

Redevelopment Authority for the City of Eau Claire
Minutes
Wednesday, May 18, 2022
City Hall Council Chambers

Members Present: Jenny Fesenmaier, Tom Kemp, Wayne Wille, Connie Pedersen, Dave Solberg, Emily Berge

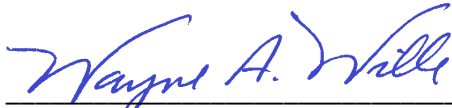
Members Absent: Pam Haller

Others Present: Crystal Halverson

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 7:34 a.m.
2. Review and approval of minutes from 3/16/2022. The meeting minutes from 3/16/2022 were reviewed and a motion to approve was made by Mr. Wille. Second by Ms. Fesenmaier. The motion was carried.
3. Review and approval of financials. Mr. Rohloff spoke on the most recent financials. As of April 30, 2022, FY22 RDA operating expenditures total \$5,940, all of which was spent on surveying work done at 2000 Oxford Avenue. Approval of financials made by Mr. Wille. Second by Ms. Pedersen. 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:
 - a. MOU extension for Phoenix Parkside II, LLC in regards to their Block 7 redevelopment proposal
 - i. Seeking a 90-day MOU extension to allow for additional negotiation on the proposed project: Mr. White gave an overview of the reasons the extension was needed.
 - ii. RDA Discussion: Ms. Pedersen asked if staff was concerned about anything. Mr. White said rising costs in the economy are concerning, but we are hopeful that the project will happen.
 - iii. RDA action: Consideration of a motion to extend the MOU with Phoenix Parkside II, LLC another 90 days.
 - iv. Mr. Solberg moved to extend. Mr. Wille seconded. Motion approved.
 - b. Purchase Agreement with Menomonie Market Holdings, LLC for the purchase of a parcel located along N. Barstow Street, known as the Southern portion of Block 7
 - i. Staff presentation of the Purchase Agreement Terms for the southern portion of Block 7 for redevelopment by the Menomonie Market Food Co-op: Ms. Halverson gave an overview of the impact the Co-op has in the community and region. Mr. Kemp asked clarification on the square footage. Mr. Solberg asked about the current location. Ms. Halverson said it is leased. Ms. Berge asked about the potential of future classes and education space. Ms. Halverson said there is space for that and large style events. Ms. Fesenmaier asked the comparable buildings in the market to help reach the valuation of \$6 million. Ms. Pedersen asked about competition in the area.

- ii. RDA Discussion
 - iii. RDA action: Consideration of a motion to approve the Purchase Agreement for the southern portion of Block 7. Mr. Solberg moved. Ms. Fesenmaier seconded. Ms. Berge made comment that she is excited to see the grocery store gap filled in downtown and it will be more than that with education and community gathering. Mr. Solberg is happy to see it come to fruition. Motion passed.
7. Executive Director's Report. Mr. White reported that there is a lot of projects in the community. We are working with P&R properties and Silver Creek Equity to finish up the development agreement. Staff is working with GRIP to find a developer to help do the original pocket neighborhood concept. The board will likely see a concept for the Riverside site in the Cannery District and the split lot of the Linear Site. Ms. Fesenmaier asked about the height difference between the Linear Site project and the Children's Museum. Ms. Berge asked clarifying questions about the GRIP project.
8. Announcements – None
9. Next meeting date— June 15, 2022
10. Adjournment – Motion to adjourn by Mr. Wille. Seconded by Ms. Pedersen. Meeting adjourned at 8:10 a.m.



Wayne Wille, Secretary