

Redevelopment Authority for the City of Eau Claire
Minutes
Wednesday, October 19, 2022
City Hall Council Chambers

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

Members Absent: Emily Berge, Michael Halloin

Others Present: Mary Proznik

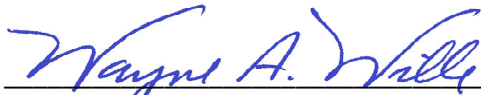
Staff Present: Stephen Nick, Jason Rohloff, Aaron White, and Jake Wiensch

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 9/21/2022. The meeting minutes from 9/21/2022 were reviewed and a motion to approve was made by Ms. Haller. 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. Haller. 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. Review of proposed concept change by GRIP Development to parcel in the Cannery District.
 - i. Mr. White gave an overview of the newly proposed concept change to the parcel in the Cannery District. This is the second review of the site plan for this proposed development. The first concept included 26 units and the new concept included 20 units. Mr. Allen mentioned that questions from the RDA board seemed to be answered from the previous meeting in regards to density, road connection, and the pocket neighborhood concept. No motion will be needed for this item, just looking for further questions and feedback from the board.
 - ii. RDA Discussion: Discussion was held on the newly proposed concept, and Ms. Proznik of GRIP Development was present to answer questions. The board had questions on the unit count number decreasing and the affordability of the proposed units. Ms. Proznik suggested that these units would be geared toward first time home buyers. The developer is going to meet with the neighborhood association to show updated proof of concept. GRIP Development would like to break ground early next spring on this development. Staff would look to amend the original DA for the next RDA meeting.
 - iii. RDA Action: No motions were heard for this agenda item.
 - b. RDA discussion of future areas of focus for redevelopment.
 - i. Mr. White gave an overview of Mt. Washington property, this is the second location that has been discussed as the start of a conversation that will continue over the next several RDA meetings. Mt. Washington is a parcel approximately 10 acres in size and currently has two standing structures on it. The buildings were originally built in 1930. The site has been idle since 2018 when a waterline burst in the main building causing extensive damage to mechanicals and

building infrastructure. This property has had several issues with vandalism and vagrancy. The smaller structure has significant issues with the presence of mold and wall separation from the roof.

- ii. RDA Discussion: Discussion was held on the future areas of focus for redevelopment. The board as a whole agreed that this site needs something and is dealing with major issues. Ms. Fesenmaier was interested in what the RDA could do to remove the barrier for a developer and if there would be possible Historical Tax Credits or if this could be a LITC project. This site would have a high cost to purchase and clear the site for a developer to come in said Mr. White. Mr. Nick brought to the attention of past RDA projects and how they have had great locational advantages for redevelopment and this site just doesn't have that aspect. Ms. Fesenmaier asked what the RDA could do or what would be the process for this type of project for the RDA. Mr. White said that the RDA's role would be to develop a plan, make a capital improvement request, and then look for State and Federal funding. RDA could purchase the site, demo it and then put it out for redevelopment. RDA suggested that they were open to the idea but it would be a large project and they don't know if they are the best suited to address this location.
- iii. Next Steps: Work with staff and continue to review sites at future RDA meetings. There was not a lot of interest from the RDA to carry the Mt. Washington property forward, so the board will plan to look at another location at the next RDA meeting.

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. The Menomonie Food Co-op has broken ground in Block 7. P&R Companies has closed in the Cannery District and they are looking to start late next summer. Ambient Inks is working on their financials and working with Silver Creek on reaffirming their market.
8. Announcements – None
9. Next meeting date — November 16, 2022
10. Adjournment – Motion to adjourn by Ms. Haller. Seconded by Ms. Fesenmaier. Meeting adjourned at 8:22 a.m.



Mr. Wayne Wille, Secretary