



PLEASE TAKE NOTICE that there will be a meeting of the Redevelopment Authority on Wednesday, December 21, 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. Election of Officers
3. Review and approval of minutes from 11/16/22
4. Review and approval of financials
5. Public comment for items that are not listed as public hearing or discussion
6. Business items with public hearing or public discussion
 1. None
7. Other Business
 1. Amendment to the MOU with Ambient Inks for a development parcel in Cannery District, extending for an additional 90 days
 - A. Staff presentation of the Amendment
 - B. RDA Discussion
 - C. RDA Action: Consideration of a motion to approve the 90 day MOU extension with Ambient Inks governing the purchase of property in the Cannery District.
 2. RDA discussion of future areas of focus for redevelopment
8. Executive Director's Report
9. Next meeting date – January 18, 2023
10. 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, November 16, 2022
City Hall Council Chambers

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

Members Absent: Pam Haller

Others Present: Pete Caraher

Staff Present: Scott Allen, Jason Rohloff, 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.
2. Review and approval of minutes from 10/19/2022. The meeting minutes from 10/19/2022 were reviewed and a motion to approve was made by Mr. Wille. Second by Ms. Fesenmaier. 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. Solberg. The motion was carried.
4. Public comment for items that are not listed as public hearing or discussion. Mr. Caraher spoke on the need for housing for adults with disabilities. Encouraged to look at a community living model for inclusion of individuals with disabilities with typical peers.
5. Business items with public hearing or public discussion.
 - A. None
6. Other business items:
 - a. Review of the Amendment with GRIP Development for a development parcel in Cannery District.
 - i. Mr. White gave an overview of the Amendment with GRIP Development for a development parcel in Cannery District. The change to the development agreement is for the number of units, from the original 26 units to 20 units.
 - ii. RDA Discussion: There were no comments or discussion on this topic regarding the slight change in the development agreement. This item was previously discussed by the RDA at their 10/19/2022 meeting.
 - iii. RDA Action: Consideration of a motion to approve the proposed Amendment to the Purchase Agreement with GRIP Development concerning property in the Cannery District located at 2300 1st Street. Ms. Fesenmaier moved. Mr. Wille seconded. Motion carried.
 - b. RDA discussion of future areas of focus for redevelopment.
 - i. Mr. White gave an overview of former Shopko Plaza location, this is the third location that has been discussed as the start of a conversation that will continue over the next several RDA meetings. Shopko Plaza is a core area approximately 32 acres in size and currently retail, restaurants, warehousing, and housing make up the area. Some new development has occurred in recent years with outlet redevelopments for retail. There has also been a redevelopment of a former motel into housing and a retail space has been transformed into warehousing. This property has had several issues with poor site layout, lack of site access, and underutilized space.

- ii. RDA Discussion: Discussion was held on this site and future areas of focus for redevelopment. Ms. Berge asked about the process and what would have to happen to this site to redevelop it. Mr. White went over the typical process in which the RDA operates, the RDA would try to acquire the strip mall in the Shopko Plaza area, then would assist businesses that still exist in the space to relocate, and finally scrape and clear the site for redevelopment. Mr. White discussed another issue with the owner of the property and his criminal charges he is currently facing. Ms. Berge was looking at the space and wondering what would be the “But For” test. The board acknowledged that the strip mall does cause an eye sore and hinders future development. Ms. Pedersen wanted to know what the RDA could accomplish if the seller was not willing to part ways with the property. Mr. White went over the ability for the RDA to use its condemnation ability to force the sale of the property for blighted or inactive property owners. Mr. Solberg gave his engineering perspective on the area and the need for better traffic movement through the space. It is one of the major entry ways to the City and definitely needs some help the board echoed. Ms. Pedersen would like to see the developer of the Shopko space to purchase and redevelop the site if possible, but if not, the RDA could look closer at forcing the sale of the property by using its condemnation authority ability.
 - iii. Next Steps: Work with staff and continue to review sites at future RDA meetings. There was interest in keeping this area on the prospects list for future discussion. The board would like to get Mr. Nick’s knowledge of the legal aspects on this area, in specific the strip mall. The board will plan to look at another location at the next RDA meeting.
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. The Menomonie Food Co-op has broken ground in Block 7.
8. Announcements – None
9. Next meeting date — December 21, 2022
10. Adjournment – Motion to adjourn by Mr. Wille. Seconded by Ms. Fesenmaier. Meeting adjourned at 8:02 a.m.

