

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

**CITY OF MENASHA
REDEVELOPMENT AUTHORITY
Menasha City Center
June 6, 2023
Room 133**

5:15PM

AGENDA

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. PUBLIC HEARING
- D. MINUTES TO APPROVE
 - 1. Minutes of the April 10, 2023 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. Election of Chairman
 - 2. Election of Vice-Chairman
 - 3. Vacant Banta Parking Lot South of Ahnaip Street (477 Ahnaip Street) – Marketing
 - 4. Lot 4 Province Terrace (100 Province Terrace) – Marketing
 - 5. 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
April 10, 2023
DRAFT MINUTES**

A. CALL TO ORDER

The meeting was called to order by Vice-Chairperson Golden at 4:02PM.

B. ROLL CALL/EXCUSED ABSENCES

REDEVELOPMENT AUTHORITY MEMBERS PRESENT: Chairperson Kim Vanderhyden, Kyle Coenen, Matt Vanderlinden, Gail Popp, Bob Stevens and Kip Golden.

REDEVELOPMENT AUTHORITY MEMBERS EXCUSED: Alderperson Nichols

OTHERS PRESENT: CDD Schroeder and CA Struve

C. PUBLIC HEARING

None

D. MINUTES TO APPROVE

1. Minutes of the March 7, 2023 Redevelopment Authority Meeting

Coenen made a motion to approve the minutes of the March 7, 2023 RDA meeting. The motion was seconded by Vanderlinden. The motion carried.

E. PUBLIC COMMENTS ON ANY MATTER OF CONCERN ON THIS AGENDA

(five (5) minute time limit for each person)

None

F. DISCUSSION / ACTION ITEMS

1. Letter of Intent Withdrawal – Dark Horse Development, LLC – Vacant Banta Parking Lot South of Ahnaip Street (477 Ahnaip Street)

CDD Schroeder summarized that Dark Horse Development has withdrawn their letter of intent to development townhouse condominiums at 477 Ahnaip Street being the vacant and former Banta parking lot south of Ahnaip Street. Staff shared the primary reason for the withdrawal was the financial projections were too narrow.

Vanderhyden arrived at 4:14PM

RDA briefly discussed options to redevelop the property. No action was taken.

2. Lot 13 of Lake Park Villas – 850 Lake Park Road – Parcel 7-01700-13 – Right of Reversion

CDD Schroeder provided an overview of the memorandum summarizing the history of the lot sale, the right of reversion and current status of the surrounding developments.

- a. **The RDA may adjourn into Closed Session pursuant to Wis. Statute 19.85(1)(e) and (g): 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 and 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 (Lot 13 of Lake Park Villas – 850 Lake Park Road – Parcel 7-01700-13 – Right of Reversion).**

Vanderlinden motion to adjourn into Closed Session pursuant to Wis. Statute 19.85(1)(e) and (g): 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 and 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 (Lot 13 of Lake Park Villas – 850 Lake Park Road – Parcel 7-01700-13 – Right of Reversion). The motion was seconded by Golden. The motion was carried on Roll Call 6-0.

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

The RDA adjourned in closed session.

3. Set Next Meeting

The next meeting was set for May 2, 2023

G. ADJOURNMENT

Chair Vanderhyden made a motion to adjourn the meeting in closed session at 4:40 PM. The motion was seconded by Coenen. The motion carried.

Minutes respectfully submitted by CDD Schroeder



MEMORANDUM

Date: June 6, 2023

To: Redevelopment Authority

From: Community Development Department/SS

RE: **Vacant Banta Parking Lot South of Ahnaip Street (477 Ahnaip Street)**

Last fall, the RDA released a request for proposals (RFP) for the future consideration of developing the former vacant Banta parking lot located along the south side of Ahnaip Street near the Racine Street Bridge, 477 Ahnaip Street. The request specifically called out for a creative and aesthetically pleasing designed townhome condo style development.

The RDA received one proposal and entered into a letter of intent (LOI) with the developer as they worked through the necessary due diligence of the project. Unfortunately, through their due diligence, the development was not feasible. Staff continues to market this site as developer interest comes forward, but to date, no one has actively moved forward with the site development.



Staff would like to engage the RDA's interest as to how to best move forward with this site. Option include, but are not limited to:

1. Continue to market the site as development interest arises – as of recent, there are two separate developers that are still looking at the site
2. Executing the same or similar RFP
3. Execute a listing contract



MEMORANDUM

Date: June 6, 2023

To: Redevelopment Authority

From: Community Development Department/SS

RE: **Lot 4 Province Terrace (1100 Province Terrace) – Marketing**

Currently the RDA has a listing contract with NAI Pfefferle to market the all of the Province Terrace vacant lots. These lots are all marketed and zoned for commercial development – see the attached marketing flyer.

Looking at the availability of land and the housing market, staff is looking to engage the RDA's appetite to modify the marketing of Lot 4 being 1100 Province Terrace from commercial to residential. This lot is a smaller lot directly abutting residential. There could be multiple options as to how to pursue this consideration. The first thing that would be needed would be to cancel the listing contract for this single lot with NAI Pfefferle. From this standpoint, the RDA could market the site for residential development, as is which would require a special use permit to construct a single family home in the C-1 General Commercial District or the RDA could actively pursue a rezoning to single family R-1.





Manitowoc Road & Province Terrace

Menasha, WI.

The Province Terrace Commercial Development is a commercial campus integrated into a vibrant neighborhood. Located in a rapidly expanding business corridor, these sites offer the perfect place to start or grow your business. These sites are designed to support an array of professional office, business and personal services and retail uses.

Five fully-improved parcels ranging in size from one quarter to two and three quarter acres are available. Larger parcels may be created by combining existing lots.

PRICE \$27,878-\$426,000 PER LOT

ACRES 0.32-3.26

ZONED GENERAL COMMERCIAL

MUNICIPALITY CITY OF MENASHA

For more information:

Elizabeth Ringgold

920.560.5061 • elizabethr@naipfefferle.com

For Sale

Manitowoc Road & Province Terrace Menasha, WI

OPTIMAL UTILITIES

Menasha Utilities, a locally owned and operated utility, provides electric service. Menasha Utilities has developed services that help business increase energy efficiency, reduce direct electric expense and control capital costs in order to remain competitive. MU rates are among lowest in Northeast Wisconsin.

Natural gas service is provided by WE Energies. The Waverly Sanitary District supplies water and sanitary sewer. AT&T is the phone service provider.

LOT NUMBER	ZONING	SQUARE FEET	ACRES	ASKING PRICE
1	C-1 GENERAL COMMERCIAL ZONING	128,328	3.26	\$426,000
4	C-1 GENERAL COMMERCIAL ZONING	13,852	0.32	\$27,878
10	C-1 GENERAL COMMERCIAL ZONING	88,801	2.04	\$81,544
11	C-1 GENERAL COMMERCIAL ZONING	63,423	1.46	\$126,847
12	C-1 GENERAL COMMERCIAL ZONING	31,712	0.73	\$63,320

Neighbors to this development include:

- Stone Toad Bar and Grill
- Provisions Wealth Management
- Davel Engineering
- Winnegamie Dog Club
- Circle of Friends Learning Center
- Neenah-Menasha Fire & Rescue
- Tree Specialists
- Storage Center

NON-RESIDENTIAL CUSTOMERS

STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of NAI Pfefferle (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat. 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Notice About Sex Offender Registry

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.



920.968.4700 | www.naipfefferle.com

Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.