

**Redevelopment Authority for the City of Eau Claire**  
**Minutes**  
**Wednesday, January 17, 2024**  
**City Hall Council Chambers**

**Members Present:** Jeremy Gragert, Connie Pedersen, Pam Haller, Jenny Fesenmaier, Dave Solberg, Wayne Wille

**Members Absent:** Laura Mazzini

**Others Present:**

**Staff Present:** Steve Nick, Billie Hufford, Aaron White, Jake Wiensch, Corey 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 12/20/2023. The meeting minutes from 12/20/2023 were reviewed; a motion to approve was made by Mr. Gragert. Second by Mr. Solberg. The motion was carried.
3. Review and approval of financials. The financials were reviewed. A motion to approve was made by Mr. Wille. Second by Ms. Haller. 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 stated an MOU extension has been requested by Moeding Partners. He gave an overview of the 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. Mr. White stated there was a TID request made and that staff would be exploring feasibility.
    - ii. RDA Discussion: Board members asked no questions.
    - iii. A motion to approve an extension of the MOU was made by Ms. Haller. Second by Mr. Wille.
  - B. EPA Brownfields Assessment Grant
    - a. Mr. White gave an overview of the grant. He stated an RFP has been sent out to find a consultant and that board members are needed for the steering committee.
    - b. RDA Discussion: Mr. Wille asked about the scope of the properties involved. Mr. White stated there would be some properties outside of the RDA. Ms. Pedersen asked how many meetings to expect. Mr. White stated meetings would typically occur at least once per month. Ms. Pedersen stated she would serve on the board.
7. Executive Director's Report.
  - a. Mr. White reported that there has been a lull due to interest rates. He said there has been interest in The Heights, but many developers are waiting to see what happens with interest rates in 2024. He said no feedback is being shared from the owners about the Shopko property, which was designated as a potential site for the RDA. He explained the

property would need to be moved into eminent domain to procure it. He asked whether the RDA should keep this property on the radar or move on to other areas. Mr. White brought up several other properties that could be a focus for redevelopment, such as the lot on Washington Street where the pawn shop and former co-op are located and the parking lot next to the Leader-Telegram. He stated the P&R Properties project is continuing to make progress in the Cannery District. He shared an update on the ribbon-cutting for a new residential property in the Cannery District. He stated the construction on the Moeding Partners project on Block 7 is moving along quickly as well.

- b. RDA Discussion: Ms. Pedersen asked whether taxes on the Shopko property were up to date. She also asked about the process for moving property into eminent domain. Mr. White stated the City of Eau Claire has not done this in the past and City Council would ultimately need to approve it. Ms. Haller asked about traffic pattern updates for the area. Mr. Solberg gave an overview of the project plan that included new roundabouts and stated construction was not planned for 2024. Mr. Wille recommended not dropping the property due to issues that have been noted by tenants. Mr. Gragert stated the properties near Washington Street would be of interest but he wasn't sure where the YMCA would move. Mr. White gave an update on the YMCA's potential move. Ms. Pedersen asked about construction on First Street.
8. Announcements – None
  9. Next meeting date – February 21, 2024
  10. Adjournment – Motion to adjourn by Mr. Solberg. Meeting adjourned at 7:55 a.m.



---

Ms. Pam Haller, Secretary