

**Redevelopment Authority for the City of Eau Claire**  
**Minutes**  
**Wednesday, September 20, 2023**  
**City Hall Council Chambers**

**Members Present:** Jeremy Gragert, Pam Haller, Michael Halloin, Connie Pedersen, Dave Solberg, Wayne Wille

**Members Absent:** Jenny Fesenmaier

**Others Present:**

**Staff Present:** Michael Korbol, Steve Nick, Aaron White and Jake Wiensch

1. Call to Order and Roll Call. This meeting was called to order by Ms. Pedersen at 7:29 a.m.
2. Review and approval of minutes from 8/16/2023. The meeting minutes from 8/16/2023 were reviewed; a motion to approve was made by Ms. Haller. Second by Mr. Wille. 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.
  - A. None
5. Business items with public hearing or public discussion.
  - A. None
6. Other business items:
  - A. Moeding Partners proposal to purchase the Riverside site alongside Oxford Ave. in the Cannery District, for construction of a mixed-use development.
    - i. Mr. White gave an overview of the proposal to purchase. Moeding Partners proposed 2- and 3-bedroom apartments with a couple having 300 sqft of commercial space on the ground flood for makers spaces. The proposal would have 21-24 units and would rely on Cannery Park and surrounding green space for amenities.
    - ii. RDA Discussion: Board members asked question on how the parking for the proposed project would work. Mr. White went over the type of parking in which the developer is proposing for the site. Mr. Gragert asked what is the next step in the process to see further designs from the developer. Mr. White went over the MOU process and how this would be the next step in the process if the board likes the project and would like to see further details in the design work. Mr. Wille mentioned that he likes the design for the space but wants to make sure that it fits in with the overall design of the makers district. Other board members asked if there is a need for this size or type of space within the City. Mr. White went over the need for commercial space that is micro in size which would be under 600 sqft.
    - iii. RDA Action: Consideration of a motion to authorize staff to enter into negotiations with Moeding Partners on a 90-day MOU for the Riverside site motioned by Mr. Wille. Ms. Haller seconded. Motion carried.
7. Executive Director's Report. Mr. White reported that there are 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. Wiensch has taken the lead on repromotion of the Riverside site and has received 6 inquiries 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 – October 18, 2023

10. Adjournment – Motion to adjourn by Mr. Solberg. Seconded by Mr. Wille. Meeting adjourned at 7:54 a.m.



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Ms. Pam Haller, Secretary