



Memorandum

To: Administration Committee
From: Greg Keil, CDD *gk*
Date: July 16, 2015
RE: Development Agreement Terms- Woodland Developments, LLC

Woodland Developments, LLC has requested assistance from the city to enable it to complete the development of the pond parcel as shown on the attached drawing. Staff has been working with Mike Hagens from that entity to establish terms of an agreement that would enable the project to move forward. Those terms include the utilization of the city's deferred assessment policy for infrastructure installation and engineering and the city's purchase of 5.2 acres of land for the purpose of making connections with the regional trail system and to provide public access to the pond as shown on the attached drawing. The proceeds from the land purchase will be used by the developer to write down past expenses incurred for the purchase and partial development of the property.

The funds required are as follows:

| | |
|---------------|-----------------|
| Street Paving | \$44,000 |
| Engineering | \$14,300 |
| Electric | <u>\$40,000</u> |
| Total | \$98,300 |

Land Purchase \$110,000

The source of funds for the engineering and electric installation is the city's 2015 street improvement budget. The street paving will be placed in a future year's street improvement budget (likely 2017). All of these charges would be placed as an assessment on the property under the terms of the city's deferred assessment policy. Funds for the land purchase would be derived from TID #9 tax increment. Future costs for trail development would likewise be derived from TID #9 increment and/or grant sources. We do not have a sound basis for estimating the trail development costs at this time because there has been no design or engineering. Based on other projects, we are estimating that cost to be in the \$300,000 range.

If the Administration Committee is in support of proceeding with this development, I would request a motion from the committee to direct staff to prepare a development agreement that incorporates the terms as described above for future consideration by the committee and Common Council.

Greg M. Keil

From: mhagens@new.rr.com
Sent: Wednesday, July 15, 2015 2:54 PM
To: Greg M. Keil
Subject: Old Badger Highway project off 10 & 114

Dear Mayor and City of Menasha Council Members,

When Woodland Developments, LLC annexed to the City of Menasha, we were promised a deferred assessment to apply to streets, Engineering, & gas. This would be paid back per lot sales.

Second, the purchase of property for future trails is essential to Woodland Development , LLC (Carl A. Bowers, SR & Michael H. Hagens). The City of Menasha tiffed Lexington Homes and has not done much for our Development Co. In fact, our sales have stifled. We can't compete.

