

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
Menasha City Center
100 Main Street, Menasha
Room 133**

December 4, 2018

5:00 PM

AMENDED AGENDA

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. MINUTES TO APPROVE
 - 1. Minutes of the November 5, 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. Listing Agreement – Lake Park Square
 - 3. Development Agreements Between the Redevelopment Authority of the City of Menasha and Van's Reality and Construction
 - 4. Public Works Facility USDA Loan Update
 - 5. **USDA Loan Application**
 - 6. Lawson Canal Discussion
 - 7. Banta/RR Donnelley Property – 460 Ahnaip Street
 - 8. Draft 2019 Meeting Calendar
 - 9. 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
November 5, 2018
DRAFT MINUTES**

A. CALL TO ORDER

The meeting was called to order at 4:31 PM by Chairperson Kim Vanderhyden.

B. ROLL CALL/EXCUSED ABSENCES

REDEVELOPMENT AUTHORITY MEMBERS PRESENT: Chairman Kim Vanderhyden, Kip Golden, Matt Vanderlinden, Gail Popp, Bob Stevens and Shane Correll

REDEVELOPMENT AUTHORITY MEMBERS EXCUSED: Ald. Rebecca Nichols

OTHERS PRESENT: CDD Sam Schroeder, AP Joe Stephenson, Attorney Pam Captain, Jon Gumtow (Stantec), ASD John Jacobs, and PRD Brian Tungate

C. MINUTES TO APPROVE

1. Minutes of the October 2, 2018 Redevelopment Authority Meeting

Matt Vanderlinden made a motion to approve the minutes from the Redevelopment Authority Meeting on October 2, 2018. The motion was seconded by Gail Popp. The motion 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. Counter Offer to Purchase – Lot 10 and 11 Lake Park Square – Lake Park Swim and Fitness

At 4:35 PM Kim Vanderhyden gave the chair to Gail Popp and Kim Vanderhyden left the room for the entirety of item E-1.

CDD Schroeder gave an update on the counter offer for Lot 10 and 11 of Lake Park Square. He informed the Redevelopment Authority that Lake Park Swim and Fitness offered \$125,000 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 and the purchaser is committed to develop the parcels within three years of the date of purchase. Failing to do so, they would offer these lots back to the City of Menasha at their original purchase price.

The Redevelopment Authority discussed the offer with the following topics in conversation:

- Will the sale affect the assessed value of the lot
- Will this set a precedent for future negotiations of lots sales
- What the project could be
- Why it would take three years to develop the lots
- What the comprehensive plan says the lots should be

Kip Golden entered the meeting at 4:45 PM.

The Redevelopment Authority was not as concerned about the price of the lots as much as they were concerned about waiting three years for a development. They felt that with Community First Credit Union building just south of these lots, the area will see more development in the next year to two years. In addition, the Redevelopment Authority feels these are the best two lots remaining and would like a substantial development to occur on these lots.

A motion was made by Bob Stevens, seconded by Gail Popp, 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 \$125,000 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 \$125,000 less the closing costs if building permits are not obtained within one (1) year of the closure date and construction begins within two (2) years of closure date.
2. Closure of the property shall take place prior to December 21, 2018.
3. The value of any development on the two lots shall be a minimum of \$220,000 per acre.

The motion carried with Kim Vanderhyden abstaining from the vote.

2. Lawson Canal

At 5:11 PM Kim Vanderhyden returned to the meeting and Gail Popp gave the chair back to Kim Vanderhyden.

CDD Sam Schroeder gave an update on the Lawson Canal. The City is still trying to confirm ownership of the canal and is looking into getting title work done on the property.

PRD Brian Tungate gave a presentation of the proposed redevelopment of the Lawson Canal. The project calls for naturalizing the shore of the canal and placing number white water features in the canal. The white water features will help keep Lake Winnebago safe from invasive species in the Fox River. In addition, the white water features will create a gradual drop from the elevation at Lake Winnebago to the Fox River. The City is currently working with Stantec to help design the Lawson Canal Project. Stantec believes that much of the cost associate with this project can be funded via various grants.

General discussion on the Lawson Canal ensued with the following items being discussed:

- The future vision of the Lawson Canal
- The flexibility of the current parks plan
- The speed of the water feature
- Ownership of the canal
- Timeline for the Lawson canal project

The Redevelopment Authority generally like the concept plan proposed by the Parks Department but they noted that they might want a more urban feel once plans for the Banta Site had been finalized.

