



Redevelopment Authority
Agenda
October 19, 2022

PLEASE TAKE NOTICE that there will be a meeting of the Redevelopment Authority on Wednesday, October 19, 2022 at 7:30 a.m., in the Council Chambers, City Hall, 203 S. Farwell Street, Eau Claire, Wisconsin, on the following agenda items:

1. Call to Order and Roll Call
2. Review and approval of minutes from 9/21/22
3. Review and approval of financials
4. Public comment for items that are not listed as public hearing or discussion
5. Business items with public hearing or public discussion
 1. None
6. Other Business
 1. Review of proposed concept change by GRIP Development to parcel in Cannery District
 - A. Staff Presentation of the site concept
 - B. RDA Discussion
 - C. RDA direction on potential change to development concept identified in the Purchase Agreement
 2. RDA discussion of future areas of focus for redevelopment
7. Executive Director's Report
8. Next meeting date – November 16, 2022
9. Adjournment

This notice is given in accordance with the provisions of Subchapter V of Chapter 19 of the Wisconsin Statutes.

In order to accommodate the participation of persons with special needs at this meeting, the City will provide the services of a sign language interpreter or make other reasonable accommodations on request. To make such a request, please notify the City at 715-839-4902 at least 2 days prior to the meeting. Notice is hereby given that members of the City Council may be present at the foregoing meeting to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the City Council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553, 494 N.W.2d408 (1993), and must be noticed as such, although the Council will not take any formal action at this meeting.

Connie Pedersen /aks

Connie Pedersen, Vice-Chair

c: News Media

Redevelopment Authority for the City of Eau Claire
Minutes
Wednesday, September 21, 2022
City Hall Council Chambers

Members Present: Emily Berge, Jenny Fesenmaier, Pam Haller, Michael Halloin, Connie Pedersen, Dave Solberg, Wayne Wille

Members Absent: Tom Kemp

Others Present:

Staff Present: Stephan Nick, Aaron White, and Jake Wiensch

1. Call to Order and Roll Call. This meeting was called to order by Ms. Pedersen at 7:30 a.m. RDA members welcomed Michael Halloin as a new member to the board.
2. Review and approval of minutes from 8/17/2022. The meeting minutes from 8/17/2022 were reviewed and a motion to approve was made by Mr. Wille. Second by Ms. Haller. The motion was carried.
3. Review and approval of financials. The financials were reviewed and a motion to approve was made by Ms. Haller. Second by Mr. Wille. The motion was carried.
4. Public comment for items that are not listed as public hearing or discussion. None at this time.
5. Business items with public hearing or public discussion.
 - A. None
6. Other business items:
 - a. Approval of a 90-day MOU agreement with Ambient Inks for purchase and redevelopment of the site in the Cannery District.
 - i. Mr. White gave an overview of the MOU with Ambient Inks and went over the basic parameters of the proposed project. The site is 45,000 sq.ft. and is selling for \$10 per sq.ft. There will be a TIF ask for assistance from City Council for soil remediation. The project brings a \$9,000,000 minimum guaranteed value and will add 40-50 jobs to an already existing business in Eau Claire.
 - ii. RDA Discussion: Discussion was held on the TIF terms and the future developments in the Cannery District. Negotiations will continue and May 1st, 2025 is the timeline to begin construction.
 - iii. RDA Action: Consideration of a motion to approve a 90-day MOU agreement with Ambient Inks for purchase and redevelopment of the site in the Cannery District. Mr. Wille moved. Ms. Fesenmaier seconded. Motion carried.
 - b. Extension of the MOU with Silver Creek Equity for the purchase and redevelopment of the Cannery District site known as The Heights for an additional 90 days.
 - i. Mr. White gave an update and overview of the MOU with Silver Creek Equity for the purchase and redevelopment of the Cannery District site known as The Heights for an additional 90 days. The Heights is 55+ housing proposed in the Cannery District. This will be their first MOU extension and the time will be used to reconfirm their market projections.
 - ii. RDA Discussion: Discussion was held on whether this study would mesh with the housing study being preformed by the City. Mr. White made the distinction that the City's study is looking at the community need for housing while this study

- would focus on the market assessment. This extension will cause a revaluation of the construction timeline with the purchase agreement.
- iii. RDA Action: Consideration of a motion to approve the MOU with Silver Creek Equity for the purchase and redevelopment of the Cannery District site known as The Heights for an additional 90 days. Ms. Haller moved. Mr. Wille seconded. Motion carried.
- c. RDA discussion of future areas of focus for redevelopment.
 - i. Mr. White gave an overview on remaining RDA lands and availability. Noted that they are running out of lands, most if not all is under contract and it is time to look for a new area for the RDA. This is the start of a conversation that will continue over the next several RDA meetings. Mr. White first brought up the idea of expanding the North Barstow RDA district. The idea of an eastward expansion or a northward expansion were the main ideas for this RDA discussion. Eastward expansion would move a block east of Barstow Street to Farwell Street. Some of the considerations for why this could be the next RDA focus is wide streets, empty gravel parking lots, single story structures, and buildings with significant wear. Northward expansion would be north of Madison Street all the way to the old Walters Brewery location. This area is under consideration because of non-conforming lots, poor housing conditions, high ratio of rentals, and unused space.
 - ii. RDA Discussion: Discussion was held on the future areas of focus for redevelopment. Ms. Berge wanted to know what would expansion northward look like with all of the residential housing in that area. Mr. White gave three scenarios; that the RDA would acquire properties as they became available, could scrap and combine lots for new construction of affordable housing, and housing renovations or rehabs. The goal would be to clean out properties that are a blight in the area and help to spur natural growth and cleaning of the neighborhood. This could be a pick and choose of the blighted properties. Board members liked the idea of a potential eastward expansion for potential mixed-use development. They had concerns with the housing located above the retail spaces on Barstow Street.
 - iii. Next Steps: Work with staff and legal to do further research into their areas to see the percentage of owner vs rental housing. Continue to review potential redevelopment areas such as Mt. Washington and the Shopko plaza area.
7. Executive Director’s Report. Mr. White reported that there is a lot of projects in the community. Work is being done in the Cannery Park and once the park is online, then Kessler park will be opened up for redevelopment.
 8. Announcements – None
 9. Next meeting date — October 19, 2022
 10. Adjournment – Motion to adjourn by Mr. Wille. Seconded by Ms. Fesenmaier. Meeting adjourned at 8:23 a.m.

