

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  
Council Chambers, 3<sup>rd</sup> Floor, City Hall  
140 Main Street, Menasha**

**May 12, 2014**

**5:00 PM**

**AGENDA**

**A. CALL TO ORDER**

**B. ROLL CALL/EXCUSED ABSENCES**

**C. MINUTES TO APPROVE**

1. [Minutes of the March 4, 2014 Redevelopment Authority Meeting](#)

**D. PUBLIC COMMENTS ON ANY MATTER OF CONCERN ON THIS AGENDA**

(five (5) minute time limit for each person)

**E. DISCUSSION**

1. Update on Land Purchase and Development Agreement with Cypress Homes and Realty, Inc. and Mark Winter Homes
2. Status of Second Restatement of Covenants for Lake Park Villas Homeowners Association Phase II
3. Consideration of Development Incentives-Contributions of Commercial Lots – Lake Park Villas Plat

**F. ACTION ITEMS**

1. Election of Officers
2. [Disposition of Outlot 2 of CSM 3277 – Pond](#)
3. Renewal of Listing Agreements
  - a. [Commercial](#)
  - b. Residential (Listing Contract Amendment to be Received)
4. [Reallocation of Budgeted Funds](#)  
Apply \$6,000 of Marketing Funds to Dues and Subscriptions (RDA Share of proposed Common Area landscape improvements)
5. Disposition of Lake Park Villas Garage
6. [Consideration of Preliminary Determination of Blight Relating to the Acquisition of 447 Ahnaip Street and Vicinity by the Redevelopment Authority](#)
7. Motion to Adjourn into Closed Session pursuant to Wis. Stats. §19.85(1)(e):  
Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. (477 Ahnaip Street and Vicinity – RR Donnelly)

**G. ADJOURNMENT**

**CITY OF MENASHA**  
**Redevelopment Authority**  
**Council Chambers, 3<sup>rd</sup> Floor, City Hall – 140 Main Street**  
**March 4, 2014**  
**DRAFT MINUTES**

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**A. CALL TO ORDER**

The meeting was called to order at 5:35 p.m. by Chairman Kim Vanderhyden.

**B. ROLL CALL/EXCUSED ABSENCES**

REDEVELOPMENT AUTHORITY MEMBERS PRESENT: Ald. Jim Englebert, Chairman Kim Vanderhyden, Gail Popp, Bob Stevens and Kip Golden

REDEVELOPMENT AUTHORITY MEMBERS EXCUSED: Susan Smith and Linda Kennedy.

OTHERS PRESENT: CDD Keil and PP Homan

**C. MINTUES TO APPROVE**

**1. Minutes of the February 4, 2014 Redevelopment Authority Meeting**

Motion by Ald. Englebert, seconded by Kim VanderHyden, to approve the February 4, 2014 Redevelopment Authority meeting minutes.

The motion carried.

**D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA**

(five (5) minute time limit for each person)

No one spoke.

**E. DISCUSSION ITEMS**

**1. Status of Second Restatement of Covenants for Lake Park Villas Homeowners Association Phase II**

CDD Keil stated he had met with the City Attorney and Ald. Englebert regarding the status of the covenants. Outstanding issues include ongoing maintenance of pedestrian amenities and pond features. A consensus on a plan to move forward is expected shortly.

**2. Status of Lot Reconfiguration within Lake Park Villas and Ponds of Menasha (Pond Area)**

PP Homan indicated that Davel Engineering had prepared the CSMs for Lake Park Villas lot realignments, and the Replat for the Ponds of Menasha. The Replat has been sent to Lexington for review and comments on how to proceed regarding the pond.

Staff reviewed current lot alignments of other areas of the Villas, and determined several areas could also be re-divided to lots with a better building footprint and remove/realign functionally absolute outlots, in particular along the northernmost cul-de-sacs. The RDA directed CDD Keil to receive quotes for CSMs.

**F. ACTION ITEMS**

**1. Land Purchase and Development Agreement – Cypress Homes and Realty, Inc.**

CDD Keil had indicated that Cypress had agreed to the basic terms and conditions of the proposed agreement. The City Attorney would need to add additional language to finalize the agreement, but the basic terms and conditions of the incentive package would remain the same.

