

Redevelopment Authority of the City of Eau Claire
Minutes
Wednesday, May 15, 2019
Room 1277, 721 Oxford Ave, Eau Claire County Courthouse

Members Present: Mike DeRosa, Catherine Emmanuelle, Connie Pedersen, Mary Proznik, Wayne Wille,

Members Absent: Dale Peters, Thomas Kemp

Staff Present: Steve Nick, Jay Winzenz, Scott Allen, Aaron White, Amy Kalmon

1. Call to order. This meeting was called to order by Chair at 7:30am.
2. Minutes from the meeting of April 17, 2019. The minutes from the meeting of April 17, 2019 were reviewed and a motion to approve was made by Ms. Pedersen and seconded by Mr. Wille. The motion carried.
3. Financial Statements. Mr. White presented the financial statements for the month ending April 30, 2019.

The financial statements for the month ending April 30, 2019 were reviewed and a motion to approve was made by Mr. Wille and seconded by Ms. Pedersen. The motion carried.

4. Election of Officers. Ms. Pederson nominated Mr. DeRosa for Chair. Mr. DeRosa nominated Ms. Pederson Secretary. Ms. Emmanuelle nominated Mr. Kemp as Vice Chair. Nominations closed. Slate of nominated officers elected by unanimous vote.

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

CLOSED SESSION

5. The Redevelopment Authority will convene in closed session to discuss the Development and Purchase Agreement with Cannery Trail Residences, Inc., which is permitted in closed session pursuant to Wisconsin Statutes 19.85(1)(e) for purposes of competitive bargaining.
6. The Redevelopment Authority will convene in closed session to discuss the proposals submitted for the RFP seeking consultant services on the revision of the Cannery District Redevelopment plan, which is permitted in closed session pursuant to Wisconsin Statutes 19.85(1)(e) for purposes of competitive bargaining.

Mr. White began a discussion regarding the purchase agreement with Mr. Warner. Mr. Nick drafted and sent a proposal to Mr. Warner and his attorney last week. Issues causing delay are on developer side. Requested a 60-day extension and hopes to be back within

30 days. Mr. White and Mr. Nick are comfortable with the extension. \$4 per foot purchase price has been accepted. Financial terms authorized by the City are accepted. Phase I may be completely market rate housing and Phase II would have the WHEDA housing credit. It complicates ownership groups for Phase I and Phase II. Ownership needs to be kept separate for monetizing the housing credits for Phase II. Site Plan will go to Commission after agreement is signed. CSM is yet to be determined. Timing issues. At bottom of lot is Cameron Street right of way. City will vacate part to allow work. Xcel power line and poles are present. Will bury lines with TID money. Remaining half of right of way may be used as buffer between retail and the development.

Question – Mr. Warner wanted \$2. Why did he go up to \$4? Financial differences on proforma were not vast difference. Possibly he is thinning his margins to get his foot in the door for this market. Mr. White felt this was going to be a more challenging parcel of the development to sell. Recollection that Mr. Warner started with asking of over \$2.5 million. Offer cut down substantially. \$300k Phase I, \$500 on Phase II. Want to incentivize Phase II.

What is going on with Family Video? Not sure if it is sold or leased. Dollar General is going in. Pitched project of mixed use project but that was turned down. It will provide better service than video store but not ideal.

Mr. White reviewed comparison of potential vendors for Cannery District Development Plan revision. Mr. Nick referred to the RDA approving architectural design guidelines for Barstow. He recommends a similar architectural design approval for the Cannery District. Hoping for \$15,000 but the bids are higher. Looking to use local staff to help keep costs down.

The previous development plan was done in two phases and cost \$29,000. National Realtor's Association had provided a grant previously \$16,900.

Vanderwalle is \$30,000. Ms. Emmanuelle commented on the capacity for staff to be involved – how does Mr. Allen feel? She is worried about staff burden. Mr. Allen met with staff to consider the issue. Staff is comfortable with community engagement piece. Mr. White said both proposals involved collaboration with the staff. There is comfort on the part of staff having a neutral party helping make recommendations.

Mr. White reported that staff favors Vanderwalle. Graef offered things outside of the scope. Mr. Wille liked the consideration of TIF in the Vanderwalle proposal. Poll of Directors comfort level with Vanderwalle? Yes.

Ms. Emmanuelle offered City Council perspective. She is empathetic of City Staff time and demands. If the RDA through its purchasing power with the vendor can absorb some of the burden, it will be better. Possibly the RDA could offer up to \$40,000 toward the plan. Discussion on wording. Authorize \$30,000 plus up to an additional \$10,000 as needed. Discussion. Mr. Wille agrees with the concept as long as funding is available.

Mr. White feels that the additional \$10,000 could help in the future with marketing the projects that come out of the strategy that is adopted. Total dollar value of Warner land is over \$200,000. Mr. Winzenz reported the RDA has closed on the Brewing Projekt options.

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

OPEN SESSION

7. Consideration to approve the Development and Purchase Agreement between RDA and Cannery Trails Residences, Inc. for the purchase of property previously known as 115 Maxon Street, 1719 Mappa Street, 106 Cameron Street, and 1704, 1714, 1716, 1720 and 1724 Oxford Avenue. Mr. Winzenz (representing Mr. Peters) made a motion to extend the 60-day extension to Mr. Warner. Second by Ms. Proznik. Motion carried
8. Consideration to accept a final proposal for consulting services regarding revisions to the Cannery District Redevelopment Plan. Mr. Winzenz (representing Mr. Peters) move to hire Vandewalle and Associates for up to \$30,000 plus \$10,000 second by Mr. Wille. Motion carried.
9. Executive Director's Report. Mr. White reported commercial queries side is a bit quiet. Residential interest is high.
10. Announcements, directions and correspondence. Mr. DeRosa said the next meeting is scheduled Wednesday, June 19, 2019.

The meeting was adjourned at 8:11 am.



Connie Pedersen, Secretary