

CITY OF MENASHA
Redevelopment Authority
Council Chambers, City Hall – 140 Main Street
May 3, 2011
DRAFT MINUTES

A. CALL TO ORDER

The meeting was called to order a 6:00 p.m. by Kim Vanderhyden.

B. ROLL CALL/EXCUSED ABSENCES

REDEVELOPMENT AUTHORITY MEMBERS PRESENT: Kim Vanderhyden, Bob Stevens, Kip Golden, Dave Wuestenburg, Ken Skalmoski and Alderman Englebert

REDEVELOPMENT AUTHORITY MEMBERS EXCUSED: Linda Kennedy

OTHERS PRESENT: CDD Keil, CA Captain, Comptroller Stoffel, Mayor Merkes and Ald. Chris Klein

C. MINTUES TO APPROVE

1. **Minutes of the June 11, 2008 Redevelopment Authority Meeting**

Motion by Ken Skalmoski, seconded by Alderman Englebert to approve the June 11, 2008 Redevelopment Authority meeting minutes.

The motion carried.

D. SELECTION OF OFFICERS

Motion by Ken Skalmoski to nominate Kim Vanderhyden as Chairman of the Redevelopment Authority. There were no other nominations. Motion by Dave Wuestenberg, seconded by Ken Skalmoski to close the nominations and cast a unanimous ballot for Kim Vanderhyden. The motion carried.

Motion by Kim Vanderhyden to nominate Bob Stevens as Vice Chairman. There were no other nominations. Motion by Kim Vanderhyden, seconded by Ken Skalmoski to close the nominations and cast a unanimous ballot for Bob Stevens.

The motion carried.

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

1. Chris Klein, 730 Keyes Street, commented on the need to build public/private partnerships and to facilitate job creation.

F. DISCUSSION

1. **Role & Function of the Redevelopment Authority**

CDD Keil summarized a presentation prepared by the city's bond consul concerning the structure and undertakings of redevelopment authorities. He also discussed the projects/initiatives the RDA had been involved with in the past.

Board members discussed:

- Status of redevelopment area plans and processes
- Reactive vs. proactive approaches to redevelopment

- Capacity and resources to carry out projects
- Community assets and constraints

Board members requested that staff prepare an inventory of plans related to the city's redevelopment areas to be presented at the next meeting. Staff is also to prepare a status report on the city's tax increment finance districts.

2. **Acquisition and Disposition of City Owned Property by the Redevelopment Authority**

CDD Keil reviewed a concept whereby the city would transfer certain lands to the redevelopment authority. In the Midway Business Park and Province Terrace areas these lands would be transferred to the RDA for nominal consideration. The RDA would, in turn, sell these lots for development purposes and use the proceeds of the sale to invest in redevelopment project areas. The city would recover its land write-down costs through TIF Increment.

In the case of Lake Park Villas, the city would sell the land to the RDA for an amount equivalent to the debt attributable to Lake Park Villas that is not expected to be recovered from other sources (approximately \$3.9 million). Increment from the proposed Tax Increment District #12 would be the source of revenue from which the RDA would pay the city for the land. It is necessary to make the transaction between the city and the RDA because the city cannot directly insert existing debt as a project cost into the proposed TID #12.

Board members discussed the city's financial status and the impact of Lake Park Villas debt on the city's tax rate. The concepts described above are to be presented to the Common Council, and a course of action will be proposed at the next RDA meeting.

G. ACTION ITEMS

1. **Set Next Meeting Date**

The next meeting will be held on Wednesday, May 25 at 6:00 pm.

H. ADJOURNMENT

Motion by Alderman Engelbert, seconded by Kip Golden to adjourn at 7:15p.m.

The motion carried.

Minutes respectfully submitted by Greg Keil, Community Development Director.