

**WAUSAU COMMUNITY DEVELOPMENT AUTHORITY  
REDEVELOPMENT COMMITTEE MINUTES**

03/20/19

**MEMBERS PRESENT:** Gary Gisselman, David Welles, Tom Neal

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Chris Schock, Betty Noel, Sara Marquardt, Megan Stringer-Wausau Daily Herald

The CDA Redevelopment Committee meeting was called to order by Schock at 9:00 a.m.

**1. Election of a Chair**

Motion made by Neal, second by Gisselman to nominate Welles as the Chair. Welles accepted the nomination. Motion passed 3-0.

**2. Discussion and Possible Action on Future Meeting Schedule**

Committee agreed to meet quarterly and as needed. Next meeting was set for Wednesday, May 1, 2019 at 9:00 a.m. in the Board Room of City Hall.

**3. Discussion and Possible Action on the Mission and Strategic Statement of the Committee**

Schock distributed the mission of the CDA which is housing focused. Discussion was held regarding adding some lines to reflect the redevelopment strategies. Noel passed out an old statement of goals which did reflect some redevelopment strategies. Welles asked for a compilation of all the statements and strategies. Schock will compile and have a draft for the Committee at the next meeting. Some discussion was held on the roles of the Community Development Authority (CDA) versus the Community Development Department (CDD) and HUD.

**4. Review of Current Community Development Authority Opportunity Sites**

2102 North 2<sup>nd</sup> Street – Schock expects a proposal from Bridge Community soon. There will be a land request from the City and the proposal will go through both ED and the CDA Board.

Kraft Cleaners – CDA is entering the final steps to move forward after the remediation process. Schock stated that there has been some interest by adjacent home owners. The site is small and will need to be part of a bigger project. Welles asked if the capping decision is still appropriate and Schock affirmed that it was as the new owners will more than likely leave the cap as is.

Ponderosa – The County has officially taken this property and approved an offer price for the City to take it. A discussion was held regarding CDA ownership versus City ownership. Committee expressed an interest in being the first step for these types of projects. Schock suggested sending a notice to the Council expressing interest in redevelopment properties. The Committee will look to come back together when there is something actionable on the Ponderosa Motel property. Gisselman expressed an interest in having the CDA be the owner.

YWCA – Schock explained that the owners are looking for private buyers.

2<sup>nd</sup> & DeKalb – Gisselman mentioned this property in particular. Schock asked the Committee to encourage the County to take a leadership position on these types of properties.

10<sup>th</sup> & Forest – Neal mentioned that this property has been posted for years as uninhabitable. Schock will check on this one and report back to the Committee. If the Committee sees additional sites, they were encouraged to let Schock know.

Committee discussed the Problem Properties group and the identifiers that they have developed. Schock suggested inviting Hebert to a future meeting. Gisselman would like to see the map of problem properties versus the crime statistics. Neal asked if the group would benefit from identifying corridors of opportunities as a building block. It was suggested that "Presidential Row" is a clearly identified area of concern.

Neighbors Place – Noel suggested a potential partnership in assisting with their growth as the Neighbors Place has out grown their current building.

Wausau Daily Herald Building – Neal suggested a number of opportunities may be available for this building. Schock stated that the City has reached out to the WDH to offer our interest in assisting with the redevelopment of the building but to date have had little response.

Historical Society – Neal asked about the status of the property by 3<sup>rd</sup> Street. Schock stated that a final decision regarding parking, leasing and/or selling the frontage has not yet been made.

UWMC – Noel asked about available buildings on the UWMC campus as possible options for the drug court. Schock suspected that it may not fit their model.

Noel stated that there is a long waiting list for 1 and 2 bedroom family units and suggested that the Committee should consider building our own structure as an option. Gisselman asked about the need. Noel stated that the CDA has only one 1-bedroom and two 2-bedroom scattered site units available. Gisselman felt that this topic needs to be discussed in greater detail. Schock pointed out the high construction costs right now but Gisselman suggested that we need to take care of our own people.

Welles asked about capacity and administration. Noel confirmed that it would be easier to manage a program that already exists. Schock stated that we are hesitant to add units to public housing due to the instability of the program. Welles suggested looking at some options to see if anything is feasible.

#### **5. Discussion and Possible Action on Potential Partnership with North Central Health Care**

A solid proposal has yet to be received from North Central Health Care for a potential NCHC/CDA partnership for Riverview Terrace. Schock expects that it will be forthcoming.

#### **6. Discussion and Possible Action on Potential Partnership with Marathon County OWI/Drug Court**

Staff has had productive conversations with the County on the Drug Court partnership – talk has begun on potential sites. Schock expects a proposal.

Discussion was held on the current rental situation, needs, supervision and average stays. Schock stated that before anything was final, the county staff would be asked to speak regarding greater details. The Ponderosa Motel property was also suggested as a possible site but best use was questioned. Schock assumes the building will be razed.

Welles suggested leaving May 1, 2019 as the next meeting and polling the Committee if an additional date is needed.

Meeting was adjourned at 10:15 a.m.

Respectively submitted,



David Welles  
Chair