

**Redevelopment Authority Minutes
Meeting of October 19, 2011**

City Hall, Council Chambers

7:30 a.m.

Members Present: Messrs. Huggins, Halloin, Von Haden, Green, Barr, and Ms. Wildenberg

Staff Present: Messrs. Schatz, Nick, Mses. Casteen and Graffeo

1. **Call to order.**

The meeting was called to order by Mr. Barr at 7:30 a.m.

2. **Minutes.**

The minutes of the meeting of August 17, 2011 were approved on a motion made by Mr. Von Haden and seconded by Ms. Wildenberg.

3. **Financial Statements.**

Ms. Casteen presented the financial statement for the month of August 2011. The monthly financial statements were approved on a motion by Mr. Green and seconded by Mr. Huggins.

4. **Motion to authorize expenditure of \$111,900 to Community Development Block Grant for the repayment of the market value of property sold in Block 6 in the North Barstow Redevelopment District.**

The sale of land to Stuart Schaefer and Joe McCormick in the Phoenix Park Neighborhood Redevelopment Area last week requires the Redevelopment Authority to repay market value of the properties where CDBG funds were used for acquisition. Repayment is required in the amount of \$111,900. Repayment was approved on a motion made by Mr. Von Haden, and seconded by Ms. Wildenberg.

5. **Consideration of the trash complaint and future development of property owned by the RDA on Doty Street.**

A request to clear trash from RDA-owned property in the Doty Street area was initiated by an area property owner. The RDA will ask the City's Public Works Department to remove trash from the area. It is understood that this may result in a small expense to the RDA. Mr. Halloin motioned that the RDA ask Public Works to remove the trash, as well directed staff to explore the possible transfer of ownership of the small parcels the RDA owns in the area that are not suitable for development, and evaluate the potential development of the larger parcel of land. This motion was seconded by Ms. Wildenberg, and passed unanimously.

6. **Consideration of creating a temporary gravel or paved surface on land owned by the RDA on the corner of N. Barstow and Wisconsin Streets, across from the Livery.**

Mr. Schatz presented bids received earlier this year to pave the area in Block 7 of the Phoenix Park Redevelopment Area that is currently being used as an unapproved parking lot. This agenda item was tabled until after closed session.

Closed Session

The RDA moved into closed session on a motion made by Ms. Wildenberg and seconded by Mr. Green at 7:58 a.m.

The RDA moved into open session at 8:25 a.m. on a motion made by Mr. Halloin and seconded by Mr. Green.

Open Session

Staff has been directed to continue working with parties interested in development of Block 7.

7. **Continued consideration of creating a temporary gravel or paved surface on land owned by the RDA on the corner of N. Barstow and Wisconsin Streets, across from the Livery.**

Mr. Halloin moved to authorize the RDA to gravel the northeast portion of Block 7 of the Phoenix Park Redevelopment area yet this fall for use as a temporary parking lot. Staff has been directed to work with other City staff and the Plan Commission to gain approval for a temporary parking lot and determine final location and boundaries of the lot. Staff has also been directed to negotiate snow removal during the winter with the Public Works Department or with local business owners who may have an interest in clearing the lot at their expense. The motion was seconded by Mr. Huggins and approved unanimously.

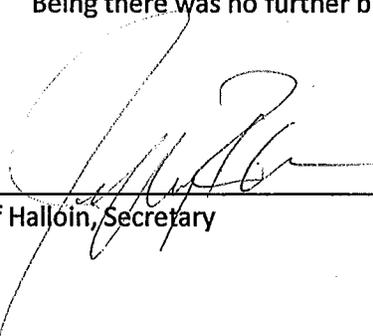
8. **Announcements, Directions, and Correspondence.**

Mr. Halloin moved to recognize Mr. Huggins' contributions to the RDA, and to thank him for his service to the City of Eau Claire. Mr. Barr seconded the motion.

Mr. Green inquired as to the status of Charly's Market. The correspondence Mr. Schatz has received is they are facing some financing issues. They are still working on securing the necessary funding, however, opening has been delayed.

Mr. Schaefer and Mr. McCormick have made a few changes to their site plan, including adding 3 additional housing units, changes to parking, and adjusting the location of the roadway access to their underground parking. The site plan will be going back to Plan Commission for approval of changes. Groundbreaking should take place yet this year.

Being there was no further business, this meeting adjourned at 8:36 a.m.

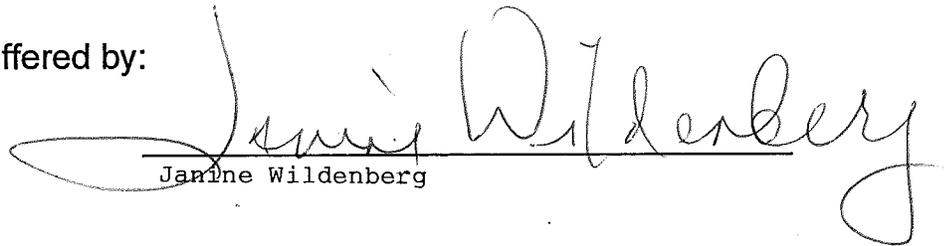


Jeff Halloin, Secretary

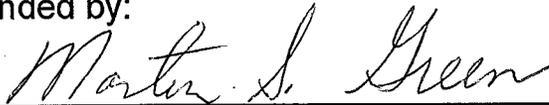
MOTION

I hereby move to direct staff to proceed with the acquisition of property in the West Bank Redevelopment District at 10-12 Maple Street, 18 Maple Street, 24 Maple Street, and 38 Maple Street, contingent upon the approval of a Relocation Plan that is to be submitted to the State of Wisconsin for consideration.

Offered by:


Janine Wildenberg

Seconded by:



Martin Green

Passed:

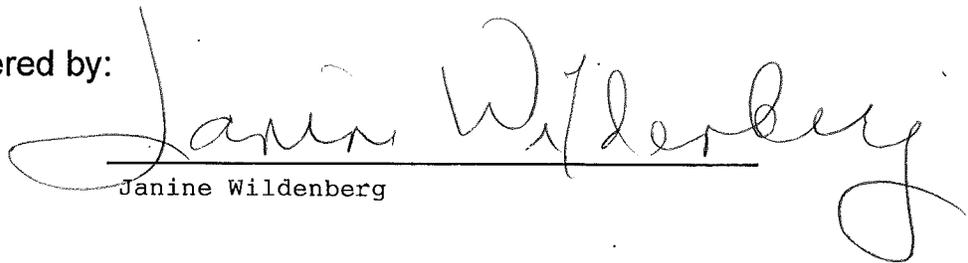
December 21, 2011

Meeting of the Redevelopment Authority of the City of Eau Claire

MOTION

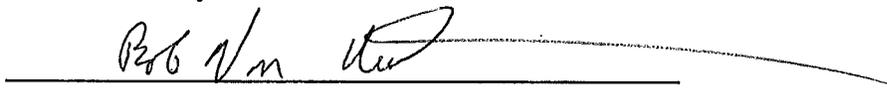
I hereby move to direct staff to proceed with the acquisition of property in the West Bank Redevelopment District at 28 Maple Street, contingent upon the approval of a Relocation Plan that is to be submitted to the State of Wisconsin for consideration.

Offered by:



Janine Wildenberg

Seconded by:



Bob Von Haden

Passed:

December 21, 2011

Meeting of the Redevelopment Authority of the City of Eau Claire