

CITY OF MENASHA
Redevelopment Authority
Council Chambers, 3rd Floor City Hall – 140 Main Street
July 27, 2016
MINUTES

A. CALL TO ORDER

The meeting was called to order at 5:32 PM by Chairman Kim Vanderhyden.

B. ROLL CALL/EXCUSED ABSENCES

REDEVELOPMENT AUTHORITY MEMBERS PRESENT: Kim Vanderhyden, Bob Stevens, Tim Caudill, Gail Popp and Ald. Becky Nichols.

REDEVELOPMENT AUTHORITY MEMBERS EXCUSED: Linda Kennedy and Kip Golden.

OTHERS PRESENT: AP Englebert, CA Captain, ASD Steeno, Cal Schultz (Northpointe Development), Andy Dumke (Northpointe Development), Mayor Merkes, Dave Buck, Sandra Dabill Taylor (545 Broad Street), Ald. Zelinski, and Ald. Arnie Collier.

C. MINTUES TO APPROVE

1. **Minutes of the June 28, 2016 Redevelopment Authority Meeting**

Motion by Tim Caudill, seconded by Ald. Nichols, to approve the June 28, 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)

Sandra Dabill Taylor (545 Broad Street) commented on the need to secure a development that creates jobs at the RR Donnelley site. She expressed her assessment that the City of Menasha has been involved with multi-family residential projects in the past and that they haven't brought people downtown. She is also not in favor of any subsidized or low-income housing at the site and encouraged the RDA to solicit commercial development and entertainment ventures. Additionally, she commented on the Lake Park Villas subdivision and stated that she doesn't want a fire sale of properties in the development and wants homes that have high taxable values.

E. DISCUSSION ITEMS

1. **460 Ahnaip Street – Northpointe Development**

AP Englebert and CA Captain briefed the Authority regarding the progress being made in relation to the terms of the Purchase and Sale Agreement between the RDA and RR Donnelley at 460 Ahnaip Street. City staff and outside counsel have been reviewing the Title Commitment and ALTA Survey that was provided by RR Donnelley. City staff has filed an objection to some of the issues that were found in the title commitment. The terms and the timeline as set forth by the Purchase and Sale Agreement have been met to date and progress has been made.

AP Englebert introduced Andy Dumke and Cal Schultz from Northpointe Development and stated that they have an interest in acquiring the RR Donnelley property should the RDA take title to the land. Andy and Cal proceeded to introduce their proposal which includes the following:

- Acquisition of the property from the RDA by Northpointe Development
- Rehabilitation of the facilities present on site to accommodate an 80 unit residential building. This includes underground parking and a fitness area.
- New construction of cottages or townhomes on the northern peninsula.
- Approval of historic preservation tax credits and Section 42 housing tax credits.
- Reservation of area on the shoreline to be used for a public trail and pocket park.

Commissioners discussed the merits of the proposal and inquired further about the tax credit programs. They also discussed potential impacts that the DOT project would have on the proposal. AP Englebert explained that city staff has been in contact with DOT and made them aware of the project, but would need to follow up with them if there is enough interest to advance the project. There was a consensus that staff follow-up with Northpointe Development and bring the item back for further discussion at another meeting.

F. ACTION ITEMS

1. Letter of Intent – Van’s Realty and Construction

AP Englebert provided an overview of the Letter of Intent from Van’s Realty and Construction and went over their proposal to purchase 10 lots in the Lake Park Villas Subdivision. Kim Vanderhyden asked if there was a square footage requirement for the homes and AP Englebert stated that there was not. AP Englebert explained that city staff would ask Van’s to match any third party offer relating to the provision regarding the first right of refusal option instead of cap the match at the purchase price. There was general consensus that this would be desirable. CA Captain suggested that there be inclusion of language that would add 5% interest rate on any promissory note that exceeds one year. Commissioners discussed striking item 6 from the Letter of Intent.

Motion by Ald. Nichols, seconded by Bob Stevens, to direct staff to make changes to the agreement as discussed and return with a Development Agreement between the RDA and Van’s Realty. The motion carried.

2. Amended Development Agreement – Community First Credit Union

AP Englebert introduced the amendment to the Development Agreement between the RDA and Community First Credit Union. Community First requested a timeline extension to build a branch or office on the Lake Park Square Lots they acquired in 2014. However, the language in the original agreement and the language presented at the previous meeting was contradictory and Community First requested that the amendment be rectified. AP Englebert explained that Community First is planning on building a branch on the lots during 2017 and have been busy building the downtown Menasha branch and their headquarters this year.

Motion by Kim Vanderhyden, seconded by Gail Popp, to approve the First Amendment to the Development Agreement with Community First Credit Union. The motion carried.

G. ADJOURNMENT

Motion by Kim Vanderhyden, seconded by Becky Nichols to adjourn at 6:45 PM. The motion carried.

Minutes respectfully submitted by AP Englebert.