Mr. Wayne Wille, Secretary



The Townhomes at Cannery Crossing is a Planned Unit Development (PUD) that will feature twenty 3-story twin-townhomes. This community will feature front doors that open up to the streets on 2nd and 1st St. These 3-story twinhomes will have rear facing garages to create a community feel with the new development being an addition to already established neighborhood.

These homes feature a craftsman design style, featuring over 1,700 sq ft of living space including 3 bedrooms 2.5 bathrooms, 2 car garages and ample storage. The homes will provide a smaller footprint, but still offer all the modern design feature that first time home buyers desire. This community will bring a new design concept to Eau Claire and give our future homeowners a more affordable, new home construction option not seen before in the Chippewa Valley.

Our team at GRIP put boots on the ground and took time over the summer to visit communities that incorporated multi-level twin-homes, townhomes, pocket neighborhoods and older communities in some of our countries cities to get inspired by this concept. We looked to some of our larger cities like Milwaukee, Minneapolis, and Chicago, to ensure that we were bringing a more urban feel to the Cannery District and avoid the suburban cookie-cutter feel to our current neighborhoods. The GRIP team also went back to the original plan to bring a pocket neighborhood to the Cannery District. We feel the smaller footprint 3-story twin-townhome delivers on this concept but keeps them at a more desirable price point in which our market is so desperately in need of.

This community will feature somewhat of a maintenance free lifestyle by establishing an HOA to include lawncare and snow removal services. This is something many buyers in our market enjoy due to busy work/life schedules. This Development will qualify as a PUD and will be sold as twinhomes with each unit being situated on its own individual lot. Furthermore buyers will be able to utilize secondary market financing, utilizing programs such as FHA, VA, and WHEDA loans with little to no down payments.

Our development team is excited and proud to bring a new concept to the Eau Claire market and offer new construction housing to first time home buyers at a price point that can afford. The Cannery District is a perfect neighborhood to highlight a new type of housing style into our community that brings older traditional neighborhood concepts into a more modern community.

MEMORANDUM**FINANCE DEPARTMENT**

Date: October 19, 2022

To: Redevelopment Authority Board

From: Jason Rohloff, Budget Analyst

Subject: Budget and Actuals Report

Attached is the RDA Budget and Actuals Report as of September 30, 2022. This report presents year-to-date budgeted and actual expenditures in the Operating Budget and actual expenditures in the Capital Budget. Revenues, expenditures, and other funding sources are reported once they are realized.

As of September 30, 2022, FY22 RDA operating expenditures total \$25,416. Of that, \$25,341 was spent on surveying work done at 2000 Oxford Avenue and Block 7 while \$75 was spent on water utility costs associated with RDA owned properties.

REDEVELOPMENT AUTHORITY

Year-to-Date Budget

Period Ending: September 30

	Revised Budget	Actual
OPERATING REVENUES		
Interest on Notes	\$ -	\$ -
Principal Payments from Notes	-	-
Rent	-	-
Gifts/Donations	-	-
Transfer from General Fund	97,200	97,200
Sale of Land	-	-
Use of Fund Balance	<u>18,400</u>	<u>-</u>
Total operating revenue	<u>115,600</u>	<u>97,200</u>
OPERATING EXPENSES		
Personnel	-	-
Contractual Services	5,400	25,341
Utilities	11,100	75
Fixed Charges	1,500	-
Materials & Supplies	100	-
Contributions & Payments	-	-
Loss on Sale of Property (Non-Op Proprietary)	-	-
Bond Issue Costs	<u>32,500</u>	<u>-</u>
Total expenses	<u>50,600</u>	<u>25,416</u>
Change in Working Capital from Operations	<u>\$ 65,000</u>	<u>\$ 71,784</u>

RDA Development Projects
Period Ending: September 30

	Program 4955406	Total Funding
Funding	\$ 348,000	348,000
		-
Project Costs		-
1807 Oxford Ave	-	-
2000 Oxford Avenue	-	-
10 Platt Street	-	-
1704 Oxford Avenue	-	-
106 Cameron Street	-	-
Cannery Redevelopment District	-	-
Block 7	-	-
Transfer from CIP to Operating	-	-
Total Project Costs	<u>-</u>	<u>-</u>
Funding available before commitments	<u>348,000</u>	<u>348,000</u>
Less Estimated Commitments*:		
Cannery Redevelopment District	<u>\$ -</u>	<u>\$ -</u>
Other Redevelopment Activities	<u>-</u>	<u>-</u>
Total Commitments	<u>-</u>	<u>-</u>
Uncommitted Funding	<u>\$ 348,000</u>	<u>\$ 348,000</u>

