

**Redevelopment Authority Minutes
Meeting of June 18, 2008**

City Hall, Council Chambers

7:30 a.m.

Members Present: Messrs. DeRosa, Huggins, Green, Barr, Halloin, Kemp, and Ms. Wildenberg

Staff Present: Messrs. Schatz, Reiter, Nick, and Ms. Putzke

1. **Minutes.**

Minutes of the May 21, 2008 and the Special Meeting of May 7, 2008, meeting were approved on a motion by Mr. Barr, seconded by Ms. Wildenberg.

2. **Financial Statements.**

Ms. Putzke presented an overview of the financial worth of the Redevelopment Authority for May 2008. There are no allocations from CDBG this year as most of the RDA activities have been interpreted as ineligible. Mr. Halloin suggested that this issue be pursued further since this was a very good source for RDA funds, even if they had to be returned after the property was sold. Ms. Wildenberg moved to accept the financial report. Mr. Green seconded and the motion carried.

3. **Certification of the West Bank Redevelopment District Plan.**

Mr. Schatz reported that the City Council on June 10, 2008 approved the project plan for the West Bank Redevelopment District with two amendments which he presented to the RDA. Mr. Halloin stated that it will be important that the RDA do as much as possible to influence the allocation of CDBG funds for this large district. There will be parts of this district along the riverfront which will remain in public ownership and should be CDBG eligible. He also wants the CDBG application for funds be put on future agendas each year and wants RDA board members to attend the CDBG funding hearings.

Mr. Halloin moved to approve and certify the West Bank Redevelopment District Plan as amended by the City Council. Mr. Green seconded and the motion carried.

4. **Consideration of a proposal from Mr. & Mrs. Chuck Gable.**

Chuck Gable, 1229 5th Avenue, described his purchase and planned use of property he owns in the West Bank Redevelopment District off an alley, north of Maple Street. He discussed possible uses he had considered, including banquet facilities and waterfront natural areas. He had also contacted Mr. Fieber, Park and Rec. Director, about the City purchasing the waterfront area of his property. He has proposed subdividing his property into 4 lots with the City purchasing the waterfront areas. He wanted to dedicate the name of the land to his former father-in-law. He stated that he thought the total valuation was between \$600,000 and \$650,000.

No action was taken by the RDA.

5. **Request for clarification on the ability to paint properties located at 308-314 N. Barstow Street and 316 Wisconsin Street by John Mogensen.**

Mr. Schatz explained the report in the minutes of August 16, 2006, where the RDA considered the facades of the buildings owned by Mr. Mogensen. Mr. Mogensen stated that he is proposing to paint the back of the Craig Chemical building a brick color, either red or some other natural color to blend in with the other buildings. He stated that he preferred not to paint the Livery building but remove the white paint on the west wall.

The RDA concurred that there was no prohibition on painting the Craig Chemical building. He can proceed to paint the front and sides the same color as they are now. It was the consensus of the commission that he review the color of the rear wall first with staff before proceeding.

Mr. Halloin moved that the color of the west wall of the Craig Chemical building match the west wall of the Livery building. Mr. Kemp seconded and the motion carried.

6. **Discussion of the non-renewal of a liquor license of the Livery at 316 Wisconsin Street by the City Council.**

Mr. Mogensen stated that the City Council recently voted not to renew the liquor license for the Livery building. Apparently since the restaurant has not opened yet they felt no progress was being made to complete the project. Mr. Mogensen reviewed some of the delays caused in the district by all participants, including the development Lander Group, Xcel Energy, and the City of Eau Claire. He stated that gas and electrical utilities were not upgraded from single phase to three phase by Xcel until just this May, 2008. Mr. Mogensen requested a statement by the RDA to the City Council that delays in construction were not his fault but depended on the other factors in the redevelopment.

Mr. Kemp stated that Mr. Duax of the City Council singled out this license from the others because it had not been used. There was no discussion of the constraints put on the redevelopment district and the progress of the other actors in the district.

Mr. Nick also commented on the review procedure of the Council action or Mr. Mogensen's ability to apply for a new license since there are no pending applications. He also reminded Mr. Mogensen of his contractual agreement with the RDA to have in place \$1,600,000 of investment within the district by January, 2008. Currently there is only \$227,000 or a \$1.4 million shortfall. Mr. Mogensen is obligated to pay the tax burden for this deficiency.

Mr. Mogensen responded that neither adequate power nor sewer were available to Wisconsin Street till late 2007. He will be requesting a one-year extension of the tax payments because of the delays beyond his control.

Mr. Halloin moved that the RDA express their support for a new license for Mr. Mogensen for the Livery building in light of the circumstances which have delayed the construction of the restaurant. Mr. Kemp seconded and the motion carried. Mr. Kemp will inform the City Council.

7. **Consideration of a proposal from Matt Kenziera for 2 S. Barstow Street.**

Mr. Schatz stated that Mr. Kenziera has requested a postponement of this discussion until he can collect more information. There was no discussion.

8. **Announcements and Directions.**

The RDA requested that a map be prepared of the West Bank Redevelopment District with the assessed values of the properties and prepare information on those properties which are interested in selling to the RDA so that a budget can be prepared for 2009.

Next meeting.

The next meeting will be July 16, 2008.

Jeff Halloin, Secretary