

CITY OF MENASHA
Redevelopment Authority
Council Chambers, City Hall – 140 Main Street
October 17, 2011
MINUTES

4:30 – Public Hearing – Preliminary Determination of Blight – Lake Park Villas and Vicinity

Ald. Chris Klein

- Commented on the staff memo concerning the determination of blight as related to obsolescence and the consideration that the silos are to be removed per the development agreement with the Ponds of Menasha. He also questioned whether the RDA had a marketing plan for Lake Park Villas.

Ald. Steve Krueger

- Commented on the staff memo concerning the determination of blight as related to obsolete lot layout and platting, and the consideration that the vacant land is in the process of being platted.

Rob Bellin representing Tom Schanke

- Objected to the finding of blight within the Lake Park Villas area in general, and specifically as related to Lot 16 of the Lake Park Villas plat.
- Questioned the blight designation with respect to eminent domain proceedings under Chapter 32 Wis. Statutes.
- Questioned how the RDA could obtain title to Lot 16 when there isn't a willing seller.
- Asserted that Phase 4 of the development agreement with the Ponds of Menasha related to Lot 16 should be set aside because the property does not meet the definition of blight.

Tom Schanke

- Commented that the acquisition of Lot 16 is not essential to the operation of the development agreement with the Ponds of Menasha.

Mike Schanke

- Asserted that the conditions within Lake Park Villas do not warrant a blight designation.

Ald. Stan Sevenich

- Commented on the Lot 16 blight designation and the obligations of the owners to build on the property within a designated time period per the offer to purchase. He also commented on the need to stimulate development in Lake Park Villas to benefit the community as a whole.

Jon Myers

- Commented on the blight designation as related to his unimproved lot in the Lake Park Villas Homeowner's Association. He described the history of the development as it related to the purchase of his lot and stated that his lot should not be designated as blighted.

Tom Schanke

- Commented that the development status of Lot 16 would have very little impact on the success of the overall development.

Mike Schanke

- Expressed an interest in working with the city as related to Lot 16 to achieve a mutually acceptable outcome

Jon Myers

- Related his attempts to sell his lot to the city and others.

Rob Bellin

- Commented on the definition of blight as related to eminent domain proceedings.

Ald. Stan Sevenich

- Expressed an interest in working with the owners of Lot 16 to achieve a mutually agreeable solution.

A. CALL TO ORDER

The meeting was called to order at 5:12 p.m. by Chairman Kim Vanderyden.

B. ROLL CALL/EXCUSED ABSENCES

REDEVELOPMENT AUTHORITY MEMBERS PRESENT: Ald. Jim Englebert, Kip Golden, Kim Vanderhyden, and Bob Stevens

REDEVELOPMENT AUTHORITY MEMBERS EXCUSED: Linda Kennedy

OTHERS PRESENT: Mayor Merkes, CDD Keil, CA Captain, Attorney Robert Bellin, Fran and JoAnn Ebben, Tom Konetzke, Mike Schanke, Tom Schanke, Ald. Mark Langdon, Ald. Chris Klein, Ald. Steve Krueger, Ald. Dan Zelinski, Kenneth Syring, Dave Wuestenberg, Jon F. Myers, Luan Martini, Daryl Jones, Jack Fry, Ald. Stan Sevenich, and Debra Dorn

C. MINTUES TO APPROVE

1. **Minutes of the September 26, 2011 Redevelopment Authority Meeting**

Motion by Ald. Jim Englebert, seconded by Bob Stevens to approve the September 26, 2011 Redevelopment Authority meeting minutes.

The motion carried.

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

1. Fran Ebben commented on the constraints on development within the Phase II Homeowner's Association area caused by that developer's (Johnson Properties/WISCO) insistence on being the exclusive builder and other difficulties in enabling other real estate brokers show/sell properties.
2. Rob Bellin commented that if properties are to be blighted the blight designation should only apply to city-owned lots and land.

E. COMMUNICATIONS

1. **Communication Concerning Preliminary Determination of Blight – 1000 Lake Park Road (Lot 16 Lake Park Villas Plat)**

F. DISCUSSION

1. None

G. ACTION ITEMS

1. **RDA Resolution 1-11 Making a Determination of Blight – Lake Park Villas and Vicinity**

CDD Greg Keil reviewed the background of the proposed developments, the creation of TID # 12 and the rationale for the proposed blight determination.

CAHRD Pamela Captain described the relationship between the blight designation and property acquisition by the RDA, and further explained that the authorization of the RDA to acquire properties does not imply that eminent domain is the only means by which they could acquire a property.

Commissioners discussed:

- The need to stimulate development in Lake Park Villas as they area is imposing a debt liability on the community as a whole.

- The status of Lot #16 as related to the requirement to develop the property within five years as stipulated in the purchase agreement.
- The notification of the Ponds of Menasha and Cypress homes developers as to the pending blight designation.
- Whether there would be an impact of a blight determination on property values.
- The implications of removing the blight designation from privately-owned properties.

Motion by Ald. Jim Engelbert, seconded by Comm. Kip Golden to approve RDA Resolution 1-11 Making a Determination of Blight-Lake Park Villas and Vicinity. (Chairman Kim Vanderhyden stated a potential conflict of interest related to an ownership interest in a commercial property in Lake Park Square. Atty. Captain determined that was not a conflict.) The motion carried.

2. **Agreement with the City of Menasha to Undertake a Mixed Use Development in the Lake Park Villas Project Area**

Atty. Pamela Captain presented an overview of the draft development agreement. The agreement will be forwarded to the Common Council for its consideration and if approved, will be brought back to the RDA for its consideration.

3. **Set Next Meeting Date**

The consensus was to set the next meeting date for Monday, October 24, 2011 at 5:00 p.m.

The motion carried.

H. ADJOURNMENT

Motion by Ald. Jim Englebert, seconded by Comm. Kip Golden to adjourn at 5:58 p.m.

The motion carried.

Minutes respectfully submitted by Greg Keil, Community Development Director.