

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 that any official action of any of those bodies will be taken).

**CITY OF MENASHA
REDEVELOPMENT AUTHORITY
Menasha City Center
100 Main Street, Menasha
Room 207**

November 5, 2018

4:30 PM

AGENDA

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. MINUTES TO APPROVE
 - 1. Minutes of the October 2, 2018 Redevelopment Authority Meeting
- D. PUBLIC COMMENTS ON ANY MATTER OF CONCERN ON THIS AGENDA
(five (5) minute time limit for each person)
- E. DISCUSSION / ACTION ITEMS
 - 1. Counter Offer to Purchase – Lot 10 and 11 Lake Park Square – Lake Park Swim and Fitness
 - 2. Lawson Canal
 - 3. Banta/RR Donnelley Property – 460 Ahnaip Street
 - 4. Set Next Meeting
- F. ADJOURNMENT

If you have questions, please call the Community Development Department at
(920) 967-3650 between 8:00 AM – 4:00 PM, Monday through Friday.

**CITY OF MENASHA
Redevelopment Authority
100 Main Street – Room 133
October 2, 2018
DRAFT MINUTES**

A. CALL TO ORDER

The meeting was called to order at 5:01 PM by Chairperson Kim Vanderhyden.

B. ROLL CALL/EXCUSED ABSENCES

REDEVELOPMENT AUTHORITY MEMBERS PRESENT: Chairman Kim Vanderhyden, Ald. Rebecca Nichols, Kip Golden, Matt Vanderlinden, Gail Popp, and Bob Stevens.

OTHERS PRESENT: CDD Sam Schroeder, AP Joe Stephenson, Attorney Pam Captain, Ald. Tom Grade (District 6), ASD Jacobs, and Sandra Dabill-Taylor (545 Broad Street).

C. MINUTES TO APPROVE

1. Minutes of the September 11, 2018 Redevelopment Authority Meeting

A motion to approve the September 11, 2018 Redevelopment Authority meeting minutes as presented was made by Ald. Nichols, seconded by Comm. Vanderlinden. The motion was carried.

**D. PUBLIC COMMENTS ON ANY MATTER OF CONCERN ON THIS AGENDA
(five (5) minute time limit for each person)**

Public comments were taken throughout the entire meeting.

E. DISCUSSION / ACTION ITEMS

1. Offer to Purchase – Lot 10 and 11 Lake Park Square – Lake Park Swim and Fitness

Due to a conflict of interest, Chairman Vanderhyden abstained from discussion and passed his seat as Chairperson to Ald. Nichols. Ald. Nichols took over as chair.

CDD Schroeder gave a brief background of the offer to purchase of lots 10 and 11 of Lake Park Square. The offer made by Franzoi and Franzoi, S.C. on behalf of Lake Park Swim and Fitness was to purchase lots 10 and 11 for \$100,000 with the commitment to develop these lots within five (5) years of the date of purchase. Failing to do so, the Redevelopment Authority would have the ability to purchase the lots back at their original purchase price.

General discussion ensued over the offer to purchase with the following topics in the conversation:

- The price of the lots.
- The number of inquiries in the past for lots 10 and 11.
- Future Development
- Right of reversion.
- Future sale and/or assignment to a nonprofit organization
- The closing date for the sale of the lots.

The Commission felt that \$100,000 was too low of an asking price and five (5) years was a long time to wait for a development.

Due to time and a staff conflict, discussion of this item was placed on hold at 5:26 pm to present and discuss item E.2. in reference to the USDA Loan for the Public Works facility. At this time the chair was given back to Commissioner Vanderhyden.

Item E.1. was reconvened at 6:22 pm and the Chair was given back to Ald. Nichols due to the continued abstention of Comm. Vanderhyden.

General discussion on item E.1 continued.

Sandra Dabill-Taylor, 545 Broad Street, had concerns about selling lots 11 and 10. She felt that the sale price is too low, the RDA should add a provision disallowing the sale to non-profits, and shorten the buyback period.