Motion by Kip Golden, seconded by Chairman Vanderhyden to approve the basic terms of the Land Purchase and Development Agreement by and between the Redevelopment Authority of the City of

Menasha and Cypress Homes, Inc, and authorize the City Attorney to prepare the final document to be used in the sale transaction.

The motion carried.

**2. Land Purchase and Development Agreement – Mark Winter Homes, Inc.**

PP Homan indicated that Mark Winter Homes was in need of financing approval before proceeding, but was agreeable to the basic terms and conditions of the proposed agreement. The City Attorney would need to finalize this agreement as in the previous item.

Motion by Kip Golden, seconded by Bob Stevens to approve the basic terms of the Land Purchase and Development Agreement by and between the Redevelopment Authority of the City of Menasha and Mark Winter Homes, Inc, and authorize the City Attorney to prepare the final document to be used in the sale transaction.

The motion carried.

**2. Motion to Adjourn into Closed Session pursuant to Wis. Stats. §19.85(1)(e): Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. (Land Purchase and Development Agreements, Mark Winter Homes, Inc. and Cypress Homes and Realty, Inc.)**

No action.

**G. ADJOURNMENT**

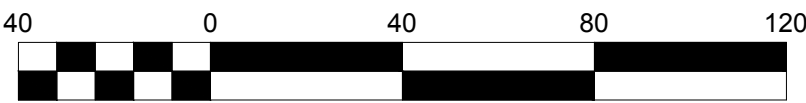
Motion by Kip Golden, seconded by Ald. Jim Englebert to adjourn at 5:50 p.m.

The motion carried.

*Minutes respectfully submitted by Greg Keil, Community Development Director*

# The Replat of Part of The Ponds of Menasha and Outlot 2 CSM 3277

All of Lot 105-108, 110-14, and all of Outlot 2 Certified Survey Map 3277, being part of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin



Bearings are referenced to the North line of Northeast 1/4 Section 17, T20N, R18E assumed to bear N89°45'43"E based on Calumet County coordinate system

## NOTES

All linear measurements have been made to the nearest one hundredth of a foot.

All angular measurements have been made to the nearest 20 seconds and computed to the nearest half seconds.

## LEGEND

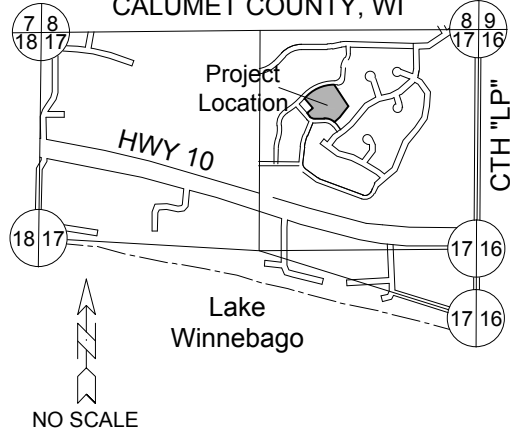
- △ 1/4" Rebar Found
- 3/4" Rebar Found
- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET

