

**Redevelopment Authority of the City of Eau Claire**  
**Minutes**  
**Wednesday, May 16, 2018**  
**Council Chambers, City Hall**

**Members Present:** Mike DeRosa, Catherine Emmanuelle, Jeff Halloin, Thomas Kemp, Connie Pedersen, Dale Peters, Janine Wildenberg

**Members Absent:** None

**Staff Present:** Steve Nick, Jay Winzenz, Josh Solinger, Scott Allen, Mike Schatz, Ray French

1. Call to order. This meeting was called to order by Chair DeRosa at 7:28 am. Chair DeRosa welcomed Councilmember Emmanuelle and Community Development Director Scott Allen to the meeting.
2. Minutes from the meeting of February 21, 2018. The minutes from the meeting of February 21, 2018 were reviewed and a motion to approve was made by Mr. Peters and seconded by Ms. Wildenberg. The motion carried.
3. Financial Statements. Mr. Solinger presented the financial statements for the month ending April 30, 2018. Operating budgets in year-to-date total \$840.30 due to utility and recording expenses. In capital programs, \$3,150 was also committed to for planning in the Cannery District.

The financial statements for the month ending April 30, 2018 were reviewed and a motion to approve was made by Councilmember Emmanuelle and seconded by Ms. Wildenberg. The motion carried.

4. Presentation of plaque to David Klinkhammer. Chair DeRosa presented David Klinkhammer with a plaque recognizing his 3 years of service to the Redevelopment Authority. Mr. Klinkhammer thanked the Board for the opportunity to serve.
5. Election of officers. Mr. Schatz reviewed the three positions available for election: Chair, Vice Chair, and Secretary. There was a nomination by Mr. Kemp, seconded by Mr. Halloin, to nominate Mr. DeRosa as Chair. The motion carried. There was a motion by Ms. Wildenberg, seconded by Mr. Halloin, to nominate Mr. Kemp for Vice Chair. The motion carried. There was discussion on the responsibilities of Secretary. There was a motion by Ms. Wildenberg, seconded by Ms. Emmanuelle, to nominate Ms. Pedersen for Secretary. The motion carried.
6. Motion to approve the purchase of vacant land in the Cannery District from Cigan Properties LP. Mr. Schatz reviewed the capital expense planned for 2018. Staff has surveyed the land crossing the parcel north of the building. The purchase agreement is in the packet at a cost of \$547,615. Ms. Wildenberg asked where the funds came from for

the purchase. Mr. Schatz said the Capital Improvement Plan had \$1,000,000 for property purchases in the Cannery District. Mr. Schatz also reviewed the general process for acquiring property, including relocation costs, which will be a part of the future acquisition of the remaining three buildings. There was a motion by Mr. Kemp, seconded by Ms. Wildenberg, to approve the purchase. The motion carried.

7. Motion to grant WiRED Properties a 90-day exclusive right to reach a purchase and development agreement for land on First Street in the Cannery Redevelopment District. Mr. Schatz introduced Chris Steinhafel from WiRED properties for a presentation on the pocket neighborhood proposal in the Cannery Redevelopment District. The 90 days would allow for them to see through community engagement if this is a project the community would support.

Mr. Steinhafel introduced WiRED Properties and the concept of the pocket neighborhood. They traditionally work in mixed use projects in and around Milwaukee and are looking for a site for this development. A pocket neighborhood is typically a cluster of homes turned in toward each other in order to promote pedestrian spaces and gathering spots. They limit the number of homes and their sizes to about 1,000 to 2,000 square feet. Each home has a front porch and active rooms towards the front. The idea is to promote connectivity among owners, including with detached garages. They can be built with multiple clusters and with a club house or community space. Mr. Steinhafel discussed the concept of the missing middle housing between apartments and single family homes that this plan supports.

The proposal for this site, just below 2 acres, is for 15 homes and a club house. Some homes have attached garages. The homes are between 1,100 and 1,900 square feet with no basements but a crawl space. Ideal amenities of the proposal are solar panels, smart phone technology, electric vehicle charging, and LEED certification. They are open to smaller homes. The projected schedule is to have the development complete by next summer. They will engage the community with coordinated outreach with the City.

