CITY OF MENASHA
Redevelopment Authority
Council Chambers, 3rd Floor City Hall - 140 Main Street
June 11, 2008

MINUTES

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1. CALL TO ORDER

Chairman Vanderhyden called the meeting to order at 6:30 PM.

2. ROLL CALL/EXCUSED ABSENCES

A.

REDEVELOPMENT AUTHORTIY MEMBERS PRESENT: Commissioners Vanderhyden, Henseler, Stevens, Skalmoski, Erdmann and Alderman Wisneski

REDEVELOPMENT AUTHORITY MEMBERS EXCUSED: Commissioner Kennedy

OTHERS PRESENT: CDD Keil, CT Stoffel, CA Brandt, Randy Stadtmueller and Mike King of the Post Crescent

3. MINUTES TO APPROVE-MINUTES & COMMUNICATIONS TO RECEIVE

Minutes to approve:

A. **Minutes of the February 6, 2008 Redevelopment Authority Meeting**

Moved by Alderman Wisneski, seconded by Comm. Skalmoski to approve mintues of the February 6, 2008 Redevelopment Authority meeting.

The motion carried.

Motion   Passed
Results:

4. PUBLIC COMMENTS ON ANY MATTER OF CONCERN TO THE CITY

Five (5) minute time limit for each person

A.

No one spoke.

5. DISCUSSION

A. **Status of Gilbert Mill Redevelopment - Randy Stadtmueller**

Randy Stadtmueller reported on changes in site conditions and improvements as follows:

– Lease of warehouse space to Sonoco – lease revenues are being used to defray demolition costs for the mill

– Construction of new office building has been completed – 75 % of space is leased

– Overall increase in site value (warehouse, new office, former Gilbert Paper office and land) estimated to be $3 million

– Working with General Chemical on site access and groundwater conditions

– Demolition of former mill progressing from west to east – plan is to reuse existing foundations whenever possible to reduce demolition and new construction costs

– Disposition of smoke stack yet to be determined

– Site marketing campaign to start at the end of July/early August

CDD Keil reported on the planning grant application to the Development of Commerce. Decision to be made by DOC on June 18. Upon notice of grant award, consultant will be engaged and plan will be completed in 60-90 days. A Brownfields Grant application will be resubmitted in August, supported by the information gathered and presented in the plan prepared by the planning grant. CDD Keil reported that he felt prospects were good for being awarded both the planning grant and a future Brownfields grant.

Comm. Henseler questioned the rational and need for more parkland. Randy Stadtmueller described the potential benefits to the public and the relationship to the overall site development and marketing strategy.

Comm. Erdmann inquired about the types of environmental remediation that were being done on the site. Randy Stadtmueller stated that the primary thing was asbestos abatement. There is also evidence of groundwater contamination, the source of which is being investigated.

B. **Lake Park Villas Marketing and Future Development**

CDD Keil gave an overview of the Lake Park Villas project including the history and financial status. He also reviewed current marketing efforts. Revenues derived from lot sales are not keeping pace with debt obligations. Possibilities for increasing sales, including the development of the next phase of the project are being contemplated together with a revised marketing strategy.

Commissioners discussed general housing market conditions, the need for future development phases to be compatible with existing development, conducting market research and putting together a request for proposals for the next phase of the development.

C. **Future Redevelopment Authority Projects/Initiatives**

This item was held over.

6. ACTION ITEMS

A. **Election of Officers**

Moved by Alderman Wisneski, seconded by Comm. Erdmann to retain the same slate of officers (Kim Vanderhyden as Chairman, Gerry Henseler as Vice-Chairman).

The motion carried.

Motion Results: Passed

7. ADJOURNMENT

A.

Moved by Alderman Wisneski, seconded by Comm. Skalmoski to adjourn at 7:50 PM.

The motion carried.

Motion Results: Passed