

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 that any official action of any of those bodies will be taken).

**CITY OF MENASHA
REDEVELOPMENT AUTHORITY
Menasha City Center
August 31, 2021
Room 133**

5:15 PM

Or immediately following the Plan Commission meeting

AGENDA

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. PUBLIC HEARING
- D. MINUTES TO APPROVE
 - 1. Minutes of the August 3, 2021 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. Residential Lot Sale Update – Lake Park Villas (Gail Popp)
 - 2. Update on the Banta/Gilbert Redevelopment
 - 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, Room 133
August 3rd, 2021
DRAFT MINUTES

A. CALL TO ORDER

The meeting was called to order by Chairperson Vanderhyden at 5:26 PM.

B. ROLL CALL/EXCUSED ABSENCES

REDEVELOPMENT AUTHORITY MEMBERS PRESENT: Chairperson Kim Vanderhyden, Alderperson Nichols, Bob Stevens, and Matt Vanderlinden.

REDEVELOPMENT AUTHORITY MEMBERS EXCUSED: Shane Correll, Kip Golden, and Gail Popp

OTHERS PRESENT: CDD Schroeder, PP Stephenson and Sandra Dabill-Taylor (545 Broad Street).

C. PUBLIC HEARING

D. MINUTES TO APPROVE

1. Minutes of the June 8, 2021 Redevelopment Authority Meeting
Matt Vanderlinden made a motion to approve the minutes of June 8th, 2021. Kim Vanderhyden seconded the motion.

Alderperson Nichols made a motion to amend the minutes clarifying the motion of item F2. The motion was seconded by Kim Vanderhyden. The amendment carried.

The motion carried with the amendment included.

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 gave an update.
2. **Executed First Amendment to the Option to Purchase and First Right of Refusal Agreement by and Between the RDA and Cypress Homes**
The updated amendment was given to the RDA for their records.
3. **Update Public Works Facility – 455 Baldwin Street (USDA Loan)**
CDD Schroeder gave an update on the Public Works Facility and the USDA Loan. Informing the RDA that the USDA Loan was no longer needed to finance the Public Works Facility.
4. **Update Land Purchase and Development Agreement between the RDA and Banta 1, LLC**
CDD Schroeder gave an update on the Banta development and notified the RDA that the Bank's environmental consultant had signed off on the property and the developer is eager to start construction.
5. **Set Next Meeting**
The next meeting was set for August 31st, 2021

G. ADJOURNMENT

A motion was made by Matt Vanderlinden to adjourn the meeting at 5:44 PM. The motion was seconded by Kim Vanderhyden. The motion carried.

Minutes respectfully submitted by PP Stephenson.



MEMORANDUM

To: Redevelopment Authority
From: Community Development Department/SS
Date: August 31, 2021
Re: Banta/Gilbert Redevelopment Area Update

City staff has received confirmation that the financing for the Banta redevelopment project has officially closed. Building permits and permit fees for the new construction were dropped off at City Hall. Provided a few miscellaneous items are met, it is expected that these permits will be issued in the near future and major construction will commence within the former building. Interior demolition has already been underway.

Tax Increment District 11 is also on the agenda of the Joint Review Board on August 31, 2021. If approved, the staff will be working to pull together the necessary documents to continue to move forward in the design of both the Lawson Canal project and the extension of Oak Street. Using funds for anticipated future increment from the Banta redevelopment will allow the City to move these projects forward and get one step closer to a final redevelopment of the Banta/Gilbert area.

The Racine Street Bridge is also reaching the next the completion of the first phase of construction. Sometime in September/October it is anticipated the overall bridge will be closed to allow for the demolition of the existing bridge and construction of the new bridge from shore to shore. It is anticipated that the both intersections (Racine/Main and Ahnaip/Racine/Keyes), however, will remain open through next spring until they are closed for a period of time through next summer to complete the project.

Staff continues to work with interested developers on the remaining lands. Any direction from the Redevelopment Authority is appreciated.



August 12, 2021

Subject: Racine Street Bridge – Construction Update

(ID 4992-03-71, Racine St Bridge, City of Menasha, Fox River Bridge & Approaches, Winnebago County)

Construction of the new Racine Street Bridge in downtown Menasha is nearing the next major stage. **In early-mid September 2021, our project will move to Stage 2 which involves the closure of the existing bridge to vehicle traffic. Please see the top of next page for a more detailed explanation of the full impacts of Stage 2.**