Ms. Pederson asked the average price of the homes. Mr. Steinhafel responded that the more homes they can fit on the site, the cheaper it is. Utilizing modular construction would also keep costs down. New construction is typically about \$200 per square foot and theirs could be between \$180 and \$225 per square foot. Mr. DeRosa asked who the target buyers are. Mr. Steinhafel said seniors, baby boomers, and millennials are all targets, but that the community engagement is necessary. They will need to presell homes. The community engagement will consist of an engagement session, online survey, and they will be at the summer concert series.

Mr. Halloin discussed WiRED's previous mixed use projects whether that could work in the Cannery District. He asked if WiRED has plans in the rest of the district if this is successful. Mr. Steinhafel said they want to branch into single family homes near higher density like this project. Eau Claire has the best site with its nearby amenities and proximity to downtown and commercial corridor.

Ms. Emmanuelle asked whether they will explore partnerships with other home ownership programs due to the potential cost. Mr. Steinhafel said they are meeting with the Wisconsin Housing and Economic Development Authority on the potential for new market tax credits. They are also exploring ways in construction to reduce costs, noting that the surrounding neighborhood's homes are lower prices than what they would look to sell for. Ms. Emmanuelle asked what they have seen for intended and unintended consequences on the existing neighborhood for these developments. Mr. Steinhafel discussed the cycles of neighborhoods and the goal of trying to build a connection to the neighborhood. They can look to other developments and not make their mistakes.

Mr. Kemp asked if anyone else is looking at the site. No one is.

There was a motion by Mr. Kemp, seconded by Ms. Pederson, to grant WiRED Properties a 90-day exclusive right to reach a purchase and development agreement for land on First Street in the Cannery Redevelopment District. The motion carried.

8. Request to put a Sculpture Tour Sculpture on the Liner Site in the N. Barstow Redevelopment District. Julie Pangelo, Executive Director of the Sculpture Tour, presented the dinosaur sculpture already placed on the Liner Site and apologized for not coming to the Redevelopment Authority for permission. They carry insurance and can move the sculpture if it is sold.

Mr. Nick discussed terms of a possible encroachment agreement and that a motion directing staff to work with the Sculpture Tour would be appropriate. Mr. Schatz added that the lot is intended to be developed with a 3 to 4 story building. It was understood that only one sculpture would be placed on the site for 2018.

There was a motion by Mr. Peters, seconded by Ms. Wildenberg, to authorize staff to enter into a standard agreement with the Sculpture Tour for the 2018 season. The motion carried.

9. Executive Director's Report. Mr. Schatz reviewed the work with SDS Architects on the live-work units for Block 7. A proposal for discussion was received from Commonweal. Staff is also working with a group on a whole block proposal for Block 7. They are also working with a recreational user on architectural plans and pricing for the Cannery District. He also stated the workforce housing applications are due in December for the Wisconsin Housing and Economic Development Authority and developers are identifying possible sites. Mr. Schatz also reviewed the Economic Development Summit II discussion, which will have follow up discussions by a smaller group.

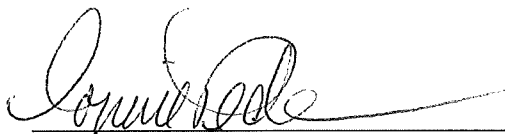
Mr. Schatz said a request was received from Mr. Glass to allow kubb to be played to the north of his site on land owned by the Redevelopment Authority and he would maintain it. He also asked if the Board would consider changing the June meeting to June 27.

Mr. Nick discussed possible liability and a temporary use agreement. He noted Mr. Glass decided to not purchase the land in negotiations. Ms. Emmanuelle asked how recreational immunity applies to the Redevelopment Authority. Mr. Nick said it applies to all property owners who open land for recreational uses, but it is better to be named as an additional insured. Mr. DeRosa directed review of the issue next month.

There was consensus to move the next meeting to June 27, 2018.

10. Announcements, directions and correspondence. There were no announcements.

The meeting was adjourned at 8:25 am.

A handwritten signature in black ink, appearing to read "Connie Pedersen", written over a horizontal line.

Connie Pedersen, Secretary