

**CITY OF MENASHA
Redevelopment Authority
Menasha City Center
100 Main Street, Room 133
December 8, 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, Shane Correll, Kip Golden and Gail Popp.

REDEVELOPMENT AUTHORITY MEMBERS EXCUSED:

OTHERS PRESENT: CDD Schroeder, CA Captain, DPR Sackett, and Brian Tungate (Lawson Canal - 1264 Deerfield Avenue).

C. PUBLIC HEARING

No public hearing at this time.

D. MINUTES TO APPROVE

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

A motion was made by Comm. Popp to approve the minutes of October 6, 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)

Sandra Dabill-Taylor, 545 Broad Street, submitted comment referencing the acquisition process by the RDA, concerns over the developer of the Banta site, and requesting future meetings to be held virtual.

F. DISCUSSION / ACTION ITEMS

1. Banta Redevelopment Update – YBR Properties LLC

Comm. Golden abstained from discussion on behalf of the RDA due to conflict with the project.

CDD Schroeder provided the RDA an update of the current development and process moving forward with YBR Properties as it relates to Banta property redevelopment.

Representing YBR Properties, Kip Golden, provided a page by page overview of the proposed development provided in the packet which includes, 34 residential units, 44 internal parking stalls, roughly 3,000 square feet of commercial/retail space, and common areas including a rooftop patio and indoor common room.

General discussion ensued including mechanical locations, the George Banta Mural, and the proposed Ahnaip Street façade.

No action was taken.

2. Land Acquisition Lawson Canal

Comm. Golden abstained from discussion on behalf of the RDA due to conflict with the project.

CDD Schroeder and CA Captain provided the RDA with an update of the Lawson Canal Project and the drafted purchase agreement by the Neenah Menasha Water Power Company.

General discussion ensued including recommended changes by the City Attorney (1 and 3 being accepted), environmental obligations, and affiliated entities.

Chairperson Vanderhyden motioned to approve the Lawson Canal acquisition through the drafted purchase agreement with the noted revisions changing the buyer to the Redevelopment Authority, deleting paragraph 9, and having the seller provide a list of affiliated entities. Motion was seconded by Comm. Vanderlinden. The motion carried on roll call 6-0. Comm. Golden abstaining.

3. NAI Listing Agreement – Province Terrace Lots

CDD Schroeder provided the RDA with a background on the Province Terrace lots and a proposal to continue the listing with NAI Pfefferle.

General discussion ensued.

Chairperson Vanderhyden motioned to approve the listing agreement through June 1, 2021 with the following changes: 1. Line 48: "Split" is misspelled; 2. Line 49: cross out "commercial"; 3. Line 64-65: read as follows ""Once earned, the Firm's commission is due and payable in full at the earlier of closing or the date set for closing, even if the transaction does not close unless otherwise agreed in writing; 4. Line 313: Add the Seller will not provide Buyer with GAP coverage; 5. Line 320: Update start date to 12/8/2020 or date of signing. Motion was seconded by Popp. The motion carried.

Items 5 and 8 were taken prior to item 4.

4. Land Acquisition 100 River Street and 2011 Manitowoc Road

CDD Schroeder provided an overview of two properties that the RDA may consider the option of acquiring to carry out blight elimination, slum clearance, and/or urban renewal. As of the fall of 2019, the vacant Province Terrace properties were blighted and deeded to the RDA for marketing and urban renewal purposes. 2011 Manitowoc Road, former Markway Metals building, is a property located in the center of these blighted properties and has been nonoperational for some time. This piece of property may be crucial to the urban renewal of this area. The second property is the former Whiting Paper Mill at 100 River Street. Staff explained the history of the property, the substantial debts on the property and the blighted condition.

CDD Schroeder further explained the process for which the RDA can acquire property as noted under public comments. Per bylaws and statutes where there is not a redevelopment plan, the RDA does not have the authority to acquire property without the consent of the Common Council. Any offer/agreements would need to be contingent upon that approvals. Secondly, per statutes in the absence of a redevelopment plan, the RDA must follow the condemnation proceedings including a public hearing prior to the acquisition of any property to determine if the property is blighted.

These properties were further discussed in closed session per item 6.

5. 2021 Redevelopment Authority Meeting Schedule

2021 draft RDA schedule was included in the packet – no changes were made.

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).

Chairperson Vanderhyden made a motion to 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 2011

Manitowoc Road). The motion was seconded by Comm. Vanderlinden. The motion carried by roll call 6 to 1. Alderperson Nichols voting no.

7. The RDA may adjourn into Open Session to take action on items discussed in closed session.

Meeting was adjourned in closed session.

8. Set Next Meeting

The next meeting was set for January 5, 2021 at 5:15 PM.

G. ADJOURNMENT

A motion was made by Comm. Vanderhyden to adjourn the meeting in closed session at 7:14 PM. The motion was seconded by Comm. Correll. The motion carried by voice vote.

Minutes respectfully submitted by CDD Schroeder.