

Redevelopment Authority of the City of Eau Claire
Minutes
Wednesday, January 20, 2021
City Hall Council Chambers &
Virtual Online – WebEx Meeting

Members Present: Dave Solberg, Wayne Wille, Catherine Emmanuelle, Thomas Kemp, Jenny Fesenmaier,

Members Absent: Rick Kayser, Connie Pedersen

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

1. Call to Order. This meeting was called to order 7:34 a.m. Mr. Wille called the meeting to order and then proceeded to hand it off to Chair Kemp.
2. Roll Call. Dave Solberg, Wayne Wille, Catherine Emmanuelle, Thomas Kemp, Jenny Fesenmaier were present virtually online.
3. Review of minutes from the meeting of November 18, 2020. The minutes from the meeting for November 18, 2020 were reviewed and a motion to approve was made. The motion carried.
4. Review of financials. As of December 31, 2020, FY20 RDA operating expenditures total \$59,445. Of that total, \$46,917 was spent on bond issue costs, \$9,683 was spent on Block 7 for marketing the site and \$2,384.78 went towards stormwater charges at 2000 Oxford Avenue and \$460 was spent on County property taxes. Financial statements were approved.
5. Business items with public hearing or public discussion: None available.
6. Other business items:

1. **Election of Officers:** Mr. White commented that he reached out to the existing officers, Chair Dr. Kemp and Vice Chair Connie Pederson, and they were willing to continue serving. There was a call by Mr. Wille three times for nominations. No additional nominations were offered.

Action: Approval of officer candidates.

Ms. Emmanuelle moved to accept slate of candidates as presented by Mr. White. Seconded by Ms. Fesenmaier. Motion passed unanimously.

2. **Monarch Ventures and RDA Liner Site Development:** Mr. White provided an overview of the current economic climate. Discussion included that there are no other interested parties at the time and wanted to give Monarch additional time during the pandemic seemed acceptable. However, the project may need to be

revisited in the future if progress isn't being made. Mr. White asked for board approval to extend MOU until April.

Action: Approval of the modified MOU with Monarch Ventures, LLC
Ms. Emmanuelle moved to extend. Seconded by Mr. Solberg. Motion passed unanimously.

3. **5-year Status Update and Review of 2015 Comprehensive Plan, Chapter 8: Urban Design Plan, Chapter 12: Downtown Plan:** Mr. Allen provided an overview that the Plan Commission wanted the input of the RDA on these two additional plans and expressed the importance of Commercial Design Guidelines. The next working session is February 1. There will be a full rewrite of the Comprehensive Plan in 5 years and the RDA continuing to guide the Plan Commission on applicable topics would be helpful.
4. **Executive Director's Report:** Mr. White provided an update on the Cannery District including the continual work on purchase agreement with GRIP. Staff also offered an update that there would be public hearings next week on Cedar and Second and also a roundabout on Oxford and Platt Streets. The Cannery District has opportunity for incorporating art and ways to calm traffic.

7. Future agenda items discussion. None

8. Next meeting date. Chair Kemp announced the next meeting is scheduled February 17, 2021.

9. Adjournment. The meeting was adjourned at 8:26 a.m.



Wayne Wille, Secretary