



City of Appleton

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

Meeting Minutes - Final Community & Economic Development Committee

Wednesday, February 9, 2022

4:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

Vice Chair Wolff called the meeting to order at 4:32 p.m.

2. Roll call of membership

Reed and Thao appeared virtually and participated via Teams.

Present: 5 - Reed, Firkus, Thao, Alfheim and Wolff

Others present:

Aldersperson Alex Schultz, District #9

Kolby Knuth, The 513, 513 W. College Avenue

3. Approval of minutes from previous meeting

[22-0076](#)

CEDC Minutes from 1-12-22

Attachments: [CEDC Minutes 1-12-22.pdf](#)

Firkus moved, seconded by Alfheim, that the Minutes be approved. Roll Call.

Motion carried by the following vote:

Aye: 5 - Reed, Firkus, Thao, Alfheim and Wolff

4. **Public Hearings/Appearances**

5. **Action Items**

[22-0077](#)

Request to approve the reallocation of Community Development Block Grant (CDBG) funding from Appleton Housing Authority's 2020PY unspent \$42,824.66 to Rebuilding Together Fox Valley's 2021PY subaward agreement for homeowner rehabilitation

Attachments: [Reallocation of 2020 AHA Funds to RTFV Memo to CEDC 2-9-22.pdf](#)
[AHA Reallocation Request 1-4-22.pdf](#)
[Amendment to RTFV SubAgreement 1-25-22.pdf](#)

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

Aye: 5 - Reed, Firkus, Thao, Alfheim and Wolff

[22-0078](#)

Request to approve the Community Development Block Grant (CDBG) -CV (Coronavirus) Policy as specified in the attached documents

Attachments: [CDBG-CV Policy Approval Memo to CEDC 2-9-22.pdf](#)
[DRAFT CDBG-CV Policy 1-28-22.pdf](#)

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

Aye: 5 - Reed, Firkus, Thao, Alfheim and Wolff

[22-0079](#)

Resolution #2022-01 - Support for Amending the Articles of Organization and the By-Laws of East Central Wisconsin Regional Planning Commission to modify the Board composition for the Commission

Attachments: [#2022-01_CityofAppletonSupport_ECWRPCResolution.pdf](#)
[ECWRPC_ResolutionAmendingArticlesofOrg+Bylaws_Packet.pdf](#)

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

Aye: 5 - Reed, Firkus, Thao, Alfheim and Wolff

[22-0084](#)

Request to proceed with the sale of Lot 3 of Northeast Industrial Park Plat No. 4 to Tetz, LLC per the terms of the Option to Purchase Agreement with Valley Tool, Inc. or its assigns dated August 22, 2019 at a purchase price of \$53,850 (\$37,395.83 per acre)

Attachments: [Valley Tool Exercise Option to Purchase Memo to CEDC 2-9-22.pdf](#)
[Request from Valley Tool Exercise Option to Purchase Lot 3 NEIP.pdf](#)
[Recorded Option to Purchase COA and Valley Tool Lot 3 NEIP.pdf](#)

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

Aye: 5 - Reed, Firkus, Thao, Alfheim and Wolff

[22-0085](#)

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 3 of the Northeast Industrial Park Plat No. 4 and then reconvene into open session

The Committee did not go into closed session.

[22-0089](#)

Request to amend the Development Agreement with Bela Development LLC located at 513 W. College Avenue in Tax Increment Financing District No. 12 to provide the Developer until January 1, 2023 to meet the minimum \$1,700,000 assessed value requirement

Attachments: [Bela DA Extension Memo to CEDC 2-9-22.pdf](#)
[Bela Development 513 W College Recorded Dev Agrmt.pdf](#)

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

Aye: 5 - Reed, Firkus, Thao, Alfheim and Wolff

[22-0091](#)

Request to approve the Offer to Purchase from Farrell Investments, LLC to purchase Lot 11 of Southpoint Commerce Park Plat No. 1, consisting of approximately 3.25 acres, at a purchase price of \$130,000 (\$40,000 per acre)

Attachments: [Farrell Expansion Offer to Purchase Memo to CEDC 2-9-22.pdf](#)
[Farrell Offer to Purchase 2-3-22.pdf](#)
[SPCP Deed Restrictions.pdf](#)
[Southpoint Commerce Park Map Feb 2022.pdf](#)

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

Aye: 5 - Reed, Firkus, Thao, Alfheim and Wolff

[22-0092](#)

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 11 of the Southpoint Commerce Park Plat No. 1 and then reconvene into open session

The Committee did not go into closed session.

6. Information Items

[22-0090](#)

American Rescue Plan Act (ARPA) City of Appleton Grants

This item was presented and discussed.

7. Adjournment

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

Aye: 5 - Reed, Firkus, Thao, Alfheim and Wolff