

CITY OF MENASHA
Redevelopment Authority
Menasha City Center
100 Main Street, Room 133
August 13, 2020
MINUTES

A. CALL TO ORDER

Chairman Vanderhyden called the meeting to order at 5:16 PM.

B. ROLL CALL/EXCUSED ABSENCES

REDEVELOPMENT AUTHORITY MEMBERS PRESENT: Chairperson Kim Vanderhyden, Alderperson Nichols (phone), Matt Vanderlinden, Bob Stevens, Kip Golden, and Gail Popp.

REDEVELOPMENT AUTHORITY MEMBERS EXCUSED: Shane Correll.

OTHERS PRESENT: CDD Schroeder, CA Captain, Tom Miller (177 Marina Place), Alderman Tom Grade (District No. 6), Steve Grenell (Menasha Utilities), Melanie Krause (Menasha Utilities), Sandra Dabill-Taylor (545 Broad Street), Kim Massey (365 Naymut Street), and Grant Fisk (2526 Grassy Lane, Neenah).

C. PUBLIC HEARING

No public hearing at this time.

D. MINUTES TO APPROVE

1. Minutes of the July 7, 2020 Redevelopment Authority Meeting

A motion was made by Comm. Vanderlinden to approve the minutes of July 7, 2020 Redevelopment Authority Meeting. The motion was seconded by Comm. Stevenson. The motion carried.

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

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

Sandra Dabill-Taylor spoke in opposition to the amount the DOT was offering for the 30 day extension; opposition to apartments being built on the Banta property; and noted if approved, certain conditions that should be included with any sale of the property to protect the City investment.

F. DISCUSSION / ACTION ITEMS

Items 3.a and 3.c. were moved to the start of the discussion and 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. CDD Schroeder added that the Replat of Lots 18-25 was recorded and we will likely close on the seven Cypress Home lots in the next couple of weeks.

No action was taken.

2. Lakeshore Ridge Apartment Development Update – Lots 3 and 4 of Lake Park Villas

CDD Schroeder provided the RDA an update on the development of Lakeshore Ridge Apartments explaining that the 64 unit apartment complex was approved, we will likely be seeing the submittal of the condo building in the next month, and a closing will likely take place in the next few weeks.

No action was taken.

3. Banta/RR Donnelley Property – 460 Ahnaip Street

a. DOT Demolition Update

CDD Schroeder updated the RDA on the Banta demolition noting the damage done to the historic doorway entry #1 that was to be removed per contract and the requested one month extension to the Temporary Limited Easement.

Aldersperson Tom Grade noted on-going conversations with the DOT and the demolition contractor on possible restoration of the historical element that was damaged.

General discussion ensued in regards to the offer, demolition contract, and penalties.

Comm. Vanderhyden motion to accept the 30 day extension of the TLE allowing staff to negotiate a higher price, not to be less than the offer of \$2,000.00. Motion was seconded by Comm. Vanderlinden. The motion carried.

b. Menasha Utilities – Proposed Utility Relocate – Racine Street Bridge

CDD Schroeder and Steve Grenell with Menasha Utility provided the RDA an updated of the proposed utility relocation project as part of their preparation for the construction of the Racine Street Bridge. As discussed in March with the RDA, Menasha Utilities was able to consolidate existing overhead lines on both sides of the river to underground facilities. The last area that needs to be finalized is how to get power from the Menasha Dam to the intersection of Ahnaip Street and Oak Street. Based upon past conversations, Menasha Utilities is proposing to bore the lines underground west of the Dam near the shoreline and then continue underground following the future Oak Street Right-of-way extension taking into account future development.

General Discussion ensued.

Comm. Vanderhyden motion to accept the Menasha Utilities conceptual layout following the future Oak Street Right-of-Way extension and allow staff to execute the necessary documents to allow for the proposed utility relocation through the Banta Property with the condition that the other easements not used are vacated. Motion was seconded by Comm. Golden. The motion carried.

c. Option to Purchase – YPR Properties, LLC presented by Heimdall, LLC (Southwest end of 460 Ahnaip Street)

Comm. Golden abstained from the item due to conflict with the project.

Kip Golden, with CR Structure and Grant Fisk, with Heimdall, LLC on behalf of YBR Properties, presented the proposed redevelopment plans and an offer to purchase the southwest end of Ahnaip Street based upon comments from the June 2, 2020 RDA meeting. The project encompassing the still standing 4 story and highbay portions of the former Banta building included 34 market rate apartment units, 37 indoor parking spaces, indoor storage and common areas for the tenants including a roof top patio, and an area for a commercial space along the south western portion of the existing highbay portion. Mr. Golden further discussed connection to the remaining site, future Oak Street extension, future development capabilities, and additional site details in and around the proposed Lawson Canal project.

General Discussion ensued including:

- Design elements: high quality construction and materials
- Overall site layout
- Urban Canal Development
- Oak Street Access

- Development and Purchase Agreement

Comm. Vanderhyden motion to accept the conceptual proposal and direct staff to bring back a land purchase and development agreement. Motion was seconded by Alderperson Nichols.

Addition discussion ensued regarding the need to see details and conditions of the project to be included in the Land Purchase and Development Agreement.

Alderperson Nichols left the meeting after item 3.c. at 5:53pm.

The motion carried 4-0 with one abstention (Golden - Abstain).

4. Set Next Meeting

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

G. ADJOURNMENT

A motion was made by Comm. Popp to adjourn the meeting at 6:40 PM. The motion was seconded by Comm. Vanderhyden. The motion carried.

Minutes respectfully submitted by CDD Schroeder.