

Redevelopment Authority for the City of Eau Claire
Minutes
Wednesday, June 15, 2022
City Hall Council Chambers

Members Present: Emily Berge, Jenny Fesenmaier, Tom Kemp, Connie Pedersen

Members Absent: Pam Haller, Dave Solberg, Wayne Wille

Others Present: Aaron Brice (Ambient Inks)


Staff Present: Sara Larsen, Aaron White, and Jake Wiensch

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 5/18/2022. The meeting minutes from 5/18/2022 were reviewed and a motion to approve was made by Ms. Fesenmaier. Second by Ms. Berge. The motion was carried.
3. Review and approval of financials. Financials will be deferred for approval until next month's meeting on 7/20/2022.
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. Ambient Inks, Cannery District Redevelopment Proposal
 - i. Seeking a MOU to allow Ambient Inks a redevelopment of the Riverside site in the Cannery District. Mr. White gave an overview of the project proposal. Aaron Brice, founder of Ambient Inks was present to give a brief overview of the project and answer questions.
 - ii. RDA Discussion: Mr. Kemp asked a question regarding the loading dock on the south side of the building. Mr. White explained the loading dock location, so it would not interrupt the new Cannery Park.
 - iii. RDA action: Consideration of a motion to authorize City staff to enter into negotiations of a MOU with Ambient Inks for a redevelopment of the Riverside Site in the Cannery District.
 - iv. Ms. Berge moved to approve. Ms. Pederson seconded. Motion approved.
 - b. Purchase Agreement with Merge, LLC authorizing the sale of RDA property known as the Liner Site Remnant located in the N. Barstow Redevelopment District for construction of mixed-use development.
 - i. Mr. White gave presentation of the Purchase Agreement Terms. Mr. White mentioned that this project will have a TIF ask and commence construction in 2023 and finish is 2024.
 - ii. RDA Discussion: Ms. Berge asked about the smaller retail spaces proposed to be on the bottom floor of the proposed project. Ms. Pederson asked about the parking situation for the proposed site and if it would have a shared wall with the new Eau Claire Children's Museum. Mr. White mentioned they would have 60 parking spaces allocated to the building from the existing parking structure. Ms. Berge and others voiced concerns with the height of the proposed building in relation to the parking structure and the Children's Museum. Mr. White said

he had conversations with the Children's Museum regarding the height and they didn't have any concerns with it affecting their solar on the roof. Entire board suggests to contact the Children's Museum again to confirm the height of the building and make sure there are no issues.

- iii. RDA action: Consideration of a motion to approve the Purchase Agreement for the Liner Site Remnant located in the N. Barstow Redevelopment District to Merge, LLC for construction of a mixed-use development. Ms. Berge moved. Ms. Pederson seconded. Ms. Fesenmaier stated she was not a fan of the building and its height; was concerned with the height and wants the two buildings to mesh well together. Ms. Berge asked if the Children's Museum has seen the design of the building? Mr. Kemp asked how short is the life in that TID? Mr. White stated that they could potentially table this until the next RDA meeting to do further reach out to the Children's Museum. Ms. Berge made the motion to table this Purchase Agreement with Merge, LLC to the July 20th RDA meeting. Ms. Pederson seconded. Motion approved.

7. Executive Director's Report. Mr. White reported that there is a lot of projects in the community. We are continuing to move forward on the Cannery District as well as the Block 7 projects.
8. Announcements – None
9. Next meeting date— July 20, 2022
10. Adjournment – Motion to adjourn by Ms. Fesenmaier. Seconded by Ms. Berge. Meeting adjourned at 8:02 a.m.



Wayne Wille, Secretary