WAUSAU COMMUNITY DEVELOPMENT AUTHORITY
REDEVELOPMENT COMMITTEE MINUTES

05/15/19

MEMBERS PRESENT: David Welles, Gary Gisselman, Tom Neal

MEMBERS ABSENT: None

OTHERS PRESENT: Christian Schock, Betty Noel, Juli Birkenmeier, Tammy Stratz, Bill Hebert

1. Call the Meeting to Order

The CDA Redevelopment Committee meeting was called to order by Welles at 9:01 a.m.

2. Approval of Minutes from 3/20/19

Gisselman made a motion to approve the 3/20/19 minutes. Neal seconded. Motion was approved unanimously.

3. Update on City’s Problem Properties Taskforce Efforts

Bill Hebert, Director of Wausau Inspections, gave an overview of taskforce efforts in dealing with problem properties throughout the City of Wausau. He said they have compiled a list of problem properties based on frequent police calls and inspection violations and highlighted six properties that they closely monitor. Hebert stated that there is no official budget for this taskforce but said they have received monetary assistance from the Community Development Department. Gisselman suggested that heavier ordinances may assist with these problem properties. Welles reported that there are other counties within the state that have a more aggressive tax foreclosure process which may also benefit this effort. Neal agreed that the City and Marathon County must work collaboratively and suggested inviting key officials to future City meetings. Schock stated that he will continue dialogue with the County and will update as necessary.

4. Potential Partnership with North Central Health Care on Riverview Terrace

Schock said he has had continued communication with Michael Loy, North Central Health Care, relative to a potential Riverview Terrace partnership. He said he anticipates receiving a formal proposal reflecting a detailed business plan and implementation timeline by the May or June CDA board meeting.

5. Potential Acquisition of the Former Ponderosa Motel Property

Schock stated that the Economic Development Committee has been made aware that the CDA may be a potential avenue for acquisition of this property. Schock said that Stratz has already completed some legwork, including the Phase I and II environmental assessments, as well as budgeting CDBG resources for the acquisition and demolition. Stratz explained that if CDBG funds are used, there will be reporting requirements and property use restrictions which must provide opportunities to low and moderate income individuals and families. She said the redevelopment can include income-qualifying housing or business opportunities that employ income-qualifying individuals. Stratz stated that she has $125,000 available for the acquisition and possible razing of the building. She reported that the County’s asking price is $71,000, which includes the back taxes, interest and penalties, but feels there is room for negotiation. Schock said that staff can begin negotiations with the County on the potential acquisition if directed to do so. Neal made a motion to recommend to the CDA board to authorize staff to pursue a negotiated position with the County and present a proposal for consideration at board level. Gisselman seconded. Motion was approved unanimously.
6. Update on Bridge Community Clinic Property Transfer

Schock reiterated that both the CDA and City Council have approved the transfer of the property. He said Bridge Community is currently working through parking agreements with the City and said he will continue to provide updates as the closing date is determined. Welles asked if there was a formal written agreement between the CDA and Bridge Community. Schock stated that while there is no formal agreement; the sale will be based off Bridge Community’s proposal and said the City Attorney will draft closing documents to be signed by all parties.

7. Update on 10th and Forest Street Properties

Neal stated that the City Inspections department has posted these properties as uninhabitable. He furthered that more discussions on these properties will be forthcoming.

8. Revisions to the CDA’s “Housing” Mission and Goals Statement of the Planning, Community and Economic Development Department

Schock reviewed the previous mission statement. He said the revision includes language that more adequately reflects the CDA’s housing and redevelopment goals. Gisselman asked Schock for his definition of proactive with regard to the redevelopment goal. Schock clarified that proactive is seeking out, acquiring, creating programs and the removal of blighted properties. From a fiscally responsible standpoint, Welles suggested proceeding with caution when considering acquisition of properties that require environmental remediation. Welles furthered that he would like this item added to the full board agenda for further review and input.

9. Potential OWI/Drug Court Housing Partnership with Marathon County and Additional Housing Needs

Schock stated that the County is still interested in a partnership with the CDA. He said he asked them to write a letter of interest to the board and present at a future board meeting. He will continue to update as necessary.

Respectfully submitted,

[Signature]

David Welles
Chair