**Commitments are outstanding purchase orders.*









307

307





1745 N. Hubbard St. Photo courtesy of The Stefaniak Group.





The Aldo | CRESCENT CROSSING

3 Beds | 2½ Baths | 1,737 Sq Ft*



MODERN A



MODERN B

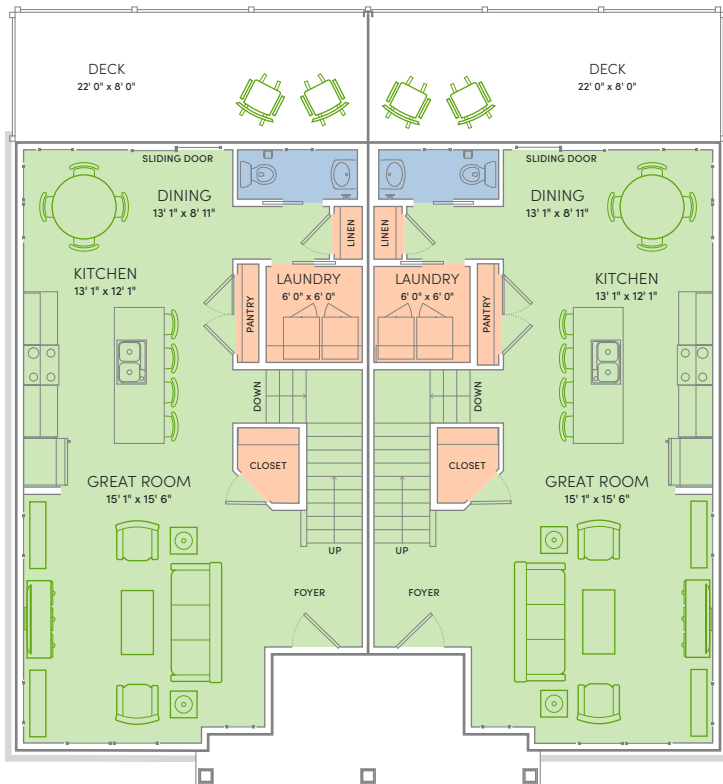
*Exterior design, square footage and product selections may vary by elevation and neighborhood.

WE MAKE BUILDING EASY[®] When you build a Veridian home, you get much more than a home designed around you and your dreams. You get the peace of mind that comes with nationally-recognized, award-winning, quality craftsmanship and energy efficiency. You get a home that's constructed using innovative building materials as well as the newest technology and building practices. The result is a high-performing, green and energy efficient home that's a healthier home for you and your pocketbook. And when you build with Veridian Homes, you build with a team of specifically trained experts who make homebuilding easy.



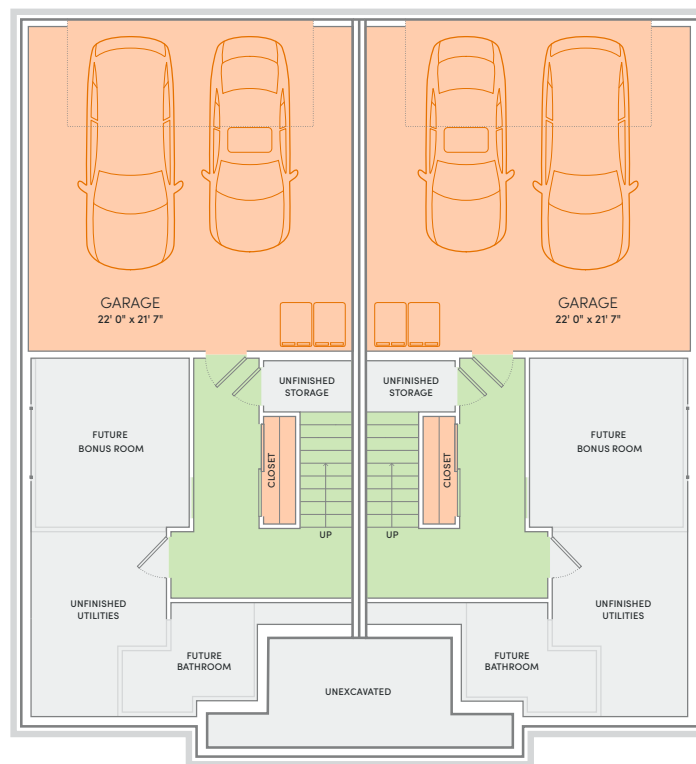
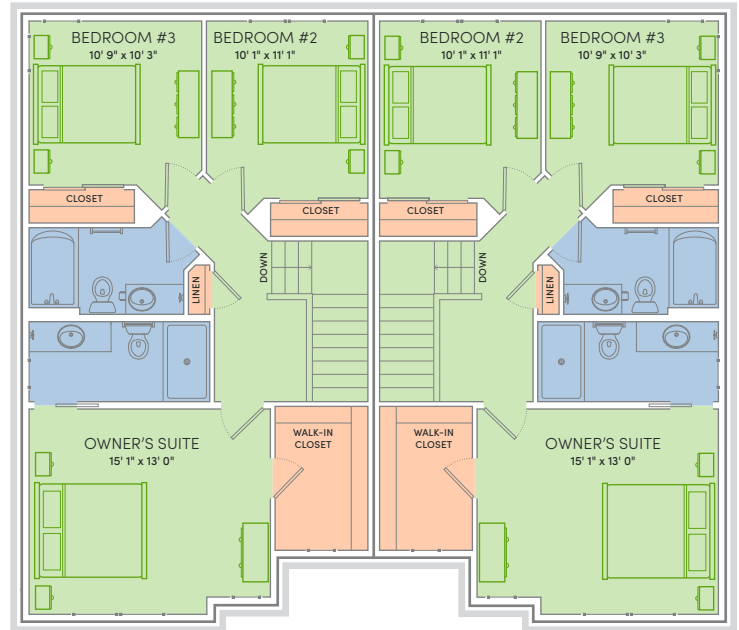
THE ALDO UNIT A: FIRST FLOOR

THE ALDO UNIT B: FIRST FLOOR



THE ALDO UNIT A: SECOND FLOOR

THE ALDO UNIT B: SECOND FLOOR



THE ALDO UNIT A: LOWER LEVEL

THE ALDO UNIT B: LOWER LEVEL



AS YOU WALK IN THE FRONT DOOR, The Aldo Twin Home greets you with a warm welcome home. Gather with friends and family at the large kitchen island. Savor the sun on the back deck. Escape to peace and quiet in the second floor owner's suite oasis. With its open and spacious floor plan, The Aldo is designed to accommodate whatever you might have in mind. Welcome home to The Aldo.

