



Memorandum

TO: Common Council
FROM: Greg Keil, CDD *CK*
Date: February 14, 2013
RE: Status of Endter Investments, LLC Offer on Former NMFR Station 36

On February 7, 2013 Mayor Merkes and I met with Chris Endter and Gilbert Mader to discuss the status of the offer on the former fire station and the suitability of the site for their intended use. At the conclusion of the meeting, Messrs. Endter and Mader had pretty much decided that the site wouldn't work for them due to inadequate parking. I confirmed this with Chris Endter in a phone conversation on February 14, and no new offer or counteroffer will be forthcoming from Endter Investments, LLC.



TO: Members of the Common Council
FROM: Mayor Merkes 
DATE: 31 January 2013

RE: Disposition of Former Fire Station 36

We have a responsibility as elected officials and leaders of Menasha to look to the future and what is best for our citizens and community long term. This obligation I take seriously as the future should not be forgotten for the present; otherwise Menasha will dwindle and die. Architect and Urban Planner Daniel Burnham stated; *"Make no little plans. They have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high"*. Because of this vision, and the vision of elected officials of his day cities across the country continue to prosper.

Our community has been growing easterly because of the vision of our forefathers. In 2009 we were fortunate to receive a \$1.2 million grant in to relocate fire station 36 to better serve the growing population. Since 2011 the old fire station at the corner of Airport and Appleton Roads has been vacant. This prime corner should be redeveloped creating opportunity for our residents and tax base to support city services.

In the past Menasha has taken proactive visionary actions to move our community forward. In the 1980's Harbor Place and the Marina were developed. In the 1990's we supported the Midway Business Park, Curtis Reed Square, redevelopment of Third & Racine, and the Faith Technologies Headquarters building. With the new millennium we replaced an outdated bank and restaurant with riverfront condo's and the Marina Place Apartments. Most recently, Menasha jumpstarted residential development in the Lake Park area.

In most of these situations the city could have left things the way they were, however; our leaders had a vision to grow the city, continuously improving the quality of life and reinventing what makes our community desirable. They made *"big plans"* that excited the populace and encouraged others to join in the success.

We have an opportunity to make a *"little plan"* or to aim high and create a *"big plan"* for our community, a major transportation corridor, and a city owned parcel. Redeveloping the corner of Airport and Appleton Roads is in the best long term interest of our community.

Being that there has been no counter offer from Ender Construction at this point I encourage you to follow the recommendation of the Plan Commission and Community Development Director making a motion to:

Authorize staff to proceed with razing the former NMFR Station 36 using the proceeds from the insurance settlement to pay for the demolition and the environmental assessment, and to return a listing agreement with a commercial real estate broker for consideration by the Administration Committee.



Memorandum

To: Common Council
From: Greg Kell, CDD *GK*
Date: January 31, 2013
RE: Disposition of Former NMFR Station #36

At the January 21, 2013 Common Council meeting there was sentiment among the council members to defer action on the disposition of the fire station due to the prospect for receiving a new offer from Endter Construction. As of this writing, no offer has been presented, and no other communication from Endter Construction has been received concerning the offer.

I am now reiterating my request for authorization to proceed with razing the structure and making the site available for redevelopment. This would include the preparation of a Phase I Environmental Assessment to make available to prospective purchasers and engaging a commercial real estate broker to market the property.

To accomplish these objectives, a motion to the following effect would be in order:

Motion to authorize staff to proceed with razing the former NMFR Station 36 using the proceeds from the insurance settlement to pay for the demolition and the environmental assessment, and to return a listing agreement with a commercial real estate broker for consideration by the Administration Committee