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Redevelopment Authority  
Agenda  
November 16, 2022

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**PLEASE TAKE NOTICE** that there will be a meeting of the Redevelopment Authority on Wednesday, November 16, 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 10/19/22
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 the Amendment with GRIP Development for a development parcel in Cannery District
    - A. Staff Presentation of the Amendment
    - B. RDA Discussion
    - C. RDA Action: Consideration of a motion to approve the Amendment to the Purchase Agreement with GRIP Development for property in the Cannery District.
  2. RDA discussion of future areas of focus for redevelopment
7. Executive Director's Report
  1. Review 2023 meeting calendar
8. Next meeting date –December 21, 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*

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Connie Pedersen, Vice-Chair

c: News Media

**Redevelopment Authority for the City of Eau Claire  
Minutes  
Wednesday, October 19, 2022  
City Hall Council Chambers**

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

**Members Absent:** Emily Berge, Michael Halloin

**Others Present:** Mary Proznik

**Staff Present:** Stephen Nick, 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 9/21/2022. The meeting minutes from 9/21/2022 were reviewed and 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 and 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. None at this time.
5. Business items with public hearing or public discussion.
  - A. None
6. Other business items:
  - a. Review of proposed concept change by GRIP Development to parcel in the Cannery District.
    - i. Mr. White gave an overview of the newly proposed concept change to the parcel in the Cannery District. This is the second review of the site plan for this proposed development. The first concept included 26 units and the new concept included 20 units. Mr. Allen mentioned that questions from the RDA board seemed to be answered from the previous meeting in regards to density, road connection, and the pocket neighborhood concept. No motion will be needed for this item, just looking for further questions and feedback from the board.
    - ii. RDA Discussion: Discussion was held on the newly proposed concept, and Ms. Proznik of GRIP Development was present to answer questions. The board had questions on the unit count number decreasing and the affordability of the proposed units. Ms. Proznik suggested that these units would be geared toward first time home buyers. The developer is going to meet with the neighborhood association to show updated proof of concept. GRIP Development would like to break ground early next spring on this development. Staff would look to amend the original DA for the next RDA meeting.
    - iii. RDA Action: No motions were heard for this agenda item.
  - b. RDA discussion of future areas of focus for redevelopment.
    - i. Mr. White gave an overview of Mt. Washington property, this is the second location that has been discussed as the start of a conversation that will continue over the next several RDA meetings. Mt. Washington is a parcel approximately 10 acres in size and currently has two standing structures on it. The buildings were originally built in 1930. The site has been idle since 2018 when a waterline burst in the main building causing extensive damage to mechanicals and

building infrastructure. This property has had several issues with vandalism and vagrancy. The smaller structure has significant issues with the presence of mold and wall separation from the roof.

- ii. RDA Discussion: Discussion was held on the future areas of focus for redevelopment. The board as a whole agreed that this site needs something and is dealing with major issues. Ms. Fesenmaier was interested in what the RDA could do to remove the barrier for a developer and if there would be possible Historical Tax Credits or if this could be a LITC project. This site would have a high cost to purchase and clear the site for a developer to come in said Mr. White. Mr. Nick brought to the attention of past RDA projects and how they have had great locational advantages for redevelopment and this site just doesn't have that aspect. Ms. Fesenmaier asked what the RDA could do or what would be the process for this type of project for the RDA. Mr. White said that the RDA's role would be to develop a plan, make a capital improvement request, and then look for State and Federal funding. RDA could purchase the site, demo it and then put it out for redevelopment. RDA suggested that they were open to the idea but it would be a large project and they don't know if they are the best suited to address this location.
  - iii. Next Steps: Work with staff and continue to review sites at future RDA meetings. There was not a lot of interest from the RDA to carry the Mt. Washington property forward, so 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. P&R Companies has closed in the Cannery District and they are looking to start late next summer. Ambient Inks is working on their financials and working with Silver Creek on reaffirming their market.
  8. Announcements – None
  9. Next meeting date — November 16, 2022
  10. Adjournment – Motion to adjourn by Ms. Haller. Seconded by Ms. Fesenmaier. Meeting adjourned at 8:22 a.m.

