

City of Menasha
Redevelopment Authority Minutes

Wednesday, June 7, 2006

The meeting was called to order at 6:35 P.M. by Vice-Chairman Henseler.

I. Roll Call

REDEVELOPMENT AUTHORITY MEMBERS PRESENT: Ald. Wisneski, and Commissioners Kennedy, Henseler, Skalmoski, Stevens and Lueneburg

REDEVELOPMENT AUTHORITY MEMBERS EXCUSED: Comm. Vanderhyden

OTHERS PRESENT: CA/HRD Jeff Brandt, CT Tom Stoffel, CDD Greg Keil, Ald. Merkes, Randy Stadtmueller, Steve Jamros, Ed Jelinski, Tom Chalchhoff

II. Minutes of the May 10, 2006 Meeting

Comm. Kennedy made a motion to approve the minutes of the May 10, 2006 RDA meeting. The motion was seconded by Comm. Skalmoski. The motion carried.

III. Presentation on Menasha Economic Development Preparedness Survey

CDD Keil introduced Catherine Neiswender and Mary Kohrell, UWEX Community Development Educators from Winnebago and Calumet counties, respectively. The UWEX representatives have been working with the city and the Menasha Action Council (MAC) for over a year on community economic development issues. They presented the results of the Community Preparedness Survey that was administered in cooperation with MAC. The survey considers Menasha's assets to support economic development including our capacity to attract new business and support existing business enterprises. As a result of the survey findings, MAC is developing a business retention program.

Commissioners Lueneburg and Stevens commented on the prevalence of "don't know" survey responses and their impact on the survey findings. CDD Keil stated that the survey will be used to help focus economic development initiatives within the city.

IV. Former Gilbert Paper Site Brownfields Grant Application and Concept Plan

CDD Keil Introduced Randy Stadtmueller of Stadtmueller and Associates and Steve Jamros of Blue Design Group. Mr. Stadtmueller described the scoring formula for the Dept. of Commerce Brownfields Grant Program and related it

to the presentation on the redevelopment plan for the Gilbert site. Mr. Jamros described his background and professional qualifications and presented a series of panels from the plan document which included mapping, community, and improvement analyses and redevelopment strategies.

Commissioners discussed site attributes and constraints including the Lawson Canal, the potential impacts of the adjoining Ashland Chemical operations, and relationships with the adjoining Banta site.

Mr. Stadtmueller presented an economic assessment of the site development and stated the current concept anticipates an aggregate site development of about 150,000 square feet with an estimated value of \$20-\$25 million. He estimated \$3-5 million in public investment would be required to support the private development.

CDD Keil stated that the near-term expectation for financing support from the city would be in the range of \$250,000 to \$350,000 in local match for demolition of the mill and \$400,000 to \$600,000 for renovation of the former Boiler House into office space. Mr. Stadtmueller stated that the Boiler House would be valued at about \$2 million upon completion.

Site owners Ed Jelinski and Tom Chalchoff described the attributes of the site and explained the difficulties in marketing the site for redevelopment with the large mill structure in place. They invited RDA members to tour the property.

V. Persons from the Gallery to be Heard

No one spoke.

VI. Next Meeting Date and Future Agenda Items

Commissioners requested that a standing agenda item be created to report on the status of projects and other matters of concern to the RDA. Commissioner Henseler requested a report on the financial status of the city and its financial capacity to engage in development projects. Due to the Independence Day holiday the commissioners elected to hold the next meeting on August 2nd at 6:30 PM with the understanding that a meeting may be called in the interim if necessary.

VII. Adjourn

Comm. Skalmoski made a motion to adjourn at 7:45 P.M. Comm. Henseler seconded the motion. The motion carried.

*Respectfully Submitted
Greg Keil, CDD*