



City of Appleton

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

Meeting Minutes - Final Community & Economic Development Committee

Wednesday, August 3, 2016

6:00 PM

Council Chambers, 6th Floor

SPECIAL

1. Call meeting to order

Meeting called to order at 6:01 p.m.

2. Roll call of membership

Present: 4 - Coenen, Baranowski, Mann and Siebers

Excused: 1 - Reed

Others present:

Scott Voet, A to Z Machine, DDS & J, LLC

Jerry Van Handel, A to Z Machine, 2701 E. Winslow Avenue

Paul Klister, Commercial Horizons, 100 W. Lawrence Street

3. Approval of minutes from previous meeting

[16-1225](#)

CEDC Minutes from 7-27-16

Attachments: [CEDC Minutes 7-27-16.pdf](#)

Baranowski moved, seconded by Mann, that the Minutes be approved. Roll Call. Motion carried by the following vote:

Aye: 4 - Coenen, Baranowski, Mann and Siebers

Excused: 1 - Reed

4. Public Hearings/Appearances

5. Action Items

[16-1226](#)

Request to waive repurchase rights for Lots 5 & 6, Plat 1, in the Northeast Industrial Park, allowing the transfer from A&V Wisconsin Realty, LLC to Jerry Van Handel and/or assigns (DDS & J, LLC); this waiver is not transferable, survivable, or assignable and the City's repurchase rights would remain on this property

Attachments: [Repurchase waiver Lot 5 and 6 NEIP Plat 1.pdf](#)
[NEIP E.pdf](#)
[Atty Sitzmann Ltr & Offer to Purchase Amendment.pdf](#)
[NEIP Map 07292016.pdf](#)

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

Aye: 4 - Coenen, Baranowski, Mann and Siebers

Excused: 1 - Reed

[16-1224](#)

Request to approve the Offer to Purchase by Commercial Horizons, Inc. and/or assigns to purchase approximately 7.32 acres of land at the corner of Eisenhower Drive and Plank Road in Southpoint Commerce Park, at a purchase price of \$45,000 per acre (Associated with Action Item #16-1227)

Attachments: [Memo on Offer to Purchase in Southpoint Commerce.pdf](#)
[Counter-Offer Lots 12 & 13 Southpoint Commerce Park.pdf](#)

Baranowski moved to amend to change the purchaser to Paul A. Klister from Commercial Horizons, Inc. Siebers seconded the amendment. Amendment carried. (4-0) Main motion as amended carried. (4-0)

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

Aye: 4 - Coenen, Baranowski, Mann and Siebers

Excused: 1 - Reed

[16-1227](#)

Request to approve the Commercial Horizons/Encapsys Development Agreement in Tax Increment Financing District No. 6 (Associated with Action Item #16-1224)

Attachments: [Memo on Development Agreement in Southpoint Commerce.pdf](#)
[Encapsys Development Agreement 8-3-16.pdf](#)

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

Aye: 4 - Coenen, Baranowski, Mann and Siebers

Excused: 1 - Reed

[16-1228](#)

The Community and Economic Development Committee may go into closed session according to State Statute 19.85(1)(e) for the purpose of discussing real estate negotiations regarding the potential sale of Lots 12 and 13 of Plat 1 in the Southpoint Commerce Park and then reconvene into open session

The Community and Economic Development Committee did not go into closed session.

6. Information Items

7. Adjournment

Baranowski moved, seconded by Mann, that the meeting be adjourned at 6:21 p.m. Roll Call. Motion carried by the following vote:

Aye: 4 - Coenen, Baranowski, Mann and Siebers

Excused: 1 - Reed