



# City of Appleton

100 North Appleton Street  
Appleton, WI 54911-4799  
www.appleton.org

## Meeting Minutes - Final Community & Economic Development Committee

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Wednesday, September 11, 2019

4:30 PM

Council Chambers, 6th Floor

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1. Call meeting to order

**Meeting called to order at 4:30 p.m.**

2. Roll call of membership

**Present:** 4 - Coenen, Reed, Alderperson Lobner and Alderperson Thao

**Excused:** 1 - Alderperson Van Zeeland

*Others present:*

*Alderperson Alex Schultz, District #9*

*Alderperson Christine Williams, District #10*

*Laurie Lewis, Apricity*

3. Approval of minutes from previous meeting

[19-1309](#)

CEDC Minutes from 7-17-19

**Attachments:** [CEDC Minutes 7-17-19.pdf](#)

**Coenen moved, seconded by Alderperson Lobner, that the Minutes be approved. Roll Call. Motion carried by the following vote:**

**Aye:** 4 - Coenen, Reed, Alderperson Lobner and Alderperson Thao

**Excused:** 1 - Alderperson Van Zeeland

4. **Public Hearings/Appearances**

[19-1310](#)

Community Development Block Grant (CDBG) Notice of Funding Available and Community Needs for the 2020 Program Year (4/1/20 - 3/31/21) (Associated with Action Item #19-1311)

**Attachments:** [Funding Available Community Needs - Public Hearing Notice 2019.pdf](#)

**This public hearing was held, and no one spoke on the item.**

## 5. Action Items

### [19-1311](#)

City Program Funding Approval and City Proposals for 2020 Community Development Block Grant (CDBG) Funding

**Attachments:** [City proposals memo to CEDC 09-11-19.pdf](#)  
[CDBG Policy Adopted July 2015.pdf](#)  
[2020 Summer of Service Application.pdf](#)

**Coenen moved, seconded by Alderperson Lobner, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:**

**Aye:** 4 - Coenen, Reed, Alderperson Lobner and Alderperson Thao

**Excused:** 1 - Alderperson Van Zeeland

### [19-1312](#)

Request to update the Business Enhancement Grant Guidelines for Tax Incremental Financing District #11-East College Avenue area and Tax Incremental Financing District #12-Downtown West

**Attachments:** [Memo on Business Enhancement Grant Program Updates September 2019.pdf](#)  
[BusinessEnhancementGrantProgram\\_ProposedUpdatesSept2019\\_TIF 11.pdf](#)  
[BusinessEnhancementGrantProgram\\_ProposedUpdatesSept2019\\_TIF 12.pdf](#)

**Coenen moved, seconded by Reed, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:**

**Aye:** 4 - Coenen, Reed, Alderperson Lobner and Alderperson Thao

**Excused:** 1 - Alderperson Van Zeeland

[19-0796](#)

Resolution #5-R-19: Rededication and Revitalization of Soldier's Square

**Attachments:** [Reso #5-R-19 Memo to CEDC 9-11-19.pdf](#)  
[#5-R-19 Soldier's Square.pdf](#)  
[Soldier Square Ramp Deed Restriction Opinion 09-05-2019.pdf](#)  
[Reso #5-R-19 Memo to CEDC 6-12-19.pdf](#)  
[Original Deed from 1851.pdf](#)  
[Historical Newspaper Articles.pdf](#)  
[Muni Services Minutes 11-11-08.pdf](#)  
[Council Minutes 11-19-08.pdf](#)  
[Civil War Monument Condition Report.pdf](#)  
[Excerpt from Comp Plan re Soldier Square-YMCA Park Ramp Area.pdf](#)  
[1922 Comprehensive Plan.pdf](#)  
[Map of Streets-Area in 1922.pdf](#)

**Aldersperson Lobner moved, seconded by Coenen, that the Report Action Item be recommended for denial. Roll Call. Motion carried by the following vote:**

**Aye:** 3 - Coenen, Reed and Aldersperson Lobner

**Nay:** 1 - Aldersperson Thao

**Excused:** 1 - Aldersperson Van Zeeland

[19-1371](#)

Request to submit a Counter to the Offer to Purchase from Hayden Properties, LLC or its assigns to purchase Lots 30, 31, 32 and 33 in Southpoint Commerce Park Plat 3 and Parcel ID #31-9-5714-00, comprising a total of approximately 49.84 acres, subject to lot size as determined by survey, at a purchase price of \$1,893,920 (\$38,000 per acre)

**Attachments:** [Hayden Properties LLC OTP Memo to CEDC 9-10-19.pdf](#)  
[F Street Development Cover Letter 9-10-19.pdf](#)  
[Hayden Properties Offer to Purchase + Addendum.pdf](#)  
[Southpoint Land Aerial.pdf](#)  
[Southpoint Land Aerial #2.pdf](#)  
[SPCP Subject Parcel Map 9-10-19.pdf](#)  
[SPCP Deed Restrictions.pdf](#)

**Coenen moved, seconded by Reed, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:**

**Aye:** 4 - Coenen, Reed, Aldersperson Lobner and Aldersperson Thao

**Excused:** 1 - Aldersperson Van Zeeland

[19-1372](#)

The Community and Economic Development Committee may go into closed session pursuant to State Statute §19.85(1)(e) for the purpose of discussing real estate negotiations regarding the potential sale of Lots 30, 31, 32 and 33 in Southpoint Commerce Park Plat 3 and Parcel ID #31-9-5714-00 and then reconvene into open session

**The Committee did not go into closed session.**

## 6. Information Items

[19-1313](#)

Summary of Responses to Community-Wide Needs and Stakeholder Surveys

**Attachments:** [Summary of Comm Wide Needs + Stakeholder Survey Results 2019.pdf](#)

**This item was presented.**

[19-1314](#)

Community Development Block Grant (CDBG) Basics Presentation

**Attachments:** [CDBG Basics Presentation 9-11-19 CEDC.pdf](#)

**This item was presented.**

[19-1315](#)

Community & Economic Development Department Mid-Year 2019 Budget Report

**Attachments:** [2019 Mid Year Report Comm Econ Dev Dept.pdf](#)

**This item was presented.**

## 7. Adjournment

**Coenen moved, seconded by Alderperson Lobner, that the meeting be adjourned at 5:14 p.m. Roll Call. Motion carried by the following vote:**

**Aye:** 4 - Coenen, Reed, Alderperson Lobner and Alderperson Thao

**Excused:** 1 - Alderperson Van Zeeland