Eau Claire Redevelopment Authority
Minutes
Wednesday, April 20, 2016
Council Chambers, City Hall

Members Present: Janine Wildenberg, Jeff Halloin, Martin Green, David Klinkhammer, Dr. Thomas Kemp, Dale Peters

Members Not Present: Mike DeRosa

Staff Present: Mike Schatz, Kelly Thompson, Steve Nick, Jay Winzenz, Elaine Coughlin

1. Call to order. This meeting was called to order by Ms. Wildenberg at 7:30 a.m.

2. Minutes from the meeting of March 16, 2016. The minutes from the meeting of March 16, 2016 were reviewed and approved on a motion made by Mr. Peters and seconded by Mr. Green. The motion passed.

3. Financial statements. Ms. Thompson presented the financial report for the month ending March 31, 2016. Operating expenses for March totaled $214 which included $13 for postage and $201 for utilities in the Cannery Redevelopment District. Acquisition expenses totaled $10,002.

   The financial statements for the month ending March 31, 2016 were reviewed and approved on a motion made by Mr. Klinkhammer and seconded by Mr. Peters. The motion passed.

4. Motion to accept WEDC SAG Grant for the Cannery District. Mr. Schatz explained that the Redevelopment Authority has been awarded a Site Assessment Grant (SAG Grant) for the Cannery Redevelopment District. He said they have been awarded this grant before for the post office downtown and that this is a standard agreement they have been through before. Ms. Thompson explained that the WEDC will match the Redevelopment Authority 50 percent for demolition and site assessment for three properties. Each property had environmental concerns identified as part of the Phase I. Ms. Thompson explained the Redevelopment Authority had funding for this and that invoices will be paid as they come in and then reimbursed. This will take a few more months to be completed. There was a motion made to accept the WEDC SAG Grant for the Cannery District by Dr. Kemp and seconded by Mr. Klinkhammer. The motion passed.

5. Executive Director's Report. Mr. Schatz explained that he had met with four developers regarding interest in the Liner Buildings and Block 7. He said three of the developers still have interest in these sites.

   Mr. Schatz said he put in a request for a packet of information for the Huebsch building from Jack Kaiser. He said this should be ready in the next week or two and will be brought forth to the Redevelopment Authority when staff receives the packet.

Mr. Schatz said he and other City staff are continuing to meet with Will Glass on the 1807 Oxford Avenue property for the Eau Claire Brewing Projekt. He also stated that contractors are still assessing the building and staff is monitoring break-ins to the building. Mr. Peters and Mr. Schatz will meet with Mr. Glass later today.

Mr. Schatz explained that the Indoor Public Market surveys were completed with over 3,000 taken. The consultant is pleased with this and will return the week of May 9.

Mr. Schatz said the Transit Advisory report will be brought to City Council on May 9. This meeting will also have the TIF Policy brought forth.

Mr. Schatz explained City Council approved the purchase of the strip of land by Family Video which completed ownership of the riverfront in the Cannery Redevelopment District. Ms. Thompson said that staff should be able to close on this by the end of the month.

Mr. Schatz announced this would be Ms. Coughlin's last meeting due to her leaving her position with the City of Eau Claire at the end of the week.

The next Redevelopment Authority meeting is scheduled for Wednesday, May 18, 2016.

6. Announcements, directions and correspondence. This meeting was adjourned by Ms. Wildenberg at 7:39 a.m.

Jeffrey Halloin, Secretary