

**Redevelopment Authority for the City of Eau Claire**  
**Minutes**  
**Wednesday, February 21, 2024**  
**City Hall Council Chambers**

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

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

**Others Present:**

**Staff Present:** 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 01/17/2024. The meeting minutes from 01/17/2024 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. 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. Future RDA Focus Area
    - i. Mr. Wiensch went over the history of the redevelopment districts. He stated most properties, including the Liner Site, Kessler Park, and The Heights, have been redeveloped or are in the process of being redeveloped. He gave an overview of the North Barstow Street, Farwell Street, West Cannery District, and Shopko Plaza areas and proposed south of Lake Street as the next area for the RDA's focus. Ms. Hufford outlined the Washington Street area and gave an overview of how each property is utilized, including the temporary day shelter. Ms. Hufford stated that several locations have been identified for the permanent day resource center and shared that a street ambassador program is being created. Mr. White stated the Lake Street site has the potential for a lot of redevelopment through the RDA because properties are easier to clear out.
    - ii. RDA Discussion: Mr. Gragert stated the RDA should discuss the south of Lake Street area with neighborhood associations and stated he would be interested in preserving Wilson Park as a historical site. Mr. Wiensch explained the omission of the current downtown YMCA building. Mr. Solberg stated the building and parking lot should potentially be considered as well. Ms. Pedersen requested landmarks for the southwest quadrant area. Mr. White and Mr. Solberg gave updates on discussions with property owners.
    - iii. RDA Action: Ms. Pedersen stated she believed the RDA should make the Shopko property a lower priority and add the south of Lake Street area. Ms. Haller asked if the Shopko building could be procured and agreed that the south of Lake Street area would be a good addition. Mr. Gragert asked if the North Barstow area would be a focus as well. Mr. Wiensch and Mr. White explained the complexity of redeveloping multiple new districts and expanding current districts. Mr. Wille asked if the RDA could engage in its own bond issuance. Mr. White stated RDAs cannot have bonding authority but could be

used as a tool. Mr. Wille recommended not spreading the RDA and its funding too thin by adding too many redevelopment areas. Mr. Gragert asked about the inclusion of the two blocks on one side of Graham Avenue.

7. Executive Director's Report.

- a. Mr. Wiensch reported on the North Barstow Street, Liner Site, Cannery District, Kessler Park, and The Heights. He shared updates on retail and office space placements. Mr. White shared interest in industrial park expansions and explained the status of the latest layoffs throughout the city.
  - b. RDA Discussion: Board members asked no questions.
8. Announcements – None
9. Next meeting date – March 20, 2024
10. Adjournment – Motion to adjourn by Ms. Haller. Meeting adjourned at 8:16 a.m.



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Ms. Pam Haller, Secretary