

**CITY OF MENASHA
Redevelopment Authority
100 Main Street – Room 133
May 22, 2018
MINUTES**

A. CALL TO ORDER

The meeting was called to order at 5:00 pm by CDD Schroeder.

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), Todd Parker (Fish Fry Properties), Brannin Gries (Gries Architecture), Lynne Lenius (2586 W Palisades Dr, Fox Crossing), Colleen O'Brian (2540 W Palisades Dr, Fox Crossing), Pat Remick (404 Beaulieu Rd, Neenah), Dean Wydeven (1452 W Hiawatha Dr, Town of Grand Chute), Dan O'Connell (1131 Honeysuckle Ln, Neenah), Marshall Spencer (1237 Apple Ct), Sandra Dabill-Taylor (545 Broad St).

C. MINUTES TO APPROVE

1. Minutes of the April 25, 2018 Redevelopment Authority Meeting

Motion to approve the April 25, 2018 Redevelopment Authority meeting minutes as presented made by Comm. Kennedy, seconded by Comm. Vanderhyden. The motion carried.

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

1. Sandra Dabill Taylor, 545 Broad Street – noted the following items: the election of officers should take place on the annual meeting on the first Tuesday of May of each month and year; noted that Ahnaip Street is a gateway to Menasha and should be taken into consideration when looking at future developments; and cautioned the RDA to make sure that prior to marketing the property that they are very specific to the what they wish to accomplish – value, materials, size, etc.

Public comment in regards to Banta/RR Donnelley Property at 460 Ahnaip was taken at the time of discussion.

E. DISCUSSION / ACTION ITEMS

1. Election of Officers

a. Chairperson

CDD Schroeder opened the floor for nominations. Comm. Kennedy nominated Comm. Vanderhyden as Chairperson of the RDA. Having no other nominations CDD Schroeder closed the nominations. All voted aye.

Comm. Vanderhyden took over as Chairman

b. Vice-Chairperson

Comm. Vanderhyden opened the floor for nominations. Comm. Vanderhyden nominated Comm. Golden. Having no other nominations, Comm. Vanderhyden closed the nominations. All voted aye.

2. Renewal of Listing Agreement, Lake Park Villas – Richard DeKleyn, Coldwell Banker

CDD Schroeder gave a brief history of the Lake Park Villas and indicated that the RDA still owns 48 lots within the development.

The commissioners had a general discussion about Lake Park Villas and felt that our realtor was doing a good job and now that he has been marketing the lots for a year he will know how to better market them in the future.

Comm. Kennedy made a motion to renew a one year listing agreement with Richard Dekleyn, Coldwell Banker. Motion was seconded by Comm. Golden. The motion carried.

3. Presentation – Fish Fry Properties, Banta/RR Donnelley

Todd Parker, president of Fish Fry Properties having shown interest in property over the last several months presented an overview of conceptual ideas for the entire property and specifically to the 4 story tower on the southwestern part of the property. Seeing the public's interest in the preservation of this portion of the building, Mr. Parker felt that it would be a great fit for an apartment style development with enclosed parking and requested that the RDA consider granting him and Gries Architect an exclusive due diligence period to do further investigation and feasibility of redeveloping the 4 story tower.

General discussion ensued over the presentation between Todd Parker, the commission, and the public attending the meeting. The Commission discussed their overall vision of the property and how that fit with Mr. Parker's proposal. Concerns were raised about what type of commitment the RDA would be giving to Fish Fry Property if they were to grant a due diligence period. It was noted that after the due diligence period the RDA would still need to accept/negotiate any terms within a purchase and sales agreement which at that time could alleviate any concerns.

Ald. Nichols motioned to grant Fish Fry Properties request allowing them to bring back a draft memorandum of understanding giving an exclusive due diligence period for 90 days at which time, Fish Fry Properties may present their findings and a purchase/sale contract, but in no way is this commitment to a future contract. Motion was seconded by Comm. Stevens. The motion carried.

4. Banta/RR Donnelley Property – 460 Ahnaip Street

Discussion continued from the previous item and more broadly discussed overarching themes of the future development. In addition, the RDA discussed staff's recommendation to continue the conversation of redeveloping the parking lot south of Ahnaip Street with Row/Town housing and define criteria to that could be included as part of an RFP. Staff explained that the overall property leans itself well to some phased development and encouraged the RDA to continue making stepped progress. It was also noted that if the RDA chooses to look at Fish Fry Properties redevelopment concepts, that this property would not need to be the first phase.

General discussion ensued with public feedback throughout the discussion.

F. ADJOURNMENT

Comm. Kennedy made a motion to adjourn the meeting, seconded by Comm. Golden. The motion carried. Adjourned at 6:32 PM

Minutes respectfully submitted by AP Joe Stephenson.