

Redevelopment Authority for the City of Eau Claire
Minutes
Wednesday, August 17, 2022
City Hall Council Chambers

Members Present: Jenny Fesenmaier, Connie Pedersen, Dave Solberg, Wayne Wille

Members Absent: Emily Berge, Pam Haller, Tom Kemp

Others Present: Crystal Halvorson

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 7:30 a.m.
2. Review and approval of minutes from 7/20/2022. The meeting minutes from 7/20/2022 were reviewed and a motion to approve was made by Ms. Fesenmaier. Second by Mr. Wille. The motion was carried.
3. Review and approval of financials. The financials 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. Amendment to the Purchase Agreement with W Capital Group concerning property located in the Cannery District located at 1700 Oxford Ave.
 - i. Mr. White gave an update and overview of the amended Purchase Agreement Terms. Mr. White mentioned that this project and amendment had been approved by city council a week prior, and that the language that was vague in the original document was clarified and updated at this time. This project plans to break ground late August or early September.
 - ii. RDA Discussion: There were no comments or discussion from the board.
 - iii. RDA Action: Consideration of a motion to approve the Amended Purchase Agreement with W Capital Group concerning property located in the Cannery District located at 1700 Oxford Ave. Ms. Fesenmaier moved. Mr. Wille seconded. Motion Carried.
 - b. Amendment to the Purchase Agreement with Menomonie Market Holdings concerning property located in the North Barstow Redevelopment District referred to as Block 7.
 - i. Mr. White gave an update and overview of the amended Purchase Agreement with Menomonie Market Holdings concerning property located in the North Barstow Redevelopment District referred to as Block 7. Stating that the guaranteed value would increase to \$4,000,000 followed by a reduction in the assistance to \$400,000, keeping with the 10% threshold for this TID.
 - ii. RDA Discussion: Ms. Halvorson was present from the Menomonie Food Co-Op and asked the board to consider keeping the \$600,000 developer incentive instead of the amended \$400,000. Mr. Nick stated that this amended purchase agreement was signed and agreed upon by both parties and that is what is up for vote before them at this RDA meeting and that staff would not recommend this request.

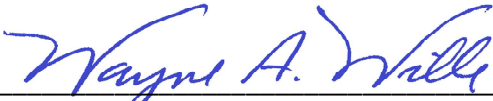
- iii. RDA Action: Consideration of a motion to approve the Amended Purchase Agreement with Menomonie Market Holdings concerning property located in the North Barstow Redevelopment District referred to as Block 7. Mr. Wille moved. Mr. Solberg seconded. Motion Carried.
 - c. RDA discussion of future areas of focus for redevelopment.
 - i. The board voted to move this discussion to the next RDA meeting on September 21, 2022. Ms. Fesenmaier moved. Mr. Wille seconded. Motion Carried.

- 7. Executive Director's Report. Mr. White reported that there is a lot of projects in the community. P & R companies in the Cannery District are moving forward in there funding process. The Heights are working on MOU, and the Cannery Park is progressing well; they are hoping to get out BIDs for construction this fall. Block 7 is moving forward and parking will be shut down early September. Ambient Inks should be on the September 21st meeting.

- 8. Announcements – None

- 9. Next meeting date — September 21, 2022

- 10. Adjournment – Motion to adjourn by Mr. Wille. Seconded by Ms. Fesenmaier. Meeting adjourned at 7:50 a.m.



Mr. Wayne Wille, Secretary