



# 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, January 11, 2023

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 - Thao, Alfheim, Wolff and Del Toro

**Excused:** 1 - Jones

*Others present:*

*Aldersperson Brad Firkus, District #3*

*Aldersperson Denise Fenton, District #6*

*Aldersperson Sheri Hartzheim, District #13*

*Sao Vang*

*Lily Hietpas, Student*

*Carson Hehli, Student*

*Alex Sherwood, Student*

*Nate Tuombly, Student*

*Joe Carew, Student*

3. Approval of minutes from previous meeting

[23-0005](#)

CEDC Minutes from 12-21-22

**Attachments:** [CEDC Minutes 12-21-22.pdf](#)

**Wolff moved, seconded by Del Toro, that the Minutes be approved. Roll Call.**

**Motion carried by the following vote:**

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

**Excused:** 1 - Jones

4. Public Hearings/Appearances

5. Action Items

[23-0006](#)

Request to amend the Development Agreement (Phase II) with Merge LLC extending the purchase date from February 16, 2023 to September 29, 2023 for a mixed-use development located on the southeast corner of W. Washington Street and N. Appleton Street (Tax Id #31-2-0272-00) in Tax Increment Financing District No. 11

**Attachments:** [Merge Ph II DA 1st Amendment Memo to CEDC 1-11-23.pdf](#)  
[Request from Merge LLC to Amend Dev Agrm.pdf](#)  
[Merge Ph II Recorded Dev Agrm.pdf](#)

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

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

**Excused:** 1 - Jones

[23-0007](#)

Request to approve the Development Agreement with Oshkosh Investment LLC and Lofgren Properties 6 LLC for improvements to the property located at 200 W. College Avenue (Tax Id #31-2-0263-00) (Chase Bank building) in Tax Increment Financing District No. 11

**Attachments:** [Oshkosh Investment-Lofgren Properties 6 LLC DA Memo to CEDC 1-11-23.pdf](#)  
[1046 - Oshkosh-Lofgren - Dev Agrm - 01-04-2023.pdf](#)

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

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

**Excused:** 1 - Jones

## 6. Information Items

[23-0008](#)

Annual Updates to the Housing Affordability Report and the Housing Fee Report

**Attachments:** [StaffMemo\\_HousingAffordability&FeeReports2021\\_For01-11-23.pdf](#)  
[AppletonHousingAffordabilityReport2021\\_For01-11-23.pdf](#)  
[AppletonHousingFeeReport2021\\_For01-11-23.pdf](#)

This item was presented and discussed.

## 7. Adjournment

**Wolff moved, seconded by Del Toro, that the meeting be adjourned at 4:52 p.m. Roll Call. Motion carried by the following vote:**

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

Excused: 1 - Jones