Mr. Wayne Wille, Secretary

Date: December 21, 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 November 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 November 30, FY22 RDA operating expenditures total \$17,430. Of that, \$17,355 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: November 30

	<u>Revised Budget</u>	<u>Actual</u>	
OPERATING REVENUES			
Interest on Notes	\$ -	\$ -	
Principal Payments from Notes	-	-	
Rent	-	-	
Gifts/Donations	-	-	
Transfer from General Fund	97,200	97,200	
Sale of Land	-	236,046	
Use of Fund Balance	<u>18,400</u>	<u>-</u>	
Total operating revenue	<u>115,600</u>	<u>333,246</u>	
OPERATING EXPENSES			
Personnel	-	-	
Contractual Services	5,400	17,355	
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>17,430</u>	
Change in Working Capital from Operations	<u>\$ 65,000</u>	<u>\$ 315,816</u>	

RDA Development Projects
Period Ending: November 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><u>\$ 348,000</u></u>	<u><u>\$ 348,000</u></u>

**Commitments are outstanding purchase orders.*

ADDENDUM TO INTENT TO NEGOTIATE PURCHASE AGREEMENT
MEMORANDUM OF UNDERSTANDING

THIS ADDENDUM TO THE MEMORANDUM OF UNDERSTANDING (“ADDENDUM”), made and entered into this 6th day of December, 2022, by and between the **Redevelopment Authority of the City of Eau Claire**, (“RDA”) by and between **AMBIENT INKS, LLC**, a limited liability company, (herein, together with its successors and assigns, referred to as “Purchaser”) and collectively referred to herein as the “Parties”.

WHEREAS, the RDA owns certain property known as the Riverside Site at 2021 Oxford Avenue in the City of Eau Claire and within the jurisdiction of the RDA (“Property”), in need of urban renewal and is available for sale and beneficial redevelopment that will maximize utilization and return on investment of adjacent public trail and linear park improvements along the Eau Claire River; and

WHEREAS, the Parties executed an Intent to Negotiate Purchase Agreement MOU (the “MOU”) on September 20, 2022, setting forth preliminary terms of the anticipated sale and development of the Property and to permit both parties time to finalize site and project investigation and negotiate a Purchase Agreement; and

WHEREAS, the parties continue to need additional time and desire to extend the term of the MOU, without changing any of its other terms and conditions.

THEREFORE, In consideration of the following mutual agreements, the Parties hereby agree to modify the MOU as follows:

1. The current MOU term is through December 21, 2022, and shall be extended an additional 90 days to March 21, 2023, unless extended prior to expiration by mutual written agreement of the Parties.

EXCEPT as expressly modified above, the remainder of the MOU shall remain in full force and effect as originally executed by the Parties and otherwise without amendment.

IN WITNESS WHEREOF, the parties hereto, having read and understood the entirety of this agreement, and being fully authorized to do so, have hereunto set their hands and seals.

[Signature page to follow]

**RDA:
REDEVELOPMENT AUTHORITY OF THE
CITY OF EAU CLAIRE**

By: _____
Aaron White
Economic Development Director

ATTEST: _____
Nicholas L. Koerner
City Clerk

PURCHASER: AMBIENT INKS, LLC

By: Aaron Brice
Aaron Brice

Approved as to form:

Stephen C. Nick, City Attorney

MOTION

1. I hereby move to approve the 90-day extension of the Memorandum of Understanding with Ambient Inks for the purchase of RDA property known as The Riverside located in the Cannery Redevelopment District.

Offered by:

Seconded by:

Passed:

Meeting of the Redevelopment Authority of the City of Eau Claire
12/21/2022