

Redevelopment Authority of the City of Eau Claire
Minutes
Wednesday, March 17, 2021
City Hall Council Chambers &
Virtual Online – WebEx Meeting

Members Present: Dave Solberg, Wayne Wille, Catherine Emmanuelle, Jenny Fesenmaier, Connie Pedersen

Members Absent: Rick Kayser and Thomas Kemp

Others Present: Dante Tomassoni, Andrew Dowd, Scott Rogers

Staff Present: Scott Allen, Aaron White, Faith Setzke, Jason Rohloff, Jay Winzenz, Stephen Nick

1. Call to Order. This meeting was called to order by Ms. Connie Pederson at 7:34 a.m.
2. Roll Call. Dave Solberg, Wayne Wille, Catherine Emmanuelle, Jenny Fesenmaier, and Connie Pedersen were present virtually online.
3. Review of minutes from the meeting of January 20, 2021. The minutes from the meeting for January 20, 2021 were reviewed and a motion to approve was made. Mr. Wille stated that from the January 20, 2021 meeting, he called the meeting to order and then proceeded to hand it off to Chair Kemp. Mr. Wille made the first motion. Ms. Emmanuelle made the second motion. The motion carried.
4. Review of financials. Mr. Rohloff stated that as of 02/28/2021 the RDA had \$106,901 for professional services. There was also an offset by land costing \$172,670. First motion for approval made by Mr. Wille. Second motion made by Ms. Fesenmaier. The motion carried.
5. Business items with public hearing or public discussion: None available.
6. Other business items:

1. **Cannery Crossing Townhome Purchase Agreement with GRIP**

Development: Mr. White presented and explained an image of the Cannery District location to the board. Mr. White stated that the construction would be in different phases with hopes of beginning this summer 2021. Formal construction of the lots would begin the following year. Mr. Nick spoke about clarifications of the purchase agreement as well. Mr. Nick stated that they are looking to make it as affordable and marketable as possible.

Action: Motion to approve RDA owned lot in the Redevelopment District.

Mr. Wille made the first motion. Second motion made by Ms. Emmanuelle. The motion carried.

2. **Platt and Oxford/Maples site proposal from P & R Companies:** Mr. White then had Ms. Setzke bring up the presentation that was conducted for the board. Mr. White spoke in detail about the *P & R Companies*. This would be the purchasing of two lots. Looking to make studio, one, two, and three-bedroom apartments. The one-bedroom apartments would also offer accessory space. After explanation of the set-ups, Mr. White spoke about the exterior designs of the buildings. The architects and developers wish to continue with making sure there is proper care for the pedestrians with walkability. This would allow the neighboring properties walkability. This would be a significant amount of investment in the Cannery District.

Mr. White then had Mr. Tomassoni from *P & R Companies* present himself. Mr. Tomassoni presented and stated how they enjoy what the Eau Claire area has to offer. He looked at the economy, spoke with staff, and toured the Cannery District which allowed him to see it was the right fit. Mr. Tomassoni then asked for questions. Ms. Fesenmaier asked if they had a construction timeline. Mr. Tomassoni noted that after financing and other approvals he would like to get everything moving quickly and efficiently. If they were to construct one building, it would be 12-14 months. If they constructed both buildings at once, the expected timeline would be 18 months.

Action: Motion to authorize staff to conduct a MOU 90 Day process to outline what will go into the purchase agreement with P & R Companies.

Ms. Fesenmaier made the first motion. Seconded motion made by Mr. Wille. Motion approved.

3. **Executive Director's Report:** Mr. White did state there is a lot of renewed interest in the Cannery District. We are starting to see lots of opportunities arise moving forward from inquires. There's still a little bit of interest in the Block 7 Site. Block 7 is a challenging site due to its odd shape. The Children's Museum is moving forward nicely. Due to Mr. Kayser's health conditions he will be resigning from the board. Mr. White then asked for any questions. Mr. Wille asked whether there are any updates on the tax office in the construction from what the earlier presenters talked about? Mr. White stated that the owners did reach out about the site.

7. Future agenda items discussion. None
8. Next meeting date. Mr. White announced the next meeting is scheduled April 21, 2021.
9. Adjournment. The motion to adjourn the meeting was first made by Mr. Wille. Second motion made by Ms. Fesenmaier. Motion carried. The meeting was adjourned at 8:12 a.m.



Wayne Wille, Secretary