



City of Appleton

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

Meeting Agenda - Final Community & Economic Development Committee

Wednesday, January 29, 2020

4:30 PM

Council Chambers, 6th Floor

1. Call meeting to order
2. Roll call of membership
3. Approval of minutes from previous meeting
[20-0108](#) CEDC Minutes from 1-15-20
Attachments: [CEDC Minutes 1-15-20.pdf](#)
4. **Public Hearings/Appearances**
5. **Action Items**

[20-0109](#) Request to approve proposed changes to the Art in Public Places Policy as identified in the attached revised policy
Attachments: [Memo to CEDC Revised APAC Policy February 2020.pdf](#)
[StaffReport Revised Art in Public Places Policy For2-4-20.pdf](#)

[20-0110](#) Request to approve the Planning Option Agreement with Merge, LLC (d/b/a Merge Urban Development Group) for a potential mixed-use development located on the former Blue Ramp and Conway Hotel sites
Attachments: [Merge Option Memo to CEDC 1-29-20.pdf](#)
[Planning Option Agreement Merge LLC-City of Appleton v3 Signed.pdf](#)
[Map_Blu Ramp+Conway Hotel.pdf](#)
[Letter of Intent Merge 11-29-19.pdf](#)
[Merge Projects + References.pdf](#)

[20-0128](#) 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 the former Blue Ramp and Conway Hotel sites in Downtown Appleton and then reconvene into open session

[20-0126](#) ****CRITICAL TIMING**** Request to accept the Amendment to the Offer to Purchase from Hayden Properties, LLC or its assigns to purchase Lots 30, 31, 32 and 33 in Southpoint Commerce Park Plat 3 and Parcel ID #31-9-5714-00, comprising a total of approximately 49.84 acres, subject to lot size as determined by survey, at a purchase price of \$1,893,920 (\$38,000 per acre) (Amendments include changes to the timeframe for land under contract)

Attachments: [Amendment OTP Hayden Properties LLC Memo to CEDC 1-23-20.pdf](#)
[2nd Amendment to Offer Hayden Properties Buyer Signed.pdf](#)
[Hayden Properties LLC OTP Memo to CEDC 9-10-19.pdf](#)
[F Street Development Cover Letter 9-10-19.pdf](#)
[Hayden Properties Offer to Purchase + Addendum.pdf](#)
[Southpoint Land Aerial.pdf](#)
[Southpoint Land Aerial #2.pdf](#)
[SPCP Subject Parcel Map 9-10-19.pdf](#)
[SPCP Deed Restrictions.pdf](#)

[20-0127](#) 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 30, 31, 32 and 33 in Southpoint Commerce Park Plat 3 and Parcel ID #31-9-5714-00 and then reconvene into open session

[19-0796](#) Resolution #5-R-19: Rededication and Revitalization of Soldier's Square

Attachments: [#5-R-19 Soldier's Square.pdf](#)
[Reso #5-R-19 Memo to CEDC 6-12-19.pdf](#)
[Reso #5-R-19 Memo to CEDC 9-11-19.pdf](#)
[Soldier Square Ramp Deed Restriction Opinion 09-05-2019.pdf](#)
[Original Deed from 1851.pdf](#)
[Historical Newspaper Articles.pdf](#)
[Muni Services Minutes 11-11-08.pdf](#)
[Council Minutes 11-19-08.pdf](#)
[Civil War Monument Condition Report.pdf](#)
[Excerpt from Comp Plan re Soldier Square-YMCA Park Ramp Area.pdf](#)
[1922 Comprehensive Plan.pdf](#)
[Map of Streets-Area in 1922.pdf](#)
[#5-R-19 Soldier's Square PROPOSED REVISIONS 9-25-19.pdf](#)
[#5-R-19 Soldier's Square AMENDMENT 10-2-2019.pdf](#)
[Soldiers Square Resolution - redlined 01-23-2020 1.pdf](#)

Legislative History

| | | |
|----------|---|--|
| 6/12/19 | Community & Economic Development Committee | held |
| 6/26/19 | Community & Economic Development Committee | referred <i>Referred to CEDD staff for due diligence</i> |
| 9/11/19 | Community & Economic Development Committee | recommended for denial |
| 9/18/19 | Common Council | referred to the Community & Economic Development Committee |
| 9/25/19 | Community & Economic Development Committee | recommended for denial <i>Aldersperson Schultz distributed proposed revisions to the original resolution.</i> |
| | | <i>Coenen moved to call the question at 4:56 p.m. Reed seconded the motion. Motion carried by a vote of 3-1/Lobner. The report action item was then reaffirmed for denial.</i> |
| 10/2/19 | Common Council | approved |
| 10/2/19 | Common Council | amended |
| 10/23/19 | Community & Economic Development Committee | referred <i>Referred to staff for comment on the amendment and consult with the authors of the resolution to help identify areas in question and clarify language</i> |

6. Information Items

7. Adjournment

Notice is hereby given that a quorum of the Common Council may be present during this meeting, although no Council action will be taken.

Any questions about items on this meeting are to be directed to Karen Harkness, Director, Community and Economic Development Department at 920-832-6468.

Reasonable Accommodations for Persons with Disabilities will be made upon Request and if Feasible.