

**Redevelopment Authority for the City of Eau Claire**  
**Minutes**  
**Wednesday, October 20, 2021**  
**City Hall Council Chambers & Virtual Online- Webex Meeting**

**Members Present:** Tom Kemp, Wayne Wille, Jay Winzenz (Proxy for Dave Solberg), Emily Berge, Jenny Fesenmaier

**Members Absent:** Pam Haller and Connie Pedersen

**Other Present:** Geoff Moeding, Brent Dahlstrom, and Crystal Halvorson

**Staff Present:** Aaron White, Faith Setzke, Scott Allen and Sara Larsen

1. Call to Order and Roll Call. This meeting was called to order by Dr. Tom Kemp at 7:32am. Tom Kemp, Wayne Wille, Jay Winzenz, Emily Berge, and Jenny Fesenmaier were present virtually online or in Council Chambers.
2. Review and approval of minutes from 08/18/2021. The meeting minutes from 08/18/2021 were reviewed and a motion to approve was made by Mr. Wayne Wille. Second by Mr. Jay Winzenz. The motion was carried.
3. Review and approve financials. Mr. White spoke on the financials. Current RDA expenditures total \$169,775. Of that total, \$108,876 are associated with the professional services rendered for the sale of land for the Eau Claire Children's Museum at the liner site. \$8,011 is for closing costs for the sale of 2300 1<sup>st</sup> Street in the Cannery District, \$1,116 for utility costs at RDA owned properties, \$33,465 for bond issue costs, and \$18,256 for costs associated with the transfer of land at NW Platt Street and Oxford Avenue. Approval of financials made by Mr. Wayne Wille. Second by Mr. Jay Winzenz. The motion carried.
4. Public comment for items that are not listed as public hearing or discussion. None at this time.
5. Business items with public hearing or public discussion.
  1. None
6. Other Business items:
  1. **Merge Urban Development proposal to purchase the Liner Site Remnant adjacent to the future Children's Museum:**
    - A. Staff presentation of proposal and staff recommendation:

Mr. Aaron White presented the information on the power point presentation. Mr. Aaron White presented on the commercial 5,600 square feet concept. Mr. Aaron White introduced Mr. Brent Dahlstrom to speak about the project.
    - B. RDA Discussion:

Mr. Tom Kemp asked a question that was answered by Mr. Aaron White.
    - C. RDA Action: Consideration of Resolution to enter into a 90-day MOU:

Motion to approve staff to move forward creating an MOU authorizing development made by Mr. Wayne Wille. Second motion by Dr. Tom Kemp. The motion was carried.

**2. Geoff Moeding proposal for the redevelopment of Block 7**

A. Staff presentation of proposal and staff recommendation:

Mr. Aaron White presented the information on the power point presentation. Mr. Aaron White introduced Mr. Geoff Moeding to speak on the project. After Mr. Geoff Moeding was done speaking, Mr. Aaron White introduced Ms. Crystal Halverson.

B. RDA Discussion: Mr. Jay Winzenz thanked Mr. Geoff Moeding for his process regarding this project.

C. RDA action: Consideration of Resolution to enter into a 90-day MOU:

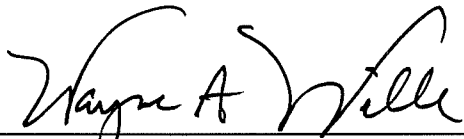
Motion to approve staff to create an MOU for Moeding and the Block 7 site. Motion to approve was made by Mr. Wayne Wille. Second motion made by Dr. Tom Kemp. The motion was carried.

7. Executive Director's Report. Mr. Aaron White spoke about the downtown area. Currently, seeing interest in the remaining lots. Mr. Aaron White spoke on multiple projects and the process of each of those. Lots of interest in small business space. The biggest challenge is finding small space.

8. Future agenda items discussion. Mr. Aaron White spoke about the topic of "where to go next with the RDA."

9. Next meeting date. November 17, 2021

10. Adjournment. Motion to adjourn meeting made by Mr. Wayne Wille. Second motion made by Mr. Jay Winzenz. Meeting adjourned at 8:04am.



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Wayne Wille, Secretary