

**CITY OF MENASHA**  
**Redevelopment Authority**  
**Menasha City Center**  
**100 Main Street, Room 133**  
**June 8<sup>th</sup>, 2021**  
**MINUTES**

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**A. CALL TO ORDER**

The meeting was called to order by Chairperson Vanderhyden at 5:18 PM.

**B. ROLL CALL/EXCUSED ABSENCES**

REDEVELOPMENT AUTHORITY MEMBERS PRESENT: Chairperson Kim Vanderhyden, Alderperson Nichols, Bob Stevens, Kip Golden, Gail Popp, Shane Correll.

REDEVELOPMENT AUTHORITY MEMBERS EXCUSED: Matt Vanderlinden

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

**C. PUBLIC HEARING**

No public hearing.

**D. MINUTES TO APPROVE**

**1. Minutes of the May 4, 2021 Redevelopment Authority Meeting**

Gail Popp made a motion to approve the minutes of May 4<sup>th</sup>, 2021 Redevelopment Authority. The motion was seconded by Chairperson Vanderhyden. 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): informed the Redevelopment Authority that she was disappointed in the level of public participation in 2020. She also felt the City looked worse than she had ever seen, being in need of maintenance and grass cutting.

**F. DISCUSSION / ACTION ITEMS**

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

Gail Popp gave an update on the residential lots at Lake Park Villas

*Shane Correll arrived at 5:26pm*

**2. Option to Purchase and First Right of Refusal Agreement Amendment – Cypress Homes (Lots 1-4 of CSM 2953 and Lots 1-3 of CSM 3511- Lake Park Villas)**

CDD Schroeder gave an update.

The Redevelopment Authority entered into a conversation with the following being discussed:

- The need to see the authorized document in a future packet.
- Houses built by Cypress Homes.

Gail Popp made a motion to approve as presented granting a 6 month extension until December 30, 2021 for the Option to Purchase and First Right of Refusal Agreement between Cypress Homes and the RDA and direct Executive Director to work with the Chair and the City Attorney

to execute the necessary first amendment to allow the extension. The motion was seconded by Bob Stevens. The motion carried.

3. **Land Purchase Agreement – Mark and Kathryn Schierl (2011 Manitowoc Road Update)**  
CDD Schroeder gave an update on the land purchase agreement.
4. **NAI Listing Agreement Amendment – Province Terrace Lots**  
CDD Schroeder gave an update on the listing agreement.

The Redevelopment Authority entered into a conversation with the following being discussed:

- Future visions for the Province Terrace lots.
- Pricing of the lots compared to other lots in the region.
- Nearby lot sales.
- The need for commercial corridors.
- Edits submitted by the City Attorney.

Alderson Nichols made a motion to approve the NAI listing agreement amendment for the Province Terrace Lots with the corrections stated by Attorney Captain for lines 17-19 and line 21. The motion was seconded by Gail Popp. The motion carried.

5. **Update Land Purchase and Development Agreement between RDA and Banta 1, LLC**

CDD Schroeder gave an update on the land purchase and development agreement for Banta 1.

6. **Set Next Meeting**

The next meeting was set for June 29<sup>th</sup> 2021

## **G. ADJOURNMENT**

Alderson Nichols made a motion to adjourn the meeting at 5:54 PM. The motion was seconded by Gail Popp. The motion carried.

*Minutes respectfully submitted by PP Stephenson.*