No action was taken.

3. Banta/RR Donnelley Property – 460 Ahnaip Street

There was no update at this time. Staff would be meeting with the Department of Transportation November 28th to discuss the Racine Street Bridge as it relates to the Banta Site.

4. Set Next Meeting

The next meeting was set for December 4th at 5:30PM

F. ADJOURNMENT

A motion was made by Matt Vanderlinden, seconded by Gail Popp, to adjourn the meeting at 5:44 PM. The motion carried.

Minutes respectfully submitted by AP Joe Stephenson.

WB-42 AMENDMENT TO LISTING CONTRACT

1 It is agreed that the Listing Contract dated October 30, 2017, between the undersigned, for sale/rental of the
2 property known as (Street Address/Description) Lake Park Road (see Addendum)
3 _____ in the City of _____
4 Menasha, County of Winnebago, Wisconsin is amended as follows:
5 The list price is changed from \$ _____ to \$ _____
6 The expiration date of the contract is changed from midnight October 31, 2018
7 to midnight October 31, 2019
8 The following items are (added to)(deleted from) STRIKE ONE the list of property to be included in the list price:
9 _____
10 _____

11 Other: _____
12 **This Amendment pertains to the following parcels:**
13 900 Lake Park Road
14 850 Lake Park Road
15 750 Lake Park Road
16 700 Lake Park Road
17 600 Lake Park Road
18 620 Lake Park Road
19 _____
20 _____
21 _____
22 _____
23 _____
24 _____
25 _____
26 _____
27 _____
28 _____
29 _____
30 _____
31 _____
32 _____
33 _____

34 ALL OTHER TERMS OF THIS CONTRACT AND ANY PRIOR AMENDMENTS REMAIN UNCHANGED.

35 NAI Pfefferle (x) _____
36 Firm Name ▲ Seller's/Owner's Signature ▲ Date ▲
37 Print name ▶ Phil Vanderhyden, Jr. Chrm/RDA
38 (x) Richard Knight 8-27-18 (x) _____
39 By Agent for Firm ▲ Date ▲ Seller's/Owner's Signature ▲ Date ▲
40 Print name ▶ Richard Knight, EVP Print name ▶ Redevelopment Authority

41 CAUTION: This Listing belongs to the Firm. Agents for Firm do not have the authority to enter into a mutual
42 agreement to terminate a listing contract, amend the commission amount or shorten the term of a listing
43 contract, without the written consent of the Agent(s)' supervising broker.

44 This written consent may be obtained with the supervising broker's signature below or a separate consent.

45 (x) _____
46 Supervising Broker's Signature ▲ Print name ▶ Date ▲

Addendum to Vacant Land for Redevelopment Authority

Lot #	Listing \$	Parcel ID	Address		Owner	Zone	TID	Area (sf)	Area (ac)
15	\$ 110,000.00	7-01700-15	900	Lake Park Rd	RDA	C1	12	74,531	1.71
13	\$ 100,000.00	7-01700-13	850	Lake Park Rd	RDA	C1	12	51,052	1.17
11	\$ 120,000.00	7-01700-11	750	Lake Park Rd	RDA	C1	12	62,378	1.43
10	\$ 75,000.00	7-01700-10	700	Lake Park Rd	RDA	C1	12	53,405	1.23
3	\$ 195,000.00	7-01700-03	600	Lake Park Rd	RDA	C1	12	251,820	5.78
4	\$ 83,000.00	7-01700-04	620	Lake Park Rd	RDA	C1	12	82,851	1.90



2019 Meeting Schedule and Deadlines

Tuesday 5:00 PM Redevelopment Authority	Monday 6:00 PM City Council
1/8/2019	1/21/2019
2/5/2019	2/18/2019
3/5/2019	3/18/2019
4/2/2019	4/16/2019
5/7/2019	5/20/2019
6/4/2019	6/17/2019
7/2/2019	7/15/2019
8/6/2019	8/19/2019
9/10/2019	9/16/2019
10/8/2019	10/21/2019
11/5/2019	11/18/2019
12/3/2019	12/16/2019

Bold = Irregular Meeting Dates