

JOINT FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE

Date and Time: Tuesday, July 7, 2020 at 5:15 p.m., Council Chambers

Economic Development Committee Members Present: Tom Neal (c), Lisa Rasmussen, Sarah Watson, Becky McElhaney and Tom Kilian

Finance Committee Members Present: Lisa Rasmussen (c), Dawn Herbst, Michael Martens and Sarah Watson

Finance Committee Members Absent: Debra Ryan

Others Present: MaryAnne Groat, Anne Jacobson, Brad Lenz, Eric Lindman, Katie Rosenberg, Sean Fitzgerald, Tammy Stratz, James Wadinski, Pat Peckham, Lou Larson and Michelle Van Krey.

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 5:15 p.m.

The Finance Committee meeting was called to order by Rasmussen at 5:15 p.m.

Agenda Item #1 Presentation from WOZ Inc. (Chuck Ghidorzi) on Updates to the Wausau Center Mall Planning Process.

Chuck Ghidorzi, WOZ Inc, gave a presentation with the current preliminary plans for the Wausau Center Mall and surrounding area.

Adjournment of Finance Committee: Motion by Watson, second by Herbst to adjourn the Finance Committee portion of the meeting. Motion passed 4-0. Adjourned at 5:53pm.

Agenda Item #2 Approval of the Minutes from 6/2/2020

Kilian amended the minutes for agenda item #4 to include clarification that his support for the development of 1300 Cleveland Street is contingent on the environmental concerns checking out and constituent support of the proposal.

Motion by Watson, Second by McElhaney to approve the minutes as amended.

Motion passed 5-0.

Alder Debra Ryan joined the ED meeting via WebEx at 6:05pm.

Agenda Item #3 Discussion and Possible Action on the Exchange of City-Owned Land with MCDEVCO Inc. for the Construction of a Connecting Trail to the River Edge Trail System.

Brad Lenz explained the exchange of land was to construct a connecting trail to the River Edge Trail utilizing a grant that requires The City to own the land that the grant is used to enhance.

Motion by Rasmussen, Second by Watson to approve the resolution.

Motion passed 5-0.

Agenda Item #4 Discussion and Possible Action on the Exchange of City-Owned Land with Eye Clinic of Wisconsin for the Construction of a Connecting Trail to the River Edge Trail System.

Lenz explained that this land exchange made sense for both the City and the Eye Clinic since it allowed the Clinic to own the parcel that is adjacent to its main property and would allow the City to use the land for future enhancements to the River Edge Trail.

Motion by Rasmussen, Second by Watson to approve the resolution.

Motion passed 5-0.

Agenda Item #5 Discussion on the North Riverfront Unified Site Plan.

Lenz provided an update on the former Great Lakes Cheese property. Previous instruction to staff was to work with proposals to fit all of them on the site. Since that time one of the proposals was withdrawn so the current plan for the site shows the residential proposal and the brew pub proposal. The next steps will be to work with the developers to determine if this plan works for them and how we could all work together.

No action taken.

Agenda Item #6 Discussion and Possible Action on the Sale of Business Campus Property on Enterprise Drive to AC & Sons Party Tent Rentals for the Construction of a New Warehouse Facility and Offices.

Fitzgerald shared the details of a proposal by AC & Sons Party Tent Rentals to purchase property in the Business Campus. Rasmussen asked if the construction of a new building would include any jobs to be created. Bill Fisher, 309 S 10th Ave, is the owner of AC & Sons. He estimated that 6-8 full time, year round jobs would be created.

Kilian asked if 2 of the 4 acres that are designated as wetlands would be utilized by Mr. Fisher. Fisher stated that he was told by his builder that those acres could not be touched and would remain as is. Kilian questioned why he was interested in owning the 2 wetland acres if they were not developable. Fisher share that Christian Schock, former Community Development Director, gave him the impression that a sale would not happen if he asked to split the property.

Rasmussen asked that this item be discussed in closed session.

Agenda Item #7 Informational update on 1300 Cleveland Street Evaluation of Bids for Phase 2 Environmental Testing and Proposals for Redevelopment of the Parcel.

Eric Lindman, director of Public Works, shared that he will summarize the environmental information that the City has from the DNR and other sources to share it with the committee and council to make it easier to digest.

Rasmussen reiterated the need for more testing due to the many unknowns surrounding that site. Testing should be done in a similar way that was used for Thomas Street using the same list of things to test for also using Kilian's list presented at the previous meeting.

