



City of Appleton

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

Meeting Minutes - Final Community & Economic Development Committee

Wednesday, November 28, 2018

4:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

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

2. Roll call of membership

Present: 4 - Coenen, Reed, Alderperson Baker and Alderperson Dvorachek

Excused: 1 - Alderperson Plank

Others present:

Alderperson Kyle Lobner, District #13

Julie Lopas, St. Bernadette, 2331 E. Lourdes Drive

Jerry Lopas, St. Bernadette, 2331 E. Lourdes Drive

Jody Lueck, St. Bernadette, 2331 E. Lourdes Drive

Peter Thillman, Fox Cities Regional Partnership, 125 N. Superior Street

Kathi Seifert, 3091 Fox Run

Becky Bartoszek, Fox Cities Chamber, 125 N. Superior Street

Chip Wood, Rebuilding Together Fox Valley

Beth Schnorr, Harbor House

3. Approval of minutes from previous meeting

[18-1532](#)

CEDC Minutes from 10-10-18

Attachments: [CEDC Minutes 10-10-18.pdf](#)

Alderperson Baker moved, seconded by Reed, that the Minutes be approved.

Roll Call. Motion carried by the following vote:

Aye: 4 - Coenen, Reed, Alderperson Baker and Alderperson Dvorachek

Excused: 1 - Alderperson Plank

4. Public Hearings/Appearances

5. Action Items

[18-1650](#)

Request to approve 2019-2020PY Community Development Block Grant (CDBG) Community Partner Allocation Recommendations

Attachments: [Alloc Recs Memo to CEDC 11-28-18.pdf](#)
[2019 CDBG Simple Summary of Recommendations.pdf](#)
[2019 CDBG Community Partner Recommendations.pdf](#)
[2019 CDBG Advisory Board Membership.pdf](#)
[CDBG Policy Adopted July 2015.pdf](#)

Alderson Baker moved, seconded by Alderson Dvorachek, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 4 - Coenen, Reed, Alderson Baker and Alderson Dvorachek

Excused: 1 - Alderson Plank

[18-1533](#)

Request to counter the Offer to Purchase of Lot 17, Southpoint Commerce Park, Plat 2 from New Morning Coffee Roasters, Inc. at a purchase price of \$168,400 (\$40,000 per acre), comprised of approximately 4.21 acres; and, contingent upon acceptance of that counter-offer, staff is then authorized to negotiate and execute a development or like agreement providing City investment in the project of up to 50% of the land purchase amount (50% of \$168,400 = \$84,200)

Attachments: [Memo on Offer to Purchase Lot 17 Southpoint Commerce.pdf](#)
[New Morning Coffee Roasters_OTP_Lot 17 Southpoint Plat 2.pdf](#)
[Map Lot 17 Southpoint Commerce Park Plat 2.pdf](#)

Alderson Baker 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, Alderson Baker and Alderson Dvorachek

Excused: 1 - Alderson Plank

[18-1534](#)

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 Lot 17 in the Southpoint Commerce Park, Plat 2 and then reconvene into open session

The Committee did not go into closed session.

[18-1666](#)

Request to consider reallocation or refund of the \$25,000 from the 2018 budget to fund the Fox Cities Regional Partnership program, Talent Upload, which was cancelled

Attachments: [Memo to CEDC Talent Upload Support 2018_Nov.28.18.pdf](#)
[Talent Upload Funds 2018 Attachments.pdf](#)
[Fox Cities Regional Partnership PowerPoint Presentation.pdf](#)

Aldersperson Dvorachek moved, seconded by Coenen, that the Report Action Item be held until the December 12 CEDC meeting. Roll Call. Motion failed by the following vote: Aye: 2 - Dvorachek and Coenen, Nay: 2 - Baker and Reed

Clarification on the motion to approve: The recommendation is to approve reallocation of the funds to other programming within the Fox Cities Regional Partnership, not refund.

Aldersperson Dvorachek 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 Baker and Aldersperson Dvorachek

Excused: 1 - Aldersperson Plank

6. Information Items

[18-1651](#)

Contract with Ehlers to prepare project plan amendments to Tax Incremental Financing (TIF) Districts #3 and #11 in an amount not to exceed \$16,650

Attachments: [Ehlers Amend TIDs 3 and 11 Memo.pdf](#)
[Appleton ProjectDisclosure 2019 TID No. 3 and 11 Territory Amendments.pdf](#)
[Map of TIFs 3, 11, 12.pdf](#)
[ProcurementandContractManagementPolicy_SoleSource.pdf](#)

This item was presented.

7. Adjournment

Aldersperson Baker moved, seconded by Reed, that the meeting be adjourned at 5:23 p.m. Roll Call. Motion carried by the following vote:

Aye: 4 - Coenen, Reed, Aldersperson Baker and Aldersperson Dvorachek

Excused: 1 - Aldersperson Plank