

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
December 8, 2020**

5:15 PM

AGENDA

A. CALL TO ORDER

B. ROLL CALL/EXCUSED ABSENCES

C. PUBLIC HEARING

D. MINUTES TO APPROVE

1. Minutes of the October 6, 2020, 2020 Redevelopment Authority Meeting

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

F. DISCUSSION / ACTION ITEMS

1. Banta Redevelopment Update– YBR Properties LLC
2. Land Acquisition Lawson Canal
3. NAI Listing Agreement – Provence Terrace Lots
4. Land Acquisition 100 River Street and 2011 Manitowoc Road
5. 2021 Redevelopment Authority Meeting Schedule
6. The RDA 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 (Land Acquisition 100 River Street and/or 2011 Manitowoc Road)
7. The RDA may adjourn into Open Session to take action on items discussed in closed session.
8. Set Next Meeting

G. 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
Menasha City Center
100 Main Street, Room 133
October 6, 2020
DRAFT MINUTES**

A. CALL TO ORDER

Chairman Vanderhyden called the meeting to order at 5:15 PM.

B. ROLL CALL/EXCUSED ABSENCES

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

REDEVELOPMENT AUTHORITY MEMBERS EXCUSED: Kip Golden

OTHERS PRESENT: CDD Schroeder, PP Stephenson, and Kevin Weber (Lunda Construction)

C. PUBLIC HEARING

No public hearing at this time.

D. MINUTES TO APPROVE

1. Minutes of the September 15, 2020 Redevelopment Authority Meeting

A motion was made by Comm. Vanderlinden to approve the minutes of September 15, 2020 Redevelopment Authority Meeting. The motion was seconded by Comm. Correll.

Comm. Popp. noted a correction.

The motion carried with the correction.

E. PUBLIC COMMENTS ON ANY MATTER OF CONCERN ON THIS AGENDA

(five (5) minute time limit for each person)

No Comments.

F. DISCUSSION / ACTION ITEMS

1. Residential Lot Sale Update – Lake Park Villas (Gail Popp)

Gail Popp, Coldwell Banker, provided the RDA an update on the real estate activity of Lake Park Villas. No action was taken.

2. Banta Property – 460 Ahnaip Street

a. Acquisition of Temporary Access and Use by Lunda Construction – Racine Street Bridge Construction

CDD Schroeder provided the RDA an overview of the request by Lunda Construction to construct a temporary bridge across the Lawson Canal and gain temporary use and access of the Banta peninsula from the RDA. The proposed use and access would remain in place through the project or August of 2022. Lunda Construction estimates roughly 32,000 square feet of use and offered to compensate the RDA \$0.40 per square foot.

General discussion ensued including: temporary bridge design and construction, field office, timeline, removal of trees, parking, public access, Banta development, permanent Oak Street bridge, and DOT plans.

Kevin Weber with Lunda Construction answered additional questions.

Ald. Nichols motioned to approve the temporary access and use request by Lunda Construction as described within the submitted letter and map dated September 30, 2020 agreeing to the terms set forth within the letter with the compensation of \$0.40 per square foot. Motion was seconded by Comm. Vanderlinden. The motion carried.

3. Option to Purchase and First Right of Refusal of Lots 1-4 of CSM 2953 and Lots 1-3 of CSM 3511 – Lake Park Villas – Cypress Homes

CDD Schroeder provided the RDA a summary of the proposed Option to Purchase and First Right of Refusal drafted between the RDA and Cypress Homes for the purchase of 7 additional Lake Park Villas lots.

General discussion ensued including minor recommended changes.

Ald. Nichols motioned to approve the option to purchase and first right of refusal between the Redevelopment Authority and Cypress Homes as presented with minor modifications. Motion was seconded by Comm. Popp. The motion carried.

4. Set Next Meeting

The next meeting was set for December 8, 2020 at 5:15 PM with the possibility of a special meeting.

G. ADJOURNMENT

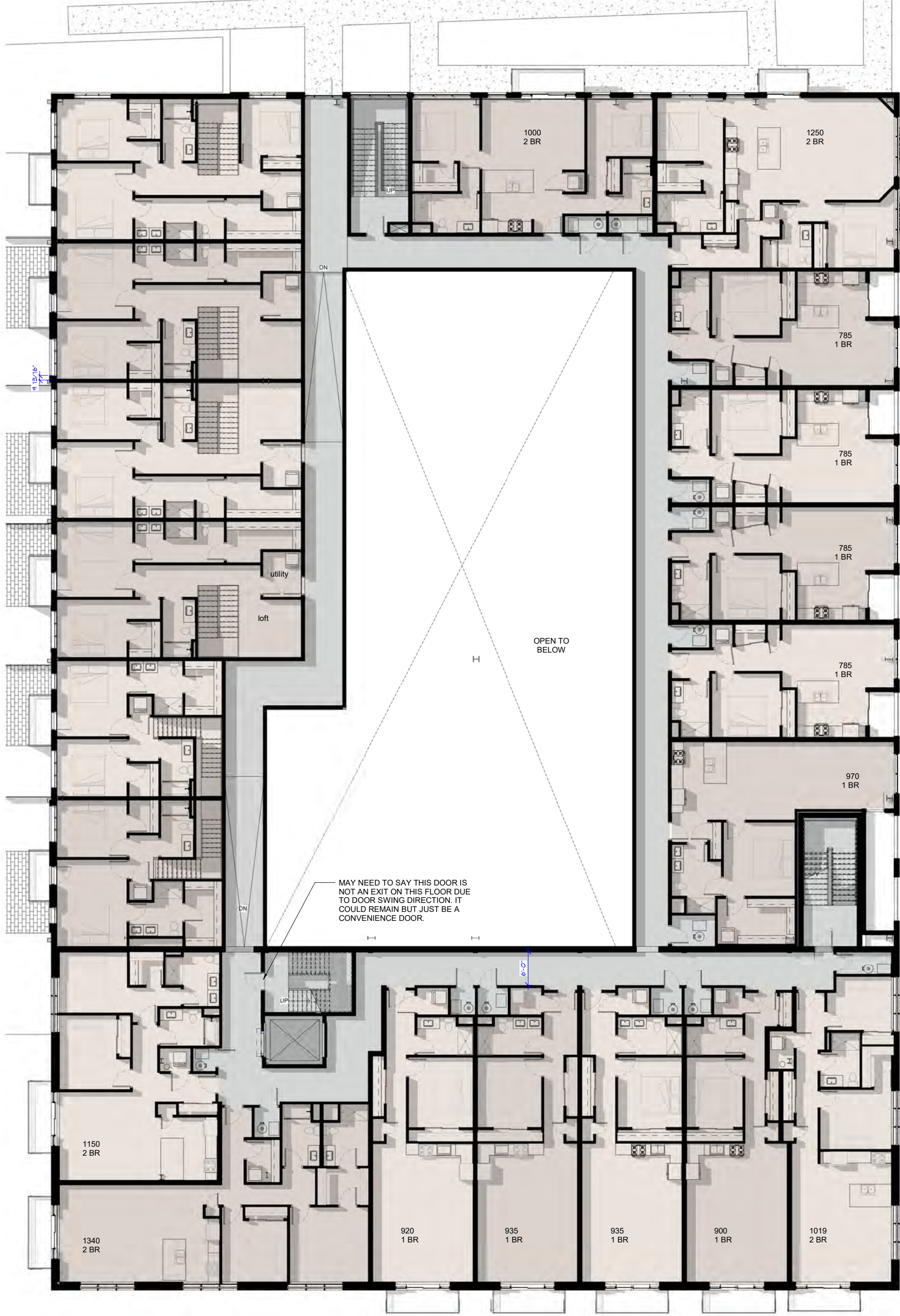
A motion was made by Comm. Vanderhyden to adjourn the meeting at 6:46 PM. The motion was seconded by Comm. Correll. The motion carried.

Minutes respectfully submitted by CDD Schroeder.



