

Redevelopment Authority of the City of Eau Claire
Minutes
Wednesday, June 21, 2017
Council Chambers, City Hall

Members Present: Mike DeRosa, Jeff Halloin, Thomas Kemp, David Klinkhammer, Janine Wildenberg, Dale Peters

Members Absent: Martin Green

Staff Present: Steve Nick, Dave Solberg, Jay Winzenz, Josh Solinger, Mike Schatz, Kyran Hamill, Ray French

1. Call to order. This meeting was called to order by Chair DeRosa at 7:27am.
2. Minutes from the meeting of May 17, 2017. The minutes from the meeting of May 17, 2017 were reviewed and a motion to approve was made by Mr. Peters and seconded by Ms. Wildenberg. The motion passed.
3. Financial Statements. Mr. Schatz presented the financial statements for the month ending May 31, 2017. Operating expenses totaled \$1,407.31 due to utility expenses. There were no capital expenditures in the month of May.

The financial statements for the month ending May 31, 2017 were reviewed and a motion to approve was made by Ms. Wildenberg and seconded by Dr. Kemp. The motion passed.

4. Motion to extend the July 1, 2017 closing date of sale of property at 1807 Oxford Avenue to Draft Beer LLC, as per the Development Agreement dated February 23, 2017, for sixty (60) days. Mr. Schatz explained that this request came in because Mr. Glass has not received the federal permit and that he would like to close on the property after the federal permit is received. The City is also finalizing the attachments to the Development Agreement and the survey will be completed in about two weeks.

There was a motion to extend the July 1, 2017 closing date of sale of property at 1807 Oxford Avenue to Draft Beer LLC, as per the Development Agreement dated February 23, 2017, for sixty (60) days by Dr. Kemp, seconded by Ms. Wildenberg. The motion passed and Mr. Halloin abstained.

5. Possible motion authorizing the Chair to sign an MOU agreement and appoint a representative to an Economic Summit Task Force. Mr. Schatz reviewed the Economic Development Summit and its goals for meeting, which include sustainable funding for economic development and better delivery of economic development services. A group of about 25-30 people were meeting regularly to discuss economic development. The groups behind the Memorandum of Understanding will continue those discussions and it commits the organizations to participate in the discussions.

Dr. Kemp asked about the time commitment. Mr. Schatz responded that the group will meet at least monthly for the next 6 months and provide a report in January.

There was a motion to sign the Memorandum of Understanding and appoint Dr. Kemp as first and Ms. Wildenberg as second to represent the Redevelopment Authority on the Task Force by Mr. Peters, seconded by Mr. Klinkhammer. The motion passed.

6. Consideration of potential conceptual plans for Block 7. Mr. Schatz reviewed progress of meetings with SDS Architects in developing conceptual plans for Block 7. He introduced architect Hal Snow who presented the 3 conceptual options.

Mr. Snow said the 3 options include multifamily elements, retail, and office components with varying degree of green or open spaces. The goal is to promote the growth of urban or semi-urban activity in the Downtown area. Option A showed a retail element along North Barstow Street with 3-4 story multifamily buildings. The Liner site included 2-story office with 2-story residential above, retail along Riverfront Terrace. There was also a shared pedestrian street along parts of Galloway and Hobart.

Mr. Snow described option B that includes larger retail spaces along Barstow and live-work spaces along Galloway. Option C featured a larger residential tower and separately built live-work properties. The plaza space in the middle could support the urban nature of Downtown and young families. It also explores how to promote sharing of the street.

Mr. Schatz added that the concepts intend to create Block 7 as an inviting space for people to spend time. He also said he hears about the interest for small business owners to have ownership and that these concepts reflect that. Mr. Snow added that they intend for parking underneath most of the block.

Mr. DeRosa asked for examples of businesses that could use the garages in the live-work concepts. Mr. Schatz discussed small business owners, such as those in the creative arts and technology, who could live above the work space or rent it out to pay for the space. Ms. Wildenberg clarified that the streets are two-way. Mr. Schatz asked the Board for direction on the concepts.

