

Redevelopment Authority for the City of Eau Claire
Minutes
Wednesday, July 19, 2023
City Hall Council Chambers

Members Present: Jenny Fesenmaier, Jeremy Gragert, Pam Haller, Michael Halloin, Connie Pedersen, Wayne Wille

Members Absent: Dave Solberg

Others Present:

Staff Present: Corey Lee, Steve 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.
2. Review and approval of minutes from 5/17/2023. The meeting minutes from 5/17/2023 were reviewed and corrections needed to be made by Mr. Wiensch; 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 Ms. Fesenmaier. Second by Mr. Wille. 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. Zoning Overhaul – Planning Department
 - a. Mr. White gave an overview of a presentation on the Century Code Overhaul and discussion was held between staff and the board. Mr. Wiensch documented the responses and shared the responses with the planning department.
6. Other business items:
 - A. Review and Adoption of Standing Rules for Remote Attendance
 - i. Mr. White gave an overview of the approved rules for remote attendance.
 - ii. RDA Discussion: There was no further discussion or concerns with the approved rules for remote attendance.
 - iii. RDA Action: Consideration of a motion to adopt the Standing Rules for Remote Attendance. Ms. Fesenmaier motioned. Mr. Wille seconded. Motion carried.
 - B. Updates on future areas of focus.
 - i. Mr. White gave an update on the RDA's future areas of focus and how staff is still working on setting up meetings with land owners. He also gave an update on TID #16 being created around the old Shopko Plaza and how the RDA could possibly use this as a tool going forward.
 - ii. RDA Discussion: Mr. Gragert was wondering why the RDA does not review TID districts before they go to council for approval. Mr. Nick went over the role of the RDA and how it is focused on areas within the RDA districts for redevelopment.
 - iii. Next Steps: Staff will be reaching out to land owners in the industrial area in the southwest quadrant of Eau Claire and do further research into both spaces.

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. Mr. White mentioned that there has been rumors that a sizable property has come up for sale on the fringe of the North Barstow Redevelopment Area. Ambient Inks has decided to let their MOU expire in the Cannery District, and we will continue to work with them. Mr. Wiensch will be taking the lead on repromotion of the Riverside Site. Staff is still waiting on Silver Creek Equity to share updated financial projections. P&R are looking to be breaking ground in a couple weeks and the EDDY is going through final review.
8. Announcements – None
9. Next meeting date – August 16, 2023
10. Adjournment – Motion to adjourn by Ms. Pedersen. Seconded by Mr. Wille. Meeting adjourned at 8:49 a.m.



Ms. Pam Haller, Secretary