

**CITY OF MENASHA
Redevelopment Authority
Menasha City Center
100 Main Street, Menasha**

**March 3rd, 2020
MINUTES**

A. CALL TO ORDER

The meeting was called to order by Chairperson Vanderhyden 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, DPR Tungate, Steve Grenell (Menasha Utilities), Melanie Krause (Menasha Utilities), Sandra Dabill-Taylor (545 Broad Street), and Kathy Bauer (709 Lincoln).

C. PUBLIC HEARING

Sandra Dabill-Taylor: Spoke about the Racine Street Bridge project, as it relates to the Banta Facility.

D. MINUTES TO APPROVE

1. Minutes of the February 4, 2020 Redevelopment Authority Meeting
Comm. Correll made a motion to approve the minutes of the February 4, 2020 Redevelopment Authority.
The motion was seconded by Chairperson Vanderhyden. The motion carried.

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. Lawson Canal Property Acquisition

- a. Update from Parks and Recreation Director Tungate
DPR Tungate gave an update on the Lawson Canal Project and the need work with the RDA. The parks department would like to work in tandem with the RDA to secure acquisition and funding for a water feature project in the Lawson Canal as it supports future development.

The RDA entered into a conversation with the following being discussed:

- Developing a site that has a vision and unchanging features on the site versus a site where the vision is controlled by the developer.
- What a future developer could want the site to look like.
- The need for a water feature that is a benefit to the entire community and not just the Banta site.
- The need to work with the Parks Department.
- DOT timeline for the demolition of the Banta Facility.
- Water rights for the Lawson Canal.

A motion was made by Chairperson Vanderhyden to pursue the acquisition of the Lawson Canal and its related water rights from the Neenah Menasha Power Company and to turn over a portion of the canal, at a later date, to the City Parks Department to be used for the Lawson Canal Project, as it supports future development. The motion was seconded by Comm. Popp.

The RDA discussed the merit of working with the parks department and if they wanted the canal to be a water feature.

An amendment was made by Alderperson Nichols to acquire the Lawson Canal Property and its related water rights from the Neenah-Menasha Water Power Company. The motion was

seconded by Comm. Stevens. The motion failed on roll call vote, 2 to 4 with Ald. Nichols and Comm. Stevens voting yes.

The parent motion passed on roll call vote, 5 to 1 with Ald. Nichols voting no.

2. Banta/RR Donnelley Property – 460 Ahnaip Street

Item 2a was moved ahead of item 1a at 5:41 PM.

- a. Presentation from Menasha Utilities – Proposed Utility Relocate – Racine Street Bridge**
Steve Grenell (Menasha Utilities) gave an update on the utility relocations for the Racine Street Bridge Project, as it relates to the Banta Facility.

The RDA entered into a conversation with the following being discussed:

- Location of the utility changes.
- Underground vs above ground utilities on the site.
- Cost of the project.
- Timeline for the project.

No action was taken.

- b. Memorandum of Understanding between the City of Menasha and EM Strategic Development – Hotel Development – 430/460 Ahnaip Street**

Alder Person Nichols left the meeting at 6:45 PM.

CDD Schroeder provided an update to the RDA of the approved memorandum of understanding (MOU) by the Common Council with EM Strategic Development to analyze the feasibility of a hotel in the Banta/Gilbert area. If there was a positive outlook, the developer would work with all parties to bring back a development agreement.

The RDA entered into a conversation with the following being discussed:

- The memorandum of understanding between the City and EM Strategic Development.
- How a hotel could fit into a larger development on the Banta site.
- The other potential site locations.

No action was taken.

- c. General Discussion/Update**

No updates at this time.

3. Set Next Meeting

The next meeting was scheduled for April 7, 2020 at 5:15pm, but due to elections, this meeting will likely be moved to different date to be determined.

G. ADJOURNMENT

Comm. Popp made a motion to adjourn the meeting at 7:00 PM. The motion was seconded by Comm. Stevens. The motion carried.

Minutes respectfully submitted by PP Stephenson.