

Redevelopment Authority of the City of Eau Claire
Minutes
Wednesday, August 22, 2018
Room 1277, Eau Claire County Courthouse

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

Members Absent: Mike DeRosa

Staff Present: Steve Nick, Jay Winzenz, Scott Allen, Kristine Basom, Josh Solinger, Mike Schatz, Amy Kalmon, Ray French

1. Call to order. This meeting was called to order by Vice Chair Wildenberg at 7:29am.
2. Minutes from the meeting of June 27, 2018. The minutes from the meeting of June 27, 2018 were reviewed and a motion to approve was made by Mr. Peters and seconded by Ms. Pedersen. The motion carried.
3. Financial Statements. Mr. Solinger presented the financial statements for the month ending July 31, 2018. Operating expenses totaled \$4,645 due to utility, auditing, and recording expenditures. Capital expenditures in June and July total \$553,569. Of that, \$546,815 were for acquisition of 2000 Oxford Avenue, and \$6,754 for costs associated with 1702, 1704, and 1706 Oxford Avenue.

The financial statements for the month ending July 31, 2018 were reviewed and a motion to approve was made by Mr. Peters and seconded by Ms. Pedersen. The motion carried.

4. Update on the WiRED Properties Pocket Neighborhood concept. Mr. Schatz said that representatives from WiRED Properties will be coming later that day to talk with the City's Development Team to discuss the project. They have gathered information through research, their website, and the listening session and will hopefully have a presentation for September. Ms. Pedersen asked if they are continuing with the same concept and how many people have expressed interest. Mr. Schatz said that with that concept they have about 30 people interested, although the price point might be an issue.

There was a motion made by Mr. Kemp to go into closed session, seconded by Ms. Emmanuelle. The motion carried and the meeting continued into closed session.

CLOSED SESSION

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

There was a motion made by Ms. Emmanuelle and seconded by Mr. Kemp to go back into open session. The motion carried and the meeting continued back in open session.

OPEN SESSION

5. Executive Director's Report. Mr. Schatz said he expects two to three new proposals on Block 7 in the near future. One is the Opportunity Fund out of Iowa and Madison, WI, who participated in the Idea Lounge, which drew a crowd of about 40 people. The session discussed projects all across the City's opportunity zones.

Mr. Schatz gave a brief introduction to the Opportunity Zones program. The City has three census tracts certified by the IRS. They encompass downtown, the Randall Park neighborhood, Water St and Menomonie Street all the way to Clairemont, the North Riverfronts Neighborhood, and Madison and Birch Streets to the East. The program guidelines will be published around the end of the year with a big push in 2019 for projects. Staff is building an inventory of projects and beginning to attract developers.

Mr. Kemp asked if there are incentives for further capital improvements once the initial investment occurs. Mr. Schatz added that other programs can be piggybacked on this program. There was a concern discussed that land could be purchased, not improved, and the investors would retain the preferred capital gains treatment. Mr. Nick added that the City and RDA almost always sells land with a development agreement, backed by a payment in lieu of taxes and development performance standards. Mr. Schatz said we will know more when the rules and guidelines are published.

Ms. Emmanuelle asked if it is too late to have the Cannery District be added to the Opportunity Zones. Mr. Schatz said the Cannery District is not a low income Census tract so not eligible at this time. To ask the Census Bureau to relook at it and change it, the Census Bureau would need door-to-door income information, but could be assisted by the Health Impact Assessment Committee. There were also issues with the way the opportunity to submit zones for consideration was communicated with municipalities. Mr. Halloin added that this program will be a way to get capital investment in Eau Claire that would not otherwise be here.

Mr. Schatz asked for direction on having a deadline for proposals for Block 7 and the Liner Site. This way all proposals could be reviewed at once and best offers would be submitted this fall. Mr. Halloin asked if it would be a new Request for Proposals and Mr. Schatz said it would be an announcement of the deadline. Direction was given to set a deadline for proposals.

Mr. Schatz said developers are looking at the Cannery District, in particular the Fairchild property behind Family Video and the parcels on the west side of Oxford Ave. He asked if the Board would be interested in receiving proposals on those properties. Mr. Kemp asked if The Brewing Projekt has a right of first refusal on the Fairchild property.

Mr. Nick said he would check the status of any options, but it was thought to only be for the north of their property.

Ms. Emmanuelle asked if there are guiding principles to evaluating proposals. Mr. Schatz discussed the former Request for Proposals, which prioritizes high density and mixed-use development. There are also design guidelines for the North Barstow District. Mr. Halloin noted that there has to be a community benefit attached to the project and the plans help. Mr. Schatz also referred to the Health Impact Assessment of the Cannery District.


Mr. Schatz said the EPA and Wisconsin DNR want to tour the community's brownfield sites in September, possibly including the redevelopment districts.

Mr. Schatz said the next meeting is Wednesday, September 19.

Mr. Halloin asked if the Liner Site will also be part of the deadline. Mr. Schatz said yes, developers can include both.

6. Announcements and correspondence. There were no announcements and correspondence.

The meeting was adjourned at 8:12.



Connie Pedersen, Secretary