A motion was made by Comm. Stevens, seconded by Comm. Pop, to counter the offer by Lake Park Swim and Fitness to purchase lot 10 and 11 of Lake Park Square for the purchase price of \$150,000 with the following conditions:

1. There is a right of reversion deed restriction that allows the Redevelopment Authority to purchase back lot 10 and 11 for \$150,000 less the closing costs if building permits are not obtained within two (2) years of the closure date.
2. Closure of the property shall take place prior to December 21, 2018.
3. There shall be no assignment or resale of the property to a non-profit organization as recorded with the deed.

The motion carried with Comm. Vanderhyden abstaining from the vote.

2. USDA Loan – Public Works Facility

DPW Radomski presented the proposed new Public Works Facility. The new Public Works Facility will help increase safety and health of city employees as well as increase efficiency. The current facility is not adequate and has been in need of an update for over a decade.

ASD Jacobs then gave the RDA background upon the City's financing and the proposed option of using a USDA loan. This USDA loan would have to be administered through the RDA on behalf of the City. The benefit of this loan would allow the City to obtain a lower interest rate and extend their payments longer than 20 years as typically administered and borrowed through the state trust fund. Without this loan, the City may have to further push off this project or possible look to construct in phases which adds additional challenges. At this time ASD Jacobs is not asking the RDA to apply for the loan but rather letting them know that this is an option the City would like to pursue in the near future.

Discussion ensued over the proposition presented by ASD Jacobs. The following topics were discussed:

- The RDA's current debt level.
- How the loan could benefit the RDA.
- Who makes the loan payments?
- The need for future negotiations between the City and RDA.

Sandra Dabill-Taylor, 545 Broad Street, felt that the RDA should not take out a loan on behalf of the City. There is no clear benefit to the RDA as the offer currently stands and it could hinder future redevelopment projects for the City.

Ald. Nichols made a motion to direct staff to continue moving through the loan process. The motion was seconded by Comm. Stevens. The motion carried.

3. Lawson Canal

CDD Schroeder updated the commission on the Lawson Canal. At the previous RDA meeting September 11, 2018, the RDA requested the consideration for the acquisition to acquire the Lawson Canal be brought in front of Council. Since the previous meeting the Menasha Common Council has motioned that staff look into the feasibility, purchase options and potential funding sources for the possible acquisition of the Lawson Canal to be brought back to the Common Council for its consideration.

The Commission had a brief discussion on how their vision of the canal may be different from previous visions put forth by the Parks Department.

No action was taken.

4. Banta/RR Donnelley Property – 460 Ahnaip Street

There are no additional updates at this time, regarding 460 Ahnaip Street. Staff will be meeting with Wisconsin Department of Natural Resources' Green Team to discuss grant funding as well as environmental remediation for the Banta Site.

No action was taken.

5. Set Next Meeting

Due to the next standard meeting falling on election night, November 6th, no meeting was set. Meeting will be set following this meeting.

F. ADJOURNMENT

A motion was made by Comm. Vanderlinden, seconded by Ald. Nichols, to adjourn the meeting at 6:56 PM. The motion carried.

Minutes respectfully submitted by AP Joe Stephenson.

LAW OFFICES OF

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October 19, 2018

TRANSMITTED VIA E-MAIL TO:

Mr. Sam Schroeder
Community Development Director
City of Menasha
100 Main Street
Menasha, WI 54952

RE: Offer to Purchase Lots 10 and 11, Lake Park Square

Dear Mr. Schroeder:

Our firm represents Lake Park Swim & Fitness, LLC and we are authorized to inform you that our client is willing to counter your offer at a purchase price of \$125,000.00 for the purchase of Lots 10 and 11 of Lake Park Square Commercial Land. It is intended that the closing of this purchase be concluded by December 21, 2018. My client is committed to development of these lots within three (3) years of the date of purchase. Failing to do so, they would offer these lots back to the City at their original purchase price. In the event that this is of interest to the City, please provide us with an offer to purchase or, in the alternative, we will prepare same.

Sincerely yours,

FRANZOI & FRANZOI, S.C.



Joseph F. Franzoi IV

JFF/cmh