

**Redevelopment Authority for the City of Eau Claire**  
**Minutes**  
**Wednesday, February 15, 2023**  
**City Hall Council Chambers**

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

**Members Absent:** 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 Ms. Pedersen at 7:30 a.m.
2. Election of Officers. Staff brought forward a slate of officers to be approved: Connie Pedersen – Chair; Wayne Wille – Vice Chair; Pam Haller – Secretary. Motion to approve slate of officers made by Ms. Fesenmaier. Second by Ms. Berge. The motion was carried.
3. Review and approval of minutes from 12/21/2022. The meeting minutes from 12/21/2022 were reviewed and a motion to approve was made by Mr. Wille. Second by Ms. Haller. The motion was carried.
4. Review and approval of financials. The financials were reviewed and a motion to approve was made by Mr. Solberg. Second by Mr. Wille. The motion was carried.
5. Public comment for items that are not listed as public hearing or discussion.
  - A. None
6. Business items with public hearing or public discussion.
  - A. None
7. Other business items:
  - A. Purchase of an RDA owned parcel of approximate 2,000 square feet located at 200 Doty St. in the Soo Line Redevelopment District
    - i. Mr. White gave an overview of the possible purchase of an RDA owned parcel of approximate 2,000 square feet located at 200 Doty St. in the Soo Line Redevelopment District. This parcel is part of the remnant lots left over after the Soo Line Development. Based on the original Soo Line lot sale, parcel price would be approximately \$2,700.
    - ii. RDA Discussion: There was discussion from the board and staff on how to access value on this type of property and whether it would have to be rezoned once it was purchased. Mr. Nick noted that this lot was key to a future residential project and that in the past would look at roughly \$4 sqft on discounted lots. This parcel is key to another project that would create naturally affordable housing. This parcel would be purchased through a quick claim deed and the City would keep a conservation easement on the property.
    - iii. RDA Action: Consideration of the purchase of an RDA owned parcel of approximate 2,000 square feet located at 200 Doty St. in the Soo Line Redevelopment District. Mr. Solberg moved to sell the parcel for \$3,000 and ensure that the planned 4-plex is developed. Mr. Wille seconded. Motion carried.

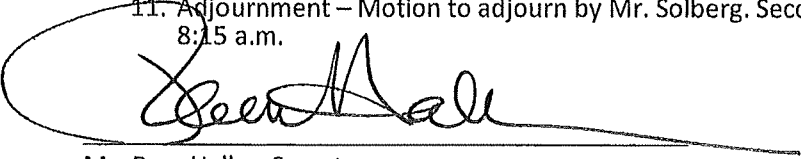
- B. RDA discussion of future areas of focus for redevelopment.
- i. Mr. White gave an overview of the possible westward expansion of the Cannery District; this is the fifth location that has been discussed as part of a conversation that will continue over the next several RDA meetings. This location is an area approximately 48 acres in size and currently has one building that is zoned I-2, other commercial made the correction on that buildings zoned C-2 which is neighborhood shopping district, and RMP which is mixed residential. This location has many non-conforming lots and some blighted structures scattered across the neighborhoods. The opportunities for this potential district would be to clear out blighted structures through selective redevelopment of the blighted residential structures.
  - ii. RDA Discussion: Discussion was held on this site and future areas of focus for redevelopment. Ms. Berge was interested in if the zoning overhaul would take care of this location and its non-conforming lot layout. Mr. White stated that it would be hard to fix with the zoning overhaul, but could purchase multiple lots overtime for redevelopment. Mr. Solberg shared that this is one of the places in Eau Claire with the most affordable housing so it would be a hard topic to address going forward with this area. Mr. White reiterated that the goal with this focus area would be to acquire lots overtime and have a slow and natural redevelopment of the area. Mr. Wille was looking for an overview of the redevelopment process and questioned if it is feasible for staff to work on a lot by lot basis for redevelopment. Mr. Nick shared that all of the focus areas for the RDA in the past have been commercial districts, but this area could be a good focus on how to possibly rehab blighted lots through micro redevelopment and rehab. Ms. Berge isn't sure that the RDA is the best vehicle to help with the redevelopment and revitalization of this area. The board thought this would be a good area to keep on the list for future discussions.
  - iii. Next Steps: Work with staff and have an overview of all of the locations the board would like to review again for further discussion.

8. 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. Silver Creek Equity and Ambient Inks projects are moving forward; we are just waiting on financials. Griepentrog development is moving forward but is still trying to sell property that was purchased by the RDA and still has to go to Council for approval.

9. Announcements – None

10. Next meeting date – March 15, 2023

11. Adjournment – Motion to adjourn by Mr. Solberg. Seconded by Mr. Wille. Meeting adjourned at 8:15 a.m.



Ms. Pam Haller, Secretary