

Redevelopment Authority of the City of Eau Claire
Minutes
Wednesday, August 16, 2017
Council Chambers, City Hall

Members Present: Martin Green, Jeff Halloin, Thomas Kemp, David Klinkhammer, Janine Wildenberg, Dale Peters

Members Absent: Mike DeRosa

Staff Present: Steve Nick, Jay Winzenz, Josh Solinger, Dave Solberg, Mike Schatz, Amy Kalmon

1. Call to order. This meeting was called to order by Ms. Wildenberg at 7:30 am.
2. Minutes from the meeting of June 21, 2017. The minutes from the meeting of June 21, 2017 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 financial statements for the month ending July 31, 2017. Operating expenses totaled \$5,617.25 for auditing and utility expenses. Capital expenses totaled \$6,525. Expenditures included \$1,625 for asbestos removal at 1807 Oxford Avenue, \$1,900 for a phase I environmental analysis at 2000 Oxford Avenue, and \$3,000 for conceptual design work at Block 7.

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

4. Review of the Certified Survey Map and a Motion to Transfer Outlot 1 from the Redevelopment Authority to the City of Eau Claire (The Brewing Projekt). Mr. Schatz explained the transfer is tied to the closing for the Brewing Projekt. Mr. Glass has received needed permits and is ready to proceed. Mr. Nick reviewed the draft CSM. Lot 2 is being sold to Mr. Glass. Agreement sent to Mr. Glass provides option for Lots 1 or 3 purchase by December 31, 2018. Recommendation that authorizing transfer to the City. Mr. Kemp asked if Lot 1 and Lot 3 option to purchase is exclusive? Can either lot be sold to another party? The option isn't exclusive. If the RDA wants to market the lots, the RDA would cancel the option. Are there concerns on the part of staff regarding the option? Mr. Schatz reported staff remains comfortable with the current option. Are there changes from the plans shown to the RDA in January? It remains. This CSM with regard to Lot 1 is consistent with the plans for the southern portion and designs for the trail. Mr. Schatz explained that the northern portion will most likely need to be discussed at the September meeting. Mr. Green asked about Family Video. Mr. Schatz reported that attempts to discuss situation with Family Video were initially favorable but more recently contacts aren't being returned. When Mr. Schatz spoke with them in the past he offered

to align Family Video with developers who could assist with an urban development. He will continue to reach out.

There was a motion to transfer Outlot 1 from the Redevelopment Authority to the City of Eau Claire by Mr. Kemp and seconded by Mr. Klinkhammer. The motion passed. Mr. Halloin abstained.

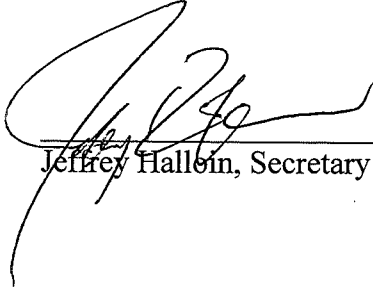
5. Review of Conceptual Plans for Block 7 in the North Barstow Redevelopment District. Mr. Schatz introduced Mr. Snow from SDS Architects. Mr. Snow referred to a packet of designs. Mr. Kemp expressed appreciation for the quality of the presentation. He inquired on the size of the proposed park. His comment was that he wouldn't want the tiny park to be a destination for others if he lived in the development. Mr. Klinkhammer asked if the open space/park was an important component to the live/work space. He questions if there is a need for more of that space downtown. Mr. Snow explained that the layering of spaces has been noted to be appreciated when gathering feedback. Ms. Wildenberg asked what feedback developers have share. Mr. Snow replied that developers like squares verses curves but are receptive to the designs. Mr. Kemp commented that he would appreciate the open space/park if he lived there. Mr. Green observed differences in generations and that the planning of this is more for millennial and future generations. Mr. Halloin thought the needs of space for live/work may dictate a need for a third floor and questioned the affordability. He predicts \$300,000 costs for this space which may not meet fit with artists' finances. He also feels that retail space is pricing small businesses out. He supports proceeding slowly to see where similar approaches have been successfully implemented. The plaza offsets the density of the project and provides an area to "pause". Question on who owns, maintains the green space? The 2 story space including the garage is 2700 square feet. No action needed today. These concepts will be shared with potential developers and feedback will continue to be gathered.

6. Executive Director's Report. Mr. Schatz shared a map of the portion of the Cannery District. He noted two Kessler Park and the hockey bowl. WHEDA is interested in workforce housing and has a December 31, 2017 deadline for applications. If developments go forward, the City and RDA would need to take action. The area also needs to be rezoned to meet the application date. Many developers are coming to Eau Claire and looking for lots. The RDA will be asked in a future meeting to turn land over to the City to accommodate the trail. Mr. Solberg reported that goal is to have construction of the trail by the end of the year. Mr. Schatz reported that favorable environmental reports on properties owned by Jack Kaiser have been received. Moving forward with steps for acquisition. Mr. Klinkhammer asked if the value of Kessler Park and the hockey bowl will increase after the trail is installed. Should marketing of those wait for increased value? Historically Mr. Schatz has seen it go both ways. At listening sessions the feedback supported all types of housing. Mr. Klinkhammer commented that no interest in gentrification. Should we wait? Mr. Schatz believes in activity and supports proceeding with the application. The time is short so the deadline may not be met. Mr. Green commented that he has received feedback from visitors to Eau Claire.

They used to live in Eau Claire and are impressed when returning; sharing very favorable comments.

7. Announcements and correspondence. Ms. Wildenberg announced the next meeting will be Wednesday, September 20, 2017.

The meeting was adjourned at 8:11 am.



Jeffrey Hallein, Secretary