

**CITY OF MENASHA  
Redevelopment Authority  
100 Main Street – Room 133  
September 11, 2018  
MINUTES**

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**A. CALL TO ORDER**

The meeting was called to order at 5:00 PM by Chairperson Kim Vanderhyden.

**B. ROLL CALL/EXCUSED ABSENCES**

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

REDEVELOPMENT AUTHORITY MEMBERS EXCUSED:

OTHERS PRESENT: CDD Sam Schroeder, AP Joe Stephenson, ASD John Jacobs, Attorney Pam Captain, Lynelle Caine (Stantec), Todd Parker (Fish Fry Properties), Barb Stadler (3400 Cherryvale Ave #22, Appleton), Richard DeKleyn (Coldwell Banker), Mayor Don Merkes (City of Menasha), Ald. Tom Grade (District 6), Shane Correll (528 Riverway), Ald. Mark Langdon (District 4), Sandra Dabill-Taylor (545 Broad Street), Joel Seymour (3544 N Summit St, Appleton), and Ald. James Taylor (District 2).

**C. MINUTES TO APPROVE**

**1. Minutes of the June 4, 2018 Redevelopment Authority Meeting**

Motion to approve the June 4, 2018 Redevelopment Authority meeting minutes as presented made by Ald. Nichols, seconded by Comm. Stevens. The motion was carried.

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

Alderman Mark Langdon asked for everyone to rise and observe a moment of silence to honor those who lost their lives in the September 11<sup>th</sup> attacks. (Moment of silence was observed)

Other public comments in regards to Banta/RR Donnelley Property at 460 Ahnaip were taken at the time of discussion.

**E. DISCUSSION / ACTION ITEMS**

**1. Offer to Purchase – Lot 130 of Lake Park Villas – 849 Fountain Way**

CDD Schroeder gave a quick overview of the proposed lot sale at 849 Fountain Way. Barbara Stadler offered to purchase the lot for full asking price (\$35,900). The Stadler's intended to use the lot as more yard space for their adjacent home and had no plans to ever build a house on the lot as they own and are currently constructing on the adjoining lot, 845 Fountain Way. Schroeder explained that per the Lake Park Villas Covenants, a restriction to construct a home within 12 months is required.

General discussion ensued over the offer to purchase. The Commission debated the merits of selling the lot to the Stadler's or waiting for an individual to purchase the lot that intended to build a home. The following topics were discussed at length:

- A home needs to be built within 12 months of purchase according to the covenants at Lake Park Villas.
- The City would lose tax revenue if the lot remained empty.
- Lot sales within this subdivision have been slow.
- Questioned how the Lake Park Villa Board of Directors would respond to such a request.

Ald. Nichols noted that she was concerned about the precedent the lot sale would set and felt that selling the lot did not meet the development goals, originally set forth in the Lake Park Villas Subdivision.

Comm. Vanderhyden made a motion to approve the offer to purchase with two contingencies.

- 1) A deed restriction would be put on the lot that would restrict 849 Fountain Way from being combined with any other lot.
- 2) The Home Owner's Association must also approve the lot sale.

The motion was seconded by Comm. Golden. The motion failed 3 -3.

Commissioners Gail Popp, Kip Golden, and Kim Vanderhyden voted in favor of the motion.

Alderman Rebecca Nichols, and Commissioners Bob Stevens and Matt Vanderlinden voted against the motion.

## **2. Fish Fry Properties – Summary and Next Steps**

CDD Schroeder gave an update and a quick background on the Banta site and Fish Fry Property's involvement in a potential new development. Currently Fish Fry Properties is under a 90 day memorandum of understanding with the RDA. During this 90 day period Fish Fry Properties has done extensive market analysis and put together a site plan. CDD Schroeder then handed the floor over to Todd Parker, representing Fish Fry Properties.

Todd Parker informed the RDA that his company has done a lot of research and market analysis for the Banta site. Todd is still very interested in moving forward with developing the four story section and high bay area. The building plan Todd presented has about seven (7) residential units per floor and calls for indoor parking in the high bay area. Todd indicated, however, that while they are interested in moving forward with this project, there are still concerns.

These concerns include the Lawson Canal, future access, and future utility. The ownership and environmental condition of the Lawson Canal needs to be determined before he can put shovels in the ground. Currently the Lawson Canal is under Sonoco's ownership and the Lawson Canal parcel goes right up to the side of the Banta building; making it impossible to put balconies on that face of the Banta building. In addition the canal is an eye sore and has possible contamination. Without ameliorating the issues presented by the canal, Todd feels they cannot provide high end above market rate apartments. Todd suggested that the RDA move to extend the memorandum of understanding and suggested the RDA/City take steps toward acquiring the Lawson Canal.

General discussion ensued with public feedback throughout the discussion. Topics covered include the following:

- The vision of Fish Fry Properties
- The extension of memorandum of understanding.
- Timeline for acquiring the Lawson Canal.
- Contamination level of the Lawson Canal.
- The building plan presented by Todd Parker.
- The vision for the overall Banta site.

Comm. Golden made a motion to recommend that Council consider the acquisition of the Lawson Canal. The motion was seconded by Comm. Stevens. The motion carried.

Comm. Golden made a motion to extend the memorandum of understanding between the RA and Fish Fry Properties for an additional 60 days. The motion was seconded by Comm. Vanderlinden. The motion carried.

### **3. Banta/RR Donnelley Property – 460 Ahnaip Street**

#### **4. Banta Peninsula – Public Access**

AP Stephenson gave a brief background explaining that a number of complaints have been made regarding activities at the Banta Peninsula area underneath the bridge. Since the acquisition of this property from private to public ownership no regulations have been determined. A draft of rules similar to the rules posted at public Parks was presented for discussion. To establish these rules a sign could be placed at the entrance of the Banta Peninsula at the Racine Street Bridge.

Ald. Nichols made a motion to approve the public space rules as presented by staff. The motion was seconded by Comm. Golden. The motion carried.

#### **5. Certified Survey Map - Community Way Right-of-Way Dedication**

CDD Schroeder gave a quick update on the proposed CSM and road construction of Community Way. A number of the parcels being requested for road right-of-way dedication are under the ownership of the RDA. As such the RDA must approve the CSM. When Community Way is finished it will provide a secondary access to Lake Park Villas Subdivision as well as make a number of commercial lots along Community Way more accessible.

A motion was made by Comm. Golden, seconded by Comm. Vanderhyden, to approve the Certified Survey map as presented. The motion carried.

#### **6. Set Next Meeting**

The next meeting was set for Tuesday October 2<sup>nd</sup> at 5:00PM

## **F. ADJOURNMENT**

Ald. Nichols made a motion to adjourn the meeting at 6:54 PM. The motion was seconded by Comm. Stevens. The motion carried.

*Minutes respectfully submitted by AP Joe Stephenson.*