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Mr. Wayne Wille, Secretary

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**MEMORANDUM****FINANCE DEPARTMENT**

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*Date: November 16, 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 October 31, 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 October 31, 2022, FY22 RDA operating expenditures total \$25,430. Of that, \$25,355 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: October 31

	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	-	235,596
Use of Fund Balance	18,400	-
Total operating revenue	<u>115,600</u>	<u>332,796</u>
OPERATING EXPENSES		
Personnel	-	-
Contractual Services	5,400	25,355
Utilities	11,100	75
Fixed Charges	1,500	-
Materials & Supplies	100	-
Contributions & Payments	-	-
Loss on Sale of Property (Non-Op Proprietary)	-	-
Bond Issue Costs	32,500	-
Total expenses	<u>50,600</u>	<u>25,430</u>
Change in Working Capital from Operations	<u>\$ 65,000</u>	<u>\$ 307,366</u>

**RDA Development Projects**  
**Period Ending: October 31**

	<b>Program 4955406</b>	<b>Total Funding</b>
<b>Funding</b>	\$ 348,000	348,000
		-
<b>Project Costs</b>		-
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	-	-
<b>Total Project Costs</b>	<u>-</u>	<u>-</u>
<b>Funding available before commitments</b>	<u>348,000</u>	<u>348,000</u>
<b>Less Estimated Commitments*:</b>		
Cannery Redevelopment District	<u>\$ -</u>	<u>\$ -</u>
Other Redevelopment Activities	<u>-</u>	<u>-</u>
Total Commitments	<u>-</u>	<u>-</u>
<b>Uncommitted Funding</b>	<u><u>\$ 348,000</u></u>	<u><u>\$ 348,000</u></u>

*\*Commitments are outstanding purchase orders.*

**AMENDMENT TO PURCHASE AND DEVELOPMENT AGREEMENT**

**THIS AMENDMENT TO PURCHASE AND DEVELOPMENT AGREEMENT (“AMENDMENT”)**, made and entered into this 10<sup>th</sup> day of November, 2022, between the **Redevelopment Authority of the City of Eau Claire (“RDA”)** and **GRIP Development LLC**, a Wisconsin Limited Liability Corporation, (“Developer”), sometimes referred to collectively herein as “Parties,” as follows:

**WHEREAS**, The Developer purchased certain real property known as 2300 1st Street in the city of Eau Claire from the RDA (“Property”), which was formerly blighted property in need of urban renewal and is now ready for beneficial redevelopment; and

**WHEREAS**, the RDA and Developer executed a Purchase and Development Agreement on March 17, 2021, (the “Agreement”) to set forth terms of the sale and development of the Property; and

**WHEREAS**, the Developer desires to modify the improvements to the Property, without changing any of its other terms and conditions.

**THEREFORE**, In consideration of the following mutual agreement, the Parties hereby agree to modify Paragraph 5. 1. of the Agreement as follows:

**Section 5. Development and Improvement of Property.**

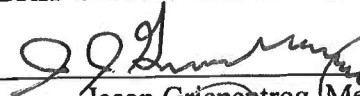
1. Subject to the terms of this Amendment, Developer shall include construction and operation of a Planned Unit Development (PUD) that will feature private residential housing and intends to construct twenty (20) 3-story twin townhomes with rear facing garages consistent with the site plan and elevations depicted in Exhibit 1 attached hereto and made a part of this Amendment.


**EXCEPT** as expressly modified above the Purchase and Development Agreement 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 amendment, and being fully authorized to do so, have hereunto set their hands and seals.

*[SIGNATURE PAGE TO FOLLOW]*

**DEVELOPER:  
GRIP DEVELOPMENT LLC**

By:   
Jason Griepentrog, Member

WITNESS: 

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

By: \_\_\_\_\_  
Aaron White, Executive Director

Attest: \_\_\_\_\_  
Nicholas L. Koerner, Clerk, City of Eau Claire

Drafted by Stephen C. Nick, City Attorney, State Bar No. 1020929, City Hall, Eau Claire, WI 54701.



## MOTION

1. I hereby move to approve the proposed Amendment to the Purchase Agreement with GRIP Development concerning property located in the Cannery District located at 2300 1<sup>st</sup> Street.

Offered by:

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Seconded by:

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Results:

Meeting of the Redevelopment Authority of the City of Eau Claire  
11/16/2022