

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, 3rd Floor City Hall
140 Main Street, Menasha**

Tuesday, June 28, 2016

5:00 PM

AGENDA

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. MINUTES TO APPROVE
 - 1. [Minutes of the March 22, 2016 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.
- F. ACTION ITEMS
 - 1. Election of Officers
 - a. Chairperson
 - b. Vice-Chairperson
 - 2. [Amended Development Agreement – Community First Credit Union](#)
- G. ADJOURNMENT

CITY OF MENASHA
Redevelopment Authority
Council Chambers, 3rd Floor City Hall – 140 Main Street
March 22, 2016
DRAFT MINUTES

A. CALL TO ORDER

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

B. ROLL CALL/EXCUSED ABSENCES

REDEVELOPMENT AUTHORITY MEMBERS PRESENT: Kim Vanderhyden Bob Stevens, Tim Caudill and Kip Golden.

REDEVELOPMENT AUTHORITY MEMBERS EXCUSED: Ald. Becky Nichols, Linda Kennedy and Gail Popp.

OTHERS PRESENT: CA Captain, ASD Steeno, CDD Keil and AP Englebert.

C. MINTUES TO APPROVE

1. **Minutes of the February 24, 2016 Redevelopment Authority Meeting**

Motion by Tim Caudill, seconded by Bob Stevens to approve the February 24, 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)

No one spoke.

E. DISCUSSION ITEMS

1. None.

G. ACTION ITEMS

1. **RR Donnelley Purchase Agreement**

CDD Keil explained that Real Estate Purchase and Sale Agreement included with the agenda is the version of the agreement that was approved by the RDA at its last meeting with redline comments from RR Donnelly. CA Captain described four remaining provisions that she felt were problematic and proceeded to describe the basis for her concerns.

Motion by Bob Stevens, seconded by Tim Caudill to approve the Real Estate Purchase and Sale Agreement with the exception of Sections 19(a), 10(d)(1), 24, and 28 and to authorize the RDA Chairman and City Attorney to negotiate the provisions of those sections prior to execution of the agreement. The motion carried.

2. **Lake Park Villas Lot Pricing**

AP Englebert presented the changes to the lot pricing as recommended by staff. The changes reflect an effort to create consistent lot pricing among similar lots and eliminated the "Best Value" lot pricing that had been applied to several lots. ASD Steeno inquired as to whether the changes would result in an overall decrease in lot pricing as this would negatively affect the ability of the RDA to meet its debt obligations to the city. AP Englebert determined that there would be an aggregate \$44,600 increase in lot pricing.

Motion by Tim Caudill, seconded by Kim Vanderhyden to approve the changes in lot pricing as proposed by staff. The motion carried.

G. ADJOURNMENT

Motion by Kip Golden, seconded by Kim Vanderhyden to adjourn at 5:50 p.m. The motion carried.

Minutes respectfully submitted by CDD Keil.

**FIRST AMENDMENT TO AGREEMENT BETWEEN
THE REDEVELOPMENT AUTHORITY OF THE CITY OF MENASHA, WISCONSIN
AND COMMUNITY FIRST CREDIT UNION
DATED JULY 25, 2014**

THIS FIRST AMENDMENT TO AGREEMENT, executed in Menasha, Wisconsin on this ___ day of June, 2016, is made effective between THE REDEVELOPMENT AUTHORITY OF THE CITY OF MENASHA (RDA) and COMMUNITY FIRST CREDIT UNION (CFCU) and is made with reference to the Agreement dated July 25, 2014 and Lots 7, 8, and 9, Lake Park Square, Menasha, Wisconsin:

Addendum A, Clause 2, shall be amended as follows: CFCU agrees to commence construction of a credit union branch and/or other CFCU office on the property by the end of 2017 and if no such construction is commenced within that time period, then RDA shall be entitled to purchase the lots subject to this agreement from CFCU for the sum of \$299,000.00, said election to be made by July 1, 2018 (or it shall be considered waived) and said sale to be for cash with standard provisions regarding terms and conditions.

IN WITNESS WHEREOF, the undersigned have executed this First Amendment as of the date first written above:

THE REDEVELOPMENT AUTHORITY OF THE CITY OF MENASHA

By: _____

COMMUNITY FIRST CREDIT UNION

By: _____