



# City of Appleton

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

## Meeting Minutes - Final Community & Economic Development Committee

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Wednesday, June 13, 2018

4:30 PM

Council Chambers, 6th Floor

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1. Call meeting to order

**Meeting called to order at 4:30 p.m.**

2. Roll call of membership

**Present:** 5 - Coenen, Reed, Alderperson Baker, Alderperson Dvorachek and Alderperson Plank

*Others present:*

*Jessica Titel, Principal Planner*

*Nikki Gerhard, Community Development Specialist*

*Alderperson William Siebers, District #1*

*Alderperson Curt Konetzke, District #3*

*Alderperson Joe Martin, District #4*

*Alderperson Christine Williams, District #10*

*Alex Schultz, 716 W. Front Street, Sculpture Valley*

*Sandy Matz, HR Director*

3. Approval of minutes from previous meeting

[18-0821](#)

CEDC Minutes from 5-23-18

**Attachments:** [CEDC Minutes 5-23-18.pdf](#)

**Alderperson Baker moved, seconded by Alderperson Plank, that the Minutes be approved. Roll Call. Motion carried by the following vote:**

**Aye:** 5 - Coenen, Reed, Alderperson Baker, Alderperson Dvorachek and Alderperson Plank

4. Public Hearings/Appearances

[18-0822](#)

2017 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) Program (Associated with Action Item #18-0823)

**Attachments:** [CAPER 2017 - CEDC Public Hearing Notice.pdf](#)

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

## 5. Action Items

[18-0823](#)

Request to approve the 2017 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) Program

**Attachments:** [CAPER memo to CEDC 06-13-18.pdf](#)

[2017-2018 CAPER Draft for Public Comment.pdf](#)

**Alderson Baker moved, seconded by Alderson Plank, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:**

**Aye:** 5 - Coenen, Reed, Alderson Baker, Alderson Dvorachek and Alderson Plank

[18-0849](#)

Request to waive repurchase rights for Lot 3, Plat 1, in the Northeast Business Park, allowing the transfer from Chad Cassiani to KOM ESOP, LLC; this waiver is not transferable, survivable, or assignable and the City's repurchase rights would remain on the property

**Attachments:** [Memo Repurchase Waiver Lot 3 NEBP Plat 1\\_6-11-18.pdf](#)

[Email requesting waiver to allow sale Lot 3 Plat 1 in NE Bus Park.pdf](#)

[Lots 1-6 NE Business Park Plat 1 Covenants Waiver Except Repurchase Rights.pdf](#)

[Offer to Purchase Lot 3 Plat 1 NE Business Park\\_KOM ESOP LLC.pdf](#)

[NEBP\\_311651003.pdf](#)

**Alderson Baker moved, seconded by Alderson Plank, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:**

**Aye:** 5 - Coenen, Reed, Alderson Baker, Alderson Dvorachek and Alderson Plank

[18-0881](#)

The Community and Economic Development Committee will go into closed session according to State Statute §19.85(1)(e) for the purpose of discussion of real estate negotiations regarding the former Kmart site and reconvene into open session

*The Community and Economic Development Committee went into Closed Session at 5:03 p.m.*

*Discussion was held.*

*The Committee returned into Open Session at 5:35 p.m.*

**Alderson Plank moved, seconded by Alderson Baker, to convene in Closed Session. Roll Call. Motion carried by the following vote:**

**Aye:** 5 - Coenen, Reed, Alderson Baker, Alderson Dvorachek and Alderson Plank

[18-0880](#)

Request approval of Special Use Development Agreement for development of former Kmart site located at 2400 W. College Avenue

**Attachments:** [Dev Agrm - City - Redlined - 06-12-2018.pdf](#)

*Alderson Plank moved, seconded by Alderson Coenen, that the Report Action Item be held.*

*Plank amended the motion to include a date specific and hold until the July 11 CEDC meeting. Coenen seconded. It was determined this was not the date of the next meeting. Plank amended the amendment to hold until the June 27 CEDC meeting. Coenen seconded. Roll Call. Amendment failed by the following vote: Aye: 2 - Plank and Coenen, Nay: 3 - Reed, Baker, Dvorachek*

*Vote on original motion to to hold. Roll Call. Main motion failed by the following vote: Aye: 2 - Plank and Coenen, Nay: 3 - Reed, Baker, Dvorachek*

**Alderson Baker moved, seconded by Reed, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:**

**Aye:** 3 - Reed, Alderson Baker and Alderson Dvorachek

**Nay:** 2 - Coenen and Alderson Plank

## 6. Information Items

[18-0843](#)

Art in Public Places Policy - Appleton Public Art Committee

**Attachments:** [Art in Public Places Policy-CEDC Final Draft 060618.pdf](#)  
[Appleton Public Art Committee Application.pdf](#)

**This Presentation was presented and discussed.**

7. Adjournment

**Alderson Plank moved, seconded by Alderson Baker, that the meeting be adjourned at 5:53 p.m. Roll Call. Motion carried by the following vote:**

**Aye:** 5 - Coenen, Reed, Alderson Baker, Alderson Dvorachek and Alderson Plank