



# 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, December 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:** 5 - Coenen, Reed, Alderperson Lobner, Alderperson Thao and Alderperson Van Zeeland

*Others present:  
Teresa Lingg, Bela Development  
Kolby Knuth, Bela Development*

3. Approval of minutes from previous meeting

[19-1832](#)

CEDC Minutes from 11-5-19

**Attachments:** [CEDC Minutes 11-5-19.pdf](#)

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

**Aye:** 5 - Coenen, Reed, Alderperson Lobner, Alderperson Thao and Alderperson Van Zeeland

4. **Public Hearings/Appearances**

[19-1833](#)

2020-2024 Draft Consolidated Plan for the Community Development Block Grant (CDBG) Program (Associated with Action Item #19-1835)

**Attachments:** [2020-2024 Draft Con Plan Public Hearing Notice 12-11-19.pdf](#)

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

5. **Action Items**

[19-1835](#)

Request to approve 2020-2024 Draft Consolidated Plan for the Community Development Block Grant (CDBG) Program

**Attachments:** [CEDC- Con Plan draft approval memo 12-11-19.pdf](#)  
[DRAFT 2020-2024 Consolidated Plan.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:** 5 - Coenen, Reed, Alderperson Lobner, Alderperson Thao and Alderperson Van Zeeland

[19-1836](#)

Request to approve 2020 Draft Analysis of Impediments to Fair Housing (AI)

**Attachments:** [CEDC- AI draft approval memo 12-11-19.pdf](#)  
[Appleton AI- Final DRAFT 12.5.19.pdf](#)  
[Appleton AI Appendix 2019 with page numbers.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:** 5 - Coenen, Reed, Alderperson Lobner, Alderperson Thao and Alderperson Van Zeeland

[19-1840](#)

Request to approve the Development Agreement with Bela Development LLC for rehabilitation of the property located at 513 W. College Avenue in Tax Increment Financing District No. 12

**Attachments:** [Memo Recommend Bela Development LLC Dev Agrmt.pdf](#)  
[Bela LLC Development Agreement 513 W College 12-3-19 Draft.pdf](#)  
[Project Description Bela Development LLC.pdf](#)

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

**Aye:** 5 - Coenen, Reed, Alderperson Lobner, Alderperson Thao and Alderperson Van Zeeland

[19-1837](#)

**\*\*CRITICAL TIMING\*\*** Request to approve the Housing Affordability Analysis, 2018 and the New Housing Fee Report, 2018 prepared for the City of Appleton by East Central Wisconsin Regional Planning Commission

**Attachments:** [Memo Recommend Housing Affordability and Fee Reports 2018.pdf](#)  
[AppletonHousingAffordabilityReportCombined Recd11-26-19.pdf](#)  
[AppletonHousingFeeReportCombined Recd11-26-19.pdf](#)  
[Zoning+SubdivisionFees.pdf](#)  
[DPW-InspectionsFees.pdf](#)  
[2020AssessmentPolicy-Adopted10-21-19.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:** 5 - Coenen, Reed, Alderperson Lobner, Alderperson Thao and Alderperson Van Zeeland

[19-1909](#)

Request to approve recommended funding of \$10,000 for cooperative campaign with the Department of Public Works and Communications Coordinator regarding parking downtown from the 2019 Community & Economic Development Department's Marketing and Business Services program account as outlined in the attached memo

**Attachments:** [Memo Recommend Cooperative Campaign Downtown Parking.pdf](#)

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

**Aye:** 5 - Coenen, Reed, Alderperson Lobner, Alderperson Thao and Alderperson Van Zeeland

[19-1900](#)

The Community and Economic Development Committee will go into closed session according to State Statute §19.85 (1)(e) for the purpose of discussions of real estate negotiations for the former Conway site and reconvene into open session

*The Community & Economic Development Committee went into Closed Session at 4:50 p.m.*

*Discussion was held.*

*The Community & Economic Development Committee reconvened in Open Session at 5:11 p.m.*

**Alderperson Lobner moved, seconded by Reed, to convene in Closed Session. Roll Call. Motion carried by the following vote:**

**Aye:** 5 - Coenen, Reed, Alderperson Lobner, Alderperson Thao and Alderperson Van Zeeland

**6. Information Items**

**7. Adjournment**

**Coenen moved, seconded by Alderperson Lobner, that the meeting be adjourned at 5:12 p.m. Roll Call. Motion carried by the following vote:**

**Aye:** 5 - Coenen, Reed, Alderperson Lobner, Alderperson Thao and Alderperson Van Zeeland