Floor Plan Features

- Open plan twin home
- Large kitchen island
- Quartz or granite kitchen counters
- Open living, kitchen and dining areas
- Custom Auburn Ridge® cabinetry
- Powder room adjacent to the dining area
- First floor laundry
- Owner's suite with private bath and spacious walk-in closet
- Smart Home+ technology
- Full basement and lower level garage
- Energy expert certified
- Award-winning, high-performance home

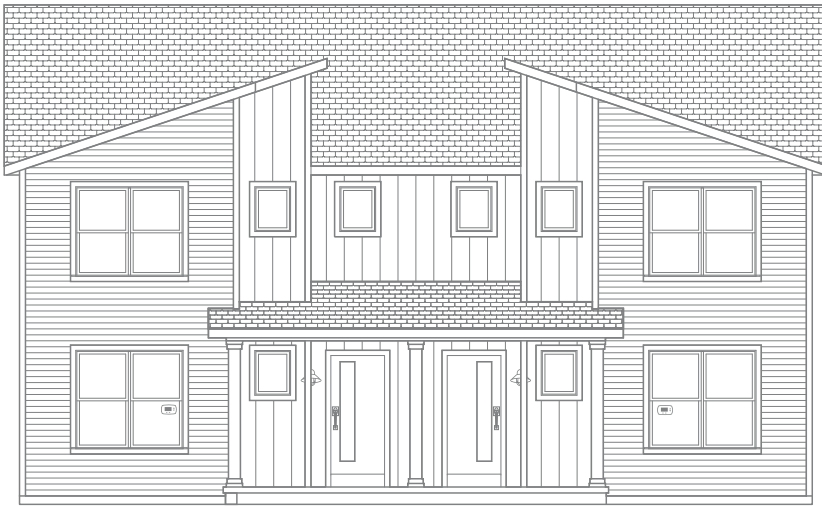


*Features from a similar model

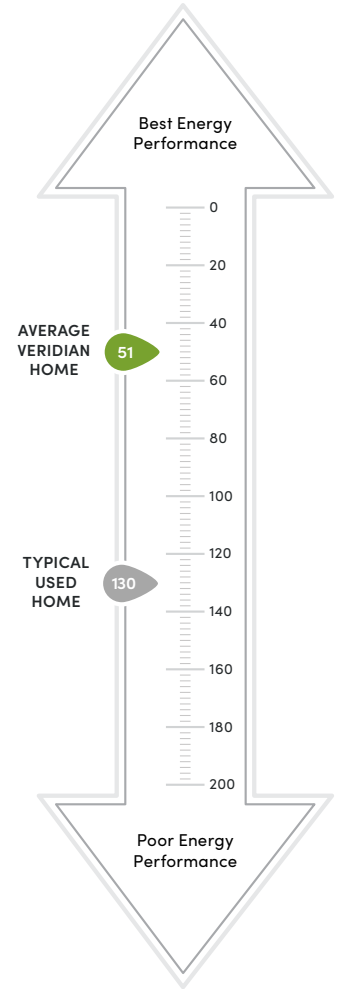


*Features from a similar model

A LOOK INSIDE THE ALDO'S ENERGY EFFICIENCY



- Energy Expert Certified
- Insulated Entry Door
- Pella® Low-E Insulated Windows
- Insulated Garage Door
- Electronic Set-Back Thermostats
- Energy Efficient Led Lighting
- Kohler® Low Flow Fixtures
- Energy Star® Bath Fans
- Energy Efficient Air Conditioner, Furnace and Water Heater
- Radon Mitigation System
- 2x6 Framed Walls, 24 on Center
- Tyvek® House Wrap
- Advanced Air Sealing
- Spray Foam Insulation
- Weather Max® Adhesive Membrane



\$310 in savings every month!*

LOWER INDEX = HIGHER EFFICIENCY.

A HERS Index is the industry standard by which a home's energy efficiency is measured. A Veridian home receives a rating 56 HERS or better, averaging 51 HERS, compared a typical used home, which rates at 130 HERS – that's greater than a 70% increase in total energy performance. This means that your dream home will not only look like a dream, but it will run like one too.

This Home is Quality 360® Certified



Every high-performance, Veridian home is tested by a third-party company, Perfect Environmental Performance (PEP). This testing allows us to individually certify each and every home we build meets the high standards of the Quality 360 program.

The Quality 360 program requires that all homes meet the highest standards in energy-efficiency, combustion safety, comfort and durability. This means that your dream home will not only look like a dream, but it will run like one too.

- Exceeding Expectations
- Better Energy Performance
- Heating/Cooling Loss Protection
- Peace of Mind



*Estimated average monthly energy bill savings with the Aldo. The costs were calculated using REM/Rate™ 12.97 and the HERS Score for the reference homes listed in the arrow chart and were published by RESNET, as compared to the typical used home. The typical used and new home scores were determined by the U.S. Department of Energy.



