

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 133
July 10, 2018**

5:00 PM

AGENDA

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. MINUTES TO APPROVE
 - 1. Minutes of the June 4, 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. Banta Property – 460 Ahnaip Street (Vision, Zoning Classification, Future Service Contracts, etc.)
 - 2. 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
June 04, 2018
DRAFT MINUTES**

A. CALL TO ORDER

The meeting was called to order at 4:30 PM by Chairperson Kim Vanderhyden.

B. ROLL CALL/EXCUSED ABSENCES

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

REDEVELOPMENT AUTHORITY MEMBERS EXCUSED:

OTHERS PRESENT: CDD Schroeder, AP Stephenson, Mayor Merkes, CA Captain, Ald. Tom Grade (District 6 and Landmarks), Ann Oliver Lepore (545 Riverway) and ASD Jacobs.

C. MINUTES TO APPROVE

1. Minutes of the May 22, 2018 Redevelopment Authority Meeting

Motion to approve the May 22, 2018 Redevelopment Authority meeting minutes as presented made by Comm. Kennedy, seconded by Ald. Nichols. The motion carried.

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

1. Ann Oliver Lepore – questioned how the round-about, scheduled to be put in on both sides of Racine Bridge by the DOT, would impact traffic patterns in this area. The RDA stated that the roundabout questions could be better answered at the Common Council meeting.

E. DISCUSSION / ACTION ITEMS

1. Memorandum of Understanding – Fish Fry Properties (West end of 460 Ahnaip Street)

CDD Schroeder gave a brief background on the Banta site and gave an abbreviated summary of the Memorandum of Understanding. The Memorandum is a non-binding document that gives Fish Fry Properties, LLC 90 days to perform a buyer's review of the property. After the period of 90 days, Fish Fry Properties can present their findings to the RDA and enter into negotiations for the purchase of the four story block and brick building on the west end of 460 Ahnaip Street.

General discussion ensued over the Memorandum of Understanding. The Commission discussed their view of the contact and felt that it was a low risk agreement with a lot to gain. The Commission noted that after the due diligence period, the RDA has the ability to ensure that the proposal aligns with the City's vision and the overall vision of the site through the negotiation process. The Commission was impressed with the previous presentation by Fish Fry Properties and is excited to see what they can put together after 90 days.

Comm. Golden made a motion to approve the memorandum of understanding with Fish Fry Properties, LLC as presented. The motion was seconded by Comm. Popp. The motion carried.

2. Set Next Meeting

As previously suggested the RDA expressed interest in having a standing meeting date each month. The Commission decided the first Tuesday of every month at 5:00 PM unless otherwise noted such as the July meeting. Due to the holiday, the next meeting will be scheduled for Tuesday July 10th at 5:00 PM.

F. ADJOURNMENT

Ald. Nichols made a motion to adjourn the meeting, seconded by Comm. Kennedy. The motion carried. Adjourned at 5:05 PM

Minutes respectfully submitted by AP Joe Stephenson.



MEMORANDUM

To: City of Menasha Redevelopment Authority
From: Community Development Department/SS
Date: July 10, 2018
Re: Banta Property – 460 Ahnaip Street

As time continues to pass the Redevelopment Authority (RDA) needs to continue to discuss the long term vision of this newly acquired Banta property and what needs to be done to bring that vision to fruition. In addition to granting Fish Fry properties a due diligence period for the southern 4 story block and brick structure, the RDA can take into account past work and planning documents such as the comprehensive plan, the downtown vision plan, and the Lawson Canal Concept to assist in narrowing down a direction. Many of these concepts and plans include common themes such as medium/high density residential and mixed use development and publically accessible waterfront.

As time continues the RDA needs to consider the following:

- Land Uses
- Racine Street Bridge
- Lawson Canal – Ownership/Redevelopment
- DNR – Open Contaminated Site – Remediation
- Further Environmental Assessment – Environmental/Engineering Service Contract
 - Request for Qualification (RFQ)
- Zoning Classification – Currently I-2 General Industrial
 - Rezoning
- Historic Preservation