

Redevelopment Authority for the City of Eau Claire
Minutes
Wednesday, February 15, 2022
City Hall Council Chambers & Virtual Online-Webex Meeting

Members Present: Jenny Fesenmaier, Tom Kemp, Pam Haller, Wayne Wille, Connie Pedersen, and Dave Solberg

Members Absent: Emily Berge

Others Present: Mary Proznik, Shawn Putnik, Evan Jacobsen, Silver Creek—Peter Jesh, Andrew Dowd, Ray French

Staff Present: Aaron White, Sara Larsen, Scott Allen, Steve Nick, and Jason Rohloff

1. Call to Order and Roll Call. This meeting was called to order by Dr. Tom Kemp at 7:31 a.m. Tom Kemp, Wayne Wille, Jay Winzenz, Jenny Fesenmaier, Connie Pedersen, and Pam Haller were present virtually or in Council Chambers.
2. Review and approval of minutes from 12/15/2021. The meeting minutes from 12/15/2021 were reviewed and a motion to approve was made by Mr. Wille. Second by Mr. Solberg. The motion was carried.
3. Review and approval of financials. Mr. Rohloff spoke on the 2021 year-end financials. Additionally, as of January 31, 2022, FY22 RDA operating expenditures total \$2,500, all of which was spent on surveying work done at 2000 Oxford Avenue. Approval of financials made by Ms. Pedersen. Second by Mr. Wille. 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.
 - A. None
6. Other business items:
 1. Silver Creek Equity proposal to purchase the parcel referred to as The Heights in the Cannery Redevelopment District for redevelopment:
 - i. Staff presentation of proposal and staff recommendation
 - ii. RDA discussion – Dr. Kemp asked clarification on trail relocation and tree disruption. Access to parking ramp. They said entrance on south side.
 - iii. RDA action: Consider a Resolution to enter into a 90-day MOU – Ms. Fesenmaier motioned. Ms. Pedersen seconded. Mr. Solberg commented that he is supportive of the project and it is substantial. Staff will work with the developer to make it feel less monolithic with using different materials, etc. Motion approved.
 2. GRIP Development LLC request to change the purchase agreement approved by the RDA Purchase Agreement for the parcel located at 2300 1st Street in the Cannery District - \$225,000-\$285,000 anticipated listing prices can still hit tax valuation of \$6M-\$6.5M. Mr. Solberg asked if they had any renderings of the row homes? Ms. Pedersen said they don't yet, but they will look similar to the standalone townhomes presented. Mr.

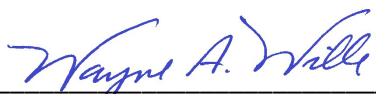
Solberg asked about the density. They will all be attached. Condo financing makes it harder for first-time home buyers. Lenders are skeptical of condo financing. You will own your lot lines, even though attached, firewalls and grade changes to differentiate units. Developer has been working with the state to define the code requirements. Mr. Solberg asked if each unit would have a two-car garage or if the first level has any living space. Each row unit has a two-stall garage. Mr. Wille asked about the anticipated price point. What were the initial projections recognizing that the market has changed. Ms. Pedersen said around \$190,000. Mr. White mentioned that there is a difference of about 200 square footage. They said there is a demand.

Closed Session – Motion to go into closed session by Mr. Solberg. Seconded by Mr. Wille. Motion carried. The Board went into closed session at 8:16 a.m.

7. The Redevelopment Authority will convene in closed session to
 - A. Provide negotiating parameters on a proposed modification to an approved Purchase Agreement with GRIP Development, LLC, and
 - B. Provide negotiation parameters concerning the MOU negotiations with Menomonie Market Food Co-op, which is permitted in closed session pursuant to Wisconsin Statutes 19.85(1)(e) for purposes of competitive bargaining.

Open Session – A motion was made by Mr. Solberg and seconded by Mr. Wille to go back into open session. The Board entered into open session at 8:57 a.m.

8. Potential action amending GRIP Development LLC Purchase Agreement – Dr. Kemp said that during the closed session it was a board consensus that they would like the developer to follow the original proposal more closely.
9. Executive Director’s Report – Still a lot of interest in RDA property.
10. Announcements – None
11. Next meeting date— March 16, 2022
12. Adjournment – Motion to adjourn by Mr. Wille. Seconded by Mr. Solberg. Meeting adjourned at 9:03 a.m.



Wayne Wille, Secretary