Kilian shared that after the last committee meeting he began researching more documents that the city had regarding the property. After reviewing those documents he came to the conclusion that the extent of the situation was worse than he had initially anticipated. Kilian will continue to review documents to put together something to share with staff and would expect to not be rushed or held to deadlines that are not achievable. During his research Kilian was able to locate a contact for Connor Industries that he shared with the City for use regarding the indemnification agreement if needed. He also located a document from 1986 that listed the self-reported chemicals used on that site. The DNR will be sending that document to The City for review.

Larson asked where this leaves the RFP's if the environmental concerns have not been addressed yet. Rasmussen clarified that when the committee releases an RFP they are not under any obligation to accept any of the proposals. So as it stands now, they are all in a holding pattern until the environmental concerns can be further addressed.

Watson asked for a deadline to be set so that Kilian had an idea of a timeline. Lindman shared that he could be ready for the August meeting to share his information with the committee. Kilian agreed that timeline would work for him as well.

Fitzgerald shared that staff have been in contact with all of the proposers so they are aware that the environmental concerns will need to be handled before any decision regarding the RFP's can be made.

No action taken.

Agenda Item #8 Discussion and possible action on Parking Space Lease Agreement between the City of Wausau as Lessor and Riverlife Wausau, LLC as Lessee.

Fitzgerald shared that in the development agreement with Riverlife Wausau, LLC it was agreed that the City would provide a parking lot for their development. The City would own the 64 space parking lot and Riverlife Wausau, LLC would lease and annual maintain the parking lot for a term of 30 years per the parking space lease agreement.

Motion by Rasmussen, Second by McElhaney to approve the agreement as written.

Motion passed 5-0.

Agenda Item #9 Discussion and possible action on amendment to Ground Lease with Church of the Resurrection Parish

Anne Jacobson, City Attorney, referenced her memo in the packet regarding an agreement with the church for parking. Lenz explained that instead of creating a parking lot the City put street parking in across from the church. Communication from the church approves of the parking that has been provided but it is not reflected in the agreement. City staff is looking for the authority to amend the development agreement to fit with the parking that the city has provided.

Motion by Rasmussen, second by McElhaney to direct staff to execute the appropriate revisions to reflect the current state of parking and that agreed upon terms have been complied with.

Motion passed 5-0.

Agenda Item #10 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:

- Sale of Business Campus Property on Enterprise Drive to AC & Sons Party Tent Rentals for the Construction of a New Warehouse Facility and Offices.

Motion by Watson to go into closed session, second by Rasmussen at 6:59pm. Motion passed 5-0.

**ROLL CALL VOTE – Neal, Watson, McElhaney, Rasmussen and Kilian
Others Present: Fitzgerald, Lenz, Jacobson, Rosenberg, Ryan and Van Krey**

Agenda Item #11 RECONVENE into Open Session to Take Action on Closed Session Items, If Necessary

Motion by Kilian to go back into open session, second by McElhaney at 7:19pm. Motion passed 5-0.

Action on Closed Session Items: *Motion by Rasmussen, Second by Watson to direct staff to sell the whole parcel to AC & Sons Party Tent Rentals for \$25,000. Motion passed 4-1 with Kilian as the dissenting vote.*

Updates provided by Sean Fitzgerald

• **City's Request for Proposal (RFP) Template Modification**

The RFP template is being worked on by staff and is expected to be ready for committee review at the August 4, 2020 meeting.

• **Former West Side Battery facility at 415 South First Avenue (The Dam Place)**

The Dam Place has withdrawn their proposal for Westside battery due to difficulties from the COVID-19 pandemic. At some point it will need to be decided how the committee wants to move forward with this property.

• **Neighborhood Meeting on Thomas Street Phase 2 Remnant Property Developments (Blenker Proposal)**

City staff is working with the developer to put together a video with their proposal so it can be shared to the neighborhood and on social media.

Kilian asked that this information be tied into a neighborhood group meeting. Rasmussen suggested an outdoor meeting with the neighborhood group could be a good option to maintain safe distances.

- **Wausau Cares Loan and Grant Program for Small Businesses**

The application process is still open for the grants and loans. As of Monday, 11 checks have been awarded and 18 additional checks are slated to go out for a total of \$43,500 in grants. There has been one loan approved and 3 loans in the approval process currently.

Special Instructions or Directives to Staff:

Staff to work with Community Partners to explore alternate sites for the campus and report back at next meeting.

Lindman to compile environmental information from the DNR for the next meeting.

ED Committee: Motion by Kilian, second by Watson to adjourn the meeting. Motion passed 5-0.

Adjournment Time: 7:29 p.m.