

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

**Members Present:** Jeremy Gragert, Connie Pedersen, Dave Solberg, Wayne Wille

**Members Absent:** Jenny Fesenmaier, Pam Haller, Laura Mazzini

**Others Present:**

**Staff Present:** Steve Nick, Billie Hufford, Aaron White, Jake Wiensch, Cory Lee, and Kendall Sukopp

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 9/20/2023. The meeting minutes from 9/20/2023 were reviewed; a motion to approve was made by Mr. Wille. Second by Mr. Gragert. 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. Gragert. 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. Update on the Moeding proposal for Riverside site
    - i. Mr. Wiensch gave an overview of the Moeding Partners proposal for 2- and 3-bedroom apartments with a couple having 300 sq ft of commercial space on the ground floor for makers spaces. The proposal would have 20-24 units and would rely on Cannery Park and surrounding green space for amenities.
    - ii. RDA Discussion: Board members asked questions about the latest renderings, the location, and building height. Mr. Wiensch shared that there were no updates to the building renderings since the last meeting. Mr. Nick recommended explanation of the location. Mr. Wiensch explained that the lot is situated right by the river and trail system.
  - B. Update on MOU with Silver Creek Equity for The Heights.
    - a. Mr. Wiensch shared that Silver Creek Equity has requested four extensions of the MOU, but after this last expiration, they have decided not to move forward with the proposed project due to construction costs. A new marketing packet was sent out to about fifty developers in December, and four or five responses have been received so far. Staff will begin working with these developers in the coming weeks and expect to have further updates at the January meeting.
    - b. RDA Discussion: Ms. Pederson asked whether the building would be all apartments and if it would target a certain age of residents. Mr. Wille asked if parking would become challenging if the building design were to shrink.
  - C. Kessler Park Discussion.
    - a. Mr. White stated that the original Kessler Park location will be up for redevelopment once the park is moved to the new location in the Cannery District. He requested general discussion about the lot.

b. RDA Discussion: Mr. Gragert requested more details about the row of homes that would be developed near Kessler Park. Mr. White explained that the owners of the diner sold part of the lot for redevelopment and that there is a general redevelopment plan for market-rate housing. Ms. Pederson asked about projects that are in development to the north of the Cannery District. Mr. White stated the nearly 20 twin homes are nearly finished and should be available for rent at market rate in the coming months. Ms. Pederson recommended mixed-rate housing for the lot. Mr. Gragert stated he would be open to a higher density project or 3 or 4-story building that could overlook the park. He stated a mixed-use building with commercial space may be valuable to the area as well to create more connectivity. Mr. White explained that developers are struggling to find financiers who will lend for projects that include first-level commercial space. Ms. Pederson asked if the two other recent Cannery District developments had commercial space and whether they had been rented yet. Mr. White said the commercial spaces had been filled before the building was finished. Mr. Nick asked the board what “higher density” meant and referenced Mr. Gragert’s recommendation for a 3-story building. He also asked if medium density would be more beneficial. Mr. Gragert clarified that the building should not be looming over the park below but that residents should have good views of the river. Mr. Wille stated he did not envision a taller building working in the neighborhood but said medium to high density housing is needed. Mr. Nick stated the lot may be suited to 3-bedroom units with garages that are designed for families since it’s right near the park. Mr. Solberg referenced Haymarket Landing and its location on the river with commercial space below. Mr. Wille stated density shouldn’t be overlooked as projects are proposed.

7. Executive Director’s Report. Mr. White reported that there are a lot of projects in the community and downtown Eau Claire that are still ongoing. He stated that interest rates have delayed some projects, but developers are hopeful that rates will fall back to 5.5% in 2024. He referenced the Shopko lot on Clairemont Avenue and how difficult it’s been to move current tenants out so the area could be acquired by another owner and redeveloped. He also stated he is attempting to schedule a meeting about the industrial areas along the river. He referenced additional sites that may be proposed in the coming months in the downtown and around the city. He brought up the EPA Assessment Grant the city received and stated it would help drive the direction of redevelopment. He said the steering committee in charge of helping to implement the grant is currently seeking staff and that an RDA board member would be a valuable asset to the committee. He then explained how the process of grant implementation will work. Ms. Pederson requested that more information about serving on the steering committee be emailed to the board members so they can decide who can serve. Mr. White stated that all other projects are moving along quickly.

8. Announcements – None

9. Next meeting date – January 17, 2024

10. Adjournment – Motion to adjourn by Mr. Gragert. Seconded by Mr. Wille. Meeting adjourned at 8:06 a.m.



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Ms. Pam Haller, Secretary