SF Lot areas in square feet

( ) Recorded As

## LOCATION MAP

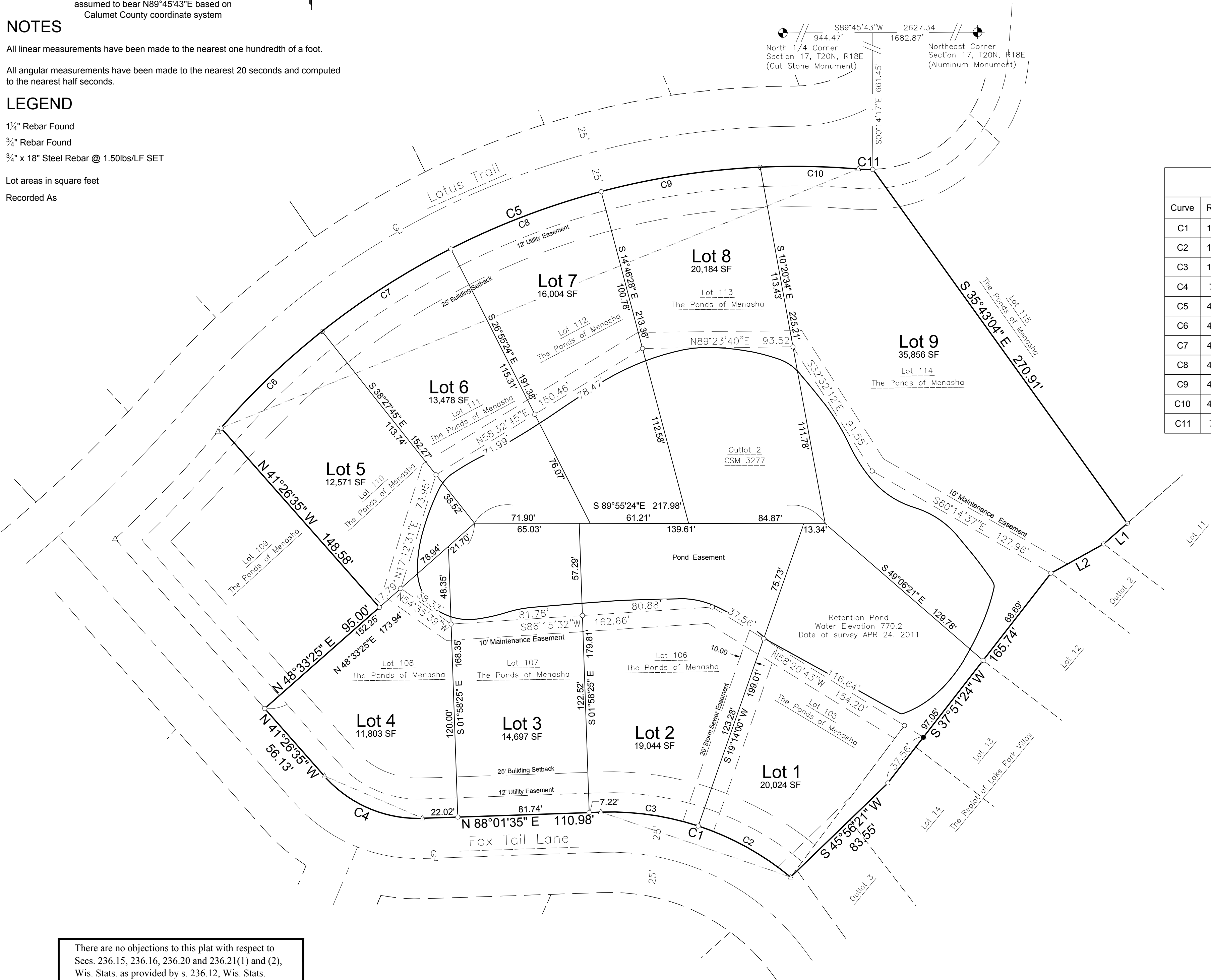
SEC 17, T 20 N, R 18 E,  
CITY OF MENASHA  
CALUMET COUNTY, WI



LINE TABLE		
Line	Bearing	Length
L1	N 48°48'51" E	19.43'
L2	S 61°00'19" W	37.52'

## CURVE TABLE

Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	175.00'	S 71°05'18" E	124.77'	127.58'	41°46'14"	N 88°01'35" E	S 50°12'11" E
C2	175.00'	S 61°00'33" E	65.62'	66.01'	21°36'44"	S 71°48'56" E	S 50°12'11" E
C3	175.00'	S 81°53'40" E	61.25'	61.57'	20°09'30"	N 88°01'35" E	S 71°48'56" E
C4	77.50'	S 66°42'30" E	66.16'	68.35'	50°31'50"	S 41°26'35" E	N 88°01'35" E
C5	472.50'	S 67°52'27" W	427.45'	443.55'	53°47'09"	N 85°13'58" W	S 40°58'53" W
C6	472.50'	S 46°15'34" W	86.93'	87.05'	10°33'22"	S 51°32'15" W	S 40°58'53" W
C7	472.50'	S 57°18'25" W	95.00'	95.16'	11°32'21"	S 63°04'36" W	S 51°32'15" W
C8	472.50'	S 69°09'04" W	100.00'	100.19'	12°08'56"	S 75°13'32" W	S 63°04'36" W
C9	472.50'	S 81°18'00" W	100.00'	100.19'	12°08'56"	S 87°22'28" W	S 75°13'32" W
C10	472.50'	N 88°55'45" W	60.92'	60.96'	7°23'33"	N 85°13'58" W	S 87°22'28" W
C11	75.00'	N 88°41'52" W	9.07'	9.07'	6°55'49"	S 87°50'13" W	N 85°13'58" W