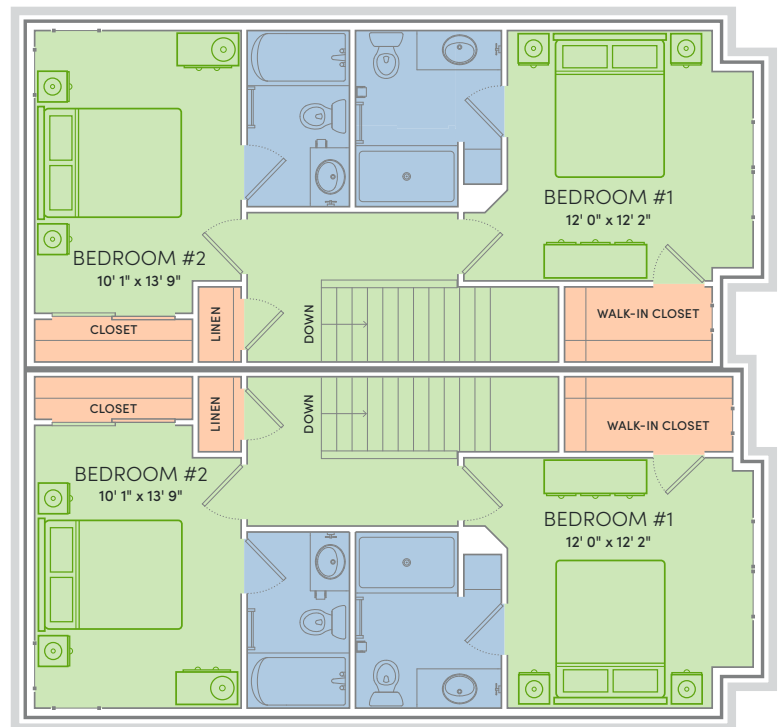
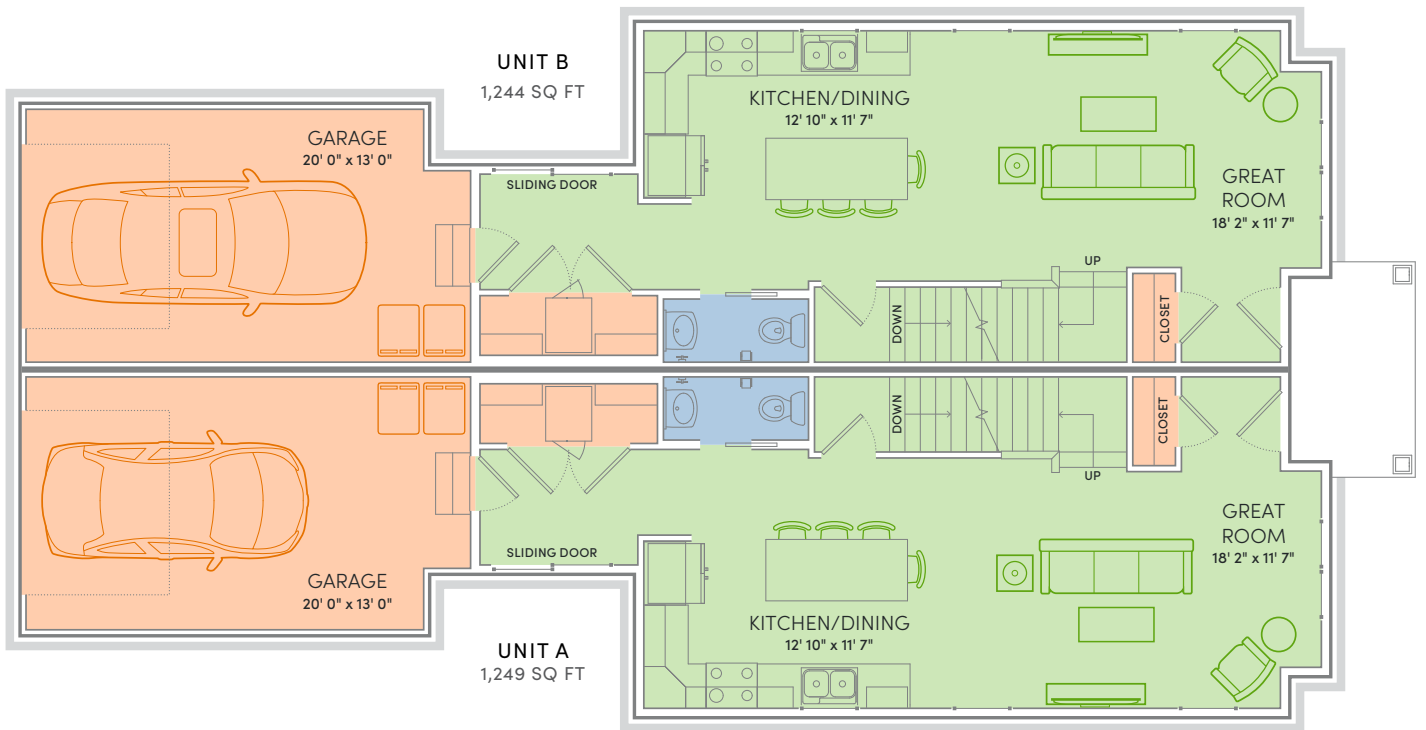
The Lenox

2 Beds | 2½ Baths | 1,244 Sq Ft*



*Exterior design, square footage and product selections may vary by elevation and neighborhood.

WE MAKE BUILDING EASY.® When you build a Veridian home, you get much more than a home designed around you and your dreams. You get the peace of mind that comes with nationally-recognized, award-winning, quality craftsmanship and energy efficiency. You get a home that's constructed using innovative building materials as well as the newest technology and building practices. The result is a high-performing, green and energy efficient home that's a healthier home for you and your pocketbook. And when you build with Veridian Homes, you build with a team of specifically trained experts who make homebuilding easy.





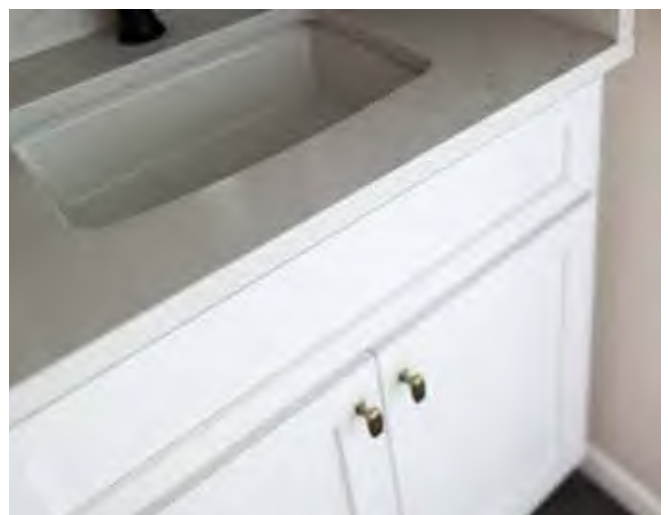
WHAT'S THAT YOU SAY? Two private suites upstairs? Yes please! You got it, The Lenox packs a punch, and quite the luxurious punch at that. With two bedrooms upstairs, each cuddled up to their own connected bathroom, The Lenox offers you the ultimate retreat. Steep yourself some tea and grab your tablet, it's time to unwind. Breathe in all that The Lenox has to offer you, and then exhale knowingly because this home is so you.

