

# Eau Claire Neighborhood Revitalization Summit

## Meeting Notes

May 12, 2016, 7:00 PM  
RCU Corporate Center, Community Room  
200 Riverfront Terrace, Eau Claire

1. Darryl Tufte, Director of Community Development provided a brief welcome. This was the fifth and final meeting of the Neighborhood Revitalization Task Force committee. The time was devoted to reviewing and commenting on a draft of the Action Plan report.
2. Review and comments on the Neighborhood Revitalization Task Force Report: Darryl presented and reviewed the draft report. He requested that members review the report for any grammar and typing errors and submit them to the department for corrections.

Comments and questions regarding the current actions that need improvement:

- Improve Code Enforcement: This item wouldn't necessarily improve trash enforcement; it would still remain a task of the Health Department. The Police Department, Health Department and Inspections Department would continue to work together on enforcement issues. Darryl noted that a full-time code enforcement inspector could coordinate these issues better.
- Inspect housing and enforce basic health and safety regulations: This item notes, "Rooming houses are currently inspected..." however, this program ended on 2/28/16 due to a change in state law. Rooming houses can be inspected if other rentals are also inspected.
- Historic preservation program: A member asked about the opt-out of the Landmarks districts whether there are other similar ordinances, what are the processes and is there an incentive to get back in? Darryl indicated this does not happen with other ordinances. Darryl noted that homes can be reinstated yet it is a long process but it can be done. Pat Ivory discussed some of the incentives for the local landmarks program.

Comments and questions regarding the future actions that need improvement:

- City tax increment financing regulations were discussed. The City Council approved the TIF policy last week.
- A member of the Third Ward congratulated the committee on a job well done on this plan. He further spoke about keeping similar density standards (renters and single-family homes) and commented on parking issues in the neighborhood. The neighborhood is interested in leading initiatives.
- Develop a "targeted investment neighborhood" program: A member suggested we narrow down a smaller area, such as the Randall Park neighborhood. Darryl stated the program can be created any way we want and future neighborhood development corporations would have to make that determination.
- Appoint a committee to create a non-profit, private neighborhood development corporation: Is there an outside force that would affect this committee or mission?

What is the mission and goal of this group and is there a way to monitor their success or failure? Darryl noted this committee is likely to form this fall and could include individuals from UWEC, the Randall Park Neighborhood, banks and Mayo Clinic. They would then determine the scope of their work.

3. Small group/table discussion: The task force members spent time reviewing the draft report and provided comment and questions:
- Code enforcement related to garbage:
    - One table noted garbage collection issues, especially around the holidays. a) stays out all week and b) garbage is still an issue 1-2 times a year when college students move out.
    - Is there are way to require the owners or tenants to place containers back to the house?
    - Another table asked if the City could require the landlords to be responsible for garbage service.
    - Can the City require a fixed route garbage collection system in the neighborhoods?
  - Could there be an incentive to renovate distressed homes so the assessment value doesn't increase immediately. Could the City approach this with a sliding scale versus tax value?
  - What is the next step of the process? How do we transition from the report, to a plan, and create an action? How will the City assign actions? There should be an implementation section to the report.
  - The neighborhoods need to build on what is going on, especially downtown. Plan to assist people to live in attractable and livable spaces.
  - Adopt conservation zoning overlay districts was discussed. Can demolition be restricted in a conservation district? Darryl indicated that we would have to research this.
  - Coordinate among the major institutions: include CVTC.
  - For #9 on page 6, add a reference to also giving special attention to dealing with public nuisance behaviors related to alcohol consumption.
  - For #4 on page 9, add a narrative that programs should be provided for all people regardless of gender, age, ethnicity, etc.
  - Identify safe, affordable and close places for UWEC students to take pressure off properties so better value and rehab for single-family homes. Identify appropriate locations. It was noted UWEC has been addressing college student behavior issues and disciplinary action is taken when necessary.
  - The UWEC foundation purchased homes for young faculty incentive especially since salaries are low.
  - Pursue an economic development grant from Invest in Wisconsin: Salli Martyniak will visit with the City this summer.

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4. Darryl gave closing remarks. We will incorporate changes in the report, schedule a meeting with the Plan Commission and then review with City Council for approval, possibly the end of June or early July. He will advise the task force on these dates when they are established, and he encourages attendance at these meetings, especially the public hearings. The City will speak to other neighborhood associations as requested. Darryl welcomes you to take the action plan to your neighborhood committees. The meeting ended at 8:22 p.m.