

**Redevelopment Authority Board
Minutes
Meeting of April 26, 2006**

City Council Chambers

7:30 a.m.

Present: Ted Barr, Brian Amundson, Jeff Halloin, Ray Hughes, Janine Wildenberg

Absent: Mike DeRosa, Brian Larson

Staff: Steve Nick, Becky Noland, Cathy Marohl, Mike Schatz

Mr. Barr called the meeting to order at 7:30 a.m.

1. **Minutes**

On a motion by Mr. Amundson, seconded by Ms. Wildenberg, the Board unanimously approved the minutes of the February 13, 2006, meeting.

2. **Financial Statements**

On a motion by Ms. Wildenberg, seconded by Mr. Hughes, the Board unanimously approved the March, 2006, financial statements.

3. **Site Plan for a Grocery Store/Pharmacy**

Mr. Geoff Moeding, developer, and Mr. Dick Koop, Save-A-Lot grocery store, made a presentation to the Board on a 21,000 square foot building that would house the grocery store and Midelfort Pharmacy. The developer is offering market rate of \$3.00 a square foot for property on the corner of N. Barstow and Madison Streets.

Mr. Koop noted that the building is 20 feet high, with a 24'-28' tower area with signage. The building front has split face block and brick with some glass. Mr. Moeding noted the challenges they face with the site and making it fit into the RDA's plan.

Mr. John Mogensen, an adjacent property owner, spoke in opposition to the look of the building and to the lack of a second story. He also handed out a copy of a letter from the owners of Kwik Trip that opposed this type of grocery store. He also said the shared parking needs to be addressed.

Mr. Koop then addressed Mr. Mogensen's concerns. He prefers parking in front of the grocery store with the front of the building facing Madison Street. The store will have fresh meats and produce.

Mr. Koop and Mr. Moeding said they do like the look of the Festival Food project in LaCrosse that Mr. Schatz had referred them to. Mr. Koop plans on visiting the store in LaCrosse next week.

Mr. Jim Olson, downtown resident, then spoke about the importance of grocery stores being located near the apartments where older citizens live downtown so that they can “age in place”. He was not sure Save-A-Lot was the right grocery store, but that he thinks the North River Fronts neighborhood supports it.

Mike O'Brien, from Midelfort Pharmacy, told the RDA Board that the present facility is not suitable for redevelopment and they need a new site. The new site must have adjacent parking to the building, barrier-free access, and a drive-up window. They have no objection to a second floor. They will lease a facility, not own it.

Bernie Trettin then spoke representing the adjacent neighborhood. They need and support a grocery store. The current convenience stores are over priced. The neighborhood also wants a building that fits and blends into the rest of the buildings.

Mr. Halloin made a motion, seconded by Ms. Wildenberg, directing staff to meet with all potential development partners, with a clean slate, to resolve design and parking lot issues. The motion passed unanimously.

4. **Residential Condos**

Mr. Moeding addressed the Board and asked to postpone until the next RDA Board meeting. The developers have received feedback that two flights of stairs are not desirable by potential tenants. They want to go back and redesign the condos.

The Board did not need to go into closed session.

5. **Purchase Agreement for Condos.**

Postponed.

6. **RFP for 2 S. Barstow Street**

On a motion by Mr. Hughes, seconded by Mr. Halloin, the Board directed staff to go out for Requests for Proposals for 2 S. Barstow Street. Motion passed unanimously.

7. **Assessments**

Mr. Schatz made a presentation on a report on the sales of downtown properties and the tax assessments developed by Al Andreo, City of Eau Claire Assessor.

8. **Housing Survey**

Mr. Schatz made a report on the two housing forums and on-line surveys recently completed.

9. Ms. Marohl asked for direction from the Board on utility bills that were owed by tenants of the former Manz properties. On a motion by Mr. Hughes, seconded by Ms. Wildenberg, staff was directed to enforce the terms of the lease, which calls for the tenants to pay the utilities.

Mr. Hughes asked the Board to change the next meeting date from the 17th of May to the 24th of May due to Joint Board of Review that he and Brian Amundson had to attend on the 17th. The Board okayed that change.

There being no further business, the meeting adjourned.

Jeff Halloin, Secretary