

Redevelopment Authority of the City of Eau Claire
Minutes
Wednesday, May 20, 2020
City Hall Council Chambers &
Virtual Online – WebEx Meeting

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

Members Absent: None

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

1. Roll Call and Call to Order. This meeting was called to order by Chair Kemp at 7:35am.
2. Minutes from the meeting of February 19, 2020. The minutes from the meeting for February 19, 2020 were reviewed and a motion to approve was made. The motion carried.
3. Financial Statements. As of April 30, 2020, FY20 RDA operating expenditures total \$918, all from stormwater charges for 2000 Oxford Avenue. Revenues, expenditures, and other funding sources are reported once they are realized. Financial statements were approved.
4. Update on Cannery District projects – Kessler Bowl site and Cannery Trails Residence
Mr. White commented that demolition is scheduled to start any day now. City staff is working on a MOU with GRIP for the Kessler Bowl site. COVID has slowed the project down a bit. Mr. Warner did receive LIHTC for the Cannery Trails Residence project and will be able to access the full amount of TIF requested. Mr. Warner is planning to have the first phase of building ready for renting in August and is seeing good interest. Ms. Emmanuelle was really excited to see the LIHTC come through. She asked Mr. White if city staff learned anything that we can replicate in the future. City staff helped with scoring and stayed updated on the project. Additionally, discussions were held with WHEDA representatives beforehand to reiterate the importance of affordable housing in Eau Claire. Our community had not received an award which may have helped. Mr. White and Mr. Allen also followed up with feedback for the next round of WHEDA LIHTC especially the potential for considering mixed-use development as a positive scoring metric. Mr. White said we are still seeing good interest in the Cannery District and anticipates that the potential projects will start pushing forward more once things get back to normal.
5. Update on Liner Site projects: Mr. White updated that city staff have been in contact with both developers for their projects. Prior to COVID-19, Monarch Ventures did have good interest in leasing office space, however, that has changed. Additionally, being that the first floor was going to be restaurant that has been impacted. The MOU was amended

to extend 180 days to give Monarch Ventures time to adjust. Monarch was thankful for the extension and are still wanting to develop in Eau Claire. There likely will not be a fall ground breaking, but likely one in 2021. The Children's Museum is fully planning to move ahead. Construction timing might be moved back a little and the MOU will reflect that new timeline.

6. Update on Block 7. Mr. White said that staff had talked to a couple of consulting firms to do modeling for mixed-use development on this site. Ayres Associates' contract was selected and they will begin to work on how to best utilize this space. Additionally, staff has been fielding a few inquiries to utilize Block 7 this fall as a space for programming to welcome people back downtown after COVID-19.
7. Executive Director's Report. Mr. White commented that we are seeing good interest in the Cannery District website and he feels this is a good way to approach the marketing instead of putting the sites out for RFP. Developers are also inquiring about other potential sites in the downtown and he will keep the RDA informed of any updates in the future.
8. Announcements and correspondence. Mr. White submitted Ms. Proznik's resignation on her behalf because she has been selected to fill a spot on the Planning Commission and she is unable to serve on both. Her spot will need to be filled.
9. Announcements and correspondence. Chair Kemp announced the next meeting will be June 17, 2020.

The meeting was adjourned at 7:55 a.m.



Wayne Wille, Secretary