

Redevelopment Authority of the City of Eau Claire
Minutes
Wednesday, November 21, 2018
Room 1277, 721 Oxford Ave, Eau Claire County Courthouse

Members Present: Mike DeRosa, Catherine Emmanuelle, Jeff Halloin, Thomas Kemp, Janine Wildenberg

Members Absent: Connie Pedersen, Dale Peters

Staff Present: Steve Nick, Dave Solberg, Kristine Basom, Scott Allen, Amy Kalmon, Ray French

1. Call to order. This meeting was called to order by Chair DeRosa at 7:29am.
2. Minutes from the meeting of October 23, 2018. The minutes from the meeting of October 23, 2018 were reviewed and a motion to approve was made by Mr. Kemp and seconded by Ms. Wildenberg. The motion carried.
3. Financial Statements. Mr. Allen presented the financial statements for the month ending October 31, 2018 that were in the packet. Mr. DeRosa asked if there were questions, there were none.

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

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

CLOSED SESSION

The Redevelopment Authority will convene in closed session to (1) discuss the terms and conditions of the relocation plan and purchase agreement for the purchase of properties located at 1704 Oxford Avenue and 106 Cameron Street, (2) discuss the negotiation strategy regarding the terms and conditions of the purchase of property located at 2000 Oxford Avenue, (3) discuss the terms and conditions of an intent to reach a development agreement MOU for land on Oxford Avenue and adjacent properties in the Cannery Redevelopment District, and (4) discuss additional information and the terms and conditions of an intent to reach a purchase agreement memorandum of understanding for the proposed projects at 126 N. Barstow Street and 214 N. Barstow Street in the North Barstow Redevelopment District, which is permitted in closed session pursuant to Wisconsin Statutes 19.85(1)(e).

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

OPEN SESSION

4. Motions related to the relocation plan for 1704 Oxford Avenue and 106 Cameron Street and the purchase of properties in the Cannery Redevelopment District.

There was a motion by Mr. Kemp, seconded by Ms. Emmanuelle, to approve the purchase of 1704 Oxford Avenue and 106 Cameron Street in the Cannery Redevelopment District. The motion carried.

Mr. Kemp continued with a motion, seconded by Ms. Emmanuelle, that given the shortage of affordable residential housing the area at this time, following the purchase of these properties, in addition to allowing the tenants to remain pursuant to the terms of their respective leases, the RDA shall offer up to \$1,000 per unit for reimbursement of tenant relocation expenses, including, but not limited to, moving costs, assistance with security deposits, and such other expenses as the RDA shall approve. The motion carried.

There was a motion by Ms. Wildenberg, seconded by Mr. Halloin, to authorize staff to start the acquisition process for property located at 2000 Oxford Avenue in the Cannery Redevelopment District. The motion carried.

5. Motion of intent to negotiate purchase agreement memorandum of understanding for land on Oxford Avenue and adjacent properties in the Cannery Redevelopment District.

There was a motion by Ms. Emmanuelle, seconded by Mr. Kemp, to approve an intent to negotiate a purchase agreement memorandum of understanding as presented, or of substantially similar form, for land on Oxford Avenue and adjacent properties in the Cannery Redevelopment District.

Mr. Warner was invited to speak and introduce his project. He is from Eau Claire and has been working in multi-family market rate developments in the Madison area. He is looking at his project in Eau Claire to provide more workforce housing units and utilizing the 4% tax credit programs, with at least 20% of the units being workforce housing.

Ms. Emmanuelle asked about his return to Eau Claire. Mr. Warner indicated he and his father each have a few properties in Eau Claire and he wants to work with his father.

The motion carried.

6. Motion of intent to negotiate purchase agreement memorandum of understanding for 126 N. Barstow Street and 214 N. Barstow Street.

There was a motion by Ms. Wildenberg, seconded by Mr. Kemp, to approve an intent to negotiate with Pablo Properties, LLC a purchase agreement memorandum of understanding as presented, or of substantially similar form, for 126 N. Barstow Street and 214 N. Barstow Street in the North Barstow Redevelopment District.

Mr. Halloin expressed gratitude for all of the proposers and that this was the strongest group he's seen. Chair DeRosa agreed. Ms. Emmanuelle commented on the family spaces and the opportunity here to build for future generations.

The motion carried.

7. Interim Executive Director's Report.

Mr. Allen said the next meeting will be on Wednesday, December 19. He announced the new Executive Director of the Redevelopment Authority will be Aaron White, who starts around December 10.

8. Announcements and correspondence. For the meeting on Wednesday, December 19, Ms. Wildenberg and Ms. Emmanuelle will not be in attendance.

The meeting was adjourned at 9:40am.



Connie Pedersen, Secretary