

Redevelopment Authority of the City of Eau Claire
Minutes
Wednesday, October 16, 2019
City Council Chambers, 203 S. Farwell Street

Members Present: Mike DeRosa, Mary Proznik, Dale Peters, Wayne Wille, Connie Pedersen

Members Absent: Catherine Emmanuelle, Thomas Kemp

Staff Present: Scott Allen, Aaron White, Sara Larsen, Jason Rohloff, Jay Winzenz

1. Call to order. This meeting was called to order by Chair DeRosa at 7:30am.
2. Minutes from the meetings of September 18 and October 3, 2019. The minutes from the meeting of September 18 and October 3, 2019 were reviewed and a motion to approve both was made. The motion carried.
3. Financial Statements. Financial statements presented for the month ending September 30, 2019. Operating expenses totaled \$85,065 which included \$708 for personnel costs associated with upkeep of RDA-owned properties, \$42,567 for contractors to repair and maintain RDA-owned properties, \$3,533 for utilities and \$1,745 for fixed charges. \$6,977 for contributions and other payments. And \$29,535 for bond issuance costs associated with 2019 C bond payments. The financial statements for the month were reviewed and a motion to approve was made. The motion carried.
4. Discussion and direction from the RDA to Vandewalle and Associates regarding the Cannery District Redevelopment Plan revisions: Mr. White seeking advice from RDA board on what to pass along to Vandewalle and Associates . Option 2 was staff recommendation.
 - The Center: Staff recommendation is Option 2 Mr. DeRosa asked about density that could be there. Mr. Willie thought this was the best use of space.
 - Platt & Oxford: Staff recommendation Blend of option 1 and 2; Mr. DeRosa asked more about the commercial space interest.
 - Riverside Sites: Staff recommendation; Option 3 – Mr. White said that Vandewalle & Associates said that the two area Ms. Proznik wants us to be cautious about too much commercial. Mr. Willie Having a little park side. Mr. DeRosa asked about being in the appropriate level for valuation. Mr. White said we need to capture as much as we can in the Heights. If the highest level gets picked in each that would create 400 units around 1,000 people. Engineering would need to do a traffic study. Mr. White addressed grocery store distance from the Cannery District. The closest is 2.5 miles. Developers will want to make offers on the north part apartments. Staff will create a marketing piece to attract developers. Mr. DeRosa wants the board to keep in mind that they need to create density to help encourage a grocery store to come in.
 - Maples: Could be potential for mixed-income housing.
5. Resolution accepting the initial draft report from Vandewalle and Associates regarding the Cannery District Redevelopment revisions and adopting the recommendations to guide future development. Ms. Pedersen moved. Ms. Proznik seconded. The motion carried unanimously. 5 approved; 0

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6. Executive Director's Report. Mr. White said housing developer is interested in “Kessler Bowl” area for a potential pocket neighborhood.
7. Announcements and correspondence. Staff announced the next meeting will be Wednesday, November 20, 2019.

The meeting was adjourned at 7:52 a.m.



Connie Pedersen, Secretary