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MEMORANDUM

TO: Appleton Redevelopment Authority (ARA)

FROM: Matt Rehbein, Economic Development Specialist
Karen Harkness, Community and Economic Development Director

DATE: November 17, 2022

RE: 222 N. Oneida Street Potential Sale to Valley Transit

The Transit Center Needs Assessment and Master Plan Consultant Request for Proposals was issued in April 2022, with proposals due on May 6, 2022. The Fox Cities Transit Commission recommended approval of the contract to be awarded to LHB Corporation on May 24, 2022, and Common Council approved on June 1, 2022. In September 2022, LHB identified the current Transit Center location in conjunction with the 222 N. Oneida Street property are the most preferred sites for a new Transit Center.

The Appleton Redevelopment Authority (ARA) acquired the property at 222 N. Oneida Street in December 2017. Subsequently, ARA proceeded to raze the structure and began remediation of environmental concerns. Utilizing the Local Governmental Unit (LGU) status, ARA "paused" work on continued remediation in October 2019 with the intent to revisit once a potential development is identified. No work has been completed on site since.

Valley Transit has approached ARA expressing interest in acquiring the property at 222 N. Oneida Street for \$150,000. Valley Transit's funding source requires a letter of closure with respect to any environmental issues prior to closing on the property. To accommodate this, Valley Transit has offered to put \$50,000 into a segregated account to be spent on environmental remediation to bring this site to closure. This process would be managed by ARA, with payment coming from these segregated funds. Other terms shall be generally the same as the attached Draft Offer to Purchase.

Staff Recommendation:

The Appleton Redevelopment Authority proceed with securing an accepted offer to purchase from Valley Transit for 222 N. Oneida Street at a purchase price of \$150,000. Additionally, \$50,000 be provided by Valley Transit to complete environmental remediation **BE APPROVED.**