

Redevelopment Authority of the City of Eau Claire
Minutes
Wednesday, January 16, 2019
Room 1277, 721 Oxford Ave, Eau Claire County Courthouse

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

Members Absent: Janine Wildenberg

Staff Present: Scott Allen, Kristine Basom, Aaron White, Ray French

1. Call to order. This meeting was called to order by Chair DeRosa at 7:30am. He welcomed Aaron White to the Board as Executive Director.
2. Minutes from the meeting of November 21, 2018. The minutes from the meeting of November 21, 2018 were reviewed and a motion to approve was made by Mr. Peters and seconded by Mr. Kemp. The motion carried.
3. Financial Statements. Ms. Basom presented the financial statements for the month ending December 31, 2018. Operating expenses totaled \$6,459, due to utility, auditing, recording, and special assessment expenditures. Acquisition and capital expenses totaled \$270,954. That included \$4,153 for rental costs of properties located at 1702 and 1706 Oxford Avenue and 2000 Oxford Avenue, and \$266,801 for acquisition of 1704 Oxford Avenue and 106 Cameron Street.

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

4. Completion of the annual *Information Request* forms (provided in packet). Mr. White provided the *Information Request* forms to the Board.
5. Resolution authorizing the purchase of 2000 Oxford Avenue in the Cannery Redevelopment District. Ms. Basom reviewed the appraisal and purchase history of the property. She discussed the values and comparable sales provided by the appraisal and property owner. The Board's prior purchases in the district support the higher values. She has a signed purchase agreement and the purchase would occur in the next few months.

Mr. Kemp asked if there were only commercial tenants. Ms. Basom confirmed and stated the commercial tenants will be allowed to stay for the duration allowed to avoid relocation costs.

The Redevelopment Authority considered a resolution authorizing the purchase of 2000 Oxford Avenue. Thereupon a motion was offered by Mr. Kemp and seconded by Ms. Pedersen to adopt the resolution. The motion carried.

6. Update on Cannery District. Mr. White updated the Board on the Plan Commission approval for the Cannery District projects, including The Brewing Projekt's parking lot expansion to the south and the rezoning for Tyler Warner's affordable housing development.
7. Executive Director's Report. Mr. White told the Board he is getting into the community and meeting property owners and businesses. He also noted conversations with Chair DeRosa about the role the Board could play in affordable housing.
8. Announcements, directions and correspondence. Chair DeRosa said the next meeting will be Wednesday, February 20, 2019.

The meeting was adjourned at 7:40 am.

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

Connie Pedersen, Secretary