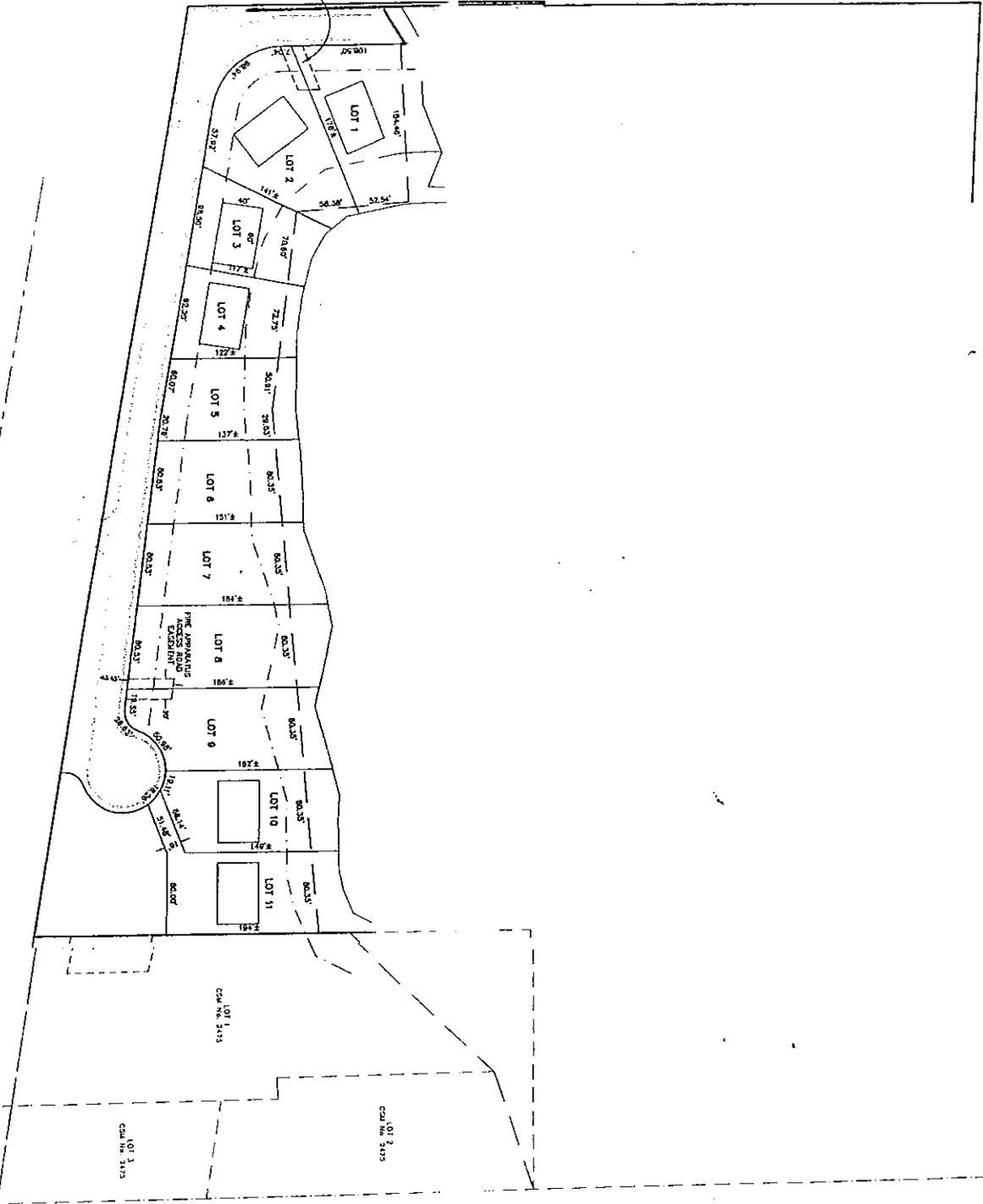
Sincerely,

Michael H. Hagens

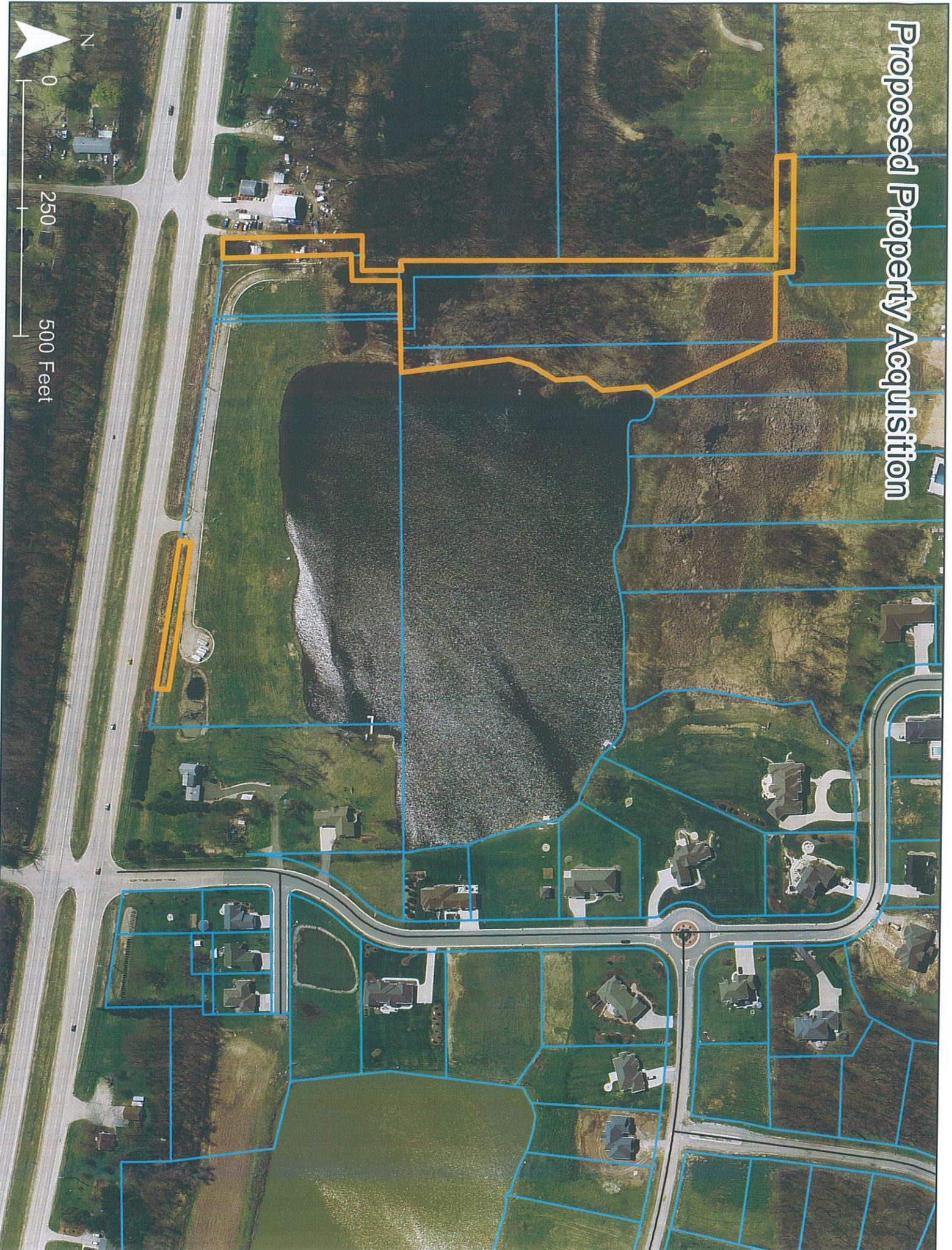
60 30 0 60
SCALE - FEET



FIRE APPARATUS
EXHIBENT



Proposed Property Acquisition



N

0

250

500 Feet

Regional Trail System

