

**Redevelopment Authority for the City of Eau Claire**  
**Minutes**  
**Wednesday, August 16, 2023**  
**City Hall Council Chambers**

**Members Present:** Jenny Fesenmaier, Jeremy Gragert, Michael Halloin, Connie Pedersen, Dave Solberg, Wayne Wille

**Members Absent:** Pam Haller

**Others Present:**

**Staff Present:** Corey Lee, 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 7/19/2023. The meeting minutes from 7/19/2023 were reviewed; 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 Ms. Fesenmaier. 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. Request from Silver Creek Equity to extend the MOU for the Heights site an additional 90 days.
    - i. Mr. White gave an overview of the request from Silver Creek Equity to extend the MOU for the Heights site an additional 90 days. Mr. White mentioned how the Cannery District is still a desired location for development and gave an overview of the project itself.
    - ii. RDA Discussion: Mr. Gragert asked questions about the size and scale of the proposed project by Silver Creek Equity. Mr. White stated that it was originally proposed to be a four-story building with 140 units and an evaluation between \$25 million - \$30 million. Due to interest rate run ups, the project has scaled down a bit to 3 stories and 104 units. Ms. Pedersen stated that she still likes the project for the district and is open to extending the MOU. Mr. Wille also stated how he thought it was a good project, but was wondering if there is a limit to the amount of 90-day extensions that can be granted to a project. Mr. White gave background information on why the RDA does 90-day extensions and the number of extensions that have been granted to this particular project. Mr. Halloin and Mr. Wille made comments on the height of the building and how it would fit within the Cannery District.
    - iii. RDA Action: Consideration of a motion to Amend the MOU with Silver Creek Equity extending the MOU for purchase of the Heights site for an additional 90 days. Mr. Wille motioned. Mr. Solberg 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 and sitting down and having a conversation in the next 30 days.
  - ii. RDA Discussion: None
  - 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. Ambient Inks has decided to let their MOU expire in the Cannery District, and we will continue to work with them. Ambient Inks has shown interest in the Kessler Park location, but that does not fit the zoning and the Comprehensive Plan. The plan shows that the space should have lower density or mixed-use development. This could also be a potential location for a LIHTC project. Mr. Wille said that he is open to just about anything for the space as long as they have a good plan and it blends with the surrounding neighborhoods. Mr. White gave an overview of why it has been hard for developers to build lower density housing developments with the current interest rates. Mr. Gragert thought this location could be an opportunity or a higher density development on the eastern half of Kessler Park which would oversee the new Cannery Park. Mr. White also mentioned that a local non-profit that specializes in indoor and outdoor family activities is interested in the space. Ms. Pedersen would be open to a non-profit use of the space as long as there was a neighborhood feel to the space. Mr. Solberg would like to see a public-private partnership if the non-profit was interested in the space. Mr. Wiensch has taken the lead on repromotion of the Riverside site and has received 6 inquires since promoting it out. P&R Properties has acquired their building permits and are beginning work on their development which will likely be in two phases now. Block 7 is continuing to develop and Merge will be breaking ground on the Liner site next spring.
8. Announcements – None
9. Next meeting date – September 20, 2023
10. Adjournment – Motion to adjourn by Mr. Solberg. Seconded by Mr. Wille. Meeting adjourned at 7:58 a.m.



---

Ms. Pam Haller, Secretary