

CITY OF MENASHA
Redevelopment Authority
Council Chambers, 3rd Floor City Hall – 140 Main Street
September 7, 2016
DRAFT MINUTES

A. CALL TO ORDER

The meeting was called to order at 5:31 PM by Chairman Kim Vanderhyden.

B. ROLL CALL/EXCUSED ABSENCES

REDEVELOPMENT AUTHORITY MEMBERS PRESENT: Kim Vanderhyden, Bob Stevens, Linda Kennedy, Gail Popp and Ald. Becky Nichols.

REDEVELOPMENT AUTHORITY MEMBERS EXCUSED: Tim Caudill and Kip Golden.

OTHERS PRESENT: AP Englebert, CDD Buck, Mayor Merkes, Sandra Dabill Taylor (545 Broad Street), Bill Banti (547 Broad Street), and Ald. Zelinski.

C. MINTUES TO APPROVE

1. **Minutes of the July 27, 2016 Redevelopment Authority Meeting**

Motion by Ald. Nichols, seconded by Gail Popp, to approve the July 27, 2016 Redevelopment Authority meeting minutes. The motion carried.

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

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

Sandra Dabill Taylor (545 Broad Street) expressed that she is not in favor of Northpointe Development's proposal for multi-family housing at 460 Ahnaip Street. She is also not in favor of any subsidized or low-income housing at the site and thinks more low-income housing will hurt the school district. She encouraged the RDA to solicit options for development by releasing a request for proposals and not accept this proposal.

E. DISCUSSION ITEMS

1. **460 Ahnaip Street – Northpointe Development**

CDD Buck introduced the revised development proposal from Northpointe Development and gave an overview of the changes from the first proposal. He explained that the new plan added a substantial amount of market rate units to the site and also clarified that area market rents are not materially different than the proposed rents for the workforce housing units. AP Englebert discussed the Racine Street Bridge project and informed the Authority that the City of Menasha selected a design option that calls for the demolition of a portion of the existing building on the eastern side of the site. The bridge design is in conflict with the development proposal and would likely need to be redesigned if the development were to be constructed. Staff asked the Authority if they are interested in Northpointe's proposal and would like to move forward with it or conversely what they would like to see at the site.

Linda Kennedy said that she thought Menasha has too much low-income housing and is in favor of demolishing the building if the property was acquired by the RDA. Ald. Nichols commented on the importance of preserving historical buildings in the community but feels that preservation of the building would not create enough taxable value. She also commented on the Racine Street Bridge project and is not in favor of changing the design of the bridge. Gail Popp mentioned that she thinks this site is too far from downtown to serve as a walkable residential development and is not in favor of low-income housing either. Kim Vanderhyden is not in favor of the project and would like to see other options be presented by releasing a request for proposals after obtaining site control.

There was general consensus among the Authority members to reject the proposal from Northpointe Development and to continue to work on acquiring title for 460 Ahnaip Street from RR Donnelley.

F. ACTION ITEMS

1. Land Purchase and Development Agreement – Van’s Realty and Construction

AP Englebert provided an overview of the Land Purchase and Development Agreement with Van’s Realty and Construction and went over their proposal to purchase five lots in the Lake Park Villas Subdivision and retain an option to purchase on an additional five lots. AP Englebert explained that the agreement requires Van’s to match any third party offer relating to the provision regarding the first right of refusal option.

Gal Popp mentioned that she hopes the agreement will induce more development in the Lake Park Villas. Commissioners discussed the terms of the agreement and relayed the importance of the RDA selling lots in the Lake Park Villas and having the lots be developed.

Motion by Linda Kennedy, seconded by Ald. Nichols, to approve the Land Purchase and Development Agreement with Van’s Realty and Construction. The motion carried.

G. ADJOURNMENT

Motion by Linda Kennedy, seconded by Gail Popp to adjourn at 6:27 PM. The motion carried.

Minutes respectfully submitted by AP Englebert.