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_

Department of Administration



DAVEL ENGINEERING &  
ENVIRONMENTAL, INC.  
CIVIL ENGINEERING CONSULTANTS

1811 Racine Street Menasha, WI 54952  
Ph: 920-991-1866 Fax: 920-830-9595  
www.davel.pro

File: 4104Final.dwg  
Date: 03/07/2014  
Drafted By: tyler  
Sheet: 1 of 2

# The Replat of Part of The Ponds of Menasha and Outlot 2 CSM 3277

All of Lot 105-108, 110-14, and all of Outlot 2 Certified Survey Map 3277, being part of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin

## City of Menasha Owner's Certificate

The City of Menasha, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, and mapped as represented on this plat.

The City of Menasha does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Menasha  
Calumet County  
Department of Administration  
Department of Transportation

WITNESS WHEREOF, the said City of Menasha, has caused these presents to be signed by its authorized representatives, located at, Menasha, Wisconsin

In the Presence of: City of Menasha

Mayor \_\_\_\_\_ Date \_\_\_\_\_ City Clerk \_\_\_\_\_ Date \_\_\_\_\_

State of Wisconsin )  
                                  )ss  
\_\_\_\_\_ County)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, Wisconsin My commission expires: \_\_\_\_\_.

## The Pond's of Menasha, LLC Owner's Certificate of Dedication

The Ponds of Menasha, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as the property owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

The Ponds of Menasha, LLC, does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Menasha  
Calumet County  
Department of Administration  
Department of Transportation

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

In the presence of: The Ponds of Menasha, LLC

By \_\_\_\_\_

print name \_\_\_\_\_

Title \_\_\_\_\_

State of Wisconsin)

\_\_\_\_\_ County) ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
Notary Public, Wisconsin My Commission Expires \_\_\_\_\_

## Surveyor's Certificate

I, James R. Sehloff, registered land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Menasha and Calumet County, and under the direction of The Redevelopment Authority of the City of Menasha, owners of said land, I have surveyed, divided, and mapped The Replat of Part of The Ponds of Mensha and Outlot 2 CSM 3277 ; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Lot 105-108, 110-14, and all of Outlot 2 Certified Survey Map 3277, being part of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin, containing 163,661 Square Feet (3.7571 Acres) of land described as follows:

Commencing at the North corner of Section 17; thence along the North line of said Section 17, S89°45'43"E, 944.47 feet; thence S00°14'17"E, 661.45 to the Northwest corner of Lot 115 of Said Ponds of Menasha also being the point of beginning; thence along the Southwesterly line of said Lot 115, S35°43'04"E, 270.91 feet to the Northwesterly line of Lot 11 of The Replat of Lots 1, 2, 55-61,65-69, 73, 75, 76, 78-80, 119, 120, Outlots 4-5, Outlots 8-9 and Outlot 24 of Lake Park Villas (hereafter referred to as Replat of Lake Park Villas); thence along said Northwesterly line of said Lot 11, S48°48'51"W, 19.43 feet to the North corner of Outlot 2 of said Replat of Lake Park Villas; thence along the Northwesterly line of said Outlot 2, S61°00'19"W, 37.52 feet to the North corner of Lot 12 of said Replat of Lake Park Villas; thence along the Northwesterly line of said Lot 12 and Lot 13 & Lot 14 of said Replat of Lake Park Villas, S37°51'24"W, 165.74 to the point on said Northwest line of Lot 14; thence continuing along said Northwest line of Lot 14, S45°56'21"W, 83.55 feet to a point on the Northerly right of way line of Fox Tail Lane; thence along said Northerly right of way line, 127.58 feet along the arc of a curve to the left with a radius of 175.00 feet and a chord of 124.77 feet which bears N71°05'18"W to a point on said Northerly right of way line; thence continuing along said Northerly right of way, S88°01'35"W 110.98 feet; thence continuing along said Northerly right of way line, 68.35 feet along the arc of a curve to the right with a radius of 77.50 feet and a chord of 66.16 feet which bears N66°42'30"W to a point on said Northerly right of way; thence continuing along said Northerly right of way, N41°26'35"W 56.13 feet; thence along the Northwesterly line of Lot 108 of said Ponds of Menasha, N48°33'25"E 95.00 feet to the Southeasterly corner of Lot 109 of Said Ponds of Menasha; thence along the Northeasterly line of said Lot 109 of Said Ponds of Menasha, N41°26'35"W 148.58 feet to the Southerly right of way of Lotus Trail; thence along said Southerly right of way line, 443.50 feet along the arc of a curve to the right with a radius of 472.50 feet and a chord of 427.45 feet which bears N67°52'27"E to a point on said Southerly right of way line; thence continuing along said Southerly right of way line, 9.07 feet along the arc of a curve to the left with a radius of 75.00 feet and a chord of 9.07 feet which bears S88°41'52"E to the point of beginning.

Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

James R. Sehloff, Wisconsin Registered Land Surveyor No. S-2692

## Utility Easement Provisions

An easement for electric and communications service is hereby granted by City of Menasha, Grantor  
Waverly Sanitary District, Grantor  
and  
The Ponds of Menasha, LLC, Grantor, to:

**WISCONSIN ELECTRIC POWER COMPANY**, a Wisconsin corporation doing business as **We Energies** , Grantee  
SBC, Grantee  
and  
Time Warner Cable, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

## City of Menasha

Mayor \_\_\_\_\_ Date \_\_\_\_\_ City Clerk \_\_\_\_\_ Date \_\_\_\_\_

## Waverly Sanitary District

Managing Member \_\_\_\_\_ Date \_\_\_\_\_

## Ponds of Menasha, LLC

Managing Member \_\_\_\_\_ Date \_\_\_\_\_

## Waverly Sanitary District Owner's Certificate

The Waverly Sanitary District, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

The Waverly Sanitary District does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Menasha  
Calumet County  
Department of Administration  
Department of Transportation

WITNESS WHEREOF, the said Waverly Sanitary District., has caused these presents to be signed by its authorized representatives, located at, Menasha, Wisconsin

In the Presence of: Waverly Sanitary District,

President \_\_\_\_\_ Date \_\_\_\_\_

State of Wisconsin )  
                                  )ss  
\_\_\_\_\_ County)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, Wisconsin My commission expires: \_\_\_\_\_.

## Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's of the City of Menasha and Calumet County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

City Treasurer \_\_\_\_\_ Date \_\_\_\_\_

County Treasurer \_\_\_\_\_ Date \_\_\_\_\_

## City of Menasha Common Council Approval Certificate

Resolved, that the plat of The Ponds of Menasha in the City of Menasha, is hereby approved by the Common Council of the City of Menasha.

Mayor \_\_\_\_\_ Date \_\_\_\_\_

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Menasha.

City Clerk \_\_\_\_\_ Date \_\_\_\_\_

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration



File: 4104Final.dwg  
Date: 03/07/2014  
Drafted By: tyler  
Sheet: 2 of 2



**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
CIVIL ENGINEERING CONSULTANTS

1811 Racine Street Menasha, WI 54952  
Ph: 920-991-1866 Fax: 920-830-9595  
www.davel.pro



**Memorandum**

To: Redevelopment Authority  
From: Greg Keil, CDD *GK*  
Date: May 8, 2014  
RE: Commercial Lot Listing

I am proposing that we discontinue listing the Lake Park Square commercial lots with a brokerage firm. In lieu of listing with a broker, I recommend that we inform all commercial brokers of the availability of the lots and offer an 8 percent commission should they bring in an acceptable offer.

We have used this approach with other city properties and have had as good, if not better success than listing with a single broker. If the RDA decides to go this route, we will also pursue getting the properties listed on Loopnet and/or other listing services.