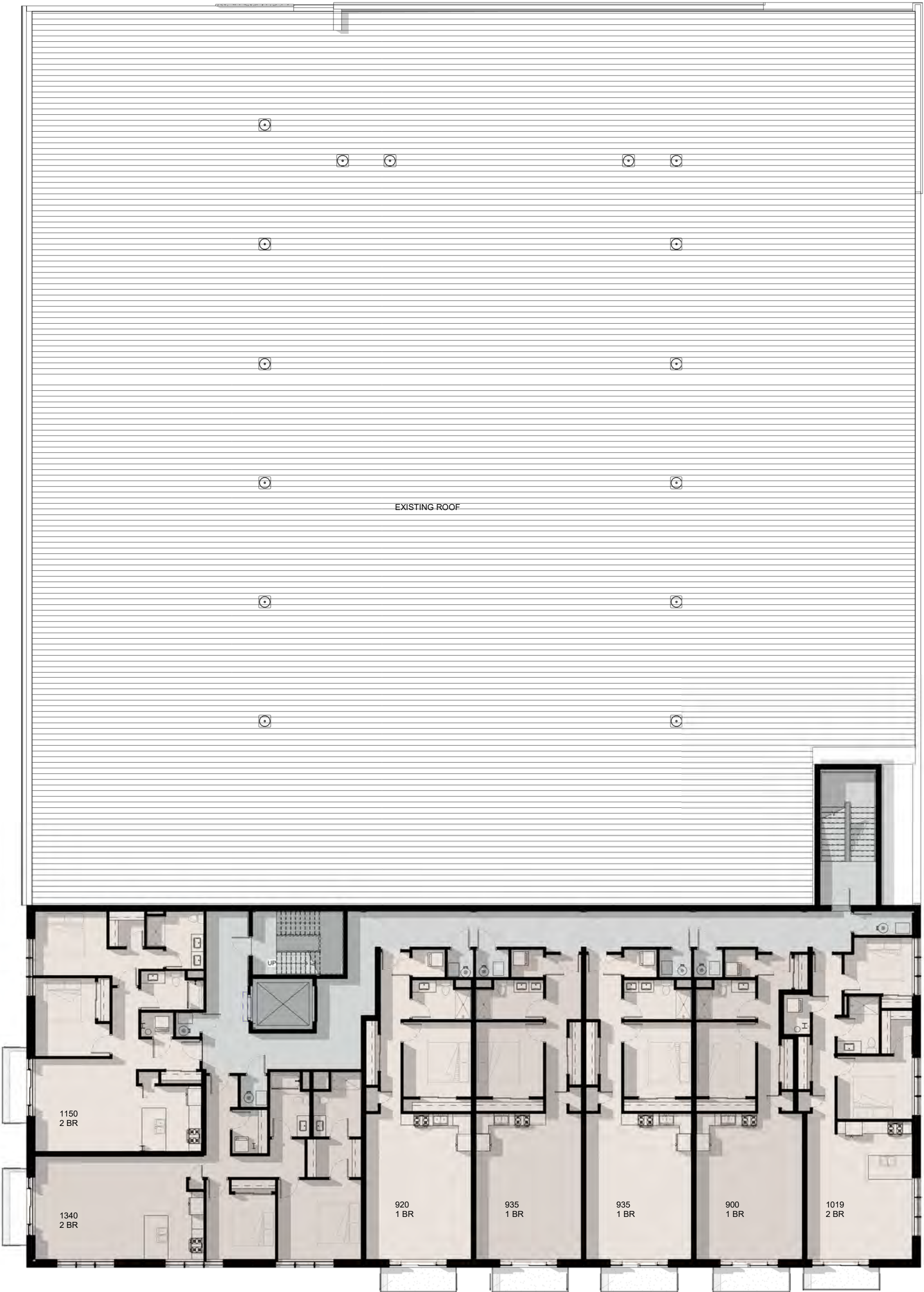
FIRST FLOOR

SCALE: 1/8" = 1'-0"

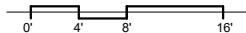


SECOND FLOOR

SCALE: 1/8" = 1'-0"



GROSS FLOOR: 9482 = 48 OCC.
=STAIRWELL DOORSWINGS AS SHOWN OK



THIRD FLOOR

SCALE: 1/8" = 1'-0"



BANTA - Phase 1
SCHEMATIC DESIGN



Gries
Architectural Group Inc.

7

6

5

4

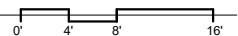
3

2

1

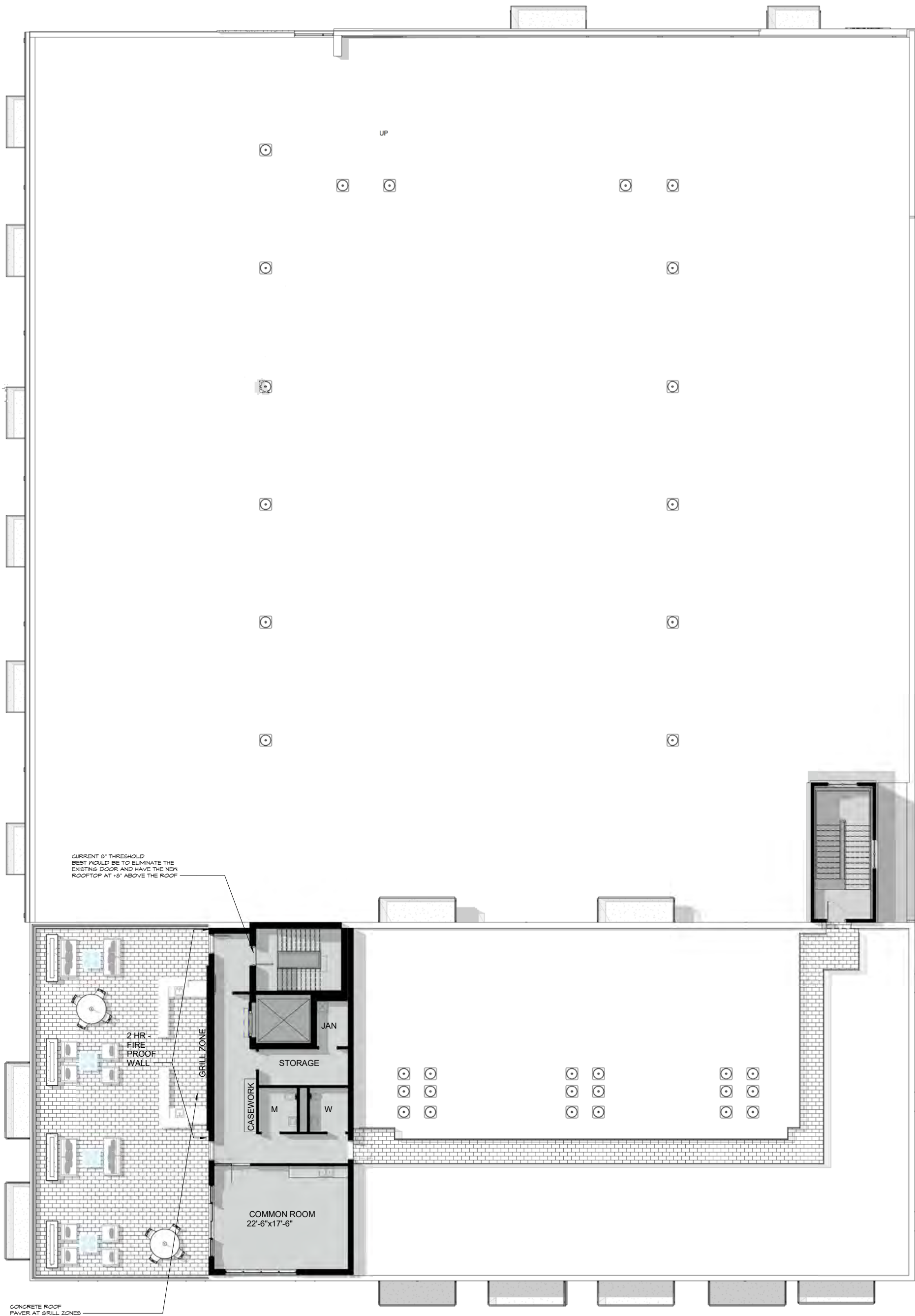


GROSS FLOOR: 9482 = 48 OCC.
=STAIRWELL DOORSWINGS AS SHOWN OK



FOURTH FLOOR

SCALE: 1/8" = 1'-0"



ROOF PLAN

SCALE: 1/8" = 1'-0"



