

Redevelopment Authority for the City of Eau Claire
Minutes
Wednesday, November 16, 2022
City Hall Council Chambers

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

Members Absent: Pam Haller

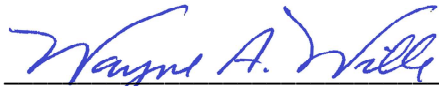
Others Present: Pete Caraher

Staff Present: Scott Allen, 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 10/19/2022. The meeting minutes from 10/19/2022 were reviewed and a motion to approve was made by Mr. Wille. Second by Ms. Fesenmaier. 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 Mr. Solberg. The motion was carried.
4. Public comment for items that are not listed as public hearing or discussion. Mr. Caraher spoke on the need for housing for adults with disabilities. Encouraged to look at a community living model for inclusion of individuals with disabilities with typical peers.
5. Business items with public hearing or public discussion.
 - A. None
6. Other business items:
 - a. Review of the Amendment with GRIP Development for a development parcel in Cannery District.
 - i. Mr. White gave an overview of the Amendment with GRIP Development for a development parcel in Cannery District. The change to the development agreement is for the number of units, from the original 26 units to 20 units.
 - ii. RDA Discussion: There were no comments or discussion on this topic regarding the slight change in the development agreement. This item was previously discussed by the RDA at their 10/19/2022 meeting.
 - iii. RDA Action: Consideration of a motion to approve the proposed Amendment to the Purchase Agreement with GRIP Development concerning property in the Cannery District located at 2300 1st Street. Ms. Fesenmaier moved. Mr. Wille seconded. Motion carried.
 - b. RDA discussion of future areas of focus for redevelopment.
 - i. Mr. White gave an overview of former Shopko Plaza location, this is the third location that has been discussed as the start of a conversation that will continue over the next several RDA meetings. Shopko Plaza is a core area approximately 32 acres in size and currently retail, restaurants, warehousing, and housing make up the area. Some new development has occurred in recent years with outlet redevelopments for retail. There has also been a redevelopment of a former motel into housing and a retail space has been transformed into warehousing. This property has had several issues with poor site layout, lack of site access, and underutilized space.

- ii. RDA Discussion: Discussion was held on this site and future areas of focus for redevelopment. Ms. Berge asked about the process and what would have to happen to this site to redevelop it. Mr. White went over the typical process in which the RDA operates, the RDA would try to acquire the strip mall in the Shopko Plaza area, then would assist businesses that still exist in the space to relocate, and finally scrape and clear the site for redevelopment. Mr. White discussed another issue with the owner of the property and his criminal charges he is currently facing. Ms. Berge was looking at the space and wondering what would be the “But For” test. The board acknowledged that the strip mall does cause an eye sore and hinders future development. Ms. Pedersen wanted to know what the RDA could accomplish if the seller was not willing to part ways with the property. Mr. White went over the ability for the RDA to use its condemnation ability to force the sale of the property for blighted or inactive property owners. Mr. Solberg gave his engineering perspective on the area and the need for better traffic movement through the space. It is one of the major entry ways to the City and definitely needs some help the board echoed. Ms. Pedersen would like to see the developer of the Shopko space to purchase and redevelop the site if possible, but if not, the RDA could look closer at forcing the sale of the property by using its condemnation authority ability.
- iii. Next Steps: Work with staff and continue to review sites at future RDA meetings. There was interest in keeping this area on the prospects list for future discussion. The board would like to get Mr. Nick’s knowledge of the legal aspects on this area, in specific the strip mall. 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.
- 8. Announcements – None
- 9. Next meeting date — December 21, 2022
- 10. Adjournment – Motion to adjourn by Mr. Wille. Seconded by Ms. Fesenmaier. Meeting adjourned at 8:02 a.m.



Mr. Wayne Wille, Secretary