

CITY OF MENASHA
Redevelopment Authority
Menasha City Center
100 Main Street, Room 133
January 10, 2023
DRAFT MINUTES

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: Alderperson Nichols, Chairperson Kim Vanderhyden, Kyle Coenen, Matt Vanderlinden, Kip Golden and Bob Stevens.

REDEVELOPMENT AUTHORITY MEMBERS EXCUSED: Gail Popp

OTHERS PRESENT: CDD Schroeder, PP Yang, Cole Alsbach (Dark Horse Development), and Sam Schmidt (Dark Horse Development)

C. PUBLIC HEARING

None

D. MINUTES TO APPROVE

1. **Minutes of the December 6, 2022 Redevelopment Authority Meeting**

Ald. Nichols made a motion to approve the minutes of the October 17, 2022 RDA meeting. The motion was seconded by Stevens. The motion carried.

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

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

F. DISCUSSION / ACTION ITEMS

1. **Former Banta Publishing Properties (Ahnaip Street)**

CDD Schroeder provided an update on the discussion with Dark Horse and a recap of the previous meeting. He said that Dark Horse is not tied to the design and is still in the very conceptual stage.

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

CDD Schroeder said that the project is not at a point to enter into a land purchase agreement yet because there are still lots of questions with financing and zoning. However, Dark Horse and the Redevelopment Authority (RDA) can enter into a letter of intent to let Dark Horse know that the RDA is supportive of the project. The letter would allow Dark Horse to get started on moving forward with the project. CDD Schroeder went through the written Letter of Intent.

Coenen made a motion to approve the Letter of Intent with Dark Horse Development, LLC for the Vacant Banta Parking Lot South of Ahnaip Street (477 Ahnaip Street). The motion was seconded by Vanderlinden. The motion carried.

b. **Townhouse Development Conception Discussion (477 Ahnaip Street)**

CDD Schroeder showed all the images that each RDA member sent over showing what they envisioned the townhomes could look. The consensus was that they wanted the look to be classical, traditional, but still modern. The Committee wanted some type of porch or patio as part of the design that did not have to be very large, but promotes walkability. There was a

discussion on the driveway and the developers said they will be working with their architecture firm to figure out which way is best.

c. **Development Concept Discussion (Vacant Banta Publishing Property)**

CDD Schroeder provided an overview on the current site and restrictions. He also noted that at the last meeting the concept was briefly brought forward to consider a mirrored development to the townhouses at 477 Ahnaip Street. After much discussion on what the committee sees what would be fitting to that property, they decided they want to wait and see how commercial is developed in the area before deciding on what fits on that parcel. But the general consensus of this site was a greater possibility of a mixed use development with commercial on the first floor.

2. **Set Next Meeting**

The next meeting was set for February 7, 2023.

G. ADJOURNMENT

Chair Vanderhyden made a motion to adjourn the meeting at 6:01 PM. The motion was seconded by Nichols. The motion carried.

Minutes respectfully submitted by PP Yang