



MEMORANDUM

TO: Community and Economic Development Committee

FROM: Matt Rehbein, Economic Development Specialist

DATE: April 10, 2020

RE: Amendment to Farmland Lease at 110 & 210 W. Edgewood Drive

The City of Appleton acquired the properties at 110 and 210 W. Edgewood Drive in the Town of Grand Chute on July 1, 2016 and November 18, 2016 respectively. Improvements to 110 W. Edgewood includes a single-family home and approximately 7 acres of farmland. Improvements to 210 W. Edgewood included a single-family home, a barn, and approximately 16 acres of farmland. The barn and home subsequently have been demolished, and all parcels have been annexed into the City. These properties are located in the City's growth corridor and are included in the boundary agreement between the City of Appleton and the Town of Grand Chute. City utilities currently do not serve these properties.

Both parcels are zoned for agricultural use, and historically this land (both parcels) has been leased to Erv Van Camp for farming operations. The City currently has a contract with Mr. Van Camp to lease the land through March 31, 2021 for \$100/acre. The Community and Economic Development Department believes this is responsible management of the land and wishes to continue leasing the farmland until development is warranted. In addition, actively farming the land should help prevent the establishment of wetlands on the properties.

We recently spoke with Mr. Van Camp, and he has indicated he is unable to pay \$100 per acre due to significantly wetter conditions over the past 2 years, resulting in lower yields. Staff has explored options to alleviate the water issues; however, it is not economically viable to do any work until infrastructure and lot platting for the entire area is more complete. Given it is already April, it would be difficult to complete a new request for proposals (RFP) process before the growing season begins. Additionally, the small parcel size would likely yield little interest, and our existing relationship with Mr. Van Camp has been positive. In conversation with Mr. Van Camp, he has verbally agreed to a rental rate of \$60.00/acre for the 2020 growing season.

Staff Recommendation:

The Community and Economic Development Department be authorized to amend the existing lease with Erv Van Camp to farm the undeveloped land at 110 and 210 W. Edgewood Drive, estimated to be approximately 21.25 acres. The price shall be at a rental rate of \$60 per acre, with no crop loss provision **BE APPROVED**.