

Redevelopment Authority of the City of Eau Claire
Special Meeting Minutes
Thursday, October 3, 2019
203 S Farwell Street, Council Chambers

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

Members Absent: None

Staff Present: Steve Nick, Aaron White, Sara Larsen, Jason Rohloff, Jay Winzenz

1. Call to order. There was a motion by Mr. Wille to go into closed session, seconded by Ms. Emmanuelle.

CLOSED SESSION

2. The Redevelopment Authority will convene in closed session to discuss competitive proposals submitted for development of the Liner Site, 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. Peters and seconded by Ms. Emmanuelle to go back into open session. The motion carried and the meeting continued back in open session.

OPEN SESSION

3. Motion to authorize an Intent to Negotiate a Development Agreement MOU on terms agreeable to the RDA for redevelopment of the Liner Site.
Mr. Kemp motioned to authorize staff to negotiate on behalf of the RDA a purchase and development MOU with the Children's Museum and Monarch for the Liner Site. Seconded by Ms. Pedersen. Motion passed: 7 in favor, 0 opposed, 0 abstention.
4. Presentation of staff recommendations on Cannery District: Mr. White gave the following staff recommendations for the Cannery District:
 - The Heights
 - Staff supports higher density (option 2) in this area because it will benefit the TID through higher valuation.
 - First and Cedar
 - Staff identifies this lot as homes for sale at lower price points and has potential for single family homes, townhomes, or twin homes.
 - The Center
 - Staff supports the relocation of Kessler Park (option 2) because it will help with maintenance and upkeep efficiencies.
 - Staff recommends that the Parks Department work with the neighborhood on the future of the park.
 - Platt & Oxford
 - Staff supports commercial/residential mixed-use development (option 1), density may be variable based on the developer.
 - Focus on unique projects that fit makerspace theme.

- Maple
 - Staff identifies the Maple residential development is well suited for mixed income/affordable development.
- Riverside
 - Staff Supports development of mixed use residential/commercial (option 3).
 - Staff recommends focusing on unique commercial offerings that help define the District and set it apart from other areas of the community such as: micro retail spaces, unique food offerings. Additional guidance/recommendations from Vandewalle and Associates should be requested.

Mr. Kemp asked for clarification around makerspace. Mr. DeRosa asked about how many people would it bring to this area, potential traffic counts, and how far away current residents are from grocery stores? Staff will look into these questions.

5. Announcements, directions and correspondence: Nothing of note.

The meeting was adjourned at 8:23 a.m.



Connie Pedersen, Secretary