

**CITY OF MENASHA  
Redevelopment Authority  
Menasha City Center  
100 Main Street, Room 133  
March 30th, 2021  
MINUTES**

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**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, Kip Golden and Gail Popp.

REDEVELOPMENT AUTHORITY MEMBERS EXCUSED: Shane Correll

OTHERS PRESENT: CDD Schroeder, CDC Heim, CA Captain, and Elizabeth Ringgold (NAI Pfefferle)

**C. PUBLIC HEARING**

**D. MINUTES TO APPROVE**

**1. Minutes of the March 2, 2021, Redevelopment Authority Meeting**

Chairperson Vanderhyden made a motion to approve the minutes of March 2, 2021 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 public comments.

**F. DISCUSSION / ACTION ITEMS**

**1. Residential Lot Sale Update – Lake Park Villas – Gail Popp**

Gail Popp gave an update on the Lake Park Villas residential lots sale activity. Inquiries have been slim likely due to the cost of construction. Popp also noted several homes being placed up for sale with no connection.

**2. Lawson Canal Draft Concept Plan**

CDD Schroeder gave an update on the Lawson Canal draft concept plan, the March 23<sup>rd</sup> workshop and the timeline moving forward. The Parks Department placed a survey and the recorded presentation online and placed the boards in City Hall with a comment box. This public feedback would be gathered and taken into consideration for a final draft and presented to the Council for their consideration to support moving forward with a DNR Stewardship grant this May.

General Discussion ensued including public comments, how the project would move forward if the grant was awarded and the neighbors' concerns of the increased flow. No action was taken.

**3. Consideration of Blighted Properties – 2011 Manitowoc Road**

CDD Schroeder gave an update of the land purchase agreement for the acquisition of 2011 Manitowoc Road. The agreement was executed and the Common Council did approve the RDA pursuing the acquisition of the property. Prior to the RDA being fee title owner, the property legally needs to be blighted following the Wisconsin State Statutes. Staff is requesting a motion

to execute the public notification process to consider and hold hearing to blight 2011 Manitowoc Road.

Chairperson Vanderhyden motioned for the consideration of blight, pursuant to Wisconsin State Statutes 66.1333(5)(c)2, to hold a public hearing to determine if the following property is blighted: 2011 Manitowoc Road (parcel 7-00011-06). Motion was seconded by Comm. Golden. The motion carried.

**4. Lots 13 and 15 of Lake Park Villas – Right of Reversion**

CDD Schroder explained that in the Spring of 2020 the RDA sold two properties to Silver Street Properties LLC being lots 13 and 15 of Lake Park Villas and as part of that sale, there was an added deed restriction that if permits were not pulled by May 14, 2021, the RDA could execute a right of reversion. Schroeder provided an overview of the development discussion with the property owners including their acquisition of the former Source restaurant that is now leased up and the acquisition of Lot 16 of Lake Park Villas.

No action was taken.

**5. Offer to Purchase – 1133 Province Terrace – Fairway Lawn Care & Snow Removal, LLC**

CDD Schroder provided a summary of the listing and offer to purchase by Fairway Lawn Care and Snow Removal for the property of 1133 Province Terrace being Lot 11 of Province Terrace Subdivision. The buyer offered \$41,000 for the 1.46 acre property to construct a 9,500 square foot construction service building.

General Discussion ensued regarding surrounding development, value of blighted properties and recent comparable sales/listings in the area.

*Later adjourned into closed session pursuant Wis. Statutes 19.85(1)(e).*

**6. Second Amendment to the Land Purchase and Development Agreement between the Redevelopment Authority and Banta 1, LLC – 460 Ahnaip Street (Former Banta Building)**

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

CDD Schroeder provided a summary of the drafted second amendment to the land purchase and development agreement for the Banta site including the updated assignment and updated construction timelines.

Kip Golden, Banta 1, LLC, provided a summary of the development status and timeline for construction moving forward including financial commitments, start of asbestos removal by May 1<sup>st</sup>, additional vapor analysis and the state approved plans for the project.

*Later adjourned into closed session pursuant Wis. Statutes 19.85(1)(e). Motion below was made upon reconvening in open session.*

A motion was made by Chairperson Vanderhyden to approve the Second Amendment to the Land Purchase and Development Agreement with an added insurance requirement by the asbestos contractor for the removal of asbestos prior to the transfer of ownership. The motioned seconded by Alderperson Nichols. The motion carried 5-0 (Comm. Golden left the meeting prior to the vote).

**7. 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 (Offer to Purchase – 1133 Province Terrace – Fairway Lawn Care & snow Removal, LLC)**

- 8. The RDA may adjourn into Closed Session pursuant to Wis. Statute 19.85(1)(g): Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved (Second Amendment to the Land Purchase and Development Agreement between the Redevelopment Authority and Banta 1, LLC – 460 Ahnaip Street (Former Banta Building))**

A motion was made by Chairperson Vanderhyden 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 (Offer to Purchase – 1133 Province Terrace – Fairway Lawn Care & snow Removal, LLC) AND pursuant to Wis. Statute 19.85(1)(g): Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved (Second Amendment to the Land Purchase and Development Agreement between the Redevelopment Authority and Banta 1, LLC – 460 Ahnaip Street (Former Banta Building)). The motion seconded by Comm. Vanderlyden. The motion carried on roll call 6-0.

*RDA adjourned into closed session at 6:05 PM.*

*Comm. Golden left the meeting in closed session at 6:20PM.*

- 9. The RDA may adjourn into Open Session to take action on items discussed in Closed Session.**

A motion was made by Chairperson Vanderhyden to reconvene into open session. The motion was seconded by Comm. Vanderlinden. The motion carried on roll call 5-0.

*RDA reconvened in open session at 6:35PM – a motion was made under item 6 above.*

**10. Set Next Meeting**

The next meeting was set for April 13, 2021 at 4:15pm virtually being a special joint meeting to move the Lawson Canal project forward to the Council. The next regular meeting is May 4, 2021.

**G. ADJOURNMENT**

Chairperson Vanderhyden made a motion to adjourn the meeting at 6:38 PM. The motion was seconded by Comm. Vanderlinden. The motion carried.

*Minutes respectfully submitted by CDD Schroeder.*