

Redevelopment Authority of the City of Eau Claire
Minutes
Wednesday, February 20, 2019
Room 1277, 721 Oxford Ave, Eau Claire County Courthouse

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

Members Absent: Mike DeRosa, Catherine Emmanuelle

Staff Present: Steve Nick, Jay Winzenz, Scott Allen, Dave Solberg, Aaron White, Ray French

1. Call to order. This meeting was called to order by Chair Kemp at 7:30am.
2. Minutes from the meeting of January 16, 2019. The minutes from the meeting of January 16, 2019 were reviewed and a motion to approve was made by Mr. Peters and seconded by Ms. Pedersen. The motion carried.
3. Financial Statements. Mr. White presented the financial statements for the month ending January 31, 2019. There have been no operating expenses and utilities will be accrued back to January once the City receives invoices for those services. Capital expenses totaled \$3,937. Of this total, \$3,200 was for acquisition and relocation costs for 1704 Oxford Avenue. The \$737 is due to rental costs of the properties at 1702 and 1706 Oxford Avenue.

The financial statements for the month ending January 31, 2019 were reviewed and a motion to approve was made by Mr. Halloin and seconded by Ms. Wildenberg. The motion carried.

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

CLOSED SESSION

1. The Redevelopment Authority will convene in closed session to update and receive direction on the terms of an Intent to Negotiate Purchase Agreement Memorandum of Understanding for purchase of property at 1700-1750 N. Oxford Avenue with Tyler Warner dba Cannery Trail Residences, Inc., which is permitted in closed session pursuant to Wisconsin Statutes 19.85(1)(e) for purposes of competitive bargaining.
2. The Redevelopment Authority will convene in closed session to update and receive direction on the terms of an Intent to Negotiate Agreement Memorandum of Understanding for purchase of property at 126 and 214 N. Barstow with Pablo Properties, which is permitted in closed session pursuant to Wisconsin Statutes 19.85(1)(e) for purposes of competitive bargaining.

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

OPEN SESSION

4. Consideration of a resolution to extend the Intent to Negotiate Purchase Agreement Memorandum of Understanding with Cannery Trail Residences, Inc. for an additional 90 days. There was a motion by Ms. Pedersen, seconded by Mr. Peters, to approve a 90 day extension of the intent to negotiate a purchase agreement memorandum of understanding, or of substantially similar form, with Cannery Trail Residences, Inc. for 1700-1750 N. Oxford Ave. in the Cannery Redevelopment District, under the following condition: Cannery Trail Residences, Inc. shall provide to City staff by close of business March 6, 2019 an updated project development proposal that is consistent with the approved general development plan for the site, retains previously proposed affordable housing, and removes or substantially modifies any request for TIF cash grant assistance to bring it in compliance with City policy as the MOU between the parties provides.

The motion carried.

5. Consideration of a resolution to extend the Intent to Negotiate Purchase Agreement Memorandum of Understanding with Pablo Properties for an additional 90 days. There was a motion by Ms. Wildenberg, seconded by Ms. Pedersen, to approve a 90-day extension of an intent to negotiate a purchase agreement memorandum of understanding, or of substantially similar form, with Pablo Properties for 126 N. Barstow Street and 214 N. Barstow Street in the North Barstow Redevelopment District.

Mr. Halloin acknowledged the conceptual nature of the drawings and the potential of the project. On the Stacks, Mr. Halloin noted the importance of the street-scaping, multi-faceted buildings, and the open courtyard in the design. The shipping containers themselves work, and he encourages Pablo to use multiple materials again here. Mr. Halloin also noted the importance of open corridors and flowing freely between areas, and visually, too, towards the park.

Ms. Johnson was invited to speak. She asked about the visual connection to the park. Mr. Halloin noted the streetscape and walls and not losing the visual connection to the prior district improvements. He also affirmed the use of multiple materials from prior projects. Ms. Johnson noted the need to temper the design so that it is not just used in fair weather. There was discussion about the Newcastle stacks example and visuals created. Ms. Wildenberg added to the importance of the design being inviting people to the River. Mr. Peters noted the east-west corridor tying to the confluence of the rivers. Mr. Halloin noted the history of the District planning as an office park. Ms. Johnson agreed that the design should complement the development of the area.

The motion carried.

6. Executive Director's Report. Mr. White noted the numerous inquiries from affordable housing developers. There will be a future discussion for the RDA to decide what role it wants to take in the area of affordable housing as the Taskforce releases its report. There is also activity for local expansion projects as well.

7. Announcements, directions and correspondence. There were none.

There was a motion to adjourn by Mr. Halloin, seconded by Ms. Pedersen. The motion carried. The meeting was adjourned at 8:39 am.



Connie Pedersen, Secretary