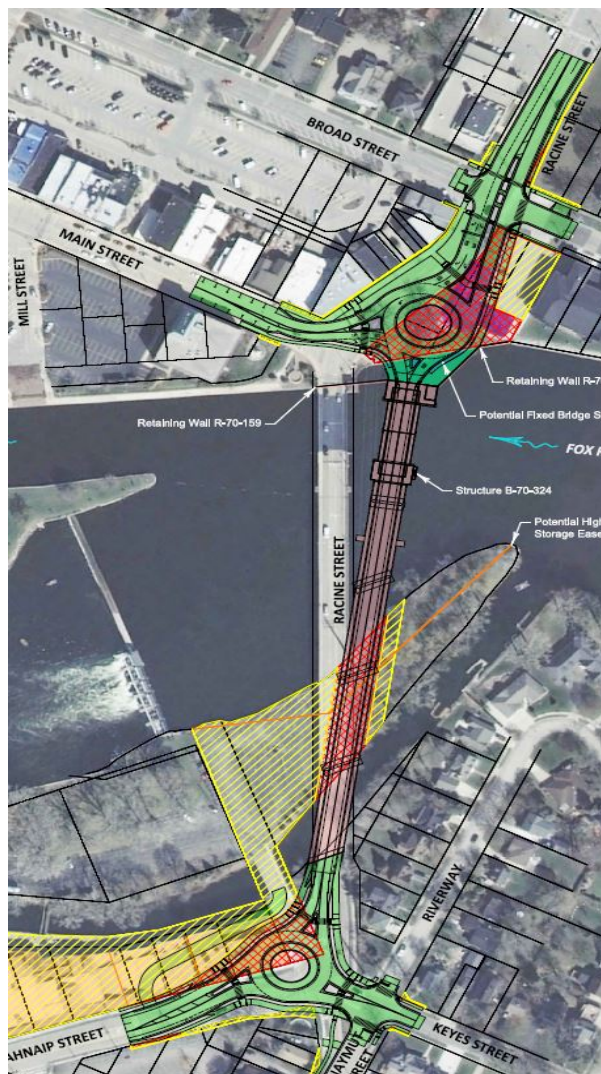
Project Overview: The existing Racine Street Bridge is being replaced by a new lift bridge that is generally located along the east side of the existing bridge (see layout at right). The improvement project also includes new roundabouts at the Racine Street intersections with Main Street on the north side of the river and Ahnaip Street on the south side of the river.

Other features of the bridge replacement project include:

- Improved safety across bridge for vehicles, bicyclists (5-foot bicycle lanes), and pedestrians (6-foot sidewalks)
- Improved traffic flow/boat passage: new auxiliary navigation channel with greater navigation clearance immediately south of bascule span will allow for less bridge openings
- Less future impacts: new bridge is anticipated to extend life roughly 75 years until next major improvement
- Aesthetic improvements: City of Menasha approved \$500,000 in local funds for aesthetic elements to be included in the project

Construction Schedule:

- Construction Start: October 2020
- Anticipated Construction Completion: Fall 2022



Traffic Impacts: Construction is expected to be completed in three general stages.

- Stage 1 (October 2020 – September 2021) – Bridge OPEN
 - Racine Street Bridge and adjacent intersections remain open to traffic
 - Construction begins within river on new bascule span

- **Stage 2 (September 2021 – June 2022) – Bridge CLOSED**
 - **Racine Street Bridge is closed to vehicle traffic**
 - **Racine Street intersections at Main Street and Ahnaip Street remain open**
 - **Continue construction of new bascule span and begin construction of fixed approach spans**
 - **Demolish and remove existing Racine Street Bridge**
 - **Detour - 3rd Street (WIS 114) to Tayco Street to Nicolet Blvd to Ahnaip Street**
 - **Navigation channel will be maintained for boaters until end of navigation season in mid-October 2021 although there may be very brief interruptions**

- Stage 3 (June 2022 – Fall 2022) – Bridge CLOSED
 - Racine Street Bridge is closed to vehicle traffic
 - Racine Street intersections at Main Street and Ahnaip Street are closed to vehicle traffic
 - Continue construction of new bascule span and fixed approach spans
 - Construct new roundabouts at the Racine Street intersections with Main Street and Ahnaip Street
 - Detour - 3rd Street (WIS 114) to Tayco Street to Nicolet Blvd to Ahnaip Street

Much of the construction during the first year has been within the river and had very little traffic impact. The contractor has staged its Stage 1 work from the north shore on the former Larsen dental office parcel and in a separate staging area on the south side of the river on the peninsula. Traffic impacts will increase significantly with the start of Stage 2 in early-mid September. Please note that river navigation will still be maintained during the navigation season except for potentially very brief interruptions.

Construction Updates/Contact Information: The Racine Street Bridge Project construction website is up to date with the current project construction information. It includes an overview of construction, displays, exhibits, maps, detour routes, and anticipated staging dates and traffic impacts. The project website is a key source for any construction information. Please check frequently. The Northeast Region also provides a two-week snapshot of construction operations taking place on all its highway projects on the Northeast Region Weekly Highway Construction Update website (below).

WisDOT will continue to have an on-site engineer during construction who is the primary local contact for any daily issues or questions the website cannot answer. **Our on-site engineer is Kyle Witte, and he may be reached at 920-366-0920 or via email at kyle.witte@dot.wi.gov.** Our construction field office is located on the peninsula on the south side of the river. However, we ask that you please contact Kyle either via phone or email to limit in-person contact and maintain safety.

Links for our project website and other online information are shown below:

- Racine Street Bridge Project construction website: <https://projects.511wi.gov/racinebridge/>
- Northeast Region Weekly Construction Update: <https://projects.511wi.gov/weeklyupdates-ne/>
 - Updated Fridays online - Please email Kyle if you would like this emailed to your inbox.
- Northeast Region Twitter account: <https://twitter.com/WisDOTnortheast>
- 511 Wisconsin: <https://511wi.gov>

In closing, we would like to again remind everyone of the safety hazards around a construction project. Driving at a reduced speed and maintaining full attention will make it safer for everyone concerned. Our WisDOT staff and contractor are committed to delivering a high-quality new bridge while also doing our best to minimize inconvenience to businesses and residents during the construction phase. We ask for your continued patience and cooperation as we work toward that goal.

Bill Bertrand, P.E.
WisDOT Project Manager