

**Redevelopment Authority of the City of Eau Claire**  
**Minutes**  
**Wednesday, February 22, 2017**  
**North Conference Room, City Hall**

**Members Present:** Mike DeRosa, Martin Green, Thomas Kemp, David Klinkhammer, Dale Peters

**Members Absent:** Jeff Halloin, Janine Wildenberg

**Staff Present:** Steve Nick, Jay Winzenz, Josh Solinger, Mike Schatz, Amy Kalmon, Kyran Hamill

1. Call to order. This meeting was called to order by Chair DeRosa at 7:30am.
2. Minutes from the meeting of December 21, 2016. The minutes from the meeting of December 21, 2016 were reviewed and a motion to approve was made by Mr. Peters and seconded by Mr. Kemp. The motion passed.
3. Financial Statements. Mr. Solinger presented the Budget and Actuals Report as of January 31, 2017. Operating expenses totaled \$0; however, expenditures will be accrued back to January once those bills are received. Capital expenditures increased by \$6,749, which included invoices for Phase II environmental analyses, environmental remediation related to an underground storage tank removal, and Wisconsin DNR fees.

The financial statements for the month ending January 31, 2017 were reviewed and a motion to approve was made by Mr. Kemp and seconded by Mr. Klinkhammer. The motion passed.

There was a motion made by Mr. Klinkhammer to go into closed session, seconded by Mr. Green. The motion passed and the meeting continued into closed session.

**CLOSED SESSION**

The Redevelopment Authority may convene in closed session to discuss the terms and conditions of a development and lease agreement with DRAFT Beer LLC for property at 1807 Oxford Avenue in the Cannery Redevelopment District and a redevelopment proposal from Commonweal Development Corporation for Block 7 in the N. Barstow Redevelopment District, which is permitted in closed session pursuant to Wisconsin Statutes 19.85(1)(e).

There was a motion made by Mr. Kemp and seconded by Mr. Klinkhammer to go back into open session. The motion passed and the meeting continued back in open session.

**OPEN SESSION**

4. There were no motions regarding a development and lease agreement for 1807 Oxford Avenue and a proposal for Block 7.

Mr. DeRosa expressed appreciation to Mr. Schaefer for the development plan he submitted for Block 7. He directed staff to hire an architect to develop an alternative concept that takes into consideration the changing demographics and creates an aesthetic that creates opportunity for keeping people downtown.

Mr. DeRosa acknowledged progress with the 1807 Oxford Avenue project. Both parties have agreed to the abatement details. Both parties have agreed to delay the closing date to July 1, 2017. He directed staff to work with Mr. Glass to get a specific site plan that details the exact amount of land to be purchased by Mr. Glass and that the \$5 per square foot is understood and applied.

Mr. Glass was given the opportunity to address the Board. He mentioned his recollection of the original discussions was 50,000 square feet plus or minus for the set price. He would not request a lower price from the City if the square footage came in less than 50,000 and he would like to see the City not ask for more if the square footage came in slightly over 50,000. He expressed his disappointment with the delay in the final decision and would like to see that decision made today.

Mr. DeRosa expressed that the Board is willing to meet in special session once the specifics are determined to help expedite a final agreement. The RDA recognizes the need for resolving this in a timely fashion. The RDA recognizes that getting this issue resolved will allow the RDA to provide specifics to future developers of the Cannery District, particularly related to cost.

5. Executive Director's Report. Mr. Schatz reported that promotional materials are being shared with interested parties. Parcels in the Cannery District continue to be purchased.
6. Announcements, directions and correspondence. None.

The meeting was adjourned at 8:53 am.



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Jeffrey Hallon, Secretary