## Addendum A: Property Description and Pricing

EXHIBIT C: RDA-OWNED LAKE PARK SQUARE PARCEL INFORMATION					
PARCEL	LEGAL DESCRIPTION	ZONING	SQUARE FEET	ACRES	ASKING PRICE
770170015	LAKE PARK VILLAS PLAT LOT 15	C-1 General Commercial	74,531	1.71	\$110,000
770170011	LAKE PARK VILLAS PLAT LOT 11	C-1 General Commercial	62,378	1.43	\$120,000
770170013	LAKE PARK VILLAS PLAT LOT 13	C-1 General Commercial	51,052	1.17	\$100,000
770170009	LAKE PARK VILLAS PLAT LOT 9	C-1 General Commercial	44,083	1.01	\$65,000
770170010	LAKE PARK VILLAS PLAT LOT 10	C-1 General Commercial	53,405	1.23	\$75,000
770170008	LAKE PARK VILLAS PLAT LOT 8	C-1 General Commercial	60,984	1.4	\$120,000
770170007	LAKE PARK VILLAS PLAT LOT 7	C-1 General Commercial	94,438	2.17	\$135,000
770170003	LAKE PARK VILLAS PLAT LOT 3	C-1 General Commercial	251,820	5.78	\$195,000
770170004	LAKE PARK VILLAS PLAT LOT 4	C-1 General Commercial	82,851	1.9	\$83,000

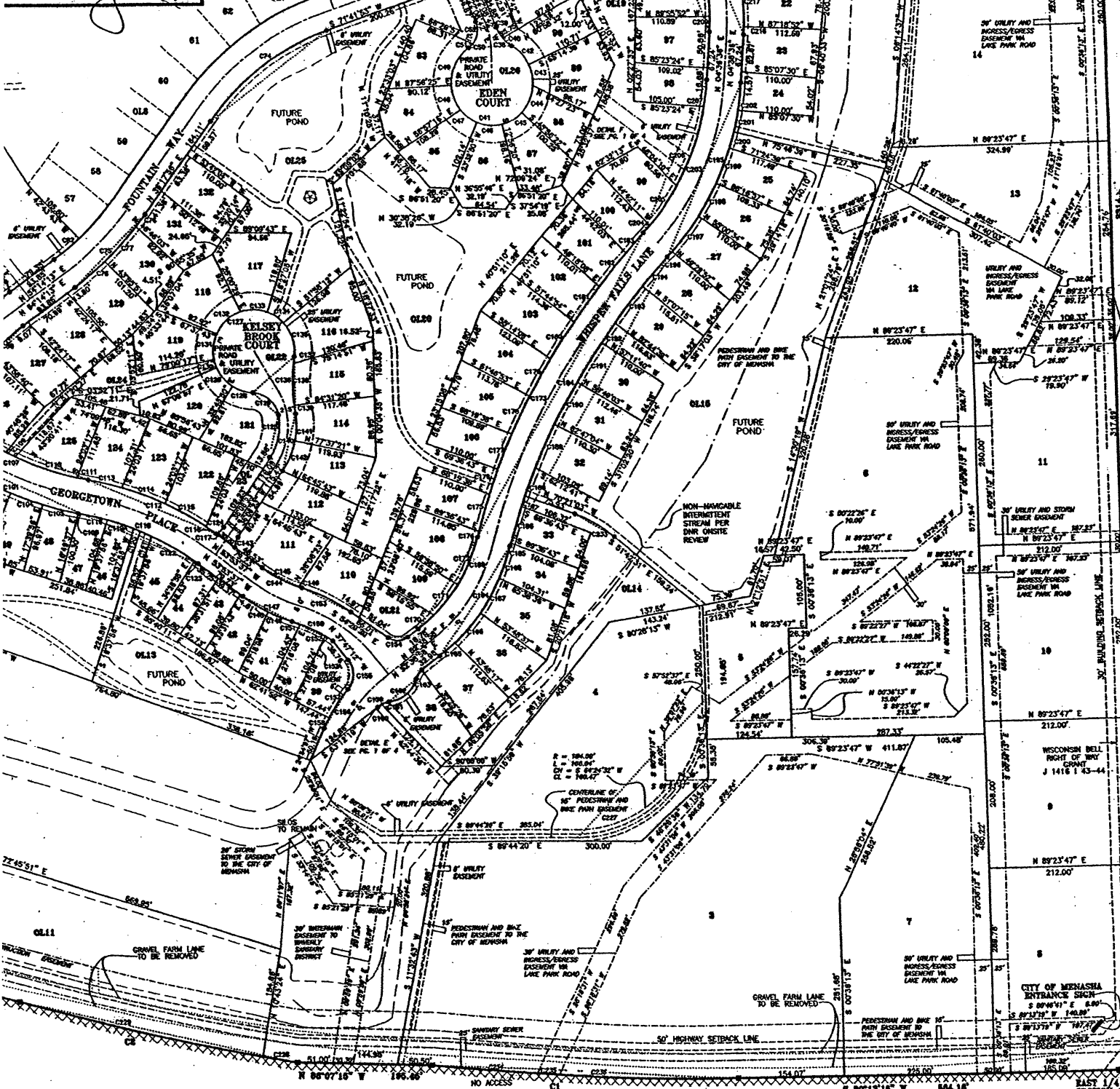


1" = 100'

