

SENT TO MAYOR +
ALDERMEN



GRUBB & ELLIS.

Pfefferle

June 20, 2012

Mayor Donald Merkes
Via Email: dmerkes@ci.menasha.wi.us

Dear Mayor Merkes:

Monday night I attended the City Council meeting and listened to the discussion related to the sale of the former fire station located at 901 Airport Road. I am the managing partner of the entity FP One, which owns the property to the south and has made an offer that has been pending for some time, to acquire the Airport Road site as part of a master development plan for our project to the south.

We have been talking to the City of Menasha for a number of years about the opportunity to develop our site along with the Airport Road property into a quality commercial development (see attached concept plan). We began our development on the south end by building the Dollar General store, and intend to continue the process in the near future. We have commissioned a contractor to demolish the current buildings on the site and have further petitioned the City of Menasha to annex one small parcel in the middle into the City for continuity of the property.

In my humble opinion, the highest and best use of the City's property on the corner is to incorporate this land this land into a development plan with the property to the south. If the City sells the building for an alternate use it will not generate the tax base nor the high quality development that I feel the City is looking for.

Indecision as to what direction you intend to go with this property makes it difficult for us to conclude a development plan for our site. I am not sure what the insurance claim on the property has to do with the future development, but I would think the insurance company would want to settle as quickly as possible. If you choose to go a different direction and sell the property to another party, I understand and respect your opinion. We have been in discussions with the City for several years regarding this property and very honestly we will move forward with our development if nothing is decided in the near future.

Thank you in advance for your consideration regarding this matter. If you have any questions or comments that I can answer, I would be happy to respond.

Sincerely,

GRUBB & ELLIS | PFEFFERLE

John Pfefferle

JP/sj

cc: Pamela Captain, City Attorney, via email
Greg Keil, Dir. of Comm. Dev., via email

