

Brenda Broeske

From: DOUG TIMMEL <timmeldh@aol.com>
Sent: Thursday, August 1, 2024 4:13 PM
To: Don Harp
Subject: Re: Land use planning for Thrivent site in Appleton, Wi

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Hello Don,

Yes, please do. That would be very helpful. Thank you and thank you also for notifying me of the time of the next meeting.

Doug Timmel

On Aug 1, 2024, at 3:51 PM, Don Harp <Don.Harp@Appleton.org> wrote:

Good afternoon Douglas,

Thank you for the email. The land use requests for the Thrivent redevelopment concept master plan are schedule to be placed on the September 4, 2024, Common Council meeting agenda. We are still in the comment period, did you want me to forward your comments onto the Common Council prior their September 4th meeting?

Thank you,
Don

mage001.jpg>

Don Harp, Principal Planner
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From: DOUG TIMMEL <timmeldh@aol.com>
Sent: Monday, July 29, 2024 12:47 PM
To: Eric.merriman@thrivent.com; samantha.mehrotra@thrivent.com; Emily.c@landbylabel.com; Don Harp <Don.Harp@Appleton.org>
Cc: John Weyenberg <johnw@foxcitiesshabitat.org>; Amy McGowan <AmyM@foxcitiesshabitat.org>
Subject: Land use planning for Thrivent site in Appleton, Wi

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To: Eric Merriman, Samantha Mehrotra - Thrivent Financial
Emily Cialdini, Land by Label
Don Harp - Appleton Community Development Department

Re: Thrivent Financial Mixed Use Redevelopment Proposal for Land in the city of Appleton

I have been following with interest the redevelopment proposals for the Thrivent site in Appleton. Kudos to you for involving the community, and getting input from many sources.

My father was one of the earlier employees of (then) AAL beginning in 1957, and working there as a very successful local agent for over 30 years. I, and all of my family, remain members of Thrivent today and we all live in the Fox Valley. Our local network consists of many of our friends who are from the Thrivent “family”, in some cases going back three generations.

AAL (now Thrivent) has always been a large and prominent partner of Habitat for Humanity. While it is not true as much today, at one time Thrivent contributed nearly \$10MM a year to Habitat for Humanity to provide for affordable housing nationally. Thrivent continues to encourage and support the organization, through members volunteer activities, and Thrivent Choice dollars, and direct donations. I personally have supported Habitat for Humanity for over 20 years serving on the Board of Directors to Habitat, and advisor to numerous Boards around the country. I have been involved in many “hands on” build projects in Pennsylvania, California, Florida and the Fox Valley. Although I am not serving on the local Board of Directors, I am on the Development Committee of the Fox Valley chapter of Habitat for Humanity, .

I am sure we would all agree the need for affordable housing options is acute in the Fox Valley region. Appleton and other local communities have identified this as a crucial need, and are taking some steps to address it. The Fox Valley chapter of Habitat for Humanity has begun to struggle finding affordable land for housing. With land and housing costs soaring, people are not donating lots or land like they had in the past. In the past year the Fox Valley chapter was able to construct 16 homes for deserving families, and while it is a significant accomplishment, it is a modest dent in the overall needs. Habitat for Humanity really needs is affordable and well located land - suitable for a development of Habitat homes. A parcel of land is the most cost effective and efficient way to build a neighborhood of homes for those who need it the most.

Your plans today indicate areas set aside generally designated as residential housing. I am sure anxious contractors and developers will only be too glad to snap up this valuable and well located real estate. As you develop your plans for “100’s of residential properties” it would be generous and smart for Thrivent to specifically donate a parcel of land which would be set aside for Habitat for Humanity homes. This would help local deserving and hard working families, and the good of the community for decades to come. I would

implore you to seriously consider this request. If the land would not be specifically and purposely designated by Thrivent for Habitat, it will quickly be acquired by the best possible bidders, and the needs of the lower income community will be ignored. Thank you very much for your consideration.

Douglas Timmel

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