100 200

3. January 16<sup>th</sup>, 2003

W. M. Donkey  
ment of Administration



NO. 610-002  
SHEET 2 OF 4

EAST 1/4  
SECTION 1  
T 20 N, R  
RAIL ROAD





# Estimate

Rep	AS
Property Area	160,000

Date	04/10/14
Contract Number	29680

## Client Information

Bill To:  
 Lake Park Villas HOA  
 Attn: Philip Moore, Treasurer  
 854 Whisper Falls Ln  
 Menasha, WI 54952

Site:  
 Lake Park Villas HOA  
 Commons Area  
 Menasha, WI 54952

Contact: Philip Moore  
 Phone: 920-750-4110  
 Fax:  
 Email:

Contact: Tom Maxymek  
 Phone: 920-585-1602  
 Fax:  
 Email: tomspot4mail@aol.com

Season  
 2014

## Service Quote

<b>Bed 1:</b> Condense the existing bed area and convert sections back to lawn. (Remove perennials and mulch in these areas). Add soil, sunny seed and penn mulch for cover. Cut a natural cut edge around the new bed. Plant: 3 Center Glow Ninebark (5 gal), 2 Annabelle Hydrangea (5 gal), and 3 Gold Coast Juniper (3 gal). Haul away all debris.	\$1,960.00
<b>Bed 2:</b> Condense the existing bed area and convert sections back to lawn (remove perennials and mulch in these areas). Add soil sunny seed and penn mulch for cover. Cut a natural cut edge around the new bed. Plant: 3 Annabelle Hydrangea (5 gal), and 2 Gold Coast Juniper (3 gal). Haul away all debris.	\$980.00
<b>Bed 3:</b> Condense the existing bed area and convert sections back to lawn (remove perennials and mulch in these areas). Add soil, sunny seed and penn mulch for cover. Cut a natural cut edge around the new bed. Remove all shrubs (potentilla, weigela, spirea, and burning bush). Plant: 4 Center Glow Ninebark (5 gal), 4 Gold Coast Juniper (3 gal), 8 Froebel Spirea (3 gal) and 3 Annabelle Hydrangea. Haul away all debris.	\$2,880.00
<b>Bed 4:</b> Condense the existing bed area and convert sections back to lawn (remove perennials and mulch in these areas). Add soil, sunny seed and penn mulch for cover. Cut a natural cut edge around the new bed. Remove select shrubs (potentilla and buckthorn). Plant 3 Seven Son Flower (10 gal), 3 Gold Coast Juniper (3 gal), 6 Annabelle Hydrangea (5 gal) and 4 Froebel Spirea (3 gal). Haul away all debris.	\$2,220.00
<b>Bed 5:</b> Cut a natural edge around the bed. Plant 3 Gold Coast Juniper (3 gal), 5 Froebel Spirea (3 gal), 3 Annabelle Hydrangea (5 gal), and 3 Center Glow Ninebark (5 gal). Haul away all debris.	\$1,440.00

\*\*\*\*\*A Downpayment of 25% is Needed on Work Wanted Over \$1000.00 Before Work Can Begin\*\*\*\*\*

Subtotal	\$9,480.00
Sales Tax ( 5%)	\$474.00
Contract Total	\$9,954.00

"Let us protect your investment"

