

CITY OF MENASHA
Redevelopment Authority
Council Chambers, City Hall – 140 Main Street
September 26, 2011
DRAFT MINUTES

A. CALL TO ORDER

The meeting was called to order at 7:35 a.m. by Vice Chair Bob Stevens.

B. ROLL CALL/EXCUSED ABSENCES

REDEVELOPMENT AUTHORITY MEMBERS PRESENT: Kip Golden, Dave Wuestenberg, Bob Stevens and Ald. Jim Englebert

REDEVELOPMENT AUTHORITY MEMBERS EXCUSED: Linda Kennedy and Kim Vanderhyden

OTHERS PRESENT: Mayor Merkes, CDD Keil, CA Captain, and Comptroller Stoffel

C. MINTUES TO APPROVE

1. **Minutes of the May 25, 2011 Redevelopment Authority Meeting**

Motion by Ald. Jim Englebert, seconded by Dave Wuestenberg to approve the May 25, 2011 Redevelopment Authority meeting minutes.

The motion carried.

D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA

1. None

F. DISCUSSION

1. None

G. ACTION ITEMS

1. **Persons Acting in Advisory Capacity to the Redevelopment Authority**

Greg Keil reported that Dave Wuestenberg will be tendering his resignation from the RDA as he is moving out of the City of Menasha. Statutes specify that RDA members are to be residents of the city. Greg went on to explain that Dave's economic development position at Fox Valley Technical College puts him in close contact with employers throughout the Fox Cities, and Dave can provide valuable insight to the RDA as it pursues its economic development initiative. Greg asked board members whether they would consider retaining Dave as an advisor to the committee.

Motion by Kip Golden, seconded by Ald. Jim Englebert to designate Dave Wuestenberg as an advisor to the committee.

The motion carried.

2. **Consideration of Preliminary Determination of Blight – Lake Park Villas (STH 10/CTH LP) Staff Memorandum**

Greg Keil reviewed the contents of his memorandum outlining the basis for the proposed blight designation and the procedures that would follow a preliminary determination of blight by the RDA. Board members discussed:

- The status of properties to be designated as blighted. These are to include the vacant land and unimproved lots owned by the city and three other unimproved lots owned by others.
- The implications of the blight designation on the commercial Lot 16, which per the

development agreement with the Ponds of Menasha is to be reacquired by the city.

- The potential short term and long term effect of a blight designation on property values.
- The procedure for notification of the blight determination.
- The relation of the blight designation to the future marketing and development of Lake Park Villas.
- The responsibilities and liabilities of the RDA should the land be transferred to it.

Motion by Ald. Jim Englebert, seconded by Kip Golden that the Redevelopment Authority make a preliminary determination of blight for the vacant land and unimproved lots in Lake Park Villas and vicinity, and to direct staff to create the proper notice to property owners regarding the public hearing on the blight designation.

The motion carried.

3. **Set Next Meeting Date**

Motion by Kip Golden, seconded by Ald. Jim Englebert to set the next meeting date for Monday, October 17, 2011 at 4:30 p.m.

The motion carried.

H. ADJOURNMENT

Motion by Kip Golden, seconded by Ald. Jim Englebert to adjourn at 8:25 a.m.

The motion carried.

Minutes respectfully submitted by Greg Keil, Community Development Director.