Mr. Halloin thought that this project turns on the success of the live-work spaces and to build outward from there. What he likes about Option C is that the live-work units are not attached. He referenced an Omaha development with a garage to the back, front office/shop area, and one or two additional stories of residential. Mr. Halloin questioned the types of businesses that would use these spaces and whether there may be an issue with home occupations in the area. He also acknowledged that the RDA would need to retain control over the plans, though this would be a novel approach allowing young families to move into equity.

Dr. Kemp commented positively on the storefronts, having places for kids and small families, and the separation of live-work places. There was further discussion about the

changing nature of retail as reflected in the concepts, as well as addressing ADA compliance. Mr. Klinkhammer added that Galloway should connect to Hobart in the final plans. Ms. Wildenberg asked about the plan for developing single units by individuals or a developer. Mr. Schatz responded that this has been a point of discussion and that a developer has expressed interest in being a lead developer on the buildings. Leaving it to the individuals could be more complicated and lengthen the process.

Mr. DeRosa asked that the Omaha example be sent to the Board, and that the follow up to the presentation include more specifics for costs. Mr. Nick added that home occupations in the zoning code are applied only to residentially zoned districts and should not be a problem in the central business district. He also added that restrictive covenants could be used with a single developer to guide development.

Mr. Klinkhammer asked if the curve of plaza and buildings drives up the cost of development. Mr. Snow indicated the angle is added for interest and doesn't have to drive up the costs. Mr. Klinkhammer wants to see more diversity in Downtown architecture. Mr. Schatz added an example of this from Downtown in Missoula, Montana.

7. Executive Director's Report. Mr. Schatz provided an update to the Board on the status of the Capital Improvement Plan budget. Currently the Redevelopment Authority acquisition and environmental projects to complete the Cannery District are included in the plan for 2018. They include the land owned by Jack Kaiser, Hill's Tax Service, and the Steinmetz duplexes. Additionally, if Mr. Glass moves out of his building this year and depending on availability of funds, they may move to purchase it. Mr. Klinkhammer asked about discussions with Family Video. Mr. Schatz responded that attempts to discuss an urban development there are continuing.

Mr. Schatz mentioned that staff continues to meet with developers on the Cannery District and are putting information together for them. The trail will be going in later this summer and clearing is going on now. Also, the Wisconsin Housing and Economic Development Authority held a training in Eau Claire in early June, and developers from that course toured the Cannery District. There has also been a request for public art on the parking ramp in the North Barstow District and a related access request may be coming to the Board. Dr. Kemp asked if there were any updates on the Liner Site. Mr. Schatz indicated that he has engaged with several developers and that it is still a main priority.

Mr. Klinkhammer thanked the Board for appointing him to the Health Impact Assessment group, which has finished. A final report will be coming soon, and he believes it will be a benefit to the community and redevelopment.


Mr. Nick notified the Board that there was a request from legal counsel from Haymarket Concepts regarding bond financing for the project. They have requested confirmation that the project is within an established redevelopment district and that the project is within the district plan. There was a motion authorizing Chair DeRosa to sign a letter confirming that Haymarket Landing is within a redevelopment district, that a redevelopment plan has

been adopted, and that the development is consistent with that plan, made by Ms. Wildenberg, seconded by Mr. Klinkhammer. The motion passed.

8. Announcements, directions and correspondence. Mr. Schatz presented the letter from the U.S. Environmental Protection Agency declining the Redevelopment Authority's application for a Brownfield Grant in the Cannery District. He suspects it is because there is not a project ready to go in the District. The Menomonie St project was successful in seeking the grant.

Mr. DeRosa said the next meeting will be Wednesday, July 19, 2017.

The meeting was adjourned at 8:08am.



Jeffrey Halloin, Secretary