



City of Appleton

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

Meeting Minutes - Final Community & Economic Development Committee

Wednesday, October 23, 2019

4:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

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

2. Roll call of membership

Present: 3 - Coenen, Reed and Alderperson Thao

Excused: 2 - Alderperson Lobner and Alderperson Van Zeeland

Others present:

Alderperson Alex Schultz, District #9

Dean Gazza, Director of Parks, Recreation & Facilities Management

John Bunks, Xavier High School

3. Approval of minutes from previous meeting

[19-1568](#)

CEDC Minutes from 10-9-19

Attachments: [CEDC Minutes 10-9-19.pdf](#)

Coenen moved, seconded by Alderperson Thao, that the Minutes be approved.

Roll Call. Motion carried by the following vote:

Aye: 3 - Coenen, Reed and Alderperson Thao

Excused: 2 - Alderperson Lobner and Alderperson Van Zeeland

4. Public Hearings/Appearances

5. Action Items

[19-1569](#)

****CRITICAL TIMING**** Request to accept the Amendment to the Offer to Purchase from Messenger Property Management, LLC (MPM LLC) and/or assignee to purchase only Lot 11 (removing Lot 5) in Southpoint Commerce Park Plat 1, consisting of approximately 3.25 acres, now at a purchase price of \$130,000 (\$40,000 per acre) and staff be authorized to negotiate and execute a development or like agreement providing City investment in the project of up to 50% of the land purchase amount (50% of \$130,000 = \$65,000)

Attachments:

[Messenger Property Management Amendment to OTP Memo to CEDC 10-23-19.pdf](#)

[WB-40 Amendment MPM LLC Lot 11.pdf](#)

[Messenger Property Management OTP Memo to CEDC 6-12-19.pdf](#)

[Messenger Property Management OTP Lots 5 & 11.pdf](#)

[Messenger Property Management OTP Lots 5 & 11 pages 4,5.pdf](#)

[SPCP Messenger Property Management Map.pdf](#)

[SPCP Deed Restrictions.pdf](#)

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

Aye: 3 - Coenen, Reed and Alderperson Thao

Excused: 2 - Alderperson Lobner and Alderperson Van Zeeland

[19-1570](#)

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 Lots 5 and 11 in Southpoint Commerce Park Plat 1 and then reconvene into open session

The Committee did not go into closed session.

[19-0796](#)

Resolution #5-R-19: Rededication and Revitalization of Soldier's Square

Attachments: [#5-R-19 Soldier's Square PROPOSED REVISIONS 9-25-19.pdf](#)
[Reso #5-R-19 Memo to CEDC 9-11-19.pdf](#)
[#5-R-19 Soldier's Square.pdf](#)
[Soldier Square Ramp Deed Restriction Opinion 09-05-2019.pdf](#)
[Reso #5-R-19 Memo to CEDC 6-12-19.pdf](#)
[Original Deed from 1851.pdf](#)
[Historical Newspaper Articles.pdf](#)
[Muni Services Minutes 11-11-08.pdf](#)
[Council Minutes 11-19-08.pdf](#)
[Civil War Monument Condition Report.pdf](#)
[Excerpt from Comp Plan re Soldier Square-YMCA Park Ramp Area.pdf](#)
[1922 Comprehensive Plan.pdf](#)
[Map of Streets-Area in 1922.pdf](#)
[#5-R-19 Soldier's Square AMENDMENT 10-2-2019.pdf](#)

Referred to staff for comment on the amendment and consult with the authors of the resolution to help identify areas in question and clarify language

Coenen moved, seconded by Reed, that the Report Action Item be referred to staff. Roll Call. Motion carried by the following vote:

Aye: 3 - Coenen, Reed and Alderperson Thao

Excused: 2 - Alderperson Lobner and Alderperson Van Zeeland

6. Information Items

7. Adjournment

Coenen moved, seconded by Alderperson Thao, that the meeting be adjourned at 4:54 p.m. Roll Call. Motion carried by the following vote:

Aye: 3 - Coenen, Reed and Alderperson Thao

Excused: 2 - Alderperson Lobner and Alderperson Van Zeeland