Redevelopment Authority Minutes
Meeting of December 17, 2014

City Hall, Council Chambers 7:30 a.m.

Members Present: Messrs. DeRosa, Barr, Halloin, Green, Van Gompel and Ms. Wildenberg

Staff Present: Messrs. Schatz, Reiter, Winzenz, Nick, Derks, Bonesteel, Ms. Thompson

1. **Minutes of November 19, 2014**
Mr. Barr moved to approve the minutes from November 19, 2014. Mr. Halloin seconded and the motion carried.

2. **Financial statements.**
Ms. Thompson reported that there were no operating expenses in November 2014. The RDA has approximately $350,000 available for 2015.

Ms. Wildenberg moved to accept the report. Mr. Green seconded and the motion carried.

3. **Consideration of a subordination request from Phoenix Parkside LLC.**
Ms. Thompson reports that Phoenix Parkside LLC has been meeting the valuation guarantee for the North Barstow redevelopment project. They are requesting to allow the RDA to subordinate the lien so that they can proceed with a project in Minnesota. Mr. Nick commented that this is consistent with other requests and is with the same bank as previously used by the developments. Mr. Winzenz comments that the land value has doubled in the North Barstow area and the risk to the RDA is minimal.

Ms. Wildenburg moved to allow the subordination of the RDA's position on Phoenix Parkside properties. Mr. Green seconded and the motion carried.

4. **Update on the proposed parking ramp in the North Barstow Redevelopment District.**
Mr. Schatz informed the RDA that the City Council will hold a discussion on January 12, 2015 and a site plan will be submitted in January for Plan Commission review, and City Council approval in February. It appears to be meeting the timeframes for RDA transfer of the Post Office land to the City for the ramp.

5. **Update on the Post Office Building.**
Mr. Schatz reported the SAG grant was approved for $150,000 for the demolition of the Post Office building. The City will now prepare bids for the demolition, and a list of items to be removed from the building. Mr. Bonesteel stated that demolition could start within two weeks after the bids are awarded. Demolition is estimated to cost $387,340, based on the low bid.

Mr. Halloin moved to authorize the City to proceed with the demotion bid process and to return with a list of items that will not be sold. Mr. Barr seconded and the motion carried.

Ms. Wildenberg moved to approve the demolition based on the low bid. Mr. Green seconded and the motion carried.

6. **Update on RFPs for Post Office site.**
Mr. Schatz requested another month to firm up proposals for development on the former site. Much of the plan depends on the parking ramp approval.

7. **Consideration of funding for a conceptual plan for the West Bank Redevelopment District.**
Mr. Schatz stated the RDA has received a bid of $29,000 to prepare a phase I plan for the West Bank Redevelopment District from Ayres Associates.

Mr. Barr moved to approve the expenditure. Mr. Green seconded and the motion carried. Mr. Halloin abstained.

8. **Motion to authorize staff to start the acquisition process for the vacant lot at 1711 Oxford Avenue**
Ms. Wildenberg moved to direct staff to prepare an appraisal for the acquisition of the property at 1711 Oxford Avenue. Mr. Halloin seconded and the motion carried.

9. **Announcements and Directions.**
None.

Jeff Halloin, Secretary

MOTION

A MOTION TO AWARD A CONTRACT FOR PROCUREMENT NO. 2015-02, DEMOLITION OF 126 N. BARSTOW STREET (FORMER POST OFFICE BUILDING).

BE IT RESOLVED by the Eau Claire RDA of the City of Eau Claire:

That based upon the recommendation of the Purchasing Manager, a copy of which is on file in the office of the City Clerk, award of a contract to Haas Sons, Inc., of Thorp, Wisconsin, the work to be performed in accordance with Procurement No. 2015-02, Demolition of 126 N. Barstow Street (Former Post Office Building) is hereby authorized. The estimated consideration for the work to be performed under this contract is $387,340. Upon satisfactory completion and acceptance of the work performed under such contract the Comptroller is authorized to draw upon City funds in payment.

Passed,

December 17, 2014

Offered by:

Jimmy Wilkinley

Seconded by:

Martin S Green

MOTION

I hereby move to authorize staff to start the acquisition process for 1711 Oxford Avenue in the West Bank Redevelopment District.

Offered by: _____

Seconded by: _____

Passed:

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MOTION

I hereby move to approve a subordination agreement between the City of Eau Claire, the Redevelopment Authority and Northwestern Bank for Phoenix Parkside, LLC.

Offered by: Janice Wildenberg

Seconded by: Mark S Green

Passed:

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