

Redevelopment Authority of the City of Eau Claire
Minutes
Wednesday, February 19, 2020
City Council Chambers, 203 S. Farwell Street

Members Present: Rick Kayser, 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, Stephen Nick, Dave Solberg

1. Call to order. This meeting was called to order by Vice Chair Kemp at 7:30am. Introduced Mr. Kayser to the board.
2. Minutes from the meeting of December 18, 2019. The minutes from the meeting for December 18, 2019 were reviewed and a motion to approve was made. The motion carried.
3. Financial Statements. As of January 31, 2020, FY20 RDA operating expenditures total \$0. Expenditures such as utilities will be accrued back to January once the City receives invoices for those services. There were no capital expenditures in the month of January. Financial statements were approved.
4. Election of Officers. Ms. Pedersen moved to elect Dr. Kemp as the Chair of the RDA. Ms. Proznik seconds. Motion carries. Dr. Kemp asked for recommendations on Vice Chair. Mr. Peters moves Ms. Pedersen to be Vice Chair. Dr. Kemp seconds. Motion carries. Ms. Pedersen nominates Mr. Wille as secretary. Dr. Kemp seconds. Motion carries.
5. Block 7 Discussion. Covered why past proposals did not work for Block 7. Brought up the concept of a Texas Doughnut design that features parking in the middle. Ms. Pedersen asked if it was all public parking. Mr. White commented that it could be or it could be a combo of public and leasing to private developments. Ms. Pedersen reconfirmed that underground parking is expensive. Mr. White confirmed that it was around \$40,000 a parking spot. Mr. Wille asked specifics about potential valuation of a Texas Doughnut-type project could provide while addressing the parking and development needs of the area. Mr. White said we are not sure if there is enough space to do the concept and that is why a consultant could help answer these questions. Ms. Emmanuelle asked how the City sees evaluating the needs of Block 7 relating to what is happening at the Transfer Center and could they be examined together. Mr. White said there is not an opportunity to tie the projects together in the proposal. As for timing, Mr. White does not see this being a very long process and gave an estimate of the April RDA meeting to talk about the findings from the consultant. Mr. White also commented that the RDA budget has \$10,000 in it for professional services.

- Motion to hire consultants at a cost of up to \$10,000 to create renderings of building wrap design options for Block 7: Ms. Emmanuelle moved. Ms. Pedersen seconded. Ms. Emmanuelle commented that she appreciates that City staff acknowledged that this type of analysis wasn't internally feasible at the time and that RDA should take advantage of Mr. Peters expertise on this project and others before he retires. Motion approved: 7 in favor, 0 opposed.
6. Update and discussion of the Liner site development with Monarch Ventures and the Children's Museum of Eau Claire. Mr. White said that there has been good progress on both MOUs. Both projects are looking at starting off the negotiations at \$10/sq. ft. for the land and there still needs to be a formal lot split defined. There are some requests that there be some potential land credits going back to the Children's Museum based on expenditures uncovered in the site investigation. Additionally, the Children's Museum is looking to guarantee a value on their current building so when they transfer spaces there will be some new tax revenue coming in to the tax increment district. Mr. Peters asked about the timing about the Children's Museum starting to build if all the negotiations stay on track. Mr. White says it is hard to say because they want to hit benchmarks in their fundraising. Dr. Kemp asked for clarity on the jointness of the two projects. Mr. White reiterated they are separate projects, but there could be some cost savings for them if they work together during site development. Dr. Kemp asked if City staff is worried about them being treated differently for tax increment. Mr. Nick said that tax increment will be mostly attributed to the Monarch Venture parcel which is currently slated to be a value of \$5M or more. Mr. Nick said that the City assessors will determine if the Children's Museum will qualify as tax exempt, but staff anticipates that they will. Mr. Nick commented that in the current MOU with the Children's Museum, that their existing building will come back online at a guaranteed \$500,000 value in the current business on South Barstow.
- Resolution to negotiate a purchase agreement memorandum of understanding, or of substantially similar form, for 126 N. Barstow Street in the North Barstow Redevelopment District, with the Children's Museum of Eau Claire. Dr. Kemp read the resolution. Mr. Wille moved. Ms. Emmanuelle seconded. Motion approved: 7 in favor, 0 opposed.
7. Review Cannery District Plan marketing material and N. Oxford Avenue construction update from Engineering. Dr. Kemp commented how long we have been working with the Cannery project, he appreciates that it is starting to come to fruition, and he looks forward to seeing it redeveloped. Mr. Solberg gave an overview of the proposed engineering plan for the area. Dr. Kemp asked about the process of showing concept to the existing businesses and residents in the area. Mr. Solberg said they recently held a listening session at the Children's Theatre and current business owners who were present supported the future concepts. Mr. Solberg asked to attend the Upper Westside Neighborhood Association meeting in the future. Mr. Solberg talked about the potential roundabout and surrounding

area that will be a signature gateway into the district. Ms. Proznik commented that she likes the potential gateway proposal as other cities do this as well and they take great pride in gateways of their areas.

8. Executive Director's Report. Mr. White commented that some of the demolition in the Cannery District will begin this spring. He asked the RDA board to start thinking about other blighted areas in the City that the RDA could possibly pursue.
9. Announcements and correspondence. No announcements or correspondence.
10. Announcements and correspondence. Chair Kemp announced the next meeting will be March 18, 2020.

The meeting was adjourned at 8:13 a.m.



Wayne Wille, Secretary