Memorandum

To: Plan Commission
From: Greg Keil, CDD
Date: February 27, 2014
RE: Acquisition of Opus Realty Property - 867 Valley Road

Staff has been working with representatives of Warehousing of Wisconsin (WOW) and the Wisconsin Department of Natural Resources concerning the potential expansion of WOW facilities into adjoining lands owned by Opus Realty, Inc. There is documented environmental contamination on the Opus Realty site which WOW desires to be remediated prior to its acquisition of the property. There are certain grant programs available to local units of government that are not available to private entities for site investigation and subsequent clean up, if required. WOW is requesting that that the City of Menasha undertake the acquisition of the Opus Realty property to enable the use of grant program funds for site cleanup.

The tentative outline for such an acquisition involves the following basic steps:

- Acquisition of the Opus Realty property by the City of Menasha via a friendly condemnation procedure.
- Acquisition costs to be paid by WOW.
- Additional environmental site investigation, if required, to be performed by city using grant funds.
- Site remediation, if required, undertaken by city using grant funds.
- Building demolition/site clearance to be undertaken by city, using grant funds if available. Any demolition/site clearance cost not covered by grant funds to be paid by WOW.
- City to lease site to WOW until such time as a site closure letter is issued by WDNR.
- City to transfer property to WOW upon issuance of a site closure letter.

The purchase, sale or lease of property by the city requires the Plan Commission to make a recommendation to the Common Council regarding these transactions. I am requesting that the Plan Commission recommend that the city pursue the acquisition of the Opus Realty property to enable the future expansion of WOW's warehousing operations on Valley Road.

867 Valley Rd
Parcel No. 4-00753-00
Realty Opus Inc Property