

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 Public Library
440 First Street, Menasha
Company E Room, Lower Level**

August 6, 2019

5:15 PM

AGENDA

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. MINUTES TO APPROVE
 - 1. Minutes of the July 16, 2019 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. Lake Park Villas Listing Update
 - 2. Lawson Canal Update
 - 3. Banta/RR Donnelley Property – 460 Ahnaip Street
 - a. Wisconsin Department of Transportation Real Estate Acquisition – Racine Street Bridge Project
 - I. May adjourn into Closed Session pursuant to Wis. Statute 19.85(1)(e): Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.
 - II. May adjourn into Open Session to take action on items discussed in Closed Session.
 - 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, Menasha – Room 133
July 16, 2019
DRAFT MINUTES

A. CALL TO ORDER

The meeting was called to order by Chairperson Kim Vanderhyden at 5:16.

B. ROLL CALL/EXCUSED ABSENCES

REDEVELOPMENT AUTHORITY MEMBERS PRESENT: Chairperson Kim Vanderhyden, Alderperson Nichols, Matt Vanderlinden, Kip Golden, Bob Stevens, and Shane Correll.

REDEVELOPMENT AUTHORITY MEMBERS EXCUSED: Commissioner Gail Popp

OTHERS PRESENT: CDD Schroeder, Attorney Captain, and ASD Jacobs

C. MINUTES TO APPROVE

1. Minutes of the June 25, 2019 Redevelopment Authority Meeting

Alderperson Nichols made a motion to approve the minutes of June 25, 2019 Redevelopment Authority Meeting. The motion was seconded by Bob Stevens. The motion carried.

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

No comments were made.

E. DISCUSSION / ACTION ITEMS

1. Lake Park Villas Listing Update

CDD Schroeder gave the RDA an update on recent activity within the subdivision. No action was taken.

2. Lawson Canal Update

CDD Schroeder explained that the Parks Director has been in communication with the property owner to discuss future acquisition and environmental concerns. No action was taken.

3. Banta/RR Donnelley Property – 460 Ahnaip Street

CDD Schroeder gave a brief overview of the DOT project status explaining that by statutes both the RDA and the DOT have now gotten separate appraisals. The DOT valued the acquisition including the fee taking, temporary limited easements (TLE), and permanent limited easements (PLE) at \$225,900. This value included two options: 1. only remove building sections A, B, and C (leaving the western four story and high bay portions) and leave the dividing wall as is, or 2. remove the entire building. The Owners Appraisal valued the taking just looking at option 1 at \$444,200. However, it was noted that should the DOT remove the full building as described in option 2, the RDA should also be compensated for the loss of that building. Furthermore, the owners appraisal noted that a complete loss of access to the peninsula as the current right-of-way plat is drafted would also mean a complete taking of this land thus increasing the compensation by \$307,700, for a total value of \$751,900.

Moving forward, the RDA must accept the jurisdictional offer made by the DOT or provide a counter offer.

- a. Moved by Alderperson Nichols seconded by Chairperson Vanderhyden to adjourn into Closed Session pursuant to Wis. Statute 19.85(1)(e): Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified

public business, whenever competitive or bargaining reasons require a closed session.
Motion carried.

- b. Moved by Chairperson Vanderhyden, seconded by Alderperson Nichols to return into Open Session to take action on items discussed in Closed Session. Motion carried.

No action was taken. Authority will reconvene consideration at the following meeting.

4. Set Next Meeting

The next meeting is set for August 6, 2019.

F. ADJOURNMENT

A motion was made by Chairperson Vanderhyden to adjourn the meeting at 6:52 PM. The motion was seconded by Alderperson Nichols. The motion carried.

Minutes respectfully submitted by CDD Schroeder.