

**CENTRAL WISCONSIN CONTRACTOR'S ASSOCIATION  
MEETING MINUTES**

JANUARY 7<sup>TH</sup>, 2011

President Georgine Pagel brought the meeting to order at 7:00 a.m.  
Introductions were made.

Breakfast options have changed. You will have four different options and you circle one on a piece of paper and Sara will collect them for serving.

**Speaker – Jim Tipple, Mayor of Wausau – Economic Development in Wausau**

Wausau was one of the last cities in the area to fall into economic troubles but we are one of the first to start coming back. Some key upcoming developments are as follows:

400 block. – We need to name the 400 block in the next few months before June. Construction on the fountain has started and everything will be finished by June. This project continues the vision of the City's master plan for people to be able to work downtown, shop downtown, live downtown, and play downtown.

Trolley Apartments – The conversion of the old Zastrow Building into a 40-unit apartment building will break ground in the spring. The Developer, Metro-Plains out of St. Paul, is encouraged to use local contractors, suppliers, and subs. The construction of the Dudley Building in downtown Wausau was a great example of this. Dudley demanded that all labor be local and all products come from local sources if possible or at least the State of Wisconsin. The Metro-plains development will include a Trolley Barn concept as the entrance to the apartment complex.

Federal Building – Metro-Plains will also be converting the old Federal Building into 19-20 lofted apartments starting in 2012. They first came to the City with the concept of elderly housing and the City felt that this concept was not the highest and best use for the building. Four different developers came back with concepts for the building and the City chose Metro-plains. They will again be encouraged to use local contractors and suppliers.

Riverfront Land – The property between the eye clinic and bridge street was bought by McDevco with the intention of selling it to the City. This gives the City some control over it. They had been working with the owner of the land (a developer) for over 5 years and last year he decided that it would be best to sell. He originally had it listed for \$4.3 million (he originally bought it for \$1.7) so he really ended up only making about \$100,000 on it. We would like to continue the running trail system through that area.

The Sternberg foundation left \$1.2 million for the development of downtown including the river trail. The City now has the property and the money to develop it. There will be some clean-up required because it is a Brownfield, but they won't clean it up until they buy it from McDevco in June.

Walgreens – The construction of a new Walgreens building on 17<sup>th</sup> Ave will start this spring. The existing buildings were demolished well in advance because that was the most

advantageous way in the creation of a TIF district. Going from vacant land to a building is more advantageous than building to building. The DOT wants to make changes on Stewart Ave by what we call “Christmas Tree Corner”. There will be a new turnaround between 17<sup>th</sup> Ave and the highway overpass on Stewart Ave to create a safer flow of traffic. Walgreens would like to be open just after Labor Day.

Sherwin Williams Plant – Sherwin Williams is building a new high-end plant out in the industrial park. They were impressed with the land and with the City of Wausau, and the location was ideal for them to service other stores (right off of the interstate).

Solar Industry – The solar industry could potentially bring 600 manufacturing and related jobs to the area. There are large installations looking at options in Wausau.

Open to Q&A:

- 1) The solar project – would it be a new development or existing building? Existing building. There is an inventory of manufacturing space that needs to be filled. If you have empty spaces in a building, talk to the City of Wausau and they can help. The glass that will be used in this industry is made in Portage Wisconsin.
- 2) What about the parking situation for the Federal Building? For the 20 lofted apartments, they can park in both ramps. The parking lot behind the building is very busy so residents will have to walk.
- 3) How is the Hwy County Trunk U&K project coming? This summer they will finish acquiring the land. Should be done in late 2012/early 2013. This will change some traffic patterns.
- 4) Is there a rendering of the Hwy U work at City Hall or online? There is at City Hall.
- 5) On the 40-unit apartment complex what income level is it designed for? Will be a sliding scale. There will be some high-end, but they do have to have affordable because they are using federal dollars.
- 6) In Rib Mountain, the Olive Garden arrived. Another company purchased land there for a restaurant. Is there interest at the old Menard’s/K-mart site? Yes. Mostly inquiry. Nothing solid has come out yet. The hot development site is going to be across from the new Menard’s. The DOT owns the land but has been slow in marketing it. It is the old right of way owned by the DOT and there has been a lot of interest. Whatever project goes there, it should be a large impetus for the West side of town.

### **General Business:**

- 1) December Meeting Minutes – Motion to accept by Dave Branson, seconded by Chuck Lawrence. Passed.
- 2) Volunteers – We would like to thank all of the volunteers that helped with our charitable donations in 2010. Salvation Army – delivered \$1,000 worth of food.

Dave Branson, Mike Zondlo, Georgine Pagel, Greg Melander, Steve Miller, and Jim Kraeger all participated. Jim Anderson from Ellis Stone took care of donation of Peanut Butter to Operation Bootstrap.

- 3) Website – if you have any changes or would like your logo added to the website, please contact Tom Holster.
- 4) AGC/DPI Skills Update - There was a motion to donate \$250 to the DPI Skills Certificate Program. We did not have a quorum so we will put out an e-mail vote (1 vote per company). This will be coming out in the next week. Laura Cataldo sent Georgine an update. They have invited students from Central Wisconsin (Wausau, Marshfield, Point schools, etc.) to participate in an interview on Friday February 18<sup>th</sup> in Stevens Point. Will set up a work schedule for the student and student will do 470 hours of a work-study program. Some of you may hear from Laura in the future about hosting a student.
- 5) Golf Outing – There was discussion at the last meeting about changing the location and date and possibly going back to a Monday. Frank spoke to the people at Greenwood Hills and they put a proposal together. The outing this year will be Monday, July 11<sup>th</sup>, at Greenwood Hills. Fees will go from \$75 to \$95 but this is still a great value for what would normally be a much more expensive course. The actual cost will be \$70/person and the extra \$25 goes towards our fundraiser. We will need more volunteers to be on the golf committee because Holly Lombardo is no longer with Central Wisconsin Woodworking and Jim Sala is no longer with IROW so they will not be available to help. There will be more information on the outing to come.
- 6) Next Month – Member Spotlight will be Overhead Door of Wausau, Lori Heuser. We are still looking for a speaker. Two upcoming speakers will be Victoria Pietz, Dean of Technical and Trades at North Central Technical College, and Trisha Rebek, We Energies, to discuss the Rothschild Biomass Energy Project.

Motion to adjourn by Dave Branson, seconded by Jahn Martin. Meeting adjourned by President Georgine Pagel at 7:53 a.m.

Respectfully submitted,  
Tom Holster, Secretary.