

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

**Members Present:** Emily Berge, Pam Haller, Connie Pedersen, Leah Ness, Wayne Wille

**Members Absent:** Jenny Fesenmaier, Michael Halloin

**Others Present:**

**Staff Present:** Aaron White and Jake Wiensch

1. Call to Order and Roll Call. This meeting was called to order by Mr. Wille at 7:34 a.m.
2. Review and approval of minutes from 11/16/2022. The meeting minutes from 11/16/2022 were reviewed and a motion to approve was made by Ms. Haller. Second by Ms. Berge. 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 Ms. Berge. The motion was carried.
4. Public comment for items that are not listed as public hearing or discussion.
  - A. None
5. Business items with public hearing or public discussion.
  - A. None
6. Other business items:
  - A. Amendment to the MOU with Ambient Inks for a development parcel in Cannery District, extending for an additional 90 days
    - i. Mr. White gave an overview of the Amendment to the MOU with Ambient Inks for a development parcel in Cannery District, extending for an additional 90 days. They hope to begin this summer and do the whole project in one phase.
    - ii. RDA Discussion: There were no comments or discussion on this topic regarding the amendment to the development agreement.
    - iii. RDA Action: Consideration of an Amendment to the MOU with Ambient Inks for a development parcel in Cannery District, extending for an additional 90 days. Ms. Haller moved. Ms. Berge seconded. Motion carried.
  - B. RDA discussion of future areas of focus for redevelopment.
    - i. Mr. White gave an overview of industrial area in the southwest quadrant of Eau Claire (West of HWY 37), this is the fourth location that has been discussed as the start of a conversation that will continue over the next several RDA meetings. This location is an area approximately 192 acres in size and currently is zoned I-2, so its major uses are manufacturing, graveling and sand mining. This location has had commercial and residential development on both sides of the proposed area. This location has floodplain issues.
    - ii. RDA Discussion: Discussion was held on this site and future areas of focus for redevelopment. Ms. Berge showed interest in the space and mentioned that this is a space that often times you forget about when it comes to the City of Eau Claire. Ms. Haller likes the idea of the space and thinks that of all of the spaces that the RDA has looked at so far, this one would have the greatest potential. Mr. White stated that this would be another long-term acquisition process like the Cannery District. Mr. Wille and

Ms. Berge commented on it being a blank slate and the need to strategize this space and look into its potential. Ms. Ness gave the engineering perspective on the location; there is currently utilities going through the site and it would be very feasible from a utility's standpoint.

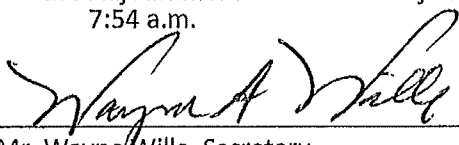
iii. Next Steps: Work with staff and continue to review sites at future RDA meetings. There was interest in keeping this area on the prospects list for future discussion. Staff would like to refine the area down from its original 192-acre size and keep it on the slate to review going forward.

7. Executive Director's Report. Mr. White reported that there is a lot of projects in the community and downtown Eau Claire. 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 hit their first benchmark for their first payment on Block 7. The developers of the Heights in the Cannery District have reaffirmed their market of 140 units for 55+. Housing study is in progress and hope to have documents in front of Council for the Transit Center soon.

8. Announcements – None

9. Next meeting date – January 18, 2023

10. Adjournment – Motion to adjourn by Ms. Haller. Seconded by Ms. Berge. Meeting adjourned at 7:54 a.m.



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Mr. Wayne Wille, Secretary