

Redevelopment Authority for the City of Eau Claire
Minutes
Wednesday, May 15, 2024
City Hall Council Chambers

Members Present: Pam Haller, Jenny Fesenmaier, Dave Solberg, Wayne Wille

Members Absent: Connie Pedersen

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 Mr. Wille at 7:32 a.m.
2. Review and approval of minutes from 02/21/2024. The meeting minutes from 02/21/2024 were reviewed. A motion to approve was made by Ms. Haller. 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 Ms. Fesenmaier. 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. Request for Moeding Partners to Extend MOU
 - i. Mr. Wiensch gave an update on the plan for a site in the Cannery District that was developed by Moeding Partners and conveyed that a request has been made to extend the MOU.
 - ii. RDA Discussion: Mr. Wille asked if the development plans had been changed. Mr. Wiensch confirmed they have not.
 - iii. RDA Action: A motion to approve was made by Ms. Haller. Second by Mr. Solberg. The motion was carried.
 - B. Review of Future RDA Focus Areas
 - i. Mr. Wiensch gave an overview of the districts that the RDA has focused on redeveloping.
 - ii. RDA Discussion: Mr. Wille asked about the process of making CIP requests and if the RDA could approve multiple districts. Ms. Haller asked how the RDA could get momentum to redevelop the districts more quickly. Mr. Wiensch and Mr. White explained the incremental approach and potential roadblocks that would prevent swift redevelopment of larger areas. Mr. Nick recommended the RDA put together a 5- or 10-year CIP plan for redevelopment and explained the capabilities of the RDA.
 - iii. RDA Action: Board members requested more data about the districts and agreed to continue the discussion at future meetings with a goal to narrow down development areas.
 - C. EPA Brownfields Assessment Grant Discussion
 - i. Mr. Wiensch gave an update on progress made by the steering committee with Ayres Associates to begin a study for the grant.
 - ii. RDA Discussion: Board members asked no questions.

7. Executive Director's Report.
 - a. Mr. White reported on the RDA's open seats as well as current development projects, including a lot that was sold in Sky Park Industrial Center and the Liner Site. Mr. Wiensch reported on the Cannery District, The Heights, and Block 7.
 - b. RDA Discussion: Board members asked no questions.
8. Announcements – None
9. Next meeting date – June 19, 2024
10. Adjournment – Motion to adjourn by Ms. Haller. Meeting adjourned at 8:32 a.m.



Ms. Pam Haller, Secretary