

**CITY OF MENASHA**  
**Redevelopment Authority**  
**Council Chambers, 3<sup>rd</sup> Floor City Hall – 140 Main Street**  
**June 2, 2015**  
**DRAFT MINUTES**

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**A. CALL TO ORDER**

The meeting was called to order at 5:31 PM by Vice-Chairman Linda Kennedy.

**B. ROLL CALL/EXCUSED ABSENCES**

REDEVELOPMENT AUTHORITY MEMBERS PRESENT: Ald. Becky Nichols, Linda Kennedy, Kip Golden, Tim Caudill, Bob Stevens and Gail Popp.

REDEVELOPMENT AUTHORITY MEMBERS EXCUSED: Kim Vanderhyden

OTHERS PRESENT: CDD Keil.

**C. MINTUES TO APPROVE**

1. **Minutes of the 2015 Redevelopment Authority Meeting**

Motion by Kip Golden, seconded by Ald. Nichols to approve the May 5, 2015 Redevelopment Authority meeting minutes with the correction under Action Items 1.a. to remove Kip Golden and replace with Linda Kennedy nominated Kim Vanderhyden. The motion carried 6-0.

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

(five (5) minute time limit for each person)

No one spoke.

**E. DISCUSSION ITEMS**

1. None.

**G. ACTION ITEMS**

1. **Establish Lot Pricing for Lots within Certified Survey Map 3510 and 3511**

Commissioners discussed the overall pricing plan for the CSM's in the context of the pricing plan for all of the lots in Lake Park Villas. There was consensus that the lot pricing should be reviewed comprehensively. There was also consensus that there was a need for updated mapping correctly describing the lots within the original plat, replat and CSM,s, along with a map showing lot dimensions. CDD Keil proposed a pricing plan for the lots within the two CSM's as follows:

CSM 3511

- Lot 1 \$44,900
- Lot 2, \$39,900
- Lot 3 \$39,900
- Lot 4 \$39,900

CSM 3510

- Lot 1 \$39,900
- Lot 2 \$39,900
- Lot 3 \$39,900
- Lot 4 \$35,900

Motion by Tim Caudill, seconded by Bob Stevens to establish the lot pricing for the lots in the CSM's as presented above. The motion carried 6-0.

The aforementioned mapping and the lot pricing is to be placed on the next RDA agenda.

2. **Request from Cypress Homes, Inc. to Rescind Offer to Purchase on Lot 108 of Lake Park Villas Plat**

CDD Keil explained that the sale of Lot 108 to a private party had fallen through and that Cypress Homes is now wanting to build a spec home on Lot 109.

Motion by Gail Popp, seconded by Kip Golden to rescind the offer to purchase on Lot 108 subject to the receipt and acceptance of an offer to purchase on Lot 109. The motion carried 6-0.

3. **Offer to Purchase Lot 109 of Lake Park Villas Plat – Cypress Homes, Inc.**

See action item 2 above.

4. **Request from Cypress Homes, Inc. to Waive 1,700 Square Foot Home Size Minimum as Required by Section 2.03.3 of the Purchase and Development Agreement and Establish a 1,600 Square Foot Minimum for Lot 109 of the Lake Park Villas Plat**

CDD Keil reported that there was an accepted offer on the Cypress model home. A representative of Cypress had met with him and Chairman Vanderhyden to discuss development prospects for Lake Park Villas. It was suggested that homes at a \$250,000 price point would fit the market better than the \$270,000 price point the first model home was set at.

Board members discussed the implications of smaller/less expensive homes on the future development and marketability of lots in Lake Park Villas.

Motion by Kip Golden, seconded by Gail Popp to waive the 1,700 square foot requirement on Lot 109. The motion carried 6-0.

**G. ADJOURNMENT**

Motion by Kip Golden, seconded by Gail Popp to adjourn at 6:33 p.m. The motion carried 6-0.

*Minutes respectfully submitted by CDD Keil.*