SITE PLAN

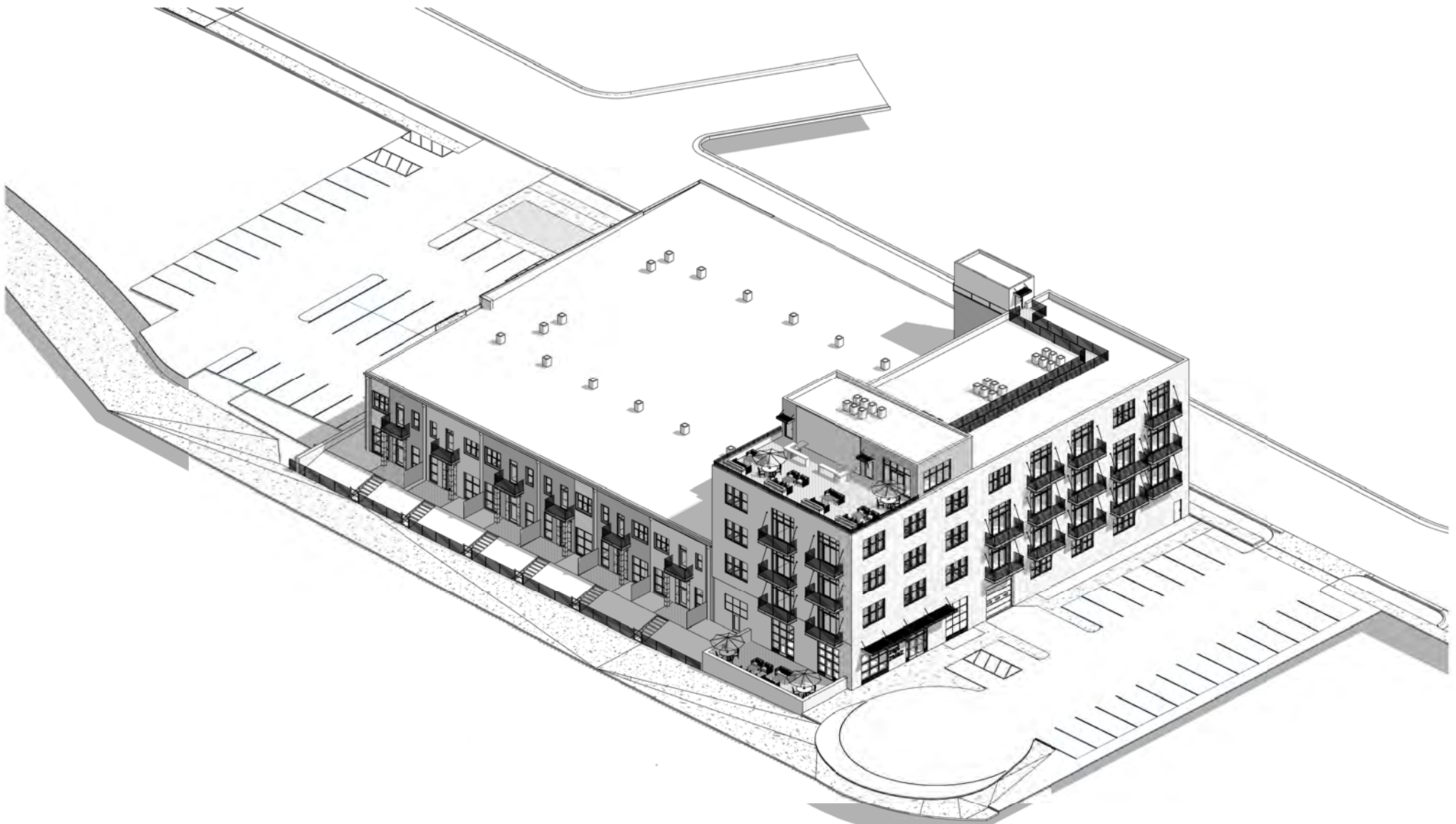
SCALE: 1" = 20'-0"



NORTHWEST PERSPECTIVE



SOUTHWEST PERSPECTIVE

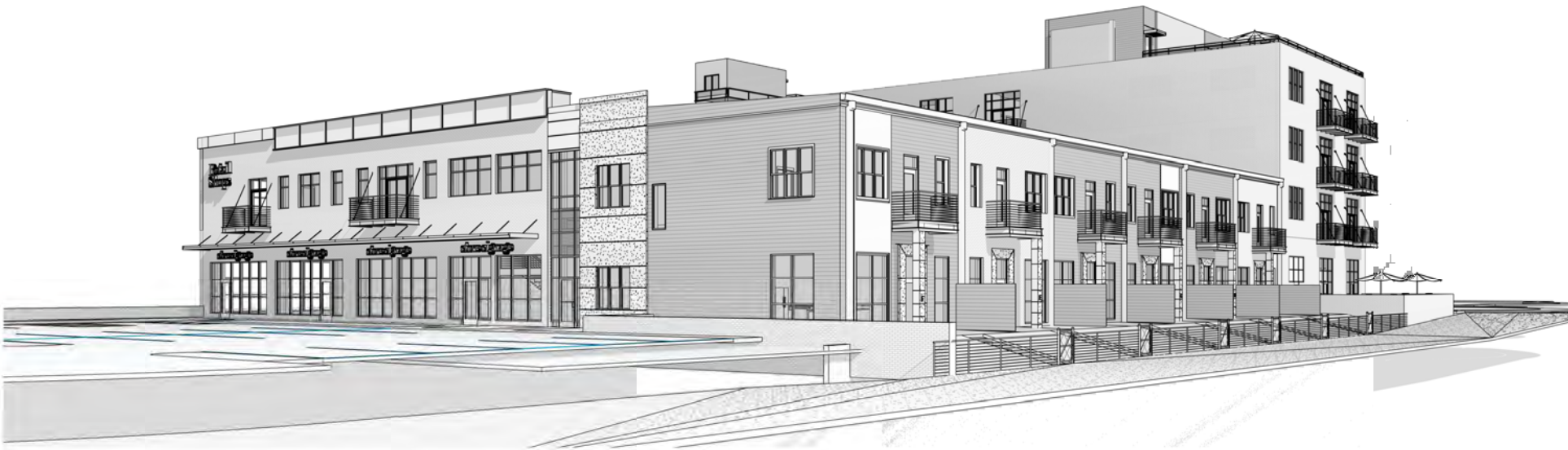


PERSPECTIVES

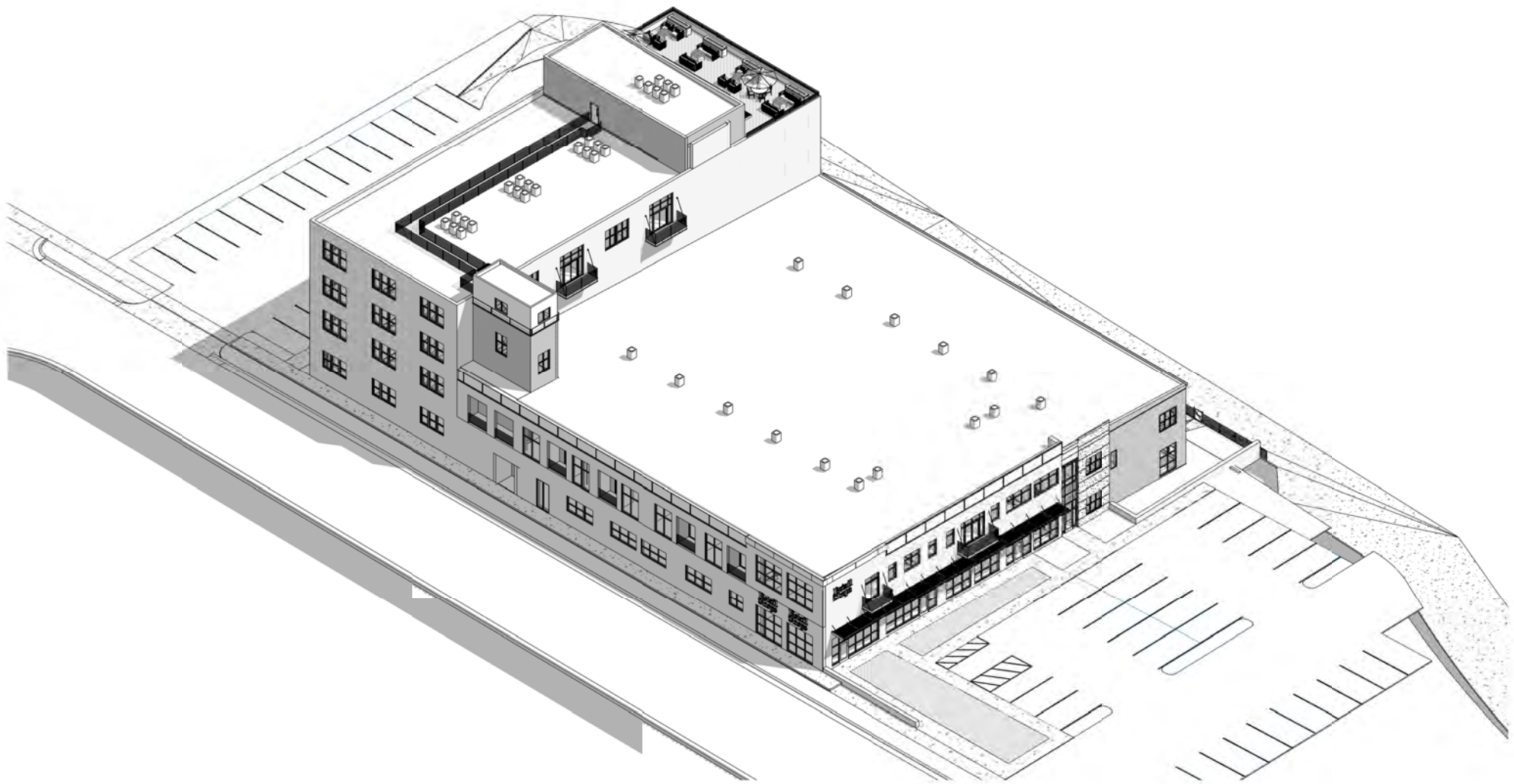
SCALE:



