



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appletonwi.gov

Meeting Minutes - Final Community Development Committee

Wednesday, October 22, 2025

4:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

Chair Jones called the meeting to order at 4:30 p.m.

2. Pledge of Allegiance

3. Roll call of membership

Present: 4 - Jones, Lambrecht, Fenton and Meltzer

Excused: 1 - Heffernan

Others present:

Jed Engel, 1745 N. Superior Street

4. Approval of minutes from previous meeting

[25-1240](#)

CDC Minutes from 10-8-25

Attachments: [CDC Minutes 10-8-25.pdf](#)

**Meltzer moved, seconded by Fenton, that the Minutes be approved. Roll Call.
Motion carried by the following vote:**

Aye: 4 - Jones, Lambrecht, Fenton and Meltzer

Excused: 1 - Heffernan

5. Public Hearing/Appealances

[25-1241](#)

Community Development Block Grant (CDBG) Notice of Funding Available and Community Needs for the 2026 Program Year (4/1/26 - 3/31/27) (Associated with Action Item #25-1242)

Attachments: [Funding Available Community Needs Public Hearing Notice For 10-22-25 CDC.pdf](#)

This public hearing was held and no one spoke.

This public hearing was held, and no one spoke on the item.

6. Action Items

[25-1242](#)

Request to approve Preliminary 2026PY Community Development Block Grant (CDBG) Core and City Department Program Funding as specified in the attached documents

Attachments: [CDC Memo Core and City Dept Prelim Allocations 10.22.25.pdf](#)
[Attachment A CDBG Core and City Dept Project Summary.pdf](#)
[Colony Oaks CDBG Application Supporting Documents Combined.pdf](#)
[Inspections CDBG 2026 Application Information Combined.pdf](#)

Meltzer moved, seconded by Lambrecht, that the Preliminary 2026PY CDBG Core and City Department Program Funding be recommended for approval.

Roll Call. Motion carried by the following vote:

Aye: 4 - Jones, Lambrecht, Fenton and Meltzer

Excused: 1 - Heffernan

[25-1201](#)

Request to approve the Third Amendment to the Development Agreement (Phase II) with Merge, LLC 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 DA 3rd Amendment Memo to CDC 10-22-25.pdf](#)
[0871 - Merge - Phase 2 Dev Agrm - THIRD AMENDMENT 10-09-2025 - CLEAN.pdf](#)

Fenton moved, seconded by Meltzer, that the Third Amendment to the Development Agreement (Phase II) with Merge, LLC be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 4 - Jones, Lambrecht, Fenton and Meltzer

Excused: 1 - Heffernan

[25-1308](#)

The Community 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 mixed-use development located on the southeast corner of W. Washington Street and N. Appleton Street (Tax Id #31-2-0272-00) and then reconvene into open session

The Committee did not go into closed session.

[25-1306](#)

Request to approve the Offer to Purchase from Consolidated Construction Co., Inc., its successors or assigns, for Lot 41 in Southpoint Commerce Park Plat No. 4 (4041 East Endeavor Drive) (Tax Id #31-9-5800-04), consisting of 4.627 acres at a purchase price of \$43,000 per acre

Attachments: [OTP Consolidated Const Lot 41 SPCP Memo to CDC 10-22-25.pdf](#)
[0364 - Consolidated - SIGNED - OTP.pdf](#)
[Southpoint Commerce Park Covenants Plat 4.pdf](#)
[SPCP Availability Updated Aug 2025.pdf](#)

Fenton moved, seconded by Lambrecht, that the Offer to Purchase from Consolidated Construction Co., Inc. be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 4 - Jones, Lambrecht, Fenton and Meltzer

Excused: 1 - Heffernan

[25-1307](#)

The Community 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 41 in Southpoint Commerce Park Plat No. 4 (4041 East Endeavor Drive) (Tax Id #31-9-5800-04) and then reconvene into open session

The Committee did not go into closed session.

7. Information Items

8. Adjournment

Fenton moved, seconded by Meltzer, that the meeting be adjourned at 4:58 p.m. Roll Call. Motion carried by the following vote:

Aye: 4 - Jones, Lambrecht, Fenton and Meltzer

Excused: 1 - Heffernan