

**CITY OF MENASHA**  
**Redevelopment Authority**  
**Council Chambers, 3rd Floor City Hall – 140 Main Street**  
February 6, 2008  
**MINUTES**

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**I. CALL TO ORDER**

- A. Chairman Kim Vanderhyden called the meeting to order at 6:35 p.m.

**II. ROLL CALL/EXCUSED ABSENCES**

- A. REDEVELOPMENT AUTHORITY MEMEBERS PRESENT: Commissioners Kennedy Vanderhyden, Stevens, Skalmoski, and Alderman Wisneski

REDEVELOPMENT AUTHORITY MEMBERS EXCUSED: Commissioner Henseler

OTHERS PRESENT: CDD Keil, CT Stoffel, Alderman Merkes, Alderman Hendricks, Jeff Harvey

**III. MINTUES TO APPROVE-MINUTES & COMMUNICATES TO RECEIVE**

A. **Minutes to approve:**

Motion by Comm. Kennedy, seconded by Ald. Wisneski to approve the minutes of the September 26, 2007 Redevelopment Authority meeting. The motion carried.

**IV. PUBLIC COMMENTS ON ANY MATTER OF CONCERN TO THE CITY**

**Five (5) minute time limit for each person**

- A. Jeff Harvey, 514 Broad Street, commented on the proposed use of 81/87 Racine and 504 Broad Street. Concerns included placement of parking relative to residents, noise from snowplowing, traffic speeds on Broad Street, and desire to have property return to the tax roll.
- B. Eric Hendricks, 933 Seventh Street, expressed concerns about the compatibility of the use and development of 81/87 Racine Street and 504 Broad Street over the long term and stated that the land in question is a viable piece of commercial property.

**V. DISCUSSION**

A. **Acceptance of Donated Property**

CDD Keil stated that the city has been approached by an individual who wishes to remain anonymous regarding the donation of a commercial property to the city. CDD Keil inquired whether the Redevelopment Authority would be interested in accepting the donation and managing/selling the property.

Commissioners discussed:

- Property condition/environmental concerns
- Marketability of the property
- Property tax considerations
- Process for acquisition
- Common Council approval
- Reuse of proceeds from sale

The consensus of the commissioners is to accept donated properties if the property is suitable for reuse/redevelopment, does not have major environmental problems, and could be returned to the tax roll in a reasonable time period.

**VI. ACTION ITEMS**

A. **Council Resolution R-19-07 Concerning the Future Use of Properties at 504 Broad Street, 81 Racine Street and 87 Racine Street**

CDD Keil presented the chronology of events concerning the acquisition of 81/87 Racine Street

and 504 Broad Street, and discussed subsequent actions of the Plan Commission and Common Council regarding the plan that is proposed for the site.

Commissioners discussed:

- Suitability of the site for commercial development relative to the size and shape of the parcels
- Site accessibility/traffic/safety issues relative to driveway access
- The relationship of the subject parcels to the remaining parcels north of 87 Racine Street
- The concern about accepting a use for the site that might impede a more significant/beneficial redevelopment option
- The need for parking in the area relative to the Broad Street parking lot and parking by post office employees
- The proposed purchase by Dr. Vern Larson and relationship to Northstar Asset Management

Motion by Comm. Kennedy, seconded by Comm. Stevens to recommend undertaking modest landscaping of the site including the establishment of lawn and tree planting, and to market the site with sufficient conditions to exclude undesirable uses. The motion carried.

**B. Department of Commerce Planning Grant Application**

CDD Keil reviewed the status of the former Gilbert Paper Company site with respect to the Department of Commerce Brownfields grant application and outlined the progress that has been made on the site redevelopment over the past year. The primary purpose of the proposed planning grant is to generate additional information to support the Brownfields Grant Application and to serve as a basis for applying for other grant funds.

Commissioners discussed:

- The relationship to past planning efforts
- The extent to which the plan prepared under the planning grant may improve funding prospects for the Brownfields Grant
- How ongoing site development efforts e.g. leasing of the warehouse space, office construction, demolition work may positively or negatively impact the Brownfields Grant
- The amount of shoreland area that will be dedicated to the city for park purposes
- The means of access to future public space
- The significance of the whitewater park concept to the overall site redevelopment

Motion by Comm. Kennedy, seconded by Comm. Skalmoski to recommend pursuit of the Wisconsin Department of Commerce Planning Grant for the Gilbert site. The motion carried.

**VII. ADJOURNMENT**

- A. Motion by Comm. Skalmoski, seconded by Comm. Kennedy to adjourn at 7:50 p.m. The motion carried