

A quorum of the Administration Committee, Board of Public Works, Park Board, and/or Common Council may attend this meeting; (Although it is not expected that any official action of any of those bodies will be taken).

**CITY OF MENASHA  
REDEVELOPMENT AUTHORITY  
Council Chambers, 3<sup>rd</sup> Floor, City Hall  
140 Main Street, Menasha**

**September 26, 2011**

**7:30 AM**

**AGENDA**

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. MINUTES TO APPROVE
  - 1. [Minutes of the May 25, 2011 Redevelopment Authority Meeting](#)
- D. PUBLIC COMMENTS ON ANY MATTER OF CONCERN ON THIS AGENDA  
(five (5) minute time limit for each person)
- E. DISCUSSION
  - 1. None
- F. ACTION ITEMS
  - 1. Persons Acting in Advisory Capacity to the Redevelopment Authority
  - 2. Consideration of Preliminary Determination of Blight – Lake Park Villas and Vicinity (STH 10/CTH LP) Staff Memorandum (To Be Received)
  - 3. Set Next Meeting Date
- G. ADJOURNMENT

**CITY OF MENASHA**  
**Redevelopment Authority**  
**Council Chambers, City Hall – 140 Main Street**  
May 25, 2011  
**DRAFT MINUTES**

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**A. CALL TO ORDER**

The meeting was called to order at 6:11 p.m. by Kim Vanderhyden.

**B. ROLL CALL/EXCUSED ABSENCES**

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

REDEVELOPMENT AUTHORITY MEMBERS EXCUSED: Linda Kennedy

OTHERS PRESENT: CDD Keil, CA Captain, Comptroller Stoffel, and Mike King from the Post Crescent

**C. MINTUES TO APPROVE**

1. **Minutes of the May 3, 2011 Redevelopment Authority Meeting**

Motion by Bob Stevens, seconded by Kip Golden to approve the May 3, 2011 Redevelopment Authority meeting minutes.

The motion carried.

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

1. None

**F. DISCUSSION**

1. **Review of Menasha Redevelopment Plans**

CDD Keil reported that several plans have been prepared for Menasha's downtown, waterfront and near-downtown areas. He then presented the Third and Racine Street Corridor Plan that was prepared by Schreiber-Anderson Associates, Inc. in 2005. The plan called for landscape/streetscape improvements, proposed land use changes, and suggested development design guidelines. Commissioners discussed constraints on implementation including financial and staffing resources, the need for more marketing and a focus for future efforts.

2. **Status of Menasha TIF Districts**

Comptroller Stoffel reviewed the financial status of Menasha's 11 TIF districts. Commissioner's discussed the benefits the city has realized from the use of Tax Increment Financing in promoting redevelopment. They also discussed how the city was dealing with under-performing districts and what the prospects were for the future.

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

CDD Keil reported that staff is working on a proposal as to how these transactions would take place and hopes to have a plan ready for the next meeting. Commissioner's discussed potential risks/benefits to the city and RDA should such a plan be implemented.

**G. ACTION ITEMS**

1. None

**H. ADJOURNMENT**

Motion by Dave Wuestenburg, seconded by Bob Stevens to adjourn at 7:12 p.m.

The motion carried.

*Minutes respectfully submitted by Greg Keil, Community Development Director.*