

**CITY OF MENASHA**  
**Redevelopment Authority**  
**Menasha City Center**  
**100 Main Street, Room 133**  
**June 7, 2022**  
**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, Kip Golden, Kyle Coenen, Matt Vanderlinden, Gail Popp and Bob Stevens.

REDEVELOPMENT AUTHORITY MEMBERS EXCUSED:

OTHERS PRESENT: CDD Schroeder, AP Yang, Sandra Dabill-Taylor (545 Broad Street), Grant Fisk (2526 Grassy Lane)

**C. PUBLIC HEARING**

1. Resolution for Designation of Certain Property as Blighted: Parcel 3-00491-00 (Gilbert Paper Mill Parking Lot – South of Ahnaip St)

Sandra Dabill-Taylor, 545 Broad Street, spoke on the topic being neutral to the resolution, however brought to the attention the process of blighting a property.

**D. MINUTES TO APPROVE**

1. **Minutes of the May 3, 2022 Redevelopment Authority Meeting**

Coenen made a motion to approve the minutes of May 3, 2022 RDA meeting. The motion was seconded by Chair 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 had the following comments:

- There are rumors about the Brin site.
- She is not opposed to condos being on the RDA owned site that Mr. Fisk is looking to purchase, however she would like it to fit in with the characteristic of Doty Island. She also feels that there should not be so many developments done by same person.

**F. DISCUSSION / ACTION ITEMS**

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

Popp said that Sugar Maple is interested in another lot on Whisper Falls Lane and Georgetown Place.

Director Schroeder said that the 10 lots would be closed by noon tomorrow (June 8<sup>th</sup>).

2. Resolution R-1-22: Designation of Certain Property as Blighted: Parcel 3-00491-00 (Gilbert Paper Mill Parking Lot – South of Ahnaip St)

Director Schroeder gave an overview on this property noting that this piece of property was not part of the original discussion and negotiations to purchase the Banta area. This piece of land was added during negotiations and in order for RDA to purchase, they have to blight the property.

A motion was made by Coenen and seconded by Ald. Nichols to approve the Resolution R-1-22 determining certain properties as blighted properties, 437 Ahnaip Street (Parcel 3-00491-00), per Wisconsin Statutes 66.1333(2m)(bm) and recommend the Common Council confirm the determination for the purpose of carrying out blight elimination and urban renewal projects.

Director Schroeder clarified the Committees questions on the piece of property and confirmed that this piece was added after the original offer to purchase the properties by the Banta site.

The motion carried.

3. Letter of Intent to Purchase 477 Ahnaip Street (Vacant Banta Parking Lot South of Ahnaip) – Grant Fisk

Director Schroeder went over what was included in the letter of intent. There would still be additional steps such as rezoning the property that would need to be completed.

The Committee had the following questions and concerns:

- Is this step important or can a Developer's Agreement be done instead?
- Is this letter of intent just to purchase the property and not to build anything yet?
- Are there other investors that will be part of this development?
- The concepts do not fit in with the area. The condos should fit in the historic significance of Banta and Doty Island.

Affordable Housing was discussed amongst the group after hearing that the condos would be selling for \$450-\$475,000.

Grant Fisk answered a few questions and concerns saying that he has 7 investors on board and that the site is just a concept.

The Committee agreed that the letter of intent was not necessary and would like to have the sale of the property tied in with the Developer's Agreement.

4. **Set Next Meeting**

The next meeting was set for July 12, 2022.

## **G. ADJOURNMENT**

Ald. Nichols made a motion to adjourn the meeting at 6:08 PM. The motion was seconded by Chair Vanderhyden. The motion carried.

*Minutes respectfully submitted by AP Yang.*