SOUTHEAST PERSPECTIVE



NORTHEAST PERSPECTIVE



3D-AERIAL SE

PERSPECTIVES

SCALE:

METAL CAP TO REDUCE THE ADDITIONAL MASONRY AND PROVIDE A STEPPING OF THE TWO STORY BUILDING



MAIN RESIDENTIAL ENTRANCE CANOPY CONCEPT

RETAIL CANOPY CONCEPT



PUNCHED RETAIL OPENINGS COULD BE OUTFITTED WITH MULTIPURPOSE OVERHEAD DOORS



PERHPAS A BROWN/GRAY BRICK TO COMPLEMENT THE CREAM CITY BRICK.

TOWNHOMES COULD USE STUCCO AS ONE OF THE MATERIAL FINISHES

ADDITIONAL EXTERIOR MATERIALS:
CREAM BRICK
HORIZONTAL AND/OR VERTICAL METAL PANELS



PRECEDENT PROJECTS

SCALE:



MEMORANDUM

Date: December 3, 2020

To: The Redevelopment Authority of the City of Menasha (RDA)

From: Pamela A. Captain, City Attorney

PAC

Re: Lawson Canal Acquisition

Counsel for Neenah & Menasha Water Power Company provides the attached Purchase Agreement for RDA consideration for acquisition of the Lawson Canal property. The agreement is pretty basic. There are, however, a few recommended changes:

1. Buyer to be RDA.
2. Delete paragraph 5 except with respect to real estate taxes payable on or after the closing date.
3. Delete paragraph 9 since RDA (and City) as governmental entities are subject to open meetings laws.

These recommended changes have been provided to Attorney Jackson, Vice President and Secretary of the Neenah & Menasha Water Power Company, and we are awaiting response.

PURCHASE AGREEMENT

This Purchase Agreement ("Agreement") is between Neenah & Menasha Water Power Company (the "Seller") and the City of Menasha (the "Buyer") for the purchase of Seller's property identified in attached Exhibit A and located in the city of Menasha, Winnebago County, Wisconsin (the "Parcel").

1. This Agreement is contingent upon appropriate approval as required by Seller.
2. The purchase price for the Parcel shall be one dollar (\$1.00).
3. Closing for this transaction shall occur on or before December 31, 2020 or such other date agreeable to the parties, at a location or in a manner mutually agreeable to the Buyer and Seller.
4. Seller will transfer the Parcel free and clear of any liens and Buyer agrees to take the Parcel as is. Seller makes no representations as to the condition of the Parcel or the improvements thereon. Seller disclaims all other implied warranties. Buyer releases Seller and its affiliated entities, and their respective directors, officers, employees, successors and assigns, from any future claims attributable to the Parcel and this release expressly survives the closing.
5. Buyer agrees to assume any liabilities that run with the Parcel. Buyer will indemnify Seller and its affiliated entities, and their respective directors, officers, employees, successors and assigns, against any losses relating to the Parcel, specifically: (i) Buyer's breach of this Agreement or any reps/warranties contained in the Agreement, (ii) damage to personal property or personal injury occurring after the closing date, (iii) real estate taxes payable on or after the closing date, or (iv) environmental liabilities.
6. Upon payment of the purchase price, Seller shall convey the Parcel by Quit Claim Deed (or other conveyance as provided herein) free and clear of all liens and encumbrances, except: municipal and zoning ordinances and agreements entered under them, recorded easement for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year closing. Buyer shall be responsible for obtaining any desired title insurance policy prior to closing.
7. If title is not acceptable for closing, Buyer shall notify Seller in writing of objections to title by the time set for closing. In such event, Seller shall have a reasonable time, but not exceeding 15 days, to remove the objections, and the time for closing shall be extended as necessary for this purpose. In the event that Seller is unable or unwilling to remove said objections, Buyer shall have five days from the receipt of notice thereof, to deliver written notice

waiving the objections, and the time for closing shall be extended accordingly. If the Buyer does not waive the objections, this offer shall be null and void.

8. Each party is responsible for its own expenses in connection with the negotiation of this Agreement. Buyer shall be solely responsible for all expenses in connection with the recording of the Quit Claim Deed (recording fees, transfer taxes, etc.)

9. Both parties agree to not issue any public announcements regarding this Agreement without the prior written consent of the other party.

10. This Agreement shall be governed by Wisconsin law.

11. This offer, including any amendments to it, contains the entire agreement of the Buyer and Seller regarding the transaction. All prior negotiations and discussions have been merged into this offer. This Agreement binds and inures to the benefit of the parties to this offer and their successors in interest.

12. Seller and Buyer each have the legal duty to use good faith and due diligence in completing the terms and conditions of this offer. Neither Seller nor Buyer have used a broker in connection with this transaction. A material failure to perform any obligations under this offer is a default which may subject the defaulting party to liability for damages or other legal remedies. In the event of default, either party may terminate this Agreement.

Dated this ____ day of November, 2020.

[SIGNATURE PAGE FOLLOWS]

Neenah & Menasha Water Power Company

By: _____

Printed Name: Travis Jackson

Title: Vice President and Secretary

STATE OF GEORGIA

_____ COUNTY

Personally came before me this ____ day of _____, 2020, to me known to be the person/s who executed the foregoing instrument and acknowledged the same in their capacity and for the purposes therein intended.

Printed Name: _____

Notary Public, State of Georgia

My commission expires: _____

City of Menasha

By: _____

Printed Name:

Title:

STATE OF WISCONSIN

_____ COUNTY

Personally came before me this ____ day of _____, 2020, to me known to be the persons who executed the foregoing instrument and acknowledged the same in their capacity and for the purposes therein intended.

Printed Name: _____

Notary Public, State of Wisconsin

My commission expires: _____

EXHIBIT A

Description of Parcel

- Parcel No. 730055000

Legal description: That part of a tract of land marked "canal" in the Subdivision of Reservation of Block A, Town of the Island Menasha (commonly known as the Subdivision of Block "A" Town of the Island) in the Third Ward, City of Menasha, Winnebago County Wisconsin and lying East of the following described line: Commencing at the point where the line between Lots 40 and 41 in said Subdivision intersects the Northerly line of said tract of land marked "Canal"; thence Southerly along said line between said Lots 40 and 41 produced across said tract of land marked "Canal" to the Southerly line of said tract of land marked "Canal", LESS AND EXCEPTING those land conveyed in Warranty Deed recorded on April 29, 1929 in Volume 413, Page 56 and more particularly described as follows: A parcel of land 10 feet in width and 400 feet in length in the parcel marked "Canal" in the Plat of the Subdivision of Block "A", Town of the Island, adjacent to Lots 11 to 18 inclusive of said Block "A". The Northeasterly boundary of said parcel being an extension Northwesterly 10 feet of the line between Lots 10 and 11 of said Block "A". The Southwesterly boundary of said parcel being an extension Northwesterly 10 feet of the line between lots 18 and 50 of said Block "A". The Southeasterly boundary of said parcel being the Northwesterly boundary line of Lots 11 to 18 of said Block "A". The Northwesterly boundary of said parcel being a line parallel with the 10 feet distant from the Southeasterly boundary line.

WB-3 VACANT LAND LISTING CONTRACT - EXCLUSIVE RIGHT TO SELL

1 **SELLER GIVES THE FIRM THE EXCLUSIVE RIGHT TO SELL THE PROPERTY ON THE FOLLOWING TERMS:**

2 ■ **PROPERTY DESCRIPTION:** Street address is: See attached Addendum
3 in Section ---- in the City of Menasha, County of Winnebago/Calumet
4 Wisconsin. Insert additional description, if any, at lines 313-317 or attach as an addendum per lines 318-319.

5 ■ **INCLUDED IN LIST PRICE:** Seller is including in the list price the Property, Fixtures not excluded on lines 8-9, a
6 the following items: N/A

8 ■ **NOT INCLUDED IN LIST PRICE:** N/A

10 **CAUTION: Identify Fixtures to be excluded by Seller or which are rented and will continue to be owned by t**
11 **lessor. (See lines 239-244).**

12 ■ **LIST PRICE:** _____ Dollars (\$ see attached)

13 ■ **GOVERNMENTAL AND CONSERVATION PROGRAMS:** Seller represents that all or some of the Property
14 enrolled in the following governmental conservation, farmland, environmental, land use or use restricting program
15 agreements or conservation easements, (county, state or federal): N/A

17 ■ **USE VALUE ASSESSMENT:** Seller represents that (all or some of the Property) (none of the Property) **[STRIKE ON]**
18 has been assessed as agricultural property under use value law.

19 ■ **SPECIAL ASSESSMENTS:** Seller represents that the Property is subject to the following special assessmen
20 N/A

21 ■ **SPECIAL ZONING, LAND USE OR DEVELOPMENT RESTRICTIONS:** Seller represents that the Property is subje
22 to the following special zoning, land use, development restrictions or other conditions affecting the Proper
23 N/A

24 ■ **RIGHT OF FIRST REFUSAL:** There (is) (is not) **[STRIKE ONE]** a right of first refusal on part or all of the Property.

25 ■ **ZONING:** Seller represents that the property is zoned: Varies per site

26 ■ **UTILITY CONNECTIONS:** Seller represents that the locations of the following utility connections are as follow
27 (e.g. at the lot line, on the property, across the street, unknown, unavailable, etc.): electricity at lot line
28 _____; gas at lot line; municipal sewer at lot line
29 municipal water at lot line; telephone at lot line
30 cable at lot line; other _____

31 **[MARKETING]** Seller authorizes and the Firm and its agents agree to use reasonable efforts to market the Proper
32 Seller agrees that the Firm and its agents may market Seller's personal property identified on lines 5-7 during the ter
33 of this Listing. The marketing may include: Signage, internet, website, email blast, target mailing,
34 etc. The Firm and its agents may advertise the followi

35 special financing and incentives offered by Seller: N/A

36 _____ Seller has a duty to cooperate with the marketing efforts of the Firm and its agents. S
37 lines 174-180 regarding the Firm's role as marketing agent and Seller's duty to notify the Firm of any potential buy
38 known to Seller. Seller agrees that the Firm and its agents may market other properties during the term of this Listing.

39 **CAUTION: Limiting the Firm's cooperation with other firms may reduce the marketability of the Property.**

40 **[EXCLUSIONS]** All persons who may acquire an interest in the Property who are Protected Buyers under a prior listi
41 contract are excluded from this Listing to the extent of the prior firm's legal rights, unless otherwise agreed to in writin
42 Within seven days of the date of this Listing, Seller agrees to deliver to the Firm a written list of all such Protected Buyer

43 **NOTE: If Seller fails to timely deliver this list to the Firm, Seller may be liable to the Firm for damages and costs:**
44 The following other buyers N/A

45 _____ are excluded from this Listing until _____
46 **[INSERT DATE].** These other buyers are no longer excluded from this Listing after the specified date unless, on or befo
47 the specified date, Seller has either accepted a written offer from the buyer or sold the Property to the buyer.

48 **[COMPENSATION TO OTHERS]** The Firm offers the following commission to cooperating firms: 50/50 split with
49 any Commercial Brokers. (Exceptions if any): None

50 **[COMMISSION]** The Firm's commission shall be 6% of the Purchase Price

52 ■ **EARNED:** Seller shall pay the Firm's commission, which shall be earned, if, during the term of this Listing:

- 53 1) Seller sells or accepts an offer which creates an enforceable contract for the sale of all or any part of the Property;
- 54 2) Seller grants an option to purchase all or any part of the Property which is subsequently exercised;
- 55 3) Seller exchanges or enters into a binding exchange agreement on all or any part of the Property;
- 56 4) A transaction occurs which causes an effective change in ownership or control of all or any part of the Property; or

57 5) A ready, willing and able buyer submits a bona fide written offer to Seller or the Firm for the Property at, or above
 58 the list price and on substantially the same terms set forth in this Listing and the current WB-13 Vacant Land Offer
 59 to Purchase, even if Seller does not accept the buyer's offer. A buyer is ready, willing and able when the buyer
 60 submitting the written offer has the ability to complete the buyer's obligations under the written offer.

61 The Firm's commission shall be earned if, during the term of the Listing, one owner of the Property sells, conveys,
 62 exchanges or options, as described above, an interest in all or any part of the Property to another owner, except in the event of a
 63 divorce judgment.

64 ■ **DUE AND PAYABLE:** Once earned, the Firm's commission is due and payable in full at the earlier of closing or the date
 65 set for closing, even if the transaction does not close, unless otherwise agreed in writing.

66 ■ **CALCULATION:** A percentage commission shall be calculated based on the following, if earned above:

- 67 • Under 1) or 2) the total consideration between the parties in the transaction.
- 68 • Under 3) or 4) the list price if the entire Property is involved.
- 69 • Under 3) if the exchange involves less than the entire Property or under 4) if the effective change in ownership
 70 control involves less than the entire Property, the fair market value of the portion of the Property exchanged or of
 71 which there was an effective change in ownership or control.
- 72 • Under 5) the total offered purchase price.

73 **NOTE: If a commission is earned for a portion of the Property it does not terminate the Listing as to any remaining**
 74 **Property.**

75 **BUYER FINANCIAL CAPABILITY** The Firm and its agents are not responsible under Wisconsin statutes or regulations
 76 qualify a buyer's financial capability. If Seller wishes to confirm a buyer's financial capability, Seller may negotiate inclusion
 77 of a contingency for financing, proof of funds, qualification from a lender, sale of buyer's property, or other confirmation in an
 78 offer to purchase or contract.

79 **LIEN NOTICE** The Firm has the authority under section 779.32 of the Wisconsin Statutes to file a lien for commission
 80 or compensation earned but not paid when due against the commercial real estate, or the interest in the commercial
 81 real estate, if any, that is the subject of this Listing. "Commercial real estate" includes all real estate except (a) real
 82 property containing 8 or fewer dwelling units, (b) real property that is zoned for residential purposes and that does not
 83 contain any buildings or structures, and (c) real property that is zoned for agricultural purposes.

84 **DISCLOSURE TO CLIENTS**

85 Under Wisconsin law, a brokerage firm (hereinafter firm) and its brokers and salespersons (hereinafter agents) owe
 86 certain duties to all parties to a transaction:

- 87 (a) The duty to provide brokerage services to you fairly and honestly.
- 88 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 89 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
 90 unless disclosure of the information is prohibited by law.
- 91 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of that
 92 information is prohibited by law. (See lines 245-248.)
- 93 (e) The duty to protect your confidentiality. Unless the law requires it, the firm and its agents will not disclose your
 94 confidential information or the confidential information of other parties. (See lines 151-166.)
- 95 (f) The duty to safeguard trust funds and other property the firm or its agents holds.
- 96 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose their
 97 advantages and disadvantages of the proposals.

98 **BECAUSE YOU HAVE ENTERED INTO AN AGENCY AGREEMENT WITH A FIRM, YOU ARE THE FIRM'S CLIENT.**
 99 **A FIRM OWES ADDITIONAL DUTIES TO YOU AS A CLIENT OF THE FIRM:**

- 100 (a) The firm or one of its agents will provide, at your request, information and advice on real estate matters that affect
 101 your transaction, unless you release the firm from this duty.
 - 102 (b) The firm or one of its agents must provide you with all material facts affecting the transaction, not just Adverse
 103 Facts.
 - 104 (c) The firm and its agents will fulfill the firm's obligations under the agency agreement and fulfill your lawful requests
 105 that are within the scope of the agency agreement.
 - 106 (d) The firm and its agents will negotiate for you, unless you release them from this duty.
 - 107 (e) The firm and its agents will not place their interests ahead of your interests. The firm and its agents will not, unless
 108 required by law, give information or advice to other parties who are not the firm's clients, if giving the information or
 109 advice is contrary to your interests.
- 110 If you become involved in a transaction in which another party is also the firm's client (a "multiple representation
 111 relationship"), different duties may apply.

112 **MULTIPLE REPRESENTATION RELATIONSHIPS AND DESIGNATED AGENCY**

113 ■ A multiple representation relationship exists if a firm has an agency agreement with more than one client who is
 114 party in the same transaction. If you and the firm's other clients in the transaction consent, the firm may provide service
 115 through designated agency, which is one type of multiple representation relationship.

116 ■ Designated agency means that different agents with the firm will negotiate on behalf of you and the other client
 117 clients in the transaction, and the firm's duties to you as a client will remain the same. Each agent will provide
 118 information, opinions, and advice to the client for whom the agent is negotiating, to assist the client in the negotiation
 119 Each client will be able to receive information, opinions, and advice that will assist the client, even if the information
 120 opinions, or advice gives the client advantages in the negotiations over the firm's other clients. An agent will not reveal
 121 any of your confidential information to another party unless required to do so by law.

122 ■ If a designated agency relationship is not authorized by you or other clients in the transaction you may still authorize
 123 or reject a different type of multiple representation relationship in which the firm may provide brokerage services to more
 124 than one client in a transaction but neither the firm nor any of its agents may assist any client with information, opinion
 125 and advice which may favor the interests of one client over any other client. Under this neutral approach, the same
 126 agent may represent more than one client in a transaction.

127 ■ If you do not consent to a multiple representation relationship the firm will not be allowed to provide brokerage
 128 services to more than one client in the transaction.

129 CHECK ONLY ONE OF THE THREE BELOW:

- 130 ☒ The same firm may represent me and the other party as long as the same agent is not representing
 131 both. (multiple representation relationship with designated agency)
- 132 ☐ The same firm may represent me and the other party, but the firm must remain neutral regardless if one
 133 more different agents are involved. (multiple representation relationship without designated agency)
- 134 ☐ The same firm cannot represent both me and the other party in the same transaction. (I reject multiple
 135 representation relationships)

136 **NOTE: All clients who are parties to this agency agreement consent to the selection checked above. You may**
 137 **modify this selection by written notice to the firm at any time. Your firm is required to disclose to you in your**
 138 **agency agreement the commission or fees that you may owe to your firm. If you have any questions about the**
 139 **commission or fees that you may owe based upon the type of agency relationship you select with your firm**
 140 **you should ask your firm before signing the agency agreement.**

141 SUBAGENCY

142 Your firm may, with your authorization in the agency agreement, engage other firms (subagent firms) to assist your firm
 143 providing brokerage services for your benefit. A subagent firm and the agents associated with the subagent firm will not put
 144 their own interests ahead of your interests. A subagent firm will not, unless required by law, provide advice or opinions
 145 other parties if doing so is contrary to your interests.

146 **PLEASE REVIEW THIS INFORMATION CAREFULLY. An agent can answer your questions about brokerage**
 147 **services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax**
 148 **advisor, or home inspector.**

149 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain language
 150 summary of the duties owed to you under section 452.133 (2) of the Wisconsin statutes.

151 ■ **CONFIDENTIALITY NOTICE TO CLIENTS:** The Firm and its agents will keep confidential any information given
 152 the Firm or its agents in confidence, or any information obtained by the Firm and its agents that a reasonable person
 153 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm
 154 to disclose particular information. The Firm and its agents shall continue to keep the information confidential after the Firm
 155 is no longer providing brokerage services to you.

156 The following information is required to be disclosed by law:

- 157 1) Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin statutes (see lines 245-248).
 158 2) Any facts known by the Firm and its agents that contradict any information included in a written inspection report
 159 the property or real estate that is the subject of the transaction.

160 To ensure that the Firm and its agents are aware of what specific information you consider confidential, you may list that
 161 information below (see lines 163-164). At a later time, you may also provide the Firm with other information you
 162 consider to be confidential.

163 **CONFIDENTIAL INFORMATION:** None

164
 165 **NON-CONFIDENTIAL INFORMATION** (The following may be disclosed by the Firm and its agents): None

166
 167 **COOPERATION, ACCESS TO PROPERTY OR OFFER PRESENTATION** The parties agree that the Firm and its
 168 agents will work and cooperate with other firms and agents in marketing the Property, including firms acting as
 169 subagents (other firms engaged by the Firm - see lines 141-145) and firms representing buyers. Cooperation includes
 170 providing access to the Property for showing purposes and presenting offers and other proposals from these firms to the
 171 Seller. Note any firms with whom the Firm shall not cooperate, any firms or agents or buyers who shall not be allowed
 172 to attend showings, and the specific terms of offers which should not be submitted to Seller: N/A

174 **SELLER COOPERATION WITH MARKETING EFFORTS** Seller agrees to cooperate with the Firm in the Firm
 175 marketing efforts and to provide the Firm with all records, documents and other material in Seller's possession or control
 176 which are required in connection with the sale. Seller authorizes the Firm to do those acts reasonably necessary
 177 effect a sale and Seller agrees to cooperate fully with these efforts which may include use of a multiple listing service,
 178 Internet advertising or a lockbox system at the Property. Seller shall promptly refer all persons making inquiries
 179 concerning the Property to the Firm and notify the Firm in writing of any potential buyers with whom Seller negotiates
 180 who view the Property with Seller during the term of this Listing.

181 **LEASED PROPERTY** If Property is currently leased and lease(s) will extend beyond closing, Seller shall assign Seller's
 182 rights under the lease(s) and transfer all security deposits and prepaid rents (subject to agreed upon prorations) thereunder
 183 to buyer at closing. Seller acknowledges that Seller remains liable under the lease(s) unless released by tenant(s).
 184 **CAUTION: Seller should consider obtaining an indemnification agreement from buyer for liabilities under the lease(s) unless released by tenants.**

186 **DISPUTE RESOLUTION** The Parties understand that if there is a dispute about this Listing or an alleged breach, a
 187 the parties cannot resolve the dispute by mutual agreement, the parties may consider judicial resolution in court or may
 188 consider alternative dispute resolution. Alternative dispute resolution may include mediation and binding
 189 arbitration. Should the parties desire to submit any potential dispute to alternative dispute resolution, it is recommended
 190 that the parties add such in Additional Provisions or in an Addendum.

191 **EXTENSION OF LISTING** The Listing term is extended for a period of one year as to any Protected Buyer. Upon
 192 receipt of a written request from Seller or a firm that has listed the Property, the Firm agrees to promptly deliver to Seller
 193 a written list of those buyers known by the Firm and its agents to whom the extension period applies. Should this Listing
 194 be terminated by Seller prior to the expiration of the term stated in this Listing, this Listing shall be extended to
 195 Protected Buyers, on the same terms, for one year after the Listing is terminated (lines 196-204).

196 **TERMINATION OF LISTING** Neither Seller nor the Firm has the legal right to unilaterally terminate this Listing absent
 197 material breach of contract by the other party. Seller understands that the parties to the Listing are Seller and the Firm.
 198 Agents for the Firm do not have the authority to enter into a mutual agreement to terminate the Listing, amend the
 199 commission amount or shorten the term of this Listing, without the written consent of the agent(s)' supervising broker. Seller
 200 and the Firm agree that any termination of this Listing by either party before the date stated on line 321 shall be
 201 effective by the Seller only if stated in writing and delivered to the Firm in accordance with lines 290-312 and be effective
 202 by the Firm only if stated in writing by the supervising broker and delivered to Seller in accordance with lines 290-312.
 203 **CAUTION: Early termination of this Listing may be a breach of contract, causing the terminating party**
 204 **potentially be liable for damages.**

205 **VACANT LAND DISCLOSURE REPORT** Seller agrees to complete the vacant land disclosure report provided by the
 206 Firm to the best of Seller's knowledge. Seller agrees to amend the report should Seller learn of any Defect(s) after
 207 completion of the report but before acceptance of a buyer's offer to purchase. Seller authorizes the Firm and its agents
 208 to distribute the report to all interested parties and agents inquiring about the Property and Seller acknowledges that the
 209 Firm and its agents have a duty to disclose all Material Adverse Facts as required by law.

210 **SELLER REPRESENTATIONS REGARDING DEFECTS** Seller represents to the Firm that as of the date of this Listing
 211 Seller has no notice or knowledge of any Defects affecting the Property other than those noted on the vacant land
 212 disclosure report.

213 **WARNING: IF SELLER REPRESENTATIONS ARE INCORRECT OR INCOMPLETE, SELLER MAY BE LIABLE FOR**
 214 **DAMAGES AND COSTS.**

215 **OPEN HOUSE AND SHOWING RESPONSIBILITIES** Seller is aware that there is a potential risk of injury, damage,
 216 and/or theft involving persons attending an "individual showing" or an "open house." Seller accepts responsibility for
 217 preparing the Property to minimize the likelihood of injury, damage and/or loss of personal property. Seller agrees
 218 to hold the Firm and its agents harmless for any losses or liability resulting from personal injury, property damage, or theft
 219 occurring during "individual showings" or "open houses" other than those caused by the negligence or intentional
 220 wrongdoing of the Firm and its agents. Seller acknowledges that individual showings and open houses may be
 221 conducted by licensees other than agents of the Firm, that appraisers and inspectors may conduct appraisals and
 222 inspections without being accompanied by agents of the Firm or other licensees, and that buyers or licensees may be
 223 present at all inspections and testing and may photograph or videotape Property unless otherwise provided for
 224 additional provisions at lines 313-317 or in an addendum per lines 318-319.

225 **DEFINITIONS**

226 **ADVERSE FACT:** An "Adverse Fact" means any of the following:

- 227 a) A condition or occurrence that is generally recognized by a competent licensee as doing any of the following:
- 228 1) Significantly and adversely affecting the value of the Property;
 - 229 2) Significantly reducing the structural integrity of improvements to real estate; or
 - 230 3) Presenting a significant health risk to occupants of the Property.

- 231 b) Information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligation
 232 under a contract or agreement made concerning the transaction.
- 233 ■ **DEADLINES - DAYS:** Deadlines expressed as a number of "days" from an event are calculated by excluding the day t
 234 event occurred and by counting subsequent calendar days.
- 235 ■ **DEFECT:** "Defect" means a condition that would have a significant adverse effect on the value of the Property; th
 236 would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed
 237 replaced would significantly shorten or adversely affect the expected normal life of the premises.
- 238 ■ **FIRM:** "Firm" means a licensed sole proprietor broker or a licensed broker business entity.
- 239 ■ **FIXTURES:** A "Fixture" is an item of property which is physically attached to or so closely associated with land so
 240 to be treated as part of the real estate, including, without limitation, physically attached items not easily removal
 241 without damage to the premises, items specifically adapted to the premises, and items customarily treated as fixture
 242 including, but not limited to, all: perennial crops; garden bulbs; plants; shrubs and trees; and fences; storage buildin
 243 on permanent foundations and docks/piers on permanent foundations.
- 244 **CAUTION: Annual crops are not part of the purchase price unless otherwise agreed.**
- 245 ■ **MATERIAL ADVERSE FACT:** A "Material Adverse Fact" means an Adverse Fact that a party indicates is of su
 246 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonat
 247 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
 248 affects or would affect the party's decision about the terms of such a contract or agreement.
- 249 ■ **PERSON ACTING ON BEHALF OF BUYER:** "Person Acting on Behalf of Buyer" shall mean any person joined in intere
 250 with buyer, or otherwise acting on behalf of buyer, including but not limited to buyer's immediate family, agents, employee
 251 directors, managers, members, officers, owners, partners, incorporators and organizers, as well as any and all corporator
 252 partnerships, limited liability companies, trusts or other entities created or controlled by, affiliated with or owned by buyer,
 253 whole or in part whether created before or after expiration of this Listing.
- 254 ■ **PROPERTY:** Unless otherwise stated, "Property" means all property included in the list price as described on lines 2-
 255 ■ **PROTECTED BUYER:** Means a buyer who personally, or through any Person Acting on Behalf of Buyer, during the term
 256 this Listing:
- 257 1) Delivers to Seller or the Firm or its agents a written offer to purchase, exchange or option on the Property during the ter
 258 of this Listing;
 - 259 2) Views the Property with Seller or negotiates directly with Seller by communicating with Seller regarding any potent
 260 terms upon which the buyer might acquire an interest in the Property; or
 - 261 3) Attends an individual showing of the Property or communicates with agents of the Firm or cooperating firms regardi
 262 any potential terms upon which the buyer might acquire an interest in the Property, but only if the Firm or its ager
 263 deliver the buyer's name to Seller, in writing, no later than three days after the earlier of expiration or termination (lin
 264 196-204) of the Listing. The requirement in 3), to deliver the buyer's name to Seller in writing, may be fulfilled as follow:
 265 a) If the Listing is effective only as to certain individuals who are identified in the Listing, by the identification of th
 266 individuals in the Listing; or,
 267 b) If a buyer has requested that the buyer's identity remain confidential, by delivery of a written notice identifying the fir
 268 or agents with whom the buyer negotiated and the date(s) of any individual showings or other negotiations.
- 269 A Protected Buyer also includes any Person Acting on Behalf of Buyer joined in interest with or otherwise acting i
 270 behalf of a Protected Buyer, who acquires an interest in the Property during the extension of listing period as noted i
 271 lines 191-195.
- 272 **NON-DISCRIMINATION** Seller and the Firm and its agents agree that they will not discriminate against a
 273 prospective buyer on account of race, color, sex, sexual orientation as defined in Wisconsin Statutes, Sectio
 274 111.32 (13m), disability, religion, national origin, marital status, lawful source of income, age, ancestry, fami
 275 status, status as a victim of domestic abuse, sexual assault, or stalking, or in any other unlawful manner.
- 276 **EARNEST MONEY** If the Firm holds trust funds in connection with the transaction, they shall be retained by the Firm in th
 277 Firm's trust account. The Firm may refuse to hold earnest money or other trust funds. Should the Firm hold the earnest mone
 278 the Firm shall hold and disburse the earnest money funds in accordance with Wis. Stat. Ch. 452 and Wis. Admin. Code C
 279 REEB 18. If the transaction fails to close and the Seller requests and receives the earnest money as the total liquidati
 280 damages, then upon disbursement to Seller, the earnest money shall be paid first to reimburse the Firm for cash advanc
 281 made by the Firm on behalf of Seller and one half of the balance, but not in excess of the agreed commission, shall be paid
 282 the Firm as full commission in connection with said purchase transaction and the balance shall belong to Seller. This payme
 283 to the Firm shall not terminate this Listing.
- 284 **OCCUPANCY** Unless otherwise provided, Seller agrees to give buyer occupancy of the Property at time of closin
 285 Unless otherwise agreed, Seller agrees to have the Property free of all debris and personal property except for person
 286 property belonging to current tenants, sold to the buyer or left with the buyer's consent.
- 287 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry at
 288 persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet
 289 <http://www.doc.wi.gov> or by telephone at (608)240-5830.

290 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Listing, delivery of
 291 documents and written notices to a party shall be effective only when accomplished by one of the methods specified at
 292 lines 293-312.

293 (1) **Personal Delivery**: giving the document or written notice personally to the party, or the party's recipient for delivery if
 294 named at line 295 or 296.

295 Seller's recipient for delivery (optional): _____

296 Firm's recipient for delivery (optional): _____

297 ☐ (2) **Fax**: fax transmission of the document or written notice to the following telephone number:

298 Seller: (_____) Firm: (_____) _____

299 ☐ (3) **Commercial Delivery**: depositing the document or written notice fees prepaid or charged to an account with a
 300 commercial delivery service, addressed either to the party, or to the party's recipient for delivery if named at line 295 or
 301 296, for delivery to the party's delivery address at line 305 or 306.

302 ☒ (4) **U.S. Mail**: depositing the document or written notice postage prepaid in the U.S. Mail, addressed either to the
 303 party, or to the party's recipient for delivery if named at line 295 or 296 for delivery to the party's delivery address at line
 304 305 or 306.

305 Delivery address for Seller: 100 Main Street, Suite 200, Menasha, WI 54952

306 Delivery address for Firm: 200 E. Washington Street, 2A, Appleton, WI 54911

307 ☒ (5) **E-Mail**: electronically transmitting the document or written notice to the party's e-mail address, if given below at
 308 line 311 or 312. If this is a consumer transaction where the property being purchased or the sale proceeds are used
 309 primarily for personal, family or household purposes, each consumer providing an e-mail address below has first
 310 consented electronically as required by federal law.

311 E-Mail address for Seller: sschroeder@ci.menasha.wi.us

312 E-Mail address for Firm: elizabethr@naipfefferle.com

313 **ADDITIONAL PROVISIONS** N/A

314 _____

315 _____

316 _____

317 _____

318 **ADDENDA** The attached addenda Addendum attached

319 _____ is/are made part of this Listing

320 **TERM OF THE CONTRACT** From the 1st day of December, 2020, up
 321 to the earlier of midnight of the 1st day of June, 2021, or the conveyance
 322 of the entire Property.

323 **BY SIGNING BELOW, SELLER ACKNOWLEDGES RECEIPT OF A COPY OF THIS LISTING CONTRACT AND**
 324 **THAT HE/SHE HAS READ ALL 6 PAGES AS WELL AS ANY ADDENDA AND ANY OTHER DOCUMENTS**
 325 **INCORPORATED INTO THE LISTING.**

326 (x) _____

327 Seller's Signature ▲ Print Name } Phil Vanderhyden, Jr/Chair-RDA

Date ▲

328 (x) _____

329 Seller's Signature ▲ Print Name }

Date ▲

330 (x) _____

331 Seller's Signature ▲ Print Name }

Date ▲

332 (x) _____

333 Seller's Signature ▲ Print Name }

Date ▲

334 **The Redevelopment Authority of the City of Menasha**

335 Seller Entity Name (if any) Print Name ▲

336 (x) _____

337 Authorized Signature ▲

338 Print Name & Title }

Date ▲

339 **NAI Pfefferle**

340 Firm Name

341 (x) Richard J. Knight

342 Agent's Signature ▲ Print Name } Richard J. Knight, EVP

12/2/2020

Date ▲

ADDENDUM TO VACANT LAND FOR CITY OF MENASHA

LISTING \$	PARCEL ID	ADDRESS	OWNER	ZONE	TID	AREA (SF)	AREA (ACRES)
\$ 81,544.00	7-00001-10	1173 PROVINCE TERRACE (LOT 10)	CITY OF MENASHA	C3	9	88,801	2.04
\$ 63,320.00	7-00001-12	1148 PROVINCE TERRACE (LOT 12)	CITY OF MENASHA	C1	9	31,712	0.73
\$ 126,847.00	7-00001-11	1133 PROVINCE TERRACE (LOT 11)	CITY OF MENASHA	C1	9	63,423	1.46
\$ 54,014.00	7-00015-02	1109 PROVINCE TERRACE (LOT 2)	CITY OF MENASHA	C1	9	27,051	0.62
\$ 27,878.00	7-0001504	1100 PROVINCE TERRACE (LOT 4)	CITY OF MENASHA	C1	9	13,852	0.32
\$ 113,256.00	7-00015-01	1101 PROVINCE TERRACE (LOT 1)	CITY OF MENASHA	C1	9	56,628	1.3
\$ 89,298.00	7-0001108	2027 MANITOWOC ROAD (LOT 5)	CITY OF MENASHA	C1	9	36,275	0.83

PARCEL SHALL NOT BE SOLD FOR USE AS A PARKING LOT



Manitowoc Road & Province Terrace

Menasha, WI.

The Province Terrace Commercial Development is a commercial campus integrated into a vibrant neighborhood. Located in a rapidly expanding business corridor, these sites offer the perfect place to start or grow your business. These sites are designed to support an array of professional office, business and personal services and retail uses.

Seven fully improved parcels ranging in size from one quarter to two and three quarter acres are available. Larger parcels may be created by combining existing lots.

PRICE \$27,878-\$126,847 PER LOT

ACRES 0.32-2.04

ZONED GENERAL COMMERCIAL

MUNICIPALITY CITY OF MENASHA

For more information:

Elizabeth Ringgold

920.560.5061 • elizabethr@naipfefferle.com

Tom Fisk

920.560.5090 • tomf@naipfefferle.com

For Sale

Manitowoc Road & Province Terrace Menasha, WI

OPTIMAL UTILITIES

Menasha Utilities, a locally owned and operated utility, provides electric service to Lake Park Square. Menasha Utilities has developed services that help business increase energy efficiency, reduce direct electric expense and control capital costs in order to remain competitive. MU rates are among lowest in Northeast Wisconsin.

Natural gas service is provided by WE Energies. The Waverly Sanitary District supplies water and sanitary sewer. AT&T is the phone service provider for Lake Park Square.

LOT NUMBER	ZONING	SQUARE FEET	ACRES	ASKING PRICE
1	C-1 GENERAL COMMERCIAL ZONING	56,628	1.30	\$113,256
2	C-1 GENERAL COMMERCIAL ZONING	27,051	0.62	\$54,014
4	C-1 GENERAL COMMERCIAL ZONING	13,852	0.32	\$27,878
5	C-1 GENERAL COMMERCIAL ZONING	44,649	1.03	\$89,298
10	C-1 GENERAL COMMERCIAL ZONING	88,801	2.04	\$81,544
11	C-1 GENERAL COMMERCIAL ZONING	63,423	1.46	\$126,847
12	C-1 GENERAL COMMERCIAL ZONING	31,712	0.73	\$63,320

Neighbors to this development include:

- Stone Road Bar and Grill
- Provisions Wealth Management
- Markway Metals
- Winnegamie Dog Club
- Davel Engineering
- Circle of Friends Learning Center
- Neenah-Menasha Fire & Rescue
- Tree Specialists
- Storage Center

NON-RESIDENTIAL CUSTOMERS

STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of NAI Pfefferle (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat. 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Notice About Sex Offender Registry

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.



920.968.4700 | www.naipfefferle.com

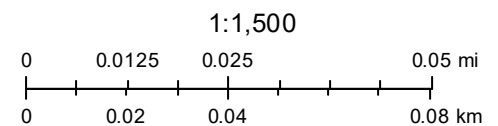
Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

Whiting: 100 River Street, Menasha



December 3, 2020

- | | |
|--|--|
| Physical Addresses | Navigable Waterways |
| Street Centerline | — Navigable - Permanent (unchecked) |
| Road ROW | - - - Navigable - Intermittent (unchecked) |
| Tax Parcel Boundary (white) | - - - Navigable - Stream (unchecked) |
| Tax Parcel Boundary | — Navigable - Permanent (checked) |
| Road ROW area | - - - Navigable - Intermittent (checked) |
| | - - - Navigable - Stream (checked) |



Winnebago County GIS
Imagery Date: April 2020

Markway Metals: 2011 Manitowoc Road



December 3, 2020

1:1,500

- Physical Addresses

Street Centerline

Road ROW

Tax Parcel Boundary (white)

Tax Parcel Boundary

Road ROW area
- Navigable Waterways

Navigable - Permanent (unchecked)

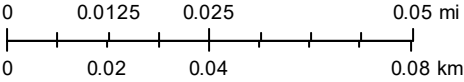
Navigable - Intermittent (unchecked)

Navigable - Stream (unchecked)

Navigable - Permanent (checked)

Navigable - Intermittent (checked)

Navigable - Stream (checked)



Winnebago County GIS
Imagery Date: April 2020



2021 Meeting Schedule

Tuesday 5:15 PM Redevelopment Authority	Monday 6:00 PM City Council
1/5/2021	1/18/2021
2/2/2021	2/15/2021
3/2/2021	3/15/2021
3/30/2021	4/5/2021
5/4/2021	5/17/2021
6/8/2021	6/21/2021
6/29/2021	7/6/2021
8/3/2021	8/23/2021
8/31/2021	9/7/2021
10/5/2021	10/18/2021
11/2/2021	11/15/2021
12/7/2021	12/20/2021

Bold = Irregular Meeting Dates