

Redevelopment Authority of the City of Eau Claire
Minutes
Wednesday, May 17, 2017
Council Chambers, City Hall

Members Present: Mike DeRosa, Martin Green, Janine Wildenberg, Dale Peters

Members Absent: Jeff Halloin, Thomas Kemp, David Klinkhammer,

Staff Present: Steve Nick, Josh Solinger, Mike Schatz, Ray French

1. Call to order. This meeting was called to order by Chair DeRosa at 7:29am.
2. Minutes from the meeting of February 22, 2017 and Special Meeting of February 23, 2017. The minutes from the meeting of February 22, 2017 and special meeting of February 23, 2017 were reviewed and a motion to approve was made by Mr. Green and seconded by Ms. Wildenberg. The motion passed.
3. Financial Statements. Mr. Solinger presented the financial statements for the month ending April 30, 2017 including capital and operating expenses. There were no capital expenses through April 30 and operating expenses totaled \$673 for utilities.

The financial statements for the month ending April 30, 2017 were reviewed and a motion to approve was made by Ms. Wildenberg and seconded by Mr. Green. The motion passed.

4. Election of officers. Mr. Schatz notified the Board of the annual election of officers. Current officers are Chair DeRosa, Vice Chair Wildenberg, and Secretary Halloin. Ms. Wildenberg asked about the terms of the Board members. Mr. Schatz responded that Mr. Green's term expires at the end of 2017, Ms. Wildenberg and Mr. Halloin at the end of 2018, Mr. DeRosa at the end of 2019, and Dr. Kemp at the end of 2020.

There was a motion by Mr. Peters to nominate the current slate of officers to continue for the next year, seconded by Mr. Green. The motion passed.

5. Possible motion regarding selecting an architect for Block 7 design work. Mr. Schatz reminded the Board they had authorized staff to seek proposals for architectural services for designing Block 7. They are in the packet and SDS Architects had the low bid at \$4,750. Ayres' proposal was for \$7,500 and BWBR was for \$23,040. The staff recommendation is to accept the SDS Architects proposal because of low bid and they had a good handle on what the RDA is looking for, provided good ideas, and is familiar with the Downtown. There was a motion by Ms. Wildenberg to select SDS Architects for the Block 7 design work by Ms. Wildenberg and seconded by Mr. Green. The motion passed.

6. Possible motion to allow parking in the RDA-owned surface parking lot (Block 7) for special events. Mr. Schatz said he has been approached by many organizations planning events for use of Block 7 for parking. They include the organizers of the Oxbeaux Concert, Royal Credit Union, and Family Day in Downtown. Mr. DeRosa asked about expected attendance. Mr. Schatz said Family Day could be similar to Summer Fest at about 5,000 people. Royal's event is unknown and Eaux Claires expects big crowds. Ms. Wildenberg asked if there would be a conflict with Market & Johnson's use. Mr. Schatz said these are mostly weekend events and their use has been limited.

Mr. Peters asked if there was a recommendation for who is renting the space and associated fees. Mr. Schatz said the requests were for using it for free and would defer to the Board. Mr. Peters thought the RDA should defer to staff for determine possible fees. Ms. Wildenberg asked about the current parking arrangements. Mr. Schatz clarified that it is open for some events now.

There was a motion by Mr. Peters and seconded by Ms. Wildenberg to grant permission to the City to use the RDA-owned surface parking lot (Block 7) for special events per its special events policies and procedures. It was noted this would clarify insurance responsibilities. The motion passed.

7. Motion to accept the Cannery District final report from Ayres Associates. Mr. Schatz noted the final report was handed out. The bound copy includes what was previously presented and approved.

There was a motion to approve the Cannery District final report from Ayres Associates by Ms. Wildenberg and seconded by Mr. Green. The Motion passed.

8. Executive Director's Report. Mr. Schatz displayed the Brewing Project site plan rendering and reviewed the status of the project. The 50,000 sq ft boundary has been marked and staff is reviewing it. Will has sold some distribution rights and that the federal permit could be approved any day. Then it will go to the State for 2-3 weeks of review. All signs are that the project is moving forward and close in July. Mr. Schatz will continue to work with the City Attorney's office on finalizing the agreement attachments.

Mr. Schatz also reviewed the planned acquisitions in the Cannery District. They have begun looking at the vacant north half of Cigan's properties this year. He also submitted a request through the City's Capital Improvement Plan for acquisitions in 2018 for the rest of Cigan Properties' parcel, Hill's Tax Service, and the Steinmetz duplexes in 2018. The purchase, relocations, and miscellaneous is estimated at about \$1,275,000.

9. Announcements, directions and correspondence. Mr. Schatz noted the letter in the packet regarding condos in the Cannery District from a community member. The author is particularly interested in condos not in the middle of downtown but nearby and walkable, with green space and no commercial on the first floor. Mr. DeRosa thanked the author for their thoughts.

Mr. DeRosa noted the next meeting will be Wednesday, June 21, 2017.

The meeting was adjourned at 7:48am.



Jeffrey Halloin, Secretary