A quorum of the Administration Committee, Board of Public Works, Park Board, and/or Common Council may attend this meeting; (Although it is not expected than any official action of any of those bodies will be taken).

CITY OF MENASHA REDEVELOPMENT AUTHORITY/COMMON COUNCIL WORKSHOP Menasha Public Library Company E Room 440 First Street, Menasha

August 17, 2011

6:00 PM

AGENDA

DISCUSSION

- 1. Acquisition of 221 Washington Street (Blight Elimination) Recommended by the Plan Commission
- 2. Transfer of City-Owned Land and Lots in Lake Park Villas to the Redevelopment Authority
- 3. Transfer of City-Owned Lots to the Redevelopment Authority (Province Terrace, Midway Business Park, Racine Street, Other)

ds

Tax key number: 3-00530-00

Property address: 221 Washington St

Winnebago County:

Richard N. Sheleski Owner name:

Owner address: PO Box 75

Leasburg, MO 65535

TOWN OF THE ISLAND PLAT ALL THAT PART Legal description:

OF BLOCK B, MARKED RESERVED DESC IN

V523 P212 R.O.D.

Sect-Twn-Rge / Acres:	/
Neighborhood:	Commercial 3

Nghbrhd group: Commercial

Zoning: Flood plain?

Sanitary C Districts:

School 3430

Traffic: Heavy

Water: City water

Sanitary: Sewer

2011	Property	Record

	Assessment History									
Year	Tax Class	Reasons for Change	Acres	Land	Improvements					
2011	Commercial		0.275	\$36,000	\$20,700					
		Totals	0.275	\$36,000	\$20,700					
2010	Commercial		0.275	\$36,000	\$20,700					
		Totals	0.275	\$36,000	\$20,700					
2009	Commercial		0.275	\$36,000	\$20,700					
		Totals	0.275	\$36,000	\$20,700					
2008	Commercial		0.275	\$36,000	\$20,700					
		Totals	0.275	\$36,000	\$20,700					
2007	Commercial		0.275	\$36,000	\$20,700					
		Totals	0.275	\$36,000	\$20,700					
2006	Commercial		0.275	\$36,000	\$20,700					
		Totals	0.275	\$36,000	\$20,700					
2005	Commercial	Revalue	0.275	\$36,000	\$20,700					
		Totals	0.275	\$36,000	\$20,700					
2004	Commercial			\$24,500	\$13,400					
		Totals		\$24,500	\$13,400					
2003	Commercial			\$24,500	\$13,400					
		Totals		\$24,500	\$13,400					
2002	Commercial			\$24,500	\$13,400					
		Totals		\$24,500	\$13,400					
2001	Commercial			\$24,500	\$13,400					
		Totals		\$24,500	\$13,400					

2011 Property Records

Building Permits										
Opened	Permit #	Purpose	\$ Amount	Closed						
4/30/2008	1312084B	Shed	\$ 500	1/1/2009						

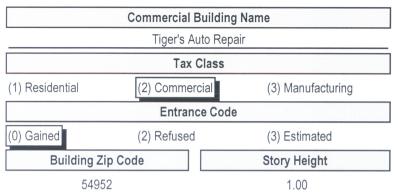
Sales Histo	ry
Price	Type
	Price Sales Histo

	Land									
Qty	Tax Classification	Unit of Measure	Width	Depth	Sq Ft	Acres	Waterfront	Description	% Inf	Assess Value
1	Commercial	Square feet		•	11,999	0.275	None			\$36,000

				Other Building Impro	ovements				
Type Construction	Quantity Year Built	Width Length	Height Grade	Modifications	Mod Qty	Condition OB/MA	%Good Override	Tax Class	Assesse Value
	+					+			
		1							
						1			
						<u> </u>			
						<u> </u>			-
						+			
	+					+			
						I I			
						i			
						+			
						-			-
						+	-		
		-				1			
						L			

Other Improvements								
Tax Class	Description	Assessed Value						
Commercial	8x10 metal shed NV							

2011 Property Records





Above Grade	Section Name	Stories	Perimeter (ft)	Total Area (sf)	Year Built	Expected Life	Years Remaining
Section	auto repair	1.00	116	777	1960	30	20

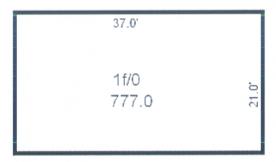
	Designed Use	Actual Use	Construction Class	Avg Height (ft)	Area (sf)	Area (%)	Quality
Occupancies	Service repair garage	Service repair garage	Wood or steel framed exterior w	10.00	777	100.0%	Average

	Component Description	Count Stops	Area (sf)	Area (%)	Quality
Exterior walls	Stud-Stucco		777	100.0%	Average
HVAC	Forced air unit		777	100.0%	Average
Elevators					
Fire sprinklers Fire alarms					
Mezzanines Malls					
Balconies					

2011 Property Records

Unit Adjustments	Description	Units	Cost per Unit	Total Cost	% Depreciation	Total Value
	asphalt parking	3,840	\$ 0.55	\$ 2,112		\$2,112

% Adjustments	Description	% Adjustment	Total Value
	market adj.	-40%	-\$12,397
	·		



Salability Apacs N^{ree}