

Redevelopment Authority of the City of Eau Claire
Minutes
Wednesday, December 18, 2019
City Council Chambers, 203 S. Farwell Street

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

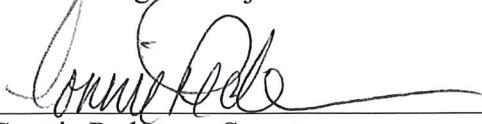
Members Absent: None

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

1. Call to order. This meeting was called to order by Chair DeRosa at 7:30am.
2. Minutes from the meetings of October. The minutes from the meeting for October 16, 2019 were reviewed and a motion to approve was made. The motion carried.
3. Financial Statements. As of November 30, 2019, FY19 RDA operating expenditures total \$91,136. Expenditures include \$708 for personnel costs associated with upkeep of RDA-owned properties, \$48,092 for contractors to repair and maintain RDA-owned properties, \$4,078 for utilities and \$1,745 for fixed charges, \$6,977 for contributions and other payments and \$29,535 for bond issuance costs associated with 2019C bond payments. Financial statements were approved.
4. Closed session to discuss competitive proposals to redevelop the Block 7 site: Mr. Kemp motioned to go into closed session. Ms. Proznik seconded. RDA went into closed session at 7:35 a.m. Ms. Emmanuelle motioned to go back into open session. Mr. Wille seconded. RDA went into open session at 8:00 a.m.
5. Resolution to approve MOU with Monarch Ventures regarding redevelopment of the Liner site owned by RDA: Mr. White referenced that he and Mr. Nick had met with the developers to draft an MOU. Mr. Nick commented there is no TIF to ask for incentives on this. However, the MOU can allow for some land credits to offset any potential site related soil remediation issues. The developers plan to break ground this spring. Mr. Wille moved. Ms. Pedersen seconded. Motion approved: 7 in favor, 0 opposed.
6. Presentation of the final Redevelopment Plan for the Cannery District: General sentiments were shared that the renderings looked nice. Ms. Emmanuelle shared that this looks like the Eau Claire of the future and it's a nice progress report of how far the city has come.
7. Motion to adopt the Cannery District Redevelopment Plan created by Vandewalle and Associates: Ms. Emmanuelle moved. Ms. Proznik seconded. Motion approved: 7 in favor, 0 opposed.

8. Presentation of a proposal to redevelop a lot in the Cannery District owned by the RDA. Proposal submitted by GRIP Development Group: Mr. White introduced the concepts for 20 or more units that are two and three-story that are for sale as an affordable housing project in the Kessler Bowl. Desired price points of \$170,000 to \$190,000 with roughly a \$50 a month HOA fee for grounds upkeep and shared roofing. Additionally, a few units would be kept by the developer of the rentals. Mr. Griepentrog from GRIP Development Group and Ms. Polacek an architect from Wendel Companies were present to describe the project and answer questions. Mr. Griepentrog remarked that this type of housing development would be a pilot project for what could happen in the area. He also shared the way he manages construction on his projects and how he purchases materials will allow him to keep the cost to \$90 to \$100 per square foot range. He added that he will be asking for financial assistance from the TID in part because surrounding infrastructure is outdated and will need to be updated. Ms. Pedersen asked what would happen if the housing wouldn't fill. Mr. Griepentrog commented he does not have control of the market, but he does not anticipate having problems, and if so he would not want them to sit empty so he would possibly consider renting out a larger number of units. Ms. Pedersen asked if they had any discussions with other neighborhood associations in the area for feedback on the project. Mr. Griepentrog said he has not been in contact with the housing associations yet.
9. Closed session to discuss terms and provide negotiation parameters to City staff regarding proposed development on 2310 1st Street: Mr. Kemp motioned to go into closed session. Mr. Wille seconded. Went into closed session at 8:19 a.m. Ms. Proznik recused herself from the discussion due to a potential conflict of interest. Mr. Wille motioned to go back into open session. Ms. Pedersen seconded. RDA went back into open session at 8:52 a.m.
10. Motion authorizing City staff to enter into negotiations with GRIP Development Group for redevelopment of the Cannery District Lot located at 2310 1st Street, Eau Claire. Mr. Wille moved. Mr. Kemp seconded. The motion carried unanimously. 6 approved; 0 opposed; 1 abstention.
11. Executive Director's Report. Mr. White remarked that we continue to see interest in the Cannery District. Dr. Kemp then recognized Chair DeRosa for his years of service on the Redevelopment Authority Board. Chair DeRosa shared positive sentiments of his time on the committee and wished everyone well.
12. Announcements and correspondence. Chair DeRosa announced the next meeting will be January 15, 2020.

The meeting was adjourned at 8:57 a.m.



Connie Pedersen, Secretary