

Redevelopment Authority for the City of Eau Claire
Minutes
Wednesday, September 21, 2022
City Hall Council Chambers

Members Present: Emily Berge, Jenny Fesenmaier, Pam Haller, Michael Halloin, Connie Pedersen, Dave Solberg, Wayne Wille

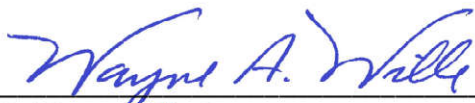
Members Absent: Tom Kemp

Others Present:

Staff Present: Stephan Nick, 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. RDA members welcomed Michael Halloin as a new member to the board.
2. Review and approval of minutes from 8/17/2022. The meeting minutes from 8/17/2022 were reviewed and a motion to approve was made by Mr. Wille. Second by Ms. Haller. The motion was carried.
3. Review and approval of financials. The financials were reviewed and a motion to approve was made by Ms. Haller. Second by Mr. Wille. 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. Approval of a 90-day MOU agreement with Ambient Inks for purchase and redevelopment of the site in the Cannery District.
 - i. Mr. White gave an overview of the MOU with Ambient Inks and went over the basic parameters of the proposed project. The site is 45,000 sq.ft. and is selling for \$10 per sq.ft. There will be a TIF ask for assistance from City Council for soil remediation. The project brings a \$9,000,000 minimum guaranteed value and will add 40-50 jobs to an already existing business in Eau Claire.
 - ii. RDA Discussion: Discussion was held on the TIF terms and the future developments in the Cannery District. Negotiations will continue and May 1st, 2025 is the timeline to begin construction.
 - iii. RDA Action: Consideration of a motion to approve a 90-day MOU agreement with Ambient Inks for purchase and redevelopment of the site in the Cannery District. Mr. Wille moved. Ms. Fesenmaier seconded. Motion carried.
 - b. Extension of the MOU with Silver Creek Equity for the purchase and redevelopment of the Cannery District site known as The Heights for an additional 90 days.
 - i. Mr. White gave an update and overview of the MOU with Silver Creek Equity for the purchase and redevelopment of the Cannery District site known as The Heights for an additional 90 days. The Heights is 55+ housing proposed in the Cannery District. This will be their first MOU extension and the time will be used to reconfirm their market projections.
 - ii. RDA Discussion: Discussion was held on whether this study would mesh with the housing study being performed by the City. Mr. White made the distinction that the City's study is looking at the community need for housing while this study

- would focus on the market assessment. This extension will cause a revaluation of the construction timeline with the purchase agreement.
- iii. RDA Action: Consideration of a motion to approve the MOU with Silver Creek Equity for the purchase and redevelopment of the Cannery District site known as The Heights for an additional 90 days. Ms. Haller moved. Mr. Wille seconded. Motion carried.
- c. RDA discussion of future areas of focus for redevelopment.
 - i. Mr. White gave an overview on remaining RDA lands and availability. Noted that they are running out of lands, most if not all is under contract and it is time to look for a new area for the RDA. This is the start of a conversation that will continue over the next several RDA meetings. Mr. White first brought up the idea of expanding the North Barstow RDA district. The idea of an eastward expansion or a northward expansion were the main ideas for this RDA discussion. Eastward expansion would move a block east of Barstow Street to Farwell Street. Some of the considerations for why this could be the next RDA focus is wide streets, empty gravel parking lots, single story structures, and buildings with significant wear. Northward expansion would be north of Madison Street all the way to the old Walters Brewery location. This area is under consideration because of non-conforming lots, poor housing conditions, high ratio of rentals, and unused space.
 - ii. RDA Discussion: Discussion was held on the future areas of focus for redevelopment. Ms. Berge wanted to know what would expansion northward look like with all of the residential housing in that area. Mr. White gave three scenarios; that the RDA would acquire properties as they became available, could scrap and combine lots for new construction of affordable housing, and housing renovations or rehabs. The goal would be to clean out properties that are a blight in the area and help to spur natural growth and cleaning of the neighborhood. This could be a pick and choose of the blighted properties. Board members liked the idea of a potential eastward expansion for potential mixed-use development. They had concerns with the housing located above the retail spaces on Barstow Street.
 - iii. Next Steps: Work with staff and legal to do further research into their areas to see the percentage of owner vs rental housing. Continue to review potential redevelopment areas such as Mt. Washington and the Shopko plaza area.
7. Executive Director's Report. Mr. White reported that there is a lot of projects in the community. Work is being done in the Cannery Park and once the park is online, then Kessler park will be opened up for redevelopment.
 8. Announcements – None
 9. Next meeting date — October 19, 2022
 10. Adjournment – Motion to adjourn by Mr. Wille. Seconded by Ms. Fesenmaier. Meeting adjourned at 8:23 a.m.



Mr. Wayne Wille, Secretary