION TO CONSIDER DEVELOPMENT AGREEMENT SILVERSTONE PARTNERS, INC.

Economic Development Committee vote: Motion by Wagner, second by Oberbeck to approve development agreement between Silverstone Partners, Inc. and the City of Wausau including development proposal and plan for redevelopment of six properties on the Near West Side, Wausau, WI, to be a financial investment of \$8.4 Million Dollars with a \$250,000 loan with 0% interest from year 1-17 and 2% interest from year 18-30, from the City. Motion carried 5-0.

Finance Committee vote: Motion by Brezinski, second by Nagle to approve development agreement between Silverstone Partners, Inc. and the City of Wausau including development proposal and plan for redevelopment of six properties on the Near West Side, Wausau, WI, to be a financial investment of \$8.4 Million Dollars with a \$250,000 loan with 0% interest from year 1-17 and 2% interest from year 18-30, from the City. Motion carried 4-0.

(4) 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, WHENVER COMPETITIVE OR BARGAINING REASONS REQUIRE A CLOSED SESSION – DEVELOPMENT AGREEMENT WAUSAU CURLING CLUB

Cal Tillisch discussed the proposed Wausau Curling Club project to be built in 2012-2013. The new facility will be a \$3 Million dollar, state of the art facility that will be the only fully handicapped accessible center in the United States. The center will be the permanent site for the high school state championships as well as holding Olympic trials and possibly world championship events. Marquardt indicated the resolution would fund installation of the new street, curb, gutter and sidewalks to the new facility. The estimated cost for this is \$320,000. Tillisch noted they are anticipating starting the project in Spring of 2012. They have raised \$2.8 Million dollars thus far from private and foundation funding. Tillisch noted the Curling Club has already reserved land for the City to install sidewalks in the future if needed. Wagner noted this is a great asset to the community and surround neighborhood.

Economic Development Committee vote: Motion by Nagle, second by Oberbeck to move into closed session. Roll call: Ayes: Brezinski, Gale, Nagle, Oberbeck, Wagner. Motion carried 5-0.

Finance Committee vote: Motion by Nagle, second by Oberbeck to move into closed session. Roll call: Ayes: Klingbeil, Brezinski, Nagle, Oberbeck. Motion carried 4-0.

(5) RECONVENE INTO OPEN SESSION TO CONSIDER DEVELOPMENT AGREEMENT WAUSAU CURLING CLUB

Economic Development Committee vote: Motion by Nagle, second by Oberbeck to approve a publicly designed and constructed roadway between Kent Street, that is approximately 1300 feet North of the parking facility of the new Wausau Curling Center and City to construct the sanitary sewer and water main within the public right of way to the facility by using Holtz Krause funds to be repaid from future Room tax dollars at 0% interest. Motion passed 5-0.

Finance Committee vote: Motion by Nagle, second by Oberbeck to approve a publicly designed and constructed roadway between Kent Street, that is approximately 1300 feet North of the parking facility of the new Wausau Curling Center and City to construct the sanitary sewer and water main within the public right of way to the facility by using Holtz Krause funds to be repaid from future Room tax dollars at 0% interest. Motion passed 4-0.

(6) ADJOURN

Economic Development:

Motion by Nagle, second by Wagner to adjourn the meeting of the Economic Development Committee. Motion carried unanimously. Meeting adjourned at 10:20 am.

Finance:

Motion by Brezinski, second by Oberbeck to adjourn the meeting of the Finance Committee. Motion carried unanimously. Meeting adjourned at 10:20 am.

Respectfully Submitted,
ECONOMIC COMMITTEE

Gary Klingbeil, Finance Chairperson
Jim Brezinski, Economic Development Chairperson