



City of Appleton

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

Meeting Minutes - Final Community & Economic Development Committee

Wednesday, January 29, 2020

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 Lobner

Excused: 2 - Alderperson Thao and Alderperson Van Zeeland

Others present:

Luke Presberg, Merge Urban Development

Joy Hannemann, Merge Urban Development

Paul Hoffman, Hoffman Holdings

Manny Vasquez, Pfefferle

Greg Landwehr, Pfefferle

Jennifer Stephany, Appleton Downtown Inc.

3. Approval of minutes from previous meeting

[20-0108](#)

CEDC Minutes from 1-15-20

Attachments: [CEDC Minutes 1-15-20.pdf](#)

Alderperson Lobner moved, seconded by Coenen, that the Minutes be approved. Roll Call. Motion carried by the following vote:

Aye: 3 - Coenen, Reed and Alderperson Lobner

Excused: 2 - Alderperson Thao and Alderperson Van Zeeland

4. Public Hearings/Appearances

5. Action Items

[20-0109](#)

Request to approve proposed changes to the Art in Public Places Policy as identified in the attached revised policy

Attachments: [Memo to CEDC Revised APAC Policy February 2020.pdf](#)
[StaffReport Revised Art in Public Places Policy For2-4-20.pdf](#)

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

Aye: 3 - Coenen, Reed and Aldersperson Lobner

Excused: 2 - Aldersperson Thao and Aldersperson Van Zeeland

[20-0110](#)

Request to approve the Planning Option Agreement with Merge, LLC (d/b/a Merge Urban Development Group) for a potential mixed-use development located on the former Blue Ramp and Conway Hotel sites

Attachments: [Merge Option Memo to CEDC 1-29-20.pdf](#)
[Planning Option Agreement Merge LLC-City of Appleton_v3_Signed.pdf](#)
[Map_Blue Ramp+Conway Hotel.pdf](#)
[Letter of Intent Merge_11-29-19.pdf](#)
[Merge Projects + References.pdf](#)

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

Aye: 3 - Coenen, Reed and Aldersperson Lobner

Excused: 2 - Aldersperson Thao and Aldersperson Van Zeeland

[20-0128](#)

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 the former Blue Ramp and Conway Hotel sites in Downtown Appleton and then reconvene into open session

The Committee did not go into closed session.

[20-0126](#)

****CRITICAL TIMING**** Request to accept the Amendment to the Offer to Purchase from Hayden Properties, LLC or its assigns to purchase Lots 30, 31, 32 and 33 in Southpoint Commerce Park Plat 3 and Parcel ID #31-9-5714-00, comprising a total of approximately 49.84 acres, subject to lot size as determined by survey, at a purchase price of \$1,893,920 (\$38,000 per acre) (Amendments include changes to the timeframe for land under contract)

Attachments: [Amendment OTP Hayden Properties LLC Memo to CEDC 1-23-20.pdf](#)
[2nd Amendment to Offer Hayden Properties Buyer Signed.pdf](#)
[Hayden Properties LLC OTP Memo to CEDC 9-10-19.pdf](#)
[F Street Development Cover Letter 9-10-19.pdf](#)
[Hayden Properties Offer to Purchase + Addendum.pdf](#)
[Southpoint Land Aerial.pdf](#)
[Southpoint Land Aerial #2.pdf](#)
[SPCP Subject Parcel Map 9-10-19.pdf](#)
[SPCP Deed Restrictions.pdf](#)

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

Aye: 3 - Coenen, Reed and Alderson Lobner

Excused: 2 - Alderson Thao and Alderson Van Zeeland

[20-0127](#)

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 30, 31, 32 and 33 in Southpoint Commerce Park Plat 3 and Parcel ID #31-9-5714-00 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.pdf](#)
[Reso #5-R-19 Memo to CEDC 6-12-19.pdf](#)
[Reso #5-R-19 Memo to CEDC 9-11-19.pdf](#)
[Soldier Square Ramp Deed Restriction Opinion 09-05-2019.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 PROPOSED REVISIONS 9-25-19.pdf](#)
[#5-R-19 Soldier's Square AMENDMENT 10-2-2019.pdf](#)
[Soldiers Square Resolution - redlined 01-23-2020 1.pdf](#)
[Soldiers Square Resolution - clean version 01-23-2020.pdf](#)

Recommended approval of version dated 1-23-2020

Aldersperson Lobner 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 Aldersperson Lobner

Excused: 2 - Aldersperson Thao and Aldersperson Van Zeeland

6. Information Items

7. Adjournment

Coenen moved, seconded by Aldersperson Lobner, that the meeting be adjourned at 5:00 p.m. Roll Call. Motion carried by the following vote:

Aye: 3 - Coenen, Reed and Aldersperson Lobner

Excused: 2 - Aldersperson Thao and Aldersperson Van Zeeland