



City of Appleton

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

Meeting Minutes - Final Community & Economic Development Committee

Wednesday, June 8, 2022

4:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

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

2. Roll call of membership

Present: 4 - Alfheim, Wolff, Del Toro and Jones

Excused: 1 - Thao

Others present:
Bayley Lau, ThedaCare

3. Approval of minutes from previous meeting

[22-0744](#) CEDC Minutes from 5-25-22

Attachments: [CEDC Minutes 5-25-22.pdf](#)

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

Aye: 4 - Alfheim, Wolff, Del Toro and Jones

Excused: 1 - Thao

4. **Public Hearings/Appearances**

[22-0742](#) 2021 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) Program (Associated with Action Item #22-0743)

Attachments: [CAPER 2021 - Public Hearing Notice.pdf](#)

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

5. **Action Items**

[22-0743](#)

Request to approve the 2021 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) Program

Attachments: [CAPER memo to CEDC 6-8-22.pdf](#)
[2021 CDBG CAPER Draft for Public Comment.pdf](#)

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

Aye: 4 - Alfheim, Wolff, Del Toro and Jones

Excused: 1 - Thao

[22-0741](#)

Request to waive the City's repurchase rights for Tax Id #31-1-6510-18, Lot 18 in the Northeast Business Park Plat No. 2, the northeast corner of Enterprise Avenue and Intertech Court, allowing the transfer from Single Month LLC and/or assigns to Joe Neilitz and/or assigns; this waiver is not transferable, survivable, or assignable and the City's repurchase rights remain on the property

Attachments: [Memo Romenesko Waive Repurchase Request NEBP #1-6510-18 6-8-22.pdf](#)
[Variance Request Email Romenesko Development 3-2-22.pdf](#)
[Offer to Purchase Lot 18 NEBP Joe Neilitz.pdf](#)
[Covenants and Restrictions NEBP No. 2.pdf](#)
[Subject Parcel_1-6510-18.pdf](#)

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

Aye: 4 - Alfheim, Wolff, Del Toro and Jones

Excused: 1 - Thao

[22-0371](#)

Counter the Offer to Purchase from River Valley One, LLC and/or assigns to purchase Lot 1 of CSM 3549 in Southpoint Commerce Park (Tax Id #31-9-5712-40), consisting of approximately 7.22 acres

Attachments: [River Valley One Offer to Purchase Memo to CEDC 6-8-22.pdf](#)
[Offer to Purchase 9-5712-40 SPCP River Valley One LLC.pdf](#)
[SPCP Deed Restrictions.pdf](#)
[Subject Parcel_6_6_2022.pdf](#)

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

Aye: 4 - Alfheim, Wolff, Del Toro and Jones

Excused: 1 - Thao

[22-0372](#)

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 1 of CSM 3549 in Southpoint Commerce Park (Tax Id #31-9-5712-40) and then reconvene into open session

The Community and Economic Development Committee went into Closed Session.

Discussion was held.

Del Toro moved, seconded by Wolff, that the Report Action Item to convene in Closed Session be approved. Roll Call. Motion carried by the following vote:

Aye: 4 - Alfheim, Wolff, Del Toro and Jones

Excused: 1 - Thao

6. Information Items

7. Adjournment

Wolff moved, seconded by Jones, that the meeting be adjourned. Roll Call. Motion carried by the following vote:

Aye: 4 - Alfheim, Wolff, Del Toro and Jones

Excused: 1 - Thao