



City of Appleton

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

Meeting Minutes - Final Community & Economic Development Committee

Wednesday, June 12, 2019

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: 3 - Reed, Alderperson Lobner and Alderperson Van Zeeland

Excused: 2 - Coenen and Alderperson Thao

Others present:

Pam Seidl, Fox Cities Convention & Visitors Bureau

Mike Faucett, MPM LLC

Chris Faucett, MPM LLC

3. Approval of minutes from previous meeting

[19-0792](#)

CEDC Minutes from 5-22-19

Attachments: [CEDC Minutes 5-22-19.pdf](#)

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

Aye: 3 - Reed, Alderperson Lobner and Alderperson Van Zeeland

Excused: 2 - Coenen and Alderperson Thao

4. Public Hearings/Appearances

[19-0811](#)

Presentation by Executive Director Pam Seidl of the 2018 Fox Cities Convention & Visitors Bureau (CVB) Annual Report and Visitor Spending as well as update on CVB initiatives and branding process

Attachments: [FCCVB 2018 Annual Report FINAL 2 single pages.pdf](#)
[Fox Cities Visitor Spending 2018 Summary.pdf](#)
[Fox Cities Visitor Spending 2018 Handout.pdf](#)
[FCCVB National Tourism Week Flyer.pdf](#)
[FoxCitiesCVB_2019Update_PowerPoint.pdf](#)

This Appearance by Pam Seidl was presented.

[19-0793](#)

2018 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) Program (Associated with Action Item #19-0794)

Attachments: [CAPER 2018 - CEDC Public Hearing Notice.pdf](#)

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

5. Action Items

[19-0794](#)

Request to approve the 2018 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) Program

Attachments: [CAPER memo to CEDC 06-12-19.pdf](#)
[2018-2019 CAPER Draft for Public Comment.pdf](#)

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

Aye: 3 - Reed, Aldersperson Lobner and Aldersperson Van Zeeland

Excused: 2 - Coenen and Aldersperson Thao

[19-0796](#)

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

Attachments: [#5-R-19 Solider's Square.pdf](#)
[Reso #5-R-19 Memo to CEDC 6-12-19.pdf](#)

Aldersperson Lobner moved, seconded by Aldersperson Van Zeeland, that the Report Action Item be held until the next meeting. Roll Call. Motion carried by the following vote:

Aye: 3 - Reed, Aldersperson Lobner and Aldersperson Van Zeeland

Excused: 2 - Coenen and Aldersperson Thao

[19-0819](#)

****CRITICAL TIMING**** Request to approve the Real Estate Purchase Agreement from Scannell Properties, LLC or its assigns to purchase Lots 26, 27, 28 and 29 in Southpoint Commerce Park Plat 3 and Parcel ID #31-9-5712-00, comprising a total of approximately 30.44 acres, subject to lot size as determined by survey, at a purchase price of \$1,004,520.00 (\$33,000 per acre)

Attachments: [Appleton PSA Cover Letter 6.6.19.pdf](#)
[Scannell Properties LLC OTP Memo to CEDC 6-12-19.pdf](#)
[Purchase Agreement v2 6.7.2019 Eisenhower Dr. Scannell.pdf](#)
[SPCP Scannell Properties Map.pdf](#)
[SPCP Deed Restrictions.pdf](#)

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

Aye: 3 - Reed, Aldersperson Lobner and Aldersperson Van Zeeland

Excused: 2 - Coenen and Aldersperson Thao

[19-0820](#)

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 26, 27, 28 and 29 in Southpoint Commerce Park Plat 3 and Parcel ID #31-9-5712-00 and then reconvene into open session

The Committee did not go into closed session.

[19-0830](#)

****CRITICAL TIMING**** Request to approve the Offer to Purchase from Messenger Property Management, LLC (MPM LLC) and/or assignee to purchase Lots 5 and 11 in Southpoint Commerce Park Plat 1, consisting of approximately 2.32 and 3.25 acres respectively, at a purchase price of \$222,800 (\$40,000 per acre) and staff be 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 \$222,800 = \$111,400)

Attachments: [Messenger Property Management OTP Memo to CEDC 6-12-19.pdf](#)
[Messenger Property Management OTP Lots 5 & 11.pdf](#)
[Messenger Property Management OTP Lots 5 & 11 pages 4.5.pdf](#)
[SPCP Messenger Property Management Map.pdf](#)
[SPCP Deed Restrictions.pdf](#)

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

Aye: 3 - Reed, Aldersperson Lobner and Aldersperson Van Zeeland

Excused: 2 - Coenen and Alderperson Thao

[19-0831](#)

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 5 and 11 in Southpoint Commerce Park Plat 1 and then reconvene into open session

The Committee did not go into closed session.

6. Information Items

[19-0795](#)

Late payment of farming rent due to City of Appleton per lease agreement between the City and Vanderlinden Custom Heifer Raising, LLC for land in Southpoint Commerce Park

Attachments: [Southpoint Farm Rent Memo to CEDC 6-12-19.pdf](#)
[ExecutedLeaseAgreement COAandVanderlinden May2015.pdf](#)

This item was presented and discussed.

7. Adjournment

Alderperson Lobner moved, seconded by Alderperson Van Zeeland, that the meeting be adjourned at 5:06 p.m. Roll Call. Motion carried by the following vote:

Aye: 3 - Reed, Alderperson Lobner and Alderperson Van Zeeland

Excused: 2 - Coenen and Alderperson Thao