

**Redevelopment Authority of the City of Eau Claire**  
**Minutes**  
**Wednesday, July 17, 2019**  
**Room 1277, 721 Oxford Ave, Eau Claire County Courthouse**

**Members Present:** Mike DeRosa, Catherine Emmanuelle, Thomas Kemp, Mary Proznik, Dale Peters, Wayne Wille, Connie Pedersen

**Members Absent:** None

**Staff Present:** Dale Peters, Steve Nick, Scott Allen, Aaron White, Will Ulrich, Sara Larsen

1. Call to order. This meeting was called to order by Chair DeRosa at 7:30am.
2. Minutes from the meeting of June 19, 2019. The minutes from the meeting of June 19, 2019 were reviewed and a motion to approve was made. The motion carried.
3. Financial Statements. Financial statements presented for the month ending June 30, 2019. Operating expenses totaled \$16,889 which included \$708 for personnel costs associated with upkeep of RDA-owned properties, \$7,661 for contractors to repair and maintain RDA-owned properties, \$1,543 for utilities and \$6,977 for a relocation payment. Capital expenses totaled \$14,125 for costs associated with relocations. The financial statements for the month were reviewed and a motion to approve was made. The motion carried.
4. Update and discussion regarding Block 7 and Liner RFP. Mr. White spoke that several developers have been in contact about Block 7 proposals. Mr. White also informed the board members that the Children's Museum wanted to propose that they be allowed to directly submit for a portion of the Block 7 property totaling .55 acres to negotiate directly with the Redevelopment Authority for purchase. Guidance from the RDA Board on this issue was requested by Mr. White. Mr. DeRosa asked for comments. Ms. Emmanuelle said that the request has merit and makes sense to have that type of request accommodated, but then asked from a process standpoint if any other applicant wanted a portion of land if we would allow that. Mr. White recommended based off of staff discussion that the Children's Museum submit a stand alone proposal to the RFP just like any other project would which keeps within the guidelines set, and there is nothing that precludes them from doing so. Mr. White also said an addendum to the RFP could be made that would be desirable to include the Children's Museum in submitting Block 7 plans. Mr. Kemp raised the question that if selling that land separately to the Children's Museum would impact the total valuation of the TIF district because it's nonprofit status and Mr. Nick confirmed Mr. Kemp question that if the Children's Museum were allowed to purchase the land that would put the whole area under the targeted increment for the entire TIF if there was no additional development on that block besides the Children's Museum. Mr. White agreed. Mr. Kemp said it was necessary if the Children's Museum development was to occur to have additional development there. Mr. White proposed to the board members that the RFP include the Children's Museum as a desirable inclusion. No members opposed the addendum.

5. Update on Vandewalle and Associates review of the Cannery District Redevelopment Plan: Mr. White reported that Vandewalle and Associates had a good meeting turnout at the Brewing Projekt when in town. They walked the entire Cannery District property. Mr. White invited RDA board members who attended Vandewalle and Associates meeting to offer feedback.

Dr. Kemp agreed it was a good meeting and the consultants appeared to be active listeners. He shared that several local business owners were there and others who have a stake in the area were at the meeting. He would like to see a bulleted list of what takeaways Vandewalle and Associates had. Mr. White said he would reach out to see if they could provide something like that for the next meeting. Ms. Emmanuelle agreed with Dr. Kemp. She observed that even with the variety of feedback they received, it appeared that they did their homework and could speak intelligently about all topics when asked. They seemed open to relooking at the footprint of Kessler Park and clustering business on 3rd Street based off of the feedback from the owner of The Garage that it would be advantageous to do so. Mr. Wille agreed with Dr. Kemp that if the board members saw a list of the consultants' takeaways early on in the process that they might have a better sense if the project is headed in the right direction. Mr. White hopes to have meeting takeaways from Vandewalle and Associates disseminated to the board as soon as it is available.

6. Update on status of Cannery Trail Residences Purchase and Development Agreement approval. Mr. Nick shared that the agreement is hopefully going to be signed today. Mr. Warner said they were doing a final review. There has been a lot of iterations since the board approved, but all where in the direction they were going in. If everything gets completed as intended, the signed contract will be on the next City Council agenda.
7. Executive Director's Report. Mr. White updated the board on the annual audit report for the Redevelopment Authority. No findings within the audit report. Everything came out in compliance and was okay. If board members have questions on the report, they should let Mr. White know and those will be added to the upcoming meeting agendas. Mr. White also reported that interest seems to be steady for the Cannery District. Additionally, interest in the pocket neighborhood is peaking with two developers expressing interest. Next month's meeting, Mr. White would like to have an in-depth discussion on housing, specifically about affordable housing. Including, but not limited to, what steps the RDA board wants to take on outside of sending out RFPs. Mr. White then introduced the new hire, Sara Larsen who is the Business and Communications Specialist for Economic Development at the City of Eau Claire.
8. Announcements and correspondence. Staff announced the next meeting will be Wednesday, August 21, 2019.

The meeting was adjourned at 7:49 a.m.



Connie Pedersen, Secretary