CITY OF MENASHA
Redevelopment Authority
Council Chambers, 3rd Floor City Hall – 140 Main Street
February 24, 2016
DRAFT MINUTES

A. CALL TO ORDER

The meeting was called to order at 5:30PM by Chairman Kim Vanderhyden.

B. ROLL CALL/EXCUSED ABSENCES

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

REDEVELOPMENT AUTHORITY MEMBERS EXCUSED: Linda Kennedy and Kip Golden.

OTHERS PRESENT: CDD Keil, AP Englebert, CA Captain, ASD Steeno, Arnie Collier (708 Appleton Street), and Nathan Pillsbury (971 Lotus Trail).

C. MINTUES TO APPROVE

1. **Minutes of the February 8, 2016 Redevelopment Authority Meeting**
Motion by Ald. Nichols, seconded by Gail Popp to approve the February 8, 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)

Arnie Collier (708 Appleton Street) spoke in favor of the acquiring the RR Donnelley property but expressed concerns over potential environmental liabilities of the site.

Nathan Pillsbury (971 Lotus Trial) gave an overview of his offer to purchase some or all of lot 7R in the Lake Park Villas subdivision.

E. DISCUSSION ITEMS

1. None.

G. ACTION ITEMS

1. **RR Donnelley Purchase Agreement**
CDD Keil explained that city staff has followed-up with RR Donnelley in regard to the purchase agreement and have mitigated many of the RDA's concerns that were expressed during the last meeting. CA Captain provided an overview of the following items:

- Environmental remediation process for the site
- Monetary cap and insurance for unknown environmental risks
- Potential termination points that could be initiated by either party
- Timeline and efficacy of meeting deadlines within the agreement

Kim Vanderhyden asked about what was all included in the Phase 1 and Phase 2 environmental testing and expressed his desire to move forward with the site acquisition. Tim Caudill stressed the importance of starting the environmental testing to get a better understanding of what the site contained. Motion by Kim Vanderhyden, seconded by Bob Stevens to approve the RR Donnelley Purchase Agreement. The motion carried.

2. **Lake Park Villas Lot Configurations and Pricing**
Tim Caudill provided an overview of a pricing analysis he undertook of the Lake Park Villas lots. Commissioners discussed the following:

- Lot configuration and price per square foot of each lot
- Amenities of the subdivision and the impacts of those amenities on pricing
- Past sales of lots within the subdivision and current progress for selling lots

No action was taken.

3. **Proposal to Reconfigure Lots 6R, 7R and 8R**
Nathan Pillsbury introduced his proposal to reconfigure lots 6R, 7R, and 8R in the Lake Park Villas subdivision. CDD Keil stated that it was staff's recommendation to deny the proposal based on the potential taxable income and homeowners association fees lost as a result of not having another house on that lot. Kim Vanderhyden expressed his opinion that the proposal would have a negative effect on the Lake Park Villas Homeowner's Association. Gail Popp mentioned that the RDA has denied other requests of this nature in the past. Motion by Kim Vanderhyden, seconded by Tim Caudill, to deny the proposal to reconfigure Lots 6R, 7R, and 8R. The motion carried.

G. ADJOURNMENT

Motion by Tim Caudill, seconded by Gail Popp to adjourn at 6:35 p.m. The motion carried.

Minutes respectfully submitted by AP Englebert.