

Redevelopment Authority of the City of Eau Claire
Minutes
Wednesday, December 20, 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: Jay Winzenz, Josh Solinger, Mike Schatz, Ray French

1. Call to order. This meeting was called to order by Chair DeRosa at 7:30am.
2. Minutes from the meeting of November 15, 2017. The minutes from the meeting of November 15, 2017 were reviewed and a motion to approve was made by Mr. Halloin and seconded by Mr. Klinkhammer. The motion passed.
3. Financial Statements. Mr. Solinger presented the financial statements for the month ending November 30, 2017. Operating expenses totaled \$8,038 due to utility and contractual expenses. There were no capital expenditures in November.

The financial statements for the month ending November 30, 2017 were reviewed and a motion to approve was made by Mr. Klinkhammer and seconded by Mr. Halloin. The motion passed.

4. Motion to approve the purchase of 2300 1st Street, Parcel #09-187 located adjacent to the Cannery District. Mr. Schatz showed the property to purchase adjacent to the Cannery District. He reviewed the planned trade of the City's excess land in exchange for the future park land. The Redevelopment Authority will be purchasing the land for \$1.

Mr. Halloin asked about the land for the future park. Mr. Schatz responded that staff is reviewing the land needed for the trail to be transferred to the RDA, and City will transfer to the RDA what is left of the former MN Wire site. It will be reviewed by the Plan Commission on January 2 and the City Council on January 8. It will be reviewed by the RDA at its January meeting. Mr. Halloin noted that this parcel is being transferred to the RDA with the expectation of comparable land going to the City.

A motion to approve the purchase of 2300 1st Street, Parcel #09-187 located adjacent to the Cannery District was made by Mr. Green and seconded by Dr. Kemp. The motion passed.

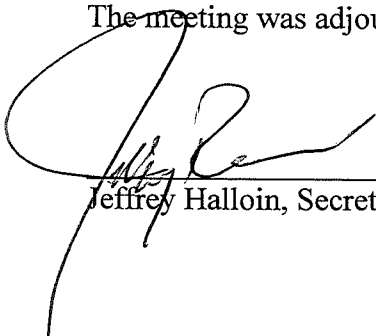
5. Consideration of contracting for design services for Block 7. Mr. Schatz reviewed the Block 7 conceptual design by SDS Architects for small lots, the plaza, and mixed use buildings. The question to the Board is whether to continue with getting façade designs. These are drawings staff use in working with developers. Mr. Halloin asked about the

number of elevations. Mr. Schatz responded there will be about 3-5 prepared. Mr. Peters added that this will help narrow the options for developers. Mr. Schatz continued that staff will also work on the sizes of the lots. Mr. Kemp clarified that this would be design services for the whole block, including landscaping. Mr. Halloin advised that legal could start putting together a development agreement tailors to small purchasers. Chair DeRosa asked about the cost. Mr. Snow from SDS Architects said that the cost will be \$4,000-\$5,000, which will include floor plan, landscaping, and façade requirements.

A motion to authorize spending up to \$5,000 with SDS Architects for design services on Block 7 was made by Mr. Halloin and seconded by Dr. Kemp. The motion passed.

6. Presentation of a plaque to Marty Green. Chair DeRosa presented the plaque to Mr. Green in recognition of his service to the Redevelopment Authority.
7. Executive Director's Report. Mr. Schatz notified the Board that Connie Pederson will be joining the Board in January. In the Soo Line District, JCap will not be going forward with the condo project. They will be pursuing apartments with some commercial elements at the site. In the Cannery District, there is a meeting in January with a developer from Milwaukee. For Block 7, he has a meeting set up with a couple of developers that have expressed interest in the past. There were articles in the packet pertaining to redevelopment. Lastly, each member has received a copy of the full Health Impact Assessment on the Cannery District.
8. Announcements and correspondence. Mr. Schatz said the next meeting will be Wednesday, January 17, 2018. Chair DeRosa will not be in attendance.

The meeting was adjourned at 7:45am.



Jeffrey Halloin, Secretary