Floor Plan Features

- Open concept twin home
- Two bedroom suites with private bathrooms
- First floor laundry
- Quartz or granite kitchen counters
- Full basement
- Sliding door access to yard
- Custom Auburn Ridge cabinetry
- Smart Home+ technology
- Energy expert certified
- Award-winning, high-performance home



*Features from a similar model



*Features from a similar model

A LOOK INSIDE THE LENOX'S ENERGY EFFICIENCY



- Energy Expert Certified
- Insulated Entry Door
- Pella® Low-E Insulated Windows
- Insulated Garage Door
- Electronic Set-Back Thermostats
- Energy Efficient Led Lighting
- Kohler® Low Flow Fixtures
- Energy Star® Bath Fans
- Energy Efficient Air Conditioner, Furnace and Water Heater
- Radon Mitigation System
- 2x6 Framed Walls, 24 on Center
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- Advanced Air Sealing
- Spray Foam Insulation
- Weather Max® Adhesive Membrane

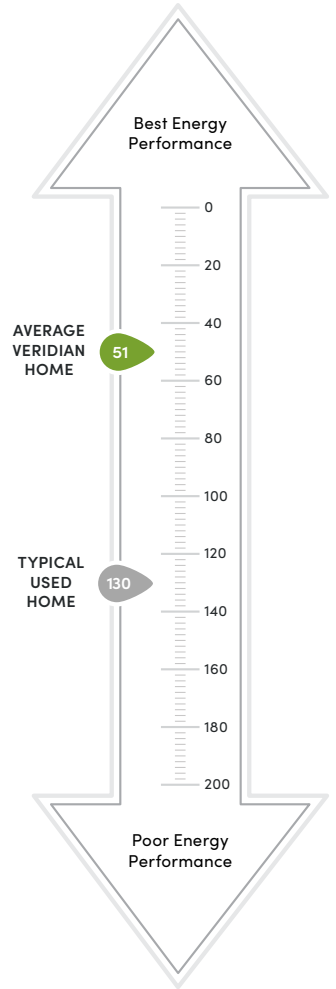


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- Exceeding Expectations
- Better Energy Performance
- Heating/Cooling Loss Protection
- Peace of Mind



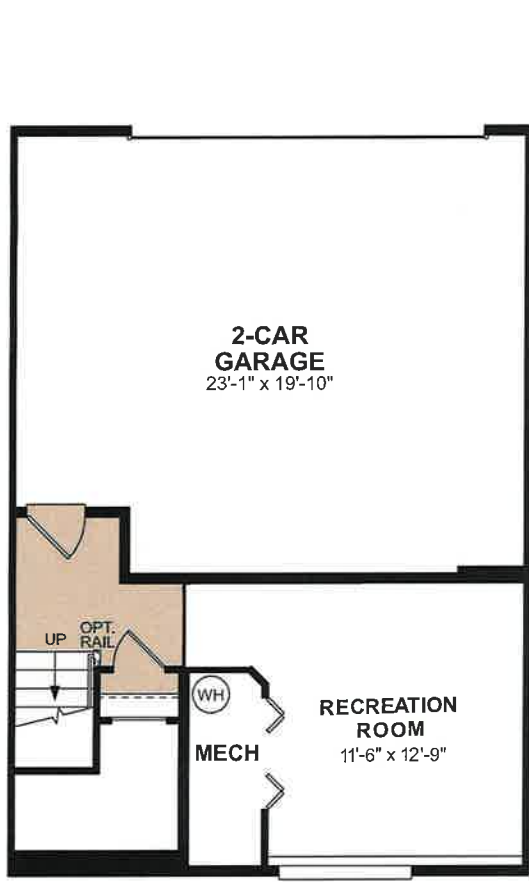
\$310 in savings every month!*

LOWER INDEX = HIGHER EFFICIENCY.

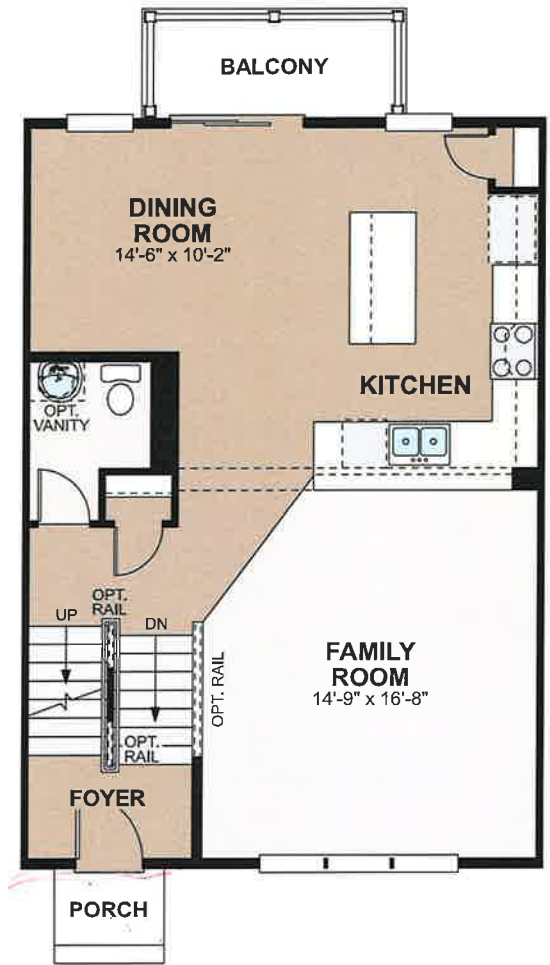
A HERS Index is the industry standard by which a home's energy efficiency is measured. A Veridian home receives a rating 56 HERS or better, averaging 51 HERS, compared a typical used home, which rates at 130 HERS – that's greater than a 70% increase in total energy performance. This means that your dream home will not only look like a dream, but it will run like one too.