## Contract Agreement

Authorized Bob & Dave's Signature & Date

RDA PORTION  
 \$5,773.00

04/10/14

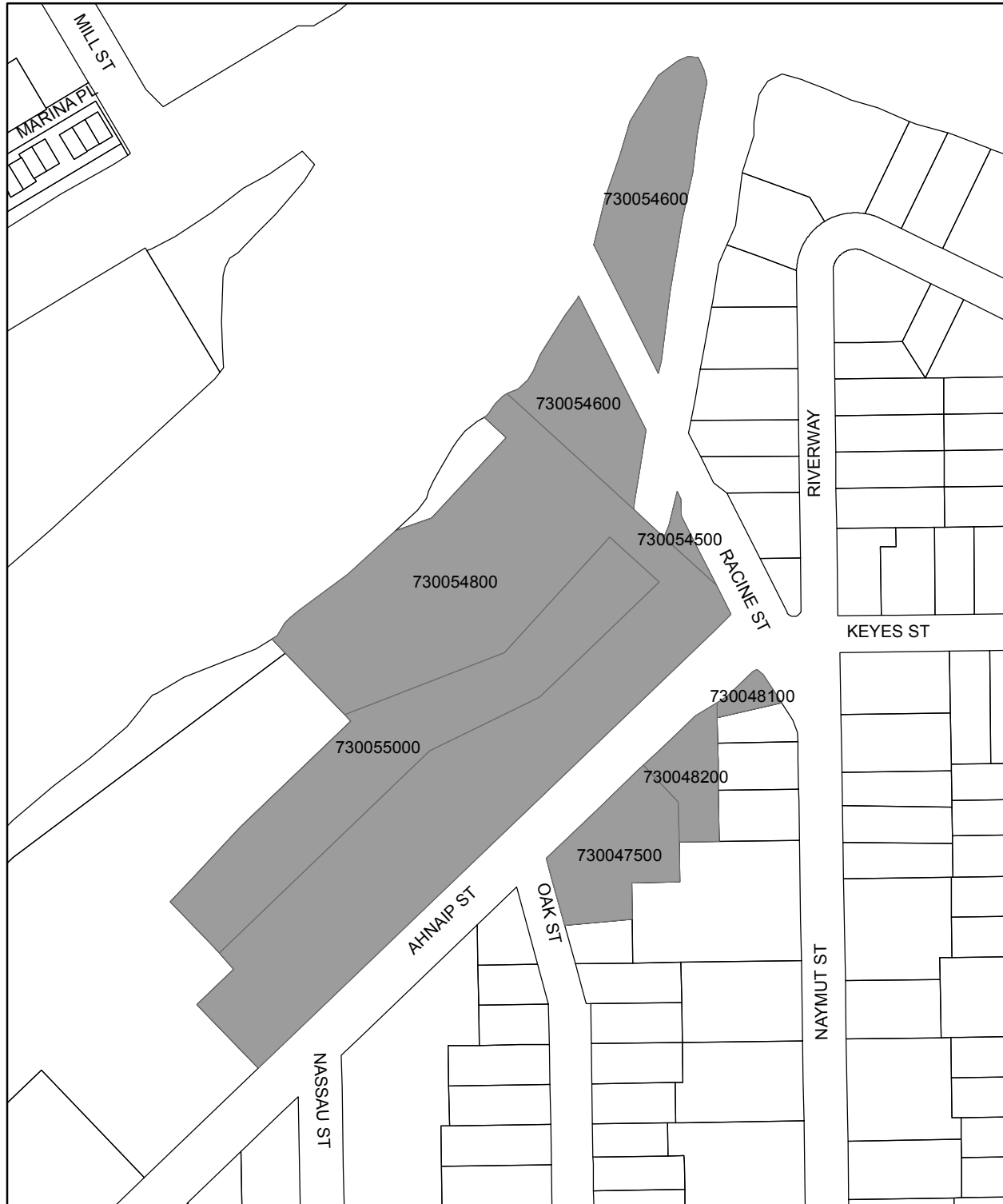
TERMS: This contract shall be binding and shall inure to the benefit of both parties and their heirs, executors, administrators, and assigns. This contract is cancelable with just cause, mutually agreed upon in writing by both parties. Amounts invoiced or due for services rendered are due and payable immediately upon such cancellation. Cancellation of a multi year contract will result with the payment of one month's contract installment as liquidating damages for such cancellation. The above conditions are satisfactory and hereby accepted. Bob and Dave's is authorized to do work as specified. Payments are net 30 days. Finance Charges assessed at the rate of 1.5% per month after 30 days. We accept MasterCard and Visa.

Customer Signature & Date

Please Sign  
 and Return





# Preliminary Determination of Blight



RR Donnelley and Vicinity  
City of Menasha,  
Winnebago County, Wisconsin



## Legend

-  Blighted
-  Not Blighted