

ECONOMIC DEVELOPMENT COMMITTEE

Date and Time: Tuesday, September 3, 2019 at 5:45 p.m., Council Chambers

Members Present: Neal, Gisselman, Peckham (late), Rasmussen and Martens

Others Present: Mayor, Schock, Groat, Jacobson, Stratz, Van Krey and Marquardt

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner.

The Economic Development Committee meeting was called to order by Neal at 5:50 p.m.

Approval of the Minutes from 08/06/19

Motion by Martens, second by Rasmussen to approve the minutes. Motion passed 4-0.

Discussion and Possible Action on Revised Guidelines for the City of Wausau Commercial Rehabilitation Program

Tammy Stratz explained when first developed, the Commercial Rehab program was for the downtown only and had a multi-step historic review. Staff is seeking to open the program to the entire City and add a streamlined historic review process.

Motion by Rasmussen, second by Gisselman to approve the changes as presented. Motion passed 4-0.

Discussion and Possible Action on the Issuance of an RFP for the North Riverfront Area (Great Lakes Cheese and Wausau Chemical)

Schock mentioned based on feedback from the last meeting, the RFP was updated with new verbiage and timeline. Rasmussen asked that the RFP more clearly discuss challenges and positive outcomes with other sites. By consensus, verbiage was agreed upon.

Peckham arrived at 5:55 p.m.

Motion by Rasmussen to approve the RFP release with the agreed upon changes, second by Gisselman. Motion passed 5-0.

Discussion and Possible Action on the Sale of Business Campus Property on Innovation Way and the Associated Incentives to Composite Envisions for the Construction of a New Manufacturing Facility

Schock explained two projects have come forward in the Business Campus. Both projects are expanding footprints in the Business Campus. The term sheet was refined to include jobs, price and incentive and staff felt this is a reasonable use for the property.

Motion by Rasmussen to approve the sale and incentives as stated on the term sheet, second by Gisselman. Motion passed 5-0.

Closed session was not required.

Discussion and Possible Action on the Sale of Business Campus Property on Enterprise Drive and Associated Incentives to Applied Fab & Machining for the Construction of a New Manufacturing Facility

Schock introduced the second project as a new project that came together quickly to accommodate the business. With this sale, Enterprise Drive will be completely sold. Tim Sheridan related how his heart is set on doing business in Wausau and that his business started with 1 employee and now they are up to 13 running 7 days a week. Unfortunately, the sale of JARP caught them off guard with regards to their lease arrangement. Sheridan furthered Applied Fab is in a little predicament with needing to move quickly and needs the City's help to get this building going. The Mayor offered his support and encouragement for the project.

Schock shared building plans and reviewed the term sheet. Staff felt the request was appropriate and in line with other facilities. Rasmussen declared that when a facility wants to grow, the City should support it.

Motion by Rasmussen to approve the agreement as presented in the term sheet, second by Martens. Motion passed 5-0.

Peckham asked about the situation with JARP. Sheridan answered their lease has been terminated effective March of 2020, hence the need to move quickly.

Closed session was not required.

Updates on Current Projects

- Plan Open Houses – Schock said this afternoon, the City hosted the Highway 52 Open House and next week will kick off a series of plan open houses and COW events.
- Westside Battery – Schock stated there is continued dialogue with Clint who is finalizes his finances as the road project finishes up.
- Riverlife Villages Phase 1 – Schock explained there is limited work on the site and looking to finalize plan amendments the first week of October. Walls are being built off-site. Rasmussen clarified the plan finalization is with the State not the City. Schock mentioned the goal is to pour the floor and have the wall components and roof up before bad weather.
- 120 Scott Street (Merge Development) – Schock pointed out Merge group will be in town on September 10th to attend the plan meetings and a meeting with stakeholders.
- AARP Livable Communities – Schock commented the second meeting has been set with the Steering Committee people in October.
- Ponderosa Motel Development – Schock noted the CDA Board will meet in September and staff expects it to move forward.
- Wausau Center Mall – Schock commented bids have been opened and there was 1 local bid in the group. The expectation was there will be a time for the group to resubmit final numbers and plans. Schock expected there to be an ask for City contribution. More information will be available in anticipation of a possible COW on September 10th. Rasmussen asked if we are expecting to see a shell of the public ask and reiterated the City has been looking to partner with someone for a while. Schock expressed the hope it will come together for the 10th.
- Wausome Campaign – Schock concluded with the videos are out and staff will continue to push out the Wausome stories. The refinement of the next set of videos has begun as well as a partnership with Wausau West students. Videos will be shown at the next meeting.

Discussion on a Potential Joint Meeting with the Finance Committee on September 10, 2019

Rasmussen pointed out Finance will start at 5:15 p.m., and the agenda is full. Council might have to start late.

Special Instructions or Directives to Staff:

None

Motion by Martens, second by Peckham to adjourn the meeting. Motion passed 5-0.

Adjournment Time: 6:24 p.m.