

**Redevelopment Authority for the City of Eau Claire**  
**Minutes**  
**Wednesday, July 20<sup>th</sup>, 2022**  
**City Hall Council Chambers**

**Members Present:** Emily Berge, Jenny Fesenmaier, Pam Haller, Connie Pedersen, Wayne Wille

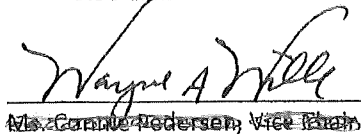
**Members Absent:** Dave Solberg, Tom Kemp

**Others Present:**

**Staff Present:** Stephan Nick, Jason Rohloff, Aaron White, and Jake Wiensch

1. Call to Order and Roll Call. This meeting was called to order by Ms. Pedersen at 7:33 a.m.
2. Review and approval of minutes from 6/15/2022. The meeting minutes from 6/15/2022 were reviewed and a motion to approve was made by Ms. Fesenmaier. Second by Ms. Haller. The motion was carried.
3. Review and approval of financials. The financials from May/June were reviewed and a motion to approve was made by Mr. Wille. Second by Ms. Fesenmaier. The motion was 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. 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 a presentation of the Purchase Agreement Terms. Mr. White mentioned that this project will have a TIF ask and commence construction in 2023 and finish in 2024. This item was tabled from last meeting, seeking further information on height of Merge building in relationship to Eau Claire Children's Museum.
    - ii. RDA Discussion: Ms. Berge asked about the parking ramps EV chargers and the parking situation of the building tenants. Mr. Nick reviewed the intent for this Liner Site to be multi-story construction with nonexclusive parking spots in the ramp. The Children's Museum has the same access to the ramp and has been allowed access to cut into the ramp for ease of access for parking if necessary. Ms. Fesenmaier opposed the construction of the mixed-use building stating it would be a disservice to the Children's Museum.
    - 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. Mr. Wille moved. Ms. Berge seconded. Motion Carried.
  - b. Purchase Agreement authorizing the sale of RDA property known as the Block 7 northerly portion located in the N. Barstow Redevelopment District, to Phoenix Parkside II, LLC for construction of a residential development.
    - i. Mr. White gave a presentation of the Purchase Agreement Terms. Mr. White mentioned that this project will have a TIF ask of \$2.6 million and 20% of the apartments will be held at 80% CMI. Phoenix Parkside II, LLC will give rent rolls

- to the city to ensure transparency and the project will have an 18-month ground breaking.
- ii. RDA Discussion: Ms. Berge asked about the difference between low income housing and workforce housing. Mr. Nick added that these rental rates will be the same as proposed by P & R companies in the Cannery District and those have already been approved by the RDA. Mr. White stated that the City does not anticipate any further assistance in the future even with rising construction costs.
  - iii. RDA Action: Consideration of a motion to approve the Purchase Agreement authorizing the sale of RDA property known as the Block 7 northerly portion located in the N. Barstow Redevelopment District, to Phoenix Parkside II, LLC for construction of a residential development. Ms. Haller moved. Ms. Fesenmaier seconded. Motion Carried.
- c. Proposed Amendment to the Purchase Agreement with P & R Properties Twin Ports concerning property located in the Cannery District known as the Platt and Oxford site.
    - i. Mr. White gave an update on the amendment to the Purchase Agreement. P & R Properties Twin Ports, LLC is looking for two amendments to the purchase agreement. Asking for payments of land in installments with no interest over 10 years and 6-month extension on ground breaking to 18 months so can capture a HUD program for lower interest rates.
    - ii. RDA Discussion: Mr. Wille has no issue with granting a 6-month extension for the project. Ms. Berge encouraged project asking for time and flexibility on development. Mr. Nick stated the huge financial and residential gain this development will bring to Eau Claire.
    - iii. RDA Action: Consideration of a motion to approve the proposed Amendment to the Purchase Agreement with P & R Properties Twin Ports concerning property located in the Cannery District known as the Platt and Oxford site. Mr. Wille moved. Ms. Haller seconded. Motion Carried.
7. Executive Director's Report. Mr. White reported that there is a lot of projects in the community. As of this RDA meeting the RDA is currently out of lots in the N. Barstow Redevelopment District. Will be looking for new redevelopment areas, possibly outside of the core downtown area. There are 1,000 housing units either approved or under negotiations right now in the downtown area. Tyler Warner project will come forward next meeting to split the ownership of the property to add a new investor.
8. Announcements – None
9. Next meeting date — August 17, 2022
10. Adjournment – Motion to adjourn by Mr. Wille. Seconded by Ms. Berge. Meeting adjourned at 8:30 a.m.

  
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~~Ms. Connie Pedersen, Vice Chair~~

Mr. Wayne Wille, Secretary