

**Redevelopment Authority Minutes  
Meeting of May 20, 2009**

City Hall, Council Chambers

7:30 a.m.

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

**Staff Present:** Messrs. Schatz, Reiter, Ms. Wagner, and Ms. Casteen

1. **Minutes.**

Minutes of the April 15, 2009, meeting were approved on a motion by Mr. Barr, seconded by Ms. Wildenberg.

2. **Financial Statements.**

Ms. Casteen presented an overview of the financial worth of the Redevelopment Authority for April 2009. Mr. Barr moved to accept the financial report. Mr. Green seconded and the motion carried.

3. **Eau Claire Children's Theatre expansion.**

Mr. Wayne Marek, Eau Claire Children's Theatre, presented the proposed project plans for the expansion of their facility on Oxford Avenue, which is within the West Bank Redevelopment District. He estimated the cost of the auditorium and other improvements to be in excess of \$300,000. The exterior of the addition will be stucco with brick, similar to the existing facility. The project still needs Plan Commission approval.

The West Bank Redevelopment Plan allows for the expansion of the theatre at this location.

4. **Consideration of request from Chuck Gable to sell property at 28 Maple Street.**

Chuck and Dale Gable addressed the RDA requesting that an appraisal be ordered by the RDA to allow for the sale of the entire property to the RDA. They indicated that they would prefer not to sell the entire property, at this time as they have invested in the structure on the property.

This request will be discussed in closed session.

5. **Presentation by John and Sharyn Moss on 2 S. Barstow financial commitments.**

Mr. Halloin recused himself from the discussion.

John and Sharyn Moss presented their view of some misunderstandings between the RDA and what they interpreted as a commitment from the RDA to proceed with the redevelopment and sale of 2 S. Barstow Street property currently owned by the RDA. They stated that they have a written commitment from Charter Bank and have a buyer of the historic tax credits for the building. They claimed that the staff had not proceeded with information from the State Historical Society to process forms for the tax credit. They wanted better communication from the RDA staff. After the March 25, 2009 meeting they thought they had received full authority on their proposal and now they have been informed that this may be revoked.

Ms. Wildenberg stated that the RDA and the Mosses are working toward the same goal and it's important to avoid misunderstanding. She questioned the language of the commitment letter from Charter Bank.

**Closed Session**

Ms. Widenberg moved to convene in closed session in order to confer with staff regarding negotiations with the sale of property at 28 Maple Street, property at 1720 Oxford Avenue, and negotiations for the purchase of property at 2 S. Barstow Street. Mr. Green seconded and the motion carried. Mr. Halloin recused himself from discussion on 2 S. Barstow Street.

**Open Session**

6. **Motion to approve an appraisal for 28 Maple Street.**

Mr. Halloin stated that the RDA had prioritized projects for acquisition in the West Bank Redevelopment District. There are already three potential projects awaiting negotiations. This property may have to wait until 2010 since the RDA has potentially committed all its available funds this year.

Mr. Halloin moved to postpone an appraisal until 2010 or to such time that funds become available for purchase of the property. Mr. Barr seconded and the motion carried.

7. **Resolution approving the sale of 2 S. Barstow Street to John and Sharyn Moss.**

Ms. Wildenberg moved to direct staff to prepare a written development agreement between the RDA and the Mosses to present to Mr. and Mrs. Moss by June 1, 2009, and that they are to present evidence of financial commitments of \$1.2 million to the RDA at its July, 2009 meeting. Mr. Green seconded and the motion carried. Mr. Halloin abstained.

8. **Announcements.**

Mr. Halloin asked that staff investigate possible affects of a redevelopment district on insurance premiums of properties within a district.

9. **Next meeting.**

The next meeting will be a special meeting on June 17, 2009.