

**Redevelopment Authority of the City of Eau Claire**  
**Minutes**  
**Wednesday, June 19, 2019**  
**Room 1277, 721 Oxford Ave, Eau Claire County Courthouse**

**Members Present:** Mike DeRosa, Catherine Emmanuelle, Thomas Kemp, Mary Proznik, Dale Peters

**Members Absent:** Wayne Willie, Connie Pederson

**Staff Present:** Steve Nick, Jay Winzenz, Scott Allen, Aaron White, Will Ulrich

1. Call to order. This meeting was called to order by Chair DeRosa at 7:30am.
2. Minutes from the meeting of May 15, 2019. The minutes from the meeting of May 15, 2019 were reviewed and a motion to approve was made. The motion carried.
3. Financial Statements. Financial statements presented for the month ending May 31, 2019. Operating expenses totaled \$14,799, which included \$708 for personnel costs associated with upkeep of RDA owned properties, \$7,251 for contractor performed repairs and maintenance, \$5,826 for a relocation payment, and \$1,014 for utilities. Acquisition and capital expenses totaled \$4,419 for costs associated with maintenance and utility expenses for the RDA owned properties.

The financial statements for the month ending December 31, 2019 were reviewed and a motion to approve was made. The motion carried.

4. Closed session.

There was a motion made and carried. The meeting continued into closed session at 7:32 a.m.

**CLOSED SESSION**

The Redevelopment Authority may convene in closed session to discuss the Cannery Trail Residences, LLC Purchase Agreement negotiations, which is permitted in closed session pursuant to Wisconsin Statutes 19.85(1)(e) for purposes of competitive bargaining.


**OPEN SESSION**

5. Motion was made and approved to return to open session at 8:25 a.m.
6. Cannery District discussion. Some additional follow-up on the Cannery Trails Residence project.

Motion to Approve the Purchase and Development Agreement with Cannery Trail Residences, Inc. with the condition pending successful conclusion of outstanding Development Agreement terms and subject to approval by City Council was made by Mr. Kemp. Seconded by Ms. Proznik. Motion carried.

7. Block 7 and Liner site discussion. Pablo Properties formally withdrew their proposal for the Block 7 and Liner site. Issues related to feasibility of the business model, loss of confirmed client, difficulty cash flowing office space, and poor options to rebalance space. Ms. Emmanuelle asked that affordable housing be looked at in future proposals. Mr. White referenced that new developers have been leaning towards market rate. Board favors release of new RFP's for Liner and Block 7. New RFP's are already being drafted.
8. Executive Director's Report. Mr. White reports Vandewalle and Associates will be in Eau Claire for a site tour of the Cannery District, would like to meet with RDA members that are available. Mr. White reported that Wired Properties has reached out to City staff regarding the pocket neighborhood that was discussed the year prior. The group has a new proposal with lower price points and will likely show up on the agenda in the coming weeks.
9. Announcements, directions and correspondence. Staff announced the next meeting will be Wednesday, July 17, 2019.

The meeting was adjourned at 8:44 am.



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Connie Pedersen, Secretary