*Estimated average monthly energy bill savings with The Lenox. The costs were calculated using REM/Rate™ 12.97 and the HERS Score for the reference homes listed in the arrow chart and were published by RESNET, as compared to the typical used home. The typical used and new home scores were determined by the U.S. Department of Energy.

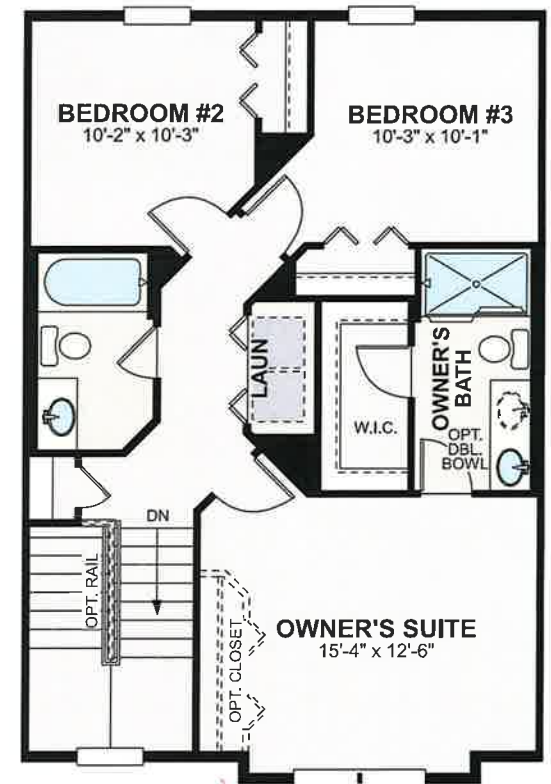




BASEMENT



FIRST FLOOR

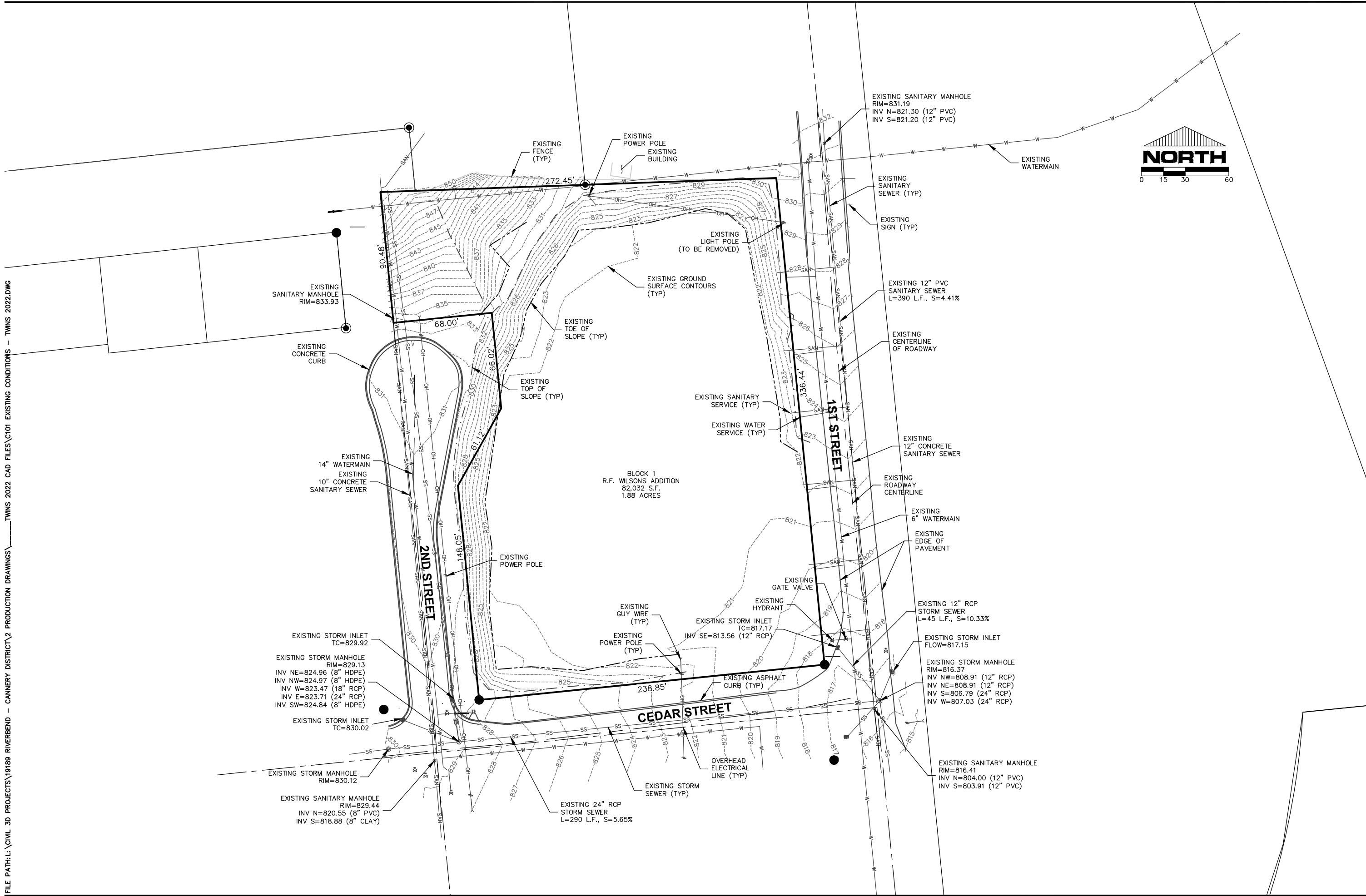


SECOND FLOOR

Model Homes and Descriptions of Units or Common Elements. Any model home or description/depiction of the physical characteristics of a home/unit or the common interest community, including but not limited to those contained in brochures, drawings and marketing materials viewed by Purchaser may vary from the Plans and Specifications for the Home, as defined in the M/I Homes Common Interest Community Purchase Contract (the "Purchase Contract"). The furnishings, wall coverings, moldings, options, fixtures, and decorations in the model homes are not necessarily included in the Home purchased pursuant to a Purchase Contract, unless specifically included in the Plans and Specifications for the Home. In addition, the landscaping, floor coverings, cabinets, countertops, faucets, lighting, paints and other decorating included in the Home may be of a different quality, grade or color than shown in the model homes viewed by Purchaser or depicted in marketing brochures. This notice is made pursuant to Section 515B.4-112(a)(2) of the Minnesota Common Interest Ownership Act. This brochure is for illustration purposes only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate and are calculated from inside of partition. Printed 6-19



FILE PATH: L:\CIVIL_3D PROJECTS\19189 RIVERBEND - CANNERY DISTRICT\2 PRODUCTION DRAWINGS\19189 RIVERBEND - TWINS 2022 CAD FILES\C101 EXISTING CONDITIONS - TWINS 2022.DWG



EVERYDAY SURVEYING & ENGINEERING
 711 S. HILLCREST PARKWAY • ALTOONA, WI 54720
 PH: (715) 851-0654 • EMAIL: INFO@ESECO

JOB NO:	19189
DWG NAME:	EXISTING
DATE:	10-12-22
CHK BY:	DHK
APPV:	XX-XX-XX

TWINS 2022 AT CANNERY CROSSING
EXISTING CONDITIONS AND DEMO PLAN
