



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appletonwi.gov

Meeting Minutes - Final Community Development Committee

Wednesday, July 8, 2026

4:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

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

2. Pledge of Allegiance

3. Roll call of membership

Present: 3 - Jones, Lambrecht and Meltzer

Excused: 2 - Stancil-Martin and Smith

Others present:

Ian B. Martin, Land by Label

John VanDerkolk, 3301 E. Drake Lane

Eric Cernjar, Greater Fox Cities Habitat for Humanity

Jed W. Engel, 1745 N. Superior Street

Greg Johnson, Ehlers Public Finance Advisors

David Go, WLUK Fox 11

Mike Moon, WLUK Fox 11

Aldersperson Sheri Hartzheim, District #13

Aldersperson Chris Croatt, District #14

Jeremy Hansen, Fire Chief

Tom Flick, Director of Parks & Recreation

Mayor Jake Woodford (virtually via Zoom)

Eric Merriman, Thrivent (virtually via Zoom)

Schane Rudlang, Ehlers Public Finance Advisors (virtually via Zoom)

4. Approval of minutes from previous meeting

[26-0868](#)

CDC Minutes from 5-27-26

Attachments: [CDC Minutes 5-27-26.pdf](#)

Chair Jones stated she planned to abstain from voting on this item, but if she did so, there would not be a quorum; therefore, this item will need to appear on the next agenda.

5. Public Hearing/Appearances

John VanDerkolk, 3301 E. Drake Lane, spoke on the proposed TID 14.

Eric Cernjar, Greater Fox Cities Habitat for Humanity, spoke on the proposed TID 14.

6. Action Items

26-