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 100 Main Street, Menasha Room 133

July 7, 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 June 2, 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. Lot 3 of Lake Park Villas Ingress/Egress Easement
- 2. Banta/RR Donnelley Property 460 Ahnaip Street
 - a. Demolition Update
 - b. Future Development Discussion
- 3. 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, Menasha (Virtual Meeting) June 2, 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, Kip Golden Shane Correll, and Gail Popp.

REDEVELOPMENT AUTHORITY MEMBERS EXCUSED:

OTHERS PRESENT: CDD Schroeder, PP Stephenson, CA Captain, and Grant Fisk (Heimdall, LLC)

C. PUBLIC HEARING

No public hearing at this time.

D. MINUTES TO APPROVE

1. Minutes of the May 5, 2020 Redevelopment Authority Meeting

A motion was made by Comm. Vanderlinden to approve the minutes of May 5, 2020 Redevelopment Authority Meeting. The motion was seconded by Comm. Stevens. The motion carried.

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

(five (5) minute time limit for each person) No public comments at this time.

F. DISCUSSION / ACTION ITEMS

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

CDD Schroeder and Listing Agent Gail Popp on behalf of Coldwell Banker provided an update on the current status of the Lake Park Villas lots noting the RDA closed on one lot on May 29, 2020, we have additional inquiries into more lots and Cypress is working on recording the plat to execute the sale of the remaining seven lots per the purchase agreement.

2. Banta/RR Donnelley Property – 460 Ahnaip Street

a. DOT Demolition Update

CDD Schroeder updated the RDA on the Banta demolition. The contractor has started the asbestos removal and would anticipate starting physical demolition mid-June to early July with the completion in September.

b. Option to Purchase – Heimdall, LLC (Southwest end of 460 Ahnaip Street)

Comm. Golden noted he will be abstaining from any vote due to potential interest in the project. Grant Fisk presented to the RDA noting that he was working on behalf of a local investment group. Mr. Fisk noted that with the sudden demolition of the Doc. Larsen building, it elevated this project to ensure that a proposal was made prior to any decision to demolish the remaining portion of the building. Through a preliminary review, the group envisions roughly 38 market rate apartment units to create a catalyst project to trigger other high quality projects in the surrounding vicinity. The request was for a 45 day option to purchase to allow the investors and designers to bring back a more detailed proposal including renderings and a construction budget. Following the option, an offer to purchase and additional supporting documents would be submitted to the RDA with a purchase price of \$1.00. With this purchase price, the development group would not need any additional City incentives.

General discussion ensued including the following:

- Lawson Canal
- Construction timeline and cost
- Memorandum of Understanding with EMS Strategic Development (Hotel)
- Utilities
- Surrounding development
- Amenities Rooftop deck
- Investors
- Status of the economy and future impacts
- Parking
- Historical elements
- Purchase price

Collectively, the proposed project was supported by the members of the RDA, however, the RDA felt they needed additional information before making any type of motion. Mr. Fisk, noted with that direction they will pull together some additional information to be submitted with an offer to purchase.

No action.

3. Set Next Meeting

The next meeting was set for July 7, 2020 at 5:15 PM.

G. ADJOURNMENT

A motion was made by Comm. Vanderlinden to adjourn the meeting in closed session at 6:12 PM. The motion was seconded by Comm. Vanderhyden. The motion carried.

Minutes respectfully submitted by CDD Schroeder.



