



# 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, November 11, 2020

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:** 4 - Coenen, Firkus, Otis and Thao

**Excused:** 1 - Reed

*Others present:*

*Aldersperson Kyle Lobner, District #13*

*John Weyenberg, Fox Cities Habitat for Humanity*

*Julie Stoffel, WWBIC - Wisconsin Women's Business Initiative Corp.*

*Chip Wood, Rebuilding Together Fox Valley*

*Karen Harkness, Director of Community & Economic Development*

*Nikki Gerhard, Community Development Specialist*

*Matt Rehbein, Economic Development Specialist*

3. Approval of minutes from previous meeting

[20-1460](#)

CEDC Minutes from 10-14-20

**Attachments:** [CEDC Minutes 10-14-20.pdf](#)

**Thao moved, seconded by Firkus, that the Minutes be approved. Roll Call.**

**Motion carried by the following vote:**

**Aye:** 4 - Coenen, Firkus, Otis and Thao

**Excused:** 1 - Reed

4. Public Hearings/Appearances

5. Action Items

[20-1461](#)

Request to approve 2021-2022PY Community Development Block Grant (CDBG) Community Partner Allocation Recommendations

**Attachments:** [Alloc Recs Memo to CEDC 11-11-20.pdf](#)  
[2021 CDBG Advisory Board Membership.pdf](#)  
[Approved CDBG Policy 10-14-2020.pdf](#)  
[2021 CDBG Community Partner Award Recommendations.pdf](#)  
[2021 CDBG Simple Summary Award Recommendations.pdf](#)

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

**Aye:** 4 - Coenen, Firkus, Otis and Thao

**Excused:** 1 - Reed

[20-1511](#)

Request to approve a six (6) month extension to 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 Extension Memo\\_11-11-20.pdf](#)  
[Term Extension Planning Option Agree MERGE 11-09-2020 Draft.pdf](#)  
[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](#)

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

**Aye:** 4 - Coenen, Firkus, Otis and Thao

**Excused:** 1 - Reed

[20-1512](#)

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.**

## 6. Information Items

7. Adjournment

Otis moved, seconded by Coenen, that the meeting be adjourned at 4:39 p.m.  
Roll Call. Motion carried by the following vote:

**Aye:** 4 - Coenen, Firkus, Otis and Thao

**Excused:** 1 - Reed