CITY OF EAU CLAIRE, WI

SHEET NO:
C101



SITE INFORMATION:
LEGAL DESCRIPTION:
 BLOCK 1 R.F. WILSONS ADDITION AND THE EAST 1/2 OF THE VACATED PORTION OF 2ND STREET, LOCATED IN SECTION 18, TOWN 27 NORTH, RANGE 9 WEST, CITY OF EAU CLAIRE, EAU CLAIRE COUNTY, WISCONSIN. 82,032 S.F. OR 1.88 ACRES

SITE ADDRESS:
 2300 1ST STREET

PARCEL NUMBER:
 09-0187

ZONING:
 RESIDENTIAL - R3-P

DENSITY:
 20 UNITS TOTAL ON 1.88 ACRE PARCEL
 10.6 UNITS PER ACRE

USE:
 CURRENT: VACANT
 DESIRED: RESIDENTIAL

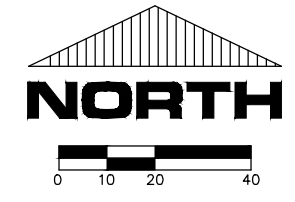
PARKING:
 40 REGULAR STALLS IN GARAGES.

BIKE PARKING:
 NOT REQUIRED

EXTERIOR LIGHTING:
 EXTERIOR LIGHTING FOR BUILDINGS SHALL MEET THE CITY OF EAU CLAIRE'S "EXTERIOR LIGHTING MANUAL" STANDARDS FOUND ON THE CITY'S WEBSITE. LIGHTING FOR THIS SITE TO BE DESIGNED BY OTHERS.

ADDRESS SIGNS:
 FIRE DEPARTMENT APPROVED BACKLIT ADDRESS SIGNS MUST BE PROVIDED FOR ALL BUILDING.

TRASH RECEPTACLES:
 TRASH AND RECYCLING BINS WILL BE STORED IN EACH UNITS GARAGE.

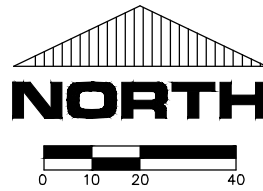


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 711 S. HILLCREST PARKWAY • ALTOONA, WI 54720
 PH: (715) 851-0654 • EMAIL: INFO@ESEC.CO

JOB NO:	19189
DWG NAME:	SITE
DATE:	10-12-22
DR BY:	DHK
CHK BY:	MAE
APPR:	XX-XX-XX

TWINS 2022 AT CANNERY CROSSING
SITE PLAN
CITY OF EAU CLAIRE, WI

SHEET NO:
C102



EVERYDAY SURVEYING & ENGINEERING

711 S. HILLCREST PARKWAY • ALTOONA, WI 54720
PH: (715) 825-0654 • EMAIL: INFO@ESE.CO

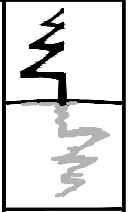
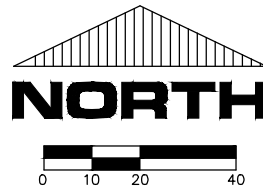
JOB NO: 19189	JOB BY: DHK	DATE: 10-12-22	APPROV: XX-XX-XX
DWG NAME: GRADING	CHK BY: MAE		

TWINS 2022 AT CANNERY CROSSING
GRADING PLAN
CITY OF EAU CLAIRE, WI

SHEET NO:
C103

NEW SERVICES INSTALLED BY CITY
4" PVC SANITARY &
1" COPPER WATER SERVICES
(TYP)

FUTURE SERVICES INSTALLED BY CITY
4" PVC SANITARY &
1" COPPER WATER SERVICES
(TYP)



EVERYDAY SURVEYING & ENGINEERING
711 S. HILLCREST PARKWAY • ALTOONA, WI 54720
PH: (715) 825-0654 • EMAIL: INFO@ESE.CO

JOB NO:	19189
DWG NAME:	UTILITY
DATE:	10-12-22
DR BY:	DHK
CHK BY:	MAE
APPR:	XX-XX-XX

TWINS 2022 AT CANNERY CROSSING
UTILITY PLAN
CITY OF EAU CLAIRE, WI