

**CITY OF MENASHA**  
**Redevelopment Authority**  
**Council Chambers, 3<sup>rd</sup> Floor, City Hall – 140 Main Street**  
**February 4, 2014**  
**MINUTES**

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**A. CALL TO ORDER**

The meeting was called to order at 5:35 p.m. by Chairman Kim Vanderhyden.

**B. ROLL CALL/EXCUSED ABSENCES**

REDEVELOPMENT AUTHORITY MEMBERS PRESENT: Linda Kennedy, Kim Vanderhyden, Gail Popp and Ald. Jim Englebert

REDEVELOPMENT AUTHORITY MEMBERS EXCUSED: Susan Smith, Kip Golden and Bob Stevens

OTHERS PRESENT: CDD Keil, ASD Steeno, PP Homan and Tom Werth (Coldwell Banker).

**C. MINTUES TO APPROVE**

1. **Minutes of the October 30, 2013 Redevelopment Authority Meeting**

Motion by Ald. Englebert, seconded by Linda Kennedy, to approve the October 30, 2013 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. **Status of Residential & Commercial Listing Agreements**

a. **Coldwell Banker (CB TREG, Inc.) – Expires May 15, 2014**

Tom Werth provided an update regarding marketing efforts for the Villas and general real estate trends. An outstanding issue is the status of the Covenants.

General discussion ensued on the need to expedite finalization and approval of the second restated covenants to ensure.

RDA members discussed the benefits to staying with Coldwell Banker, such as the advantages of being with the largest broker; and their status with the relocation market.

b. **Newmark Grubb Pfefferle – Expires May 5, 2014**

Staff provided information regarding potential for marketing the vacant commercial properties without a broker, while still utilizing listing sites to market the properties. Past experience has shown that most transactions resulting in a sale of city-owned properties were the result of direct inquiry to the City. Staff will come back with a formal proposal regarding how to proceed with marketing the lots prior to the expiration date of the current listing agreement.

2. **Potential Amendment to Development Agreement with Cypress Homes and Realty, Inc.**

**F. ACTION ITEMS**

1. **Offers to Purchase from Clover Homes, Inc., 2996 Georgetown PI (Lot 125); 869 Eden Ct (Lot 89); 917 Whisper Falls Ct (Lot 82); 814 Whisper Falls Ln. (Lot 108)**
2. **Motion to Adjourn into Closed Session pursuant to Wis. Stats. §19.85(1)(e): Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. (Offers to Purchase from Clover Homes, Inc. and Potential Amendment to Development Agreement with Cypress Homes and Realty, Inc.)**  
Motion by Linda Kennedy, Seconded by Gail Popp to adjourn into closed session. Motion carried unanimously.

**G. ADJOURNMENT**

Motion by Linda Kennedy, seconded by Gail Popp to adjourn at 7:18 p.m.

The motion carried.

*Minutes respectfully submitted by Kara Homan, Principal Planner*