

**CITY OF MENASHA
Redevelopment Authority
Menasha City Center
100 Main Street, Room 133
September 15, 2020
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, FD Sassman Tom Miller (177 Marina Place), Brett Hildebrandt (YBR Properties), and Molly Urban (YBR Properties).

C. PUBLIC HEARING

No public hearing at this time.

D. MINUTES TO APPROVE

1. Minutes of the August 13, 2020 Redevelopment Authority Meeting

A motion was made by Comm. Vanderhyden to approve the minutes of August 13, 2020 Redevelopment Authority Meeting. The motion was seconded by Comm. Vanderlinden. 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. 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. 202 Redevelopment Authority Financial Update

CDD Schroeder provided the RDA an overview of the proposed 2021 budget and existing financial status.

No action was taken.

Item 4 was moved before item 3.

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 request by Cypress Homes to gain an option to purchase and first right of refusal on 7 additional Lake Park Villas lots.

RDA directed staff to bring back an option as presented for review and consideration.

No action was taken.

4. Land Purchase and Development Agreement – YBR Properties LLC – Banta Property (Southwest end of 460 Ahnaip Street)

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

Brett Hildebrandt and Molly Urban with YBR Properties provided the RDA a brief summary of their background and YBR Properties.

CDD Schroeder provided an overview of the presented land purchase and development agreement. General Discussion ensued including:

- Timeline
- Approvals – CSM
- Estimated Value – past appraisal
- Overall development of the area
- Site layout
- RDA/City protections – defaults
- Transfer of properties

Comm. Popp left the meeting at 6:20pm.

Comm. Vanderhyden motion to accept the Land Purchase and Development Agreement between the Redevelopment Authority and YBR Properties LLC for the sale and development of the remaining portions of the Banta Building located at 460 Ahnaip Street with the following modifications:

1. Completion of approvals, Section 2.01.02, be changed to December 9, 2020.
2. Staff to work with the City Assessor and YBR Properties to establish an estimated end value per Section 2.01.03.

The motion was seconded by Comm. Correll. The motion carried 5-0 with one abstention (Golden - Abstain).

5. Set Next Meeting

The next meeting was set for October 6, 2020 at 5:15 PM.

G. ADJOURNMENT

A motion was made by Ald. Nichols to adjourn the meeting at 6:39 PM. The motion was seconded by Comm. Vanderhyden. The motion carried.

Minutes respectfully submitted by CDD Schroeder.