

**CITY OF MENASHA**  
**Redevelopment Authority**  
**Council Chambers, 3<sup>rd</sup> Floor City Hall – 140 Main Street**  
**March 22, 2016**  
**MINUTES**

---

**A. CALL TO ORDER**

The meeting was called to order at 5:30 PM by Chairman Kim Vanderhyden.

**B. ROLL CALL/EXCUSED ABSENCES**

REDEVELOPMENT AUTHORITY MEMBERS PRESENT: Kim Vanderhyden Bob Stevens, Tim Caudill and Kip Golden.

REDEVELOPMENT AUTHORITY MEMBERS EXCUSED: Ald. Becky Nichols, Linda Kennedy and Gail Popp.

OTHERS PRESENT: CA Captain, ASD Steeno, CDD Keil and AP Englebert.

**C. MINTUES TO APPROVE**

1. **Minutes of the February 24, 2016 Redevelopment Authority Meeting**

Motion by Tim Caudill, seconded by Bob Stevens to approve the February 24, 2016 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. None.

**G. ACTION ITEMS**

1. **RR Donnelley Purchase Agreement**

CDD Keil explained that Real Estate Purchase and Sale Agreement included with the agenda is the version of the agreement that was approved by the RDA at its last meeting with redline comments from RR Donnelly. CA Captain described four remaining provisions that she felt were problematic and proceeded to describe the basis for her concerns.

Motion by Bob Stevens, seconded by Tim Caudill to approve the Real Estate Purchase and Sale Agreement with the exception of Sections 19(a), 10(d)(1), 24, and 28 and to authorize the RDA Chairman and City Attorney to negotiate the provisions of those sections prior to execution of the agreement. The motion carried.

2. **Lake Park Villas Lot Pricing**

AP Englebert presented the changes to the lot pricing as recommended by staff. The changes reflect an effort to create consistent lot pricing among similar lots and eliminated the "Best Value" lot pricing that had been applied to several lots. ASD Steeno inquired as to whether the changes would result in an overall decrease in lot pricing as this would negatively affect the ability of the RDA to meet its debt obligations to the city. AP Englebert determined that there would be an aggregate \$44,600 increase in lot pricing.

Motion by Tim Caudill, seconded by Kim Vanderhyden to approve the changes in lot pricing as proposed by staff. The motion carried.

**G. ADJOURNMENT**

Motion by Kip Golden, seconded by Kim Vanderhyden to adjourn at 5:50 p.m. The motion carried.

*Minutes respectfully submitted by CDD Keil.*