MEMORANDUM

Date: July 7, 2020

To: Redevelopment Authority

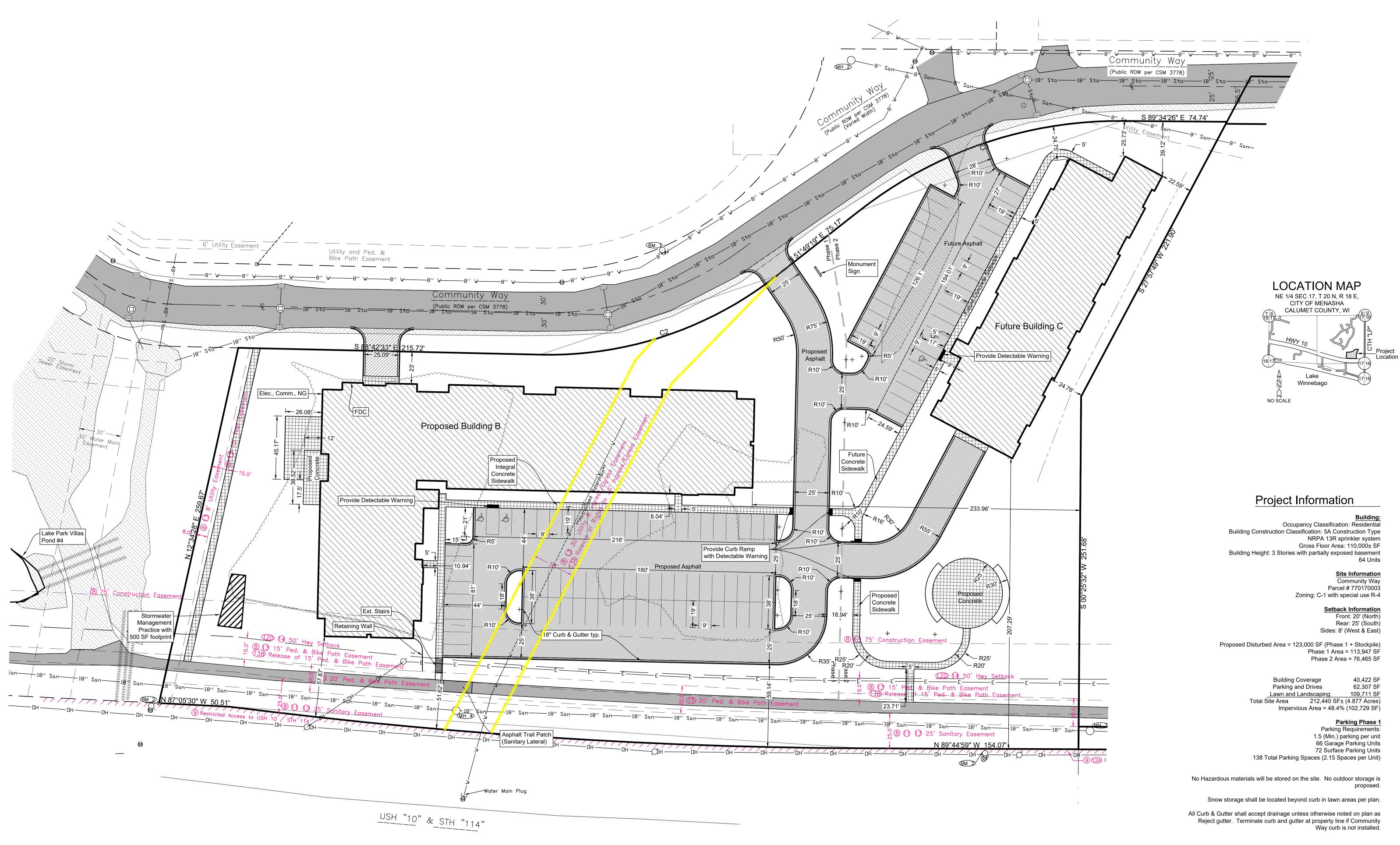
From: Community Development Department/SS

RE: Lots 3 Lake Park Square – Ingress/Egress Easement – Lakeshore Ridge Apartments, LLC

Since the acceptance of an offer to purchase by both the Redevelopment Authority and Lakeshore Ridge Apartments, LLC, the architects, surveyors and civil engineers have noted a number of corrections through the design process that need to be cleaned up on Lot 3 of Lake Park Villas to move the development forward.

Attached is the proposed site plan for the project with the highlighted easement to be released. When the original plat was create, there was a proposed site plan whereby a water main was installed through the center of Lot 3. At the time, Community Way was extended from Lake Park Road to Chrystella Drive, this water main was abandoned. A request to release the utility easement will appear on the June 30, 2020 Village of Harrison Board meeting.

