

Redevelopment Authority of the City of Eau Claire
Minutes
Wednesday, September 16, 2020
City Hall Council Chambers &
Virtual Online – WebEx Meeting

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

Members Absent: N/A

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

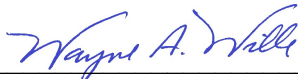
1. Call to Order. This meeting was called to order by Chair Kemp at 7:35am.
2. Roll Call. Chairperson Kemp was present at the Council Chambers. Dale Peters, Wayne Wille, Connie Pedersen, Catherine Emmanuelle, Thomas Kemp, Jenny Fesenmaier, Rick Kayser were present virtually online.
3. Minutes from the meeting of August 19, 2020. The minutes from the meeting for August 19, 2020 were reviewed and a motion to approve was made. The motion carried.
4. Open public comment period for items that do not appear on this agenda noted as Public Hearings or items for Public Discussion. None
5. Financial Statements. As of August 31, 2020, FY20 RDA operating expenditures total \$10,839. Of that total, \$9,000 was spent on Block 7 for marketing the site and \$1,839 went towards stormwater charges at 2000 Oxford Avenue. Financial statements were approved.
6. Public Discussions.
 - Public input: Children’s Museum/Liner Site Development Agreement
 - i. Mr. McHorney, Executive Director of Children’s Museum, was on the call to discuss the current state of the project and organization. Mr. Nick updated on specifics regarding the purchase and development agreement such as land price, land credits, tax valuation, and parking. Ms. Pedersen asked clarifying questions on parking capacity.
 - Action: Children’s Museum/Liner Site Development Agreement
 - i. Mr. Wille moved to approve the Purchase and Development Agreement with the Children’s Museum. Seconded by Ms. Emmanuelle. Motion passed unanimously.
 - Public input: Extension of MOU with Monarch Ventures for redevelopment of a portion of the Liner site
 - i. Mr. White updated that Monarch Ventures is still planning to move forward with the project on their portion of the Liner Site, but there will be a slight delay in timeline due to COVID-19.

- Action: Extension of MOU with Monarch Ventures for redevelopment of a portion of the Liner site
 - i. Ms. Pedersen moved to extend Monarch Ventures MOU until 2021. Seconded by Mr. Wille. Motion passed unanimously.

- 7. Review Block 7 Concepts. Mr. White showed potential development concepts for Block 7 prepared by Ayres and Associates. Dr. Kemp asked about market research regarding the preference of live-work spaces over other options. Mr. White commented that there have been a few inquiries about those spaces to City staff and the need for more flexible commercial/retail spaces. Ms. Pedersen asked about Railroad lot specifics in relation to the Block 7 project. Dr. Kemp asked about the intended RFP process clarifying that it's more of an informal process than formal. Mr. White confirmed that we are taking a more informal approach to RFPs for RDA projects.

- 8. Discussion and Direction
 - Executive Director's Report: Cannery District continues to see inquiries.
 - Future agenda items. None
 - Announcements: Chair Kemp announced the next meeting will be October 21, 2020.

- 9. Adjournment. The meeting was adjourned at 8:14 a.m.



Wayne Wille, Secretary