



City of Appleton

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

Meeting Minutes - Final Community & Economic Development Committee

Wednesday, March 13, 2024

4:30 PM

Council Chambers, 6th Floor

Time change from 6:30 pm to 4:30 pm

1. Call meeting to order

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

2. Pledge of Allegiance

3. Roll call of membership

Present: 5 - Fenton, Del Toro, Jones, Thyssen and Wolff

Others present:

Aldersperson Alex Schultz, District #9

Aldersperson Sheri Hartzheim District #13

Xavier High School student

4. Approval of minutes from previous meeting

[24-0250](#)

CEDC Minutes from 1-24-24

Attachments: [CEDC Minutes 1-24-24.pdf](#)

Jones moved, seconded by Wolff, that the Minutes be approved. Roll Call.

Motion carried by the following vote:

Aye: 5 - Fenton, Del Toro, Jones, Thyssen and Wolff

5. Public Hearing/Appearances

6. Action Items

[24-0251](#)

Request to approve the City of Appleton maintain its current selling prices for business/industrial park land and hold option fees as described in the attached documents

Attachments: [Business-Industrial Park Land Value Memo to CEDC 3-13-24.pdf](#)
[Exhibit A-Ind Land Sales Comparison.pdf](#)
[Exhibit B-Ind Land Sales Ask Price Comparison.pdf](#)
[Southpoint Commerce Park Map 9 2023.pdf](#)

Wolff moved, seconded by Del Toro, that maintaining the current selling prices for business/industrial park land be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Fenton, Del Toro, Jones, Thyssen and Wolff

[24-0268](#)

The Community and Economic Development Committee may go into closed session according to State Statute §19.85(1)(e) for the purposes of deliberating or negotiating the investing of public funds regarding the U.S. Venture development project and then reconvene into open session

The Community and Economic Development Committee went into Closed Session at 4:35 p.m.

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

Aye: 5 - Fenton, Del Toro, Jones, Thyssen and Wolff

Discussion was held and the Community and Economic Development Committee reconvened into Open Session at 5:15 p.m.

[24-0269](#)

Request to approve the Development Incentive Agreement with USV 222, LLC for improvements and redevelopment of the property located at 222 W. College Avenue (Tax Id #31-2-0257-00) in Tax Increment Financing District No. 11

Held until the next scheduled CEDC meeting.

Del Toro moved, seconded by Jones, that the Development Agreement with USV 222, LLC be held until the next scheduled CEDC meeting. Roll Call. Motion carried by the following vote:

Aye: 5 - Fenton, Del Toro, Jones, Thyssen and Wolff

7. Information Items

8. Adjournment

Wolff moved, seconded by Del Toro, that the meeting be adjourned at 5:17 p.m. Roll Call. Motion carried by the following vote:

Aye: 5 - Fenton, Del Toro, Jones, Thyssen and Wolff