



# 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, June 8, 2022

4:30 PM

Council Chambers, 6th Floor

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1. Call meeting to order

Chair Alfheim called the meeting to order at 4:30 p.m.

2. Roll call of membership

**Present:** 4 - Alfheim, Wolff, Del Toro and Jones

**Excused:** 1 - Thao

*Others present:*  
*Bayley Lau, ThedaCare*

3. Approval of minutes from previous meeting

[22-0744](#)

CEDC Minutes from 5-25-22

**Attachments:** [CEDC Minutes 5-25-22.pdf](#)

**Wolff moved, seconded by Jones, that the Minutes be approved. Roll Call.  
Motion carried by the following vote:**

**Aye:** 4 - Alfheim, Wolff, Del Toro and Jones

**Excused:** 1 - Thao

4. **Public Hearings/Appearances**

[22-0742](#)

2021 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) Program (Associated with Action Item #22-0743)

**Attachments:** [CAPER 2021 - Public Hearing Notice.pdf](#)

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

5. **Action Items**

[22-0743](#)

Request to approve the 2021 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) Program

**Attachments:** [CAPER memo to CEDC 6-8-22.pdf](#)  
[2021 CDBG CAPER Draft for Public Comment.pdf](#)

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

**Aye:** 4 - Alfheim, Wolff, Del Toro and Jones

**Excused:** 1 - Thao

[22-0741](#)

Request to waive the City's repurchase rights for Tax Id #31-1-6510-18, Lot 18 in the Northeast Business Park Plat No. 2, the northeast corner of Enterprise Avenue and Intertech Court, allowing the transfer from Single Month LLC and/or assigns to Joe Neilitz and/or assigns; this waiver is not transferable, survivable, or assignable and the City's repurchase rights remain on the property

**Attachments:** [Memo Romenesko Waive Repurchase Request NEBP #1-6510-18 6-8-22.pdf](#)  
[Variance Request Email Romenesko Development 3-2-22.pdf](#)  
[Offer to Purchase Lot 18 NEBP Joe Neilitz.pdf](#)  
[Covenants and Restrictions NEBP No. 2.pdf](#)  
[Subject Parcel\\_1-6510-18.pdf](#)

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

**Aye:** 4 - Alfheim, Wolff, Del Toro and Jones

**Excused:** 1 - Thao

[22-0371](#)

Counter the Offer to Purchase from River Valley One, LLC and/or assigns to purchase Lot 1 of CSM 3549 in Southpoint Commerce Park (Tax Id #31-9-5712-40), consisting of approximately 7.22 acres

**Attachments:** [River Valley One Offer to Purchase Memo to CEDC 6-8-22.pdf](#)  
[Offer to Purchase 9-5712-40 SPCP River Valley One LLC.pdf](#)  
[SPCP Deed Restrictions.pdf](#)  
[Subject Parcel\\_6\\_6\\_2022.pdf](#)

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

**Aye:** 4 - Alfheim, Wolff, Del Toro and Jones

**Excused:** 1 - Thao

[22-0372](#)

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 1 of CSM 3549 in Southpoint Commerce Park (Tax Id #31-9-5712-40) and then reconvene into open session

*The Community and Economic Development Committee went into Closed Session.*

*Discussion was held.*

**Del Toro moved, seconded by Wolff, that the Report Action Item to convene in Closed Session be approved. Roll Call. Motion carried by the following vote:**

**Aye:** 4 - Alfheim, Wolff, Del Toro and Jones

**Excused:** 1 - Thao

## 6. Information Items

## 7. Adjournment

**Wolff moved, seconded by Jones, that the meeting be adjourned. Roll Call. Motion carried by the following vote:**

**Aye:** 4 - Alfheim, Wolff, Del Toro and Jones

**Excused:** 1 - Thao