Motion for the Redevelopment Authority to release any rights or restrictions to the ingress and egress easement located on Lot 3 of Lake Park Villas as presented.



LEGEND

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Underground Cable TV
Underground Fiber Optic
Overhead Electric Lines
Utility Guy Wire
Sanitary Sewer
Storm Sewer
Underground Electric
Underground Gas Line
Underground Telephone
Water Main
Fence - Steel
Fence - Wood
Fence - Barbed Wire
Wetlands
Treeline



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Intermediate Contour
Proposed Building
Proposed Asphalt
Proposed Concrete
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Proposed Gravel

Sanitary MH / Tank / Base Clean Out / Curb Stop / Pull Box 🛛 🖾 Gas Regulator Storm Manhole Inlet Catch Basin / Yard Drain Water MH / Well Hydrant

Ø Utility Valve Utility Meter Utility Pole Light Pole / Signal Guy Wire

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- Electric Pedestal Electric Transformer Air Conditioner Telephone Pedestal
- Telephone Manhole - - · Wetlands +799.9 Ex Spot Elevation

C CATV Pedestal Railroad Signal Sign (🔺) Tower / Silo Post / Guard Post () Satellite Dish Large Rock Image Pole Deciduous Tree Coniferous Tree Bush / Hedge Stump Marsh Soil Boring

Benchmark Asphalt Pavement Concrete Pavement Gravel

Dimensions along curb is measured to the curb face.

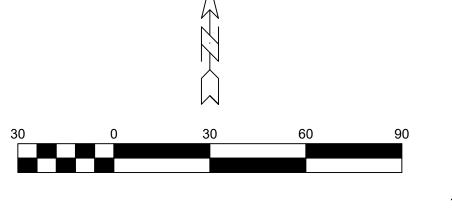
CIVIL SHEET INDEX:

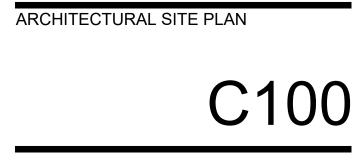
Sheet	Page
Site Plan	100
Drainage and Grading Plan	102
Erosion & Sediment Control Plan	103
Utility Plan	104
Construction Details	201
Erosion Control Details	202
Stormwater Details	203

SITE PLAN









INFORMATION						
PROJECT ARC	CHITECT	PA				
PROJECT MANAGER Auth						
PROJECT NU	MBER	20105				
ISSUED FOR	NOT FOR CO	ONSTRUCTION				
DATE		06.22.2020				

SHEET

EVELOPMENT + INVESTMENT G ROLIP
REVISIONS

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Menasha, Wl

PROJECT Lakeshore Ridge

PURE architecture studio, llc 735 N Water Street, Suite 1228 Milwaukee, WI 53202 www.pure-arch.com CONSULTANTS





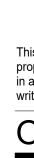


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PROJECT Lakeshore Ridge

Menasha, WI

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REVISIONS

INFORMATION							
PROJECT ARCHITECT P/							
PROJECT MANAGER							
PROJECT NUMBER 2010							
ISSUED FOR NOT FOR CON	STRUCTION						
DATE	06.22.2020						

SHEET BUILDING ELEVATIONS









Lakeshore Ridge - Menasha, WI

FA

south perspective 06.16.2020

southeast perspective 06.16.2020





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Lakeshore Ridge - Menasha, WI

west perspective 06.16.2020



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PURE architecture studio, llc 735 N Water Street, Suite 1228 Milwaukee, WI 53202 www.pure-arch.com

CONSULTANTS

PROJECT

Lakeshore Ridge

Menasha, WI

INFORM	MATIO	N
PROJECT ARC	CHITECT	PA
PROJECT MAN	NAGER	
PROJECT NUM	/ BER	20105
ISSUED FOR	NOT FOR (CONSTRUCTION
DATE		06.22.2020

SHEET PRELIMINARY RENDERINGS

