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CITY OF MENASHA
SPECIAL ADMINISTRATION COMMITTEE
Third Floor Council Chambers
140 Main Street, Menasha
April 27, 2015
MINUTES

A. CALL TO ORDER
Meeting called to order by Chairman Nichols at 6:00 p.m.

B. ROLL CALL/EXCUSED ABSENCES
PRESENT: Aldermen Taylor, Krautkramer, Langdon, Keehan, Zelinski, Rollins-Jump, Benner, Nichols
ALSO PRESENT: Mayor Merkes, CA Captain, CDD Keil, ASD Steeno, Clerk Galeazzi.

C. PUBLIC COMMENTS ON ANY MATTER LISTED ON THE AGENDA
(five (5) minute time limit for each person)

Stuart Taylor, owner of The Lake House Supper Club, 124 Main Street. Spoke in favor of office building project on Main Street.

Rachel Bachand, co-owner of Flow Yoga and Wellness, 196 Main Street. Spoke in favor of office building project on Main Street.

Joan Ek, co-owner of Flow Yoga and Wellness, 196 Main Street. Spoke in favor of office building project on Main Street.

Pat DuFrane, owner of Weathervane Restaurant, 186 Main Street. Spoke in favor of office building project; voiced concerns of parking during construction of office building and parking ramp.

Paul Brunette, co-owner of 210 Main Street. Spoke in favor of office building project; voice concerns of parking during construction of office building and parking ramp and after project is completed.

D. COMMUNCATIONS
1. Wisconsin Department of Revenue Publication-*How Does TIF Work?*
2. CDI Grant Narrative Relating to Economic Impact of Office Tower Project
No discussion.

E. DISCUSSION/ACTION ITEMS
1. Development Agreement by and between The City of Menasha, Wisconsin and Menasha Downtown Development, LLC
CA Captain presented the proposed project and terms as provided by the developer for the office building and multi-level parking structure for downtown. She discussed the developer's obligations and City's obligations. She explained the funding options for the project. Staff is looking for direction from the Administration Committee if to pursue a development agreement for the project. CA Captain stated any specifics of the development agreement could be discussed in Closed Session.

General discussion ensued on the parking structure; providing alternate parking of 120 stalls as stated in McClone Downtown Development Agreement; funding option for the project; impact on downtown businesses.

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Moved by Ald. Benner seconded by Ald. Keehan to direct staff to pursue development agreement with Menasha Downtown Development, LLC for a multi-tenant office building with surface parking facilities and a 300 stall multi-level parking structure and forward to Common Council for consideration.
Motion carried on roll call 7-0. Ald. Taylor abstained.

2. Moved by Ald. Benner seconded by Ald. Rollins-Jump to adjourn into Closed Session pursuant to Wis. Stats. §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 reason require a closed session (Development Agreement by and between The City of Menasha, Wisconsin and Menasha Downtown Development, LLC)
Motion carried on roll call 8-0.

3. May reconvene into open session immediately following any closed session in order to take action on the closed session items. Wis. Stat. 19.85(2).
No action.

F. ADJOURNMENT
Moved by Ald. Taylor seconded by Ald. Keehan to adjourn at 9:30 p.m.
Motion carried on voice vote.

Respectfully submitted by Deborah A. Galeazzi, WCMC, City Clerk