

Redevelopment Authority of the City of Eau Claire
Minutes
Wednesday, November 15, 2017
Council Chambers, City Hall

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

Members Absent: Janine Wildenberg

Staff Present: Steve Nick, Jay Winzenz, Josh Solinger, Audrey Boerner, Mike Schatz, Selena Scheller, Ray French

1. Call to order. This meeting was called to order by Mr. DeRosa at 7:30 am.
2. Minutes from the meeting of August 16, 2017. The minutes from the meeting of August 16, 2017 were reviewed and a motion to approve was made by Dr. Kemp and seconded by Mr. Klinkhammer. The motion passed.
3. Financial Statements, including 2016 Baker Tilly Audit. Mr. Solinger presented the financial statements for the month ending October 31, 2017. Operating expenses for the year have totaled \$7,500 for utility and contractual expenditures. In October there was a \$2,700 capital expenditure for an appraisal of 2000 Oxford Avenue.

Mr. Solinger then presented the results of the 2016 Baker Tilly Audit. In 2016, the RDA increased its net position by \$187,440. This was due to the contributions from the City's Economic Development Fund and Community Development Block Grant Funds. As compared to 2015 there was a large decrease in expenditures due to their being no property acquisitions in 2016. The increased cash positions will help defray costs for redevelopment projects in the Capital Improvement Plan for 2018.

The financial statements for the month ending October 31, 2017 and the 2016 Audit were reviewed and a motion to approve was made by Mr. Green and seconded by Mr. Halloin. The motion passed.

4. Health Impact Assessment Report for the Cannery Redevelopment District. Ms. Boerner presented the results of the Health Impact Assessment (HIA) for the Cannery District. Reports are available online and by print at the Health Department. The use of the HIA tool was a result of the recommendation in the Health Chapter of the Comprehensive Plan for supporting health in the built environment. The HIA looked at the West Riverside Neighborhood. Their data shows the neighborhood is of low to moderate income, higher minority populations, and more than 60% are renters. 90% of renters are cost-burdened, or spend greater than 30% of income. Data was collected by the Project Team, advisory groups and organizations, and through focus groups and door-to-door surveys.

The three focus areas included Park & Trail Design, Street & Sidewalk Design; Housing Affordability. Data presented included comparative income brackets and survey responses. 34 recommendations were developed as a result and broken into five categories. They are equity, public space & place, recreation choices, safe environment, and transportation choices.

Equity discussions include a recommendation of the development of affordable housing and community engagement in design, as well as a concern for gentrification. Public Space & Place recommendations include discussions of facilitating social interaction, public green areas, and pedestrian features. Recreation Choices recommendations discussed the need for active & passive spaces, a multi-generation play area, and programming for all ages, abilities, and socioeconomic levels. Safe Environment discussions focused on crime prevention through environmental design, making uses of natural surveillance, and highly visible pedestrian crossings. Lastly, Transportation Choices focused on amenities that support biking and walking. There are numerous health factors that would be increased for different populations of people if the recommendations were implemented. Ms. Boerner concluded thanking the Redevelopment Authority for Mr. Klinkhammer's participation and noted that a future HIA could take weeks to years depending on the questions and audience.

Mr. Green asked how difficult the door-to-door surveys were to complete. Ms. Boerner noted that researchers knocked on 300 doors, and 60% who answered agreed to take the survey, which took about 15 minutes. Dr. Kemp asked if the design plans so far are roughly consistent with the HIA. Ms. Boerner said that many features of the park are consistent but that a lot still has not been designed. Details like how far apart lighting and benches will be and accessibility questions have yet to be designed.

Mr. Klinkhammer said he appreciated his experience on the committee and asked if there are resources to utilize HIAs for future redevelopment areas. Ms. Boerner said that would depend on the size of the HIA. Smaller-scale studies could be completed and multi-year assessments would require additional capacities. Mr. Klinkhammer noted the importance of communication between the Health Department and Community Development and asked if there is a threshold of development where an HIA would kick in. Ms. Boerner responded that there is not one trigger point but that health should be integrated throughout design, which has already happened with the development of redevelopment and trial plans.

Mr. Halloin discussed the need to further memorialize the findings of the HIA in the Cannery District Plans. He also asked for Ms. Boerner's thoughts on the issues of mental health in programming spaces in redevelopment. Ms. Boerner added that research supports the connection between community spaces and social cohesion, as well as the importance of affordable housing and access to green space for mental health.

5. Consideration of a subordination request for Phoenix Parkside, LLC. Mr. Winzenz stated a new first mortgage is being requested by Northwestern Bank to reflect the buyout of one of the owners. The property has an appraised value of \$2.2 million and there is sufficient equity to cover the new first mortgage. The RDA loaned \$600,000 to Phoenix Parkside, to be written down at 10% per year. There is \$60,000 left to be written down, which is expected to occur. The Developers are meeting the benchmarks for valuation and the subordination agreement continues the developer agreement. The City Council approved subordination last night and staff is recommending approval.

There was a motion to approve the subordination request for Phoenix Parkside, LLC from Dr. Kemp, seconded by Mr. Klinkhammer. The motion passed.

6. Update and discussion on Block 7 in the N. Barstow Redevelopment District. Mr. Schatz reviewed the SDS Architects proposal for site design earlier presented. The design features mixed-use housing at 3-4 stories high along Wisconsin and Barstow Streets, smaller live/work units, and plaza green space in the center not seen elsewhere in Downtown. Staff worked with Market & Johnson for cost estimates on the live/work units at approximately 3,000 square feet. Estimates were just under \$200 per square foot, reflecting high new construction prices. There is some interest from people in the smaller lots. Staff will continue talking to potential developers.

Mr. Halloin discussed the impact of the higher costs on the type of buyers and the importance of allowing people to economically participate in the neighborhood. Dr. Kemp asked if any developers are interested. Mr. Schatz indicated there are. Mr. DeRosa asked about parking. Mr. Schatz stated parking is underneath for the apartments and that the City's contribution could be public parking and for the smaller units.

There was a motion to go into closed session by Dr. Kemp, seconded by Mr. Klinkhammer. The motion passed.

CLOSED SESSION

The Redevelopment Authority may convene in closed session to discuss the terms and conditions of a land purchase in the Cannery Redevelopment District which is permitted in closed session pursuant to Wisconsin Statutes 19.85(1)(e).

There was a motion to reconvene into open session by Mr. Halloin, seconded by Mr. Green. The motion passed.

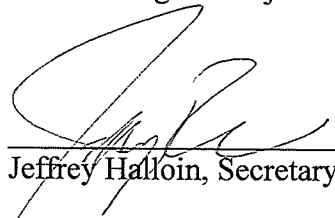
OPEN SESSION

7. Executive Director's Report. Mr. Schatz notified the Board that the City is looking to transfer the 1st Avenue lot to the RDA and will be on the RDA's December agenda. He also said the City Council approved the Capital Improvement Plan, which includes funds for acquisition of the remaining properties in the Cannery District. There was also a call from Hill's Tax Service about vibrations during the demolition of 1807 Oxford Avenue.

Mr. DeRosa asked how demolition went. Mr. Schatz checked with staff and Will Glass and there are no problems at this time.

8. Announcements and correspondence. Mr. DeRosa announced the next meeting will be Wednesday, December 20, 2017.

The meeting was adjourned at 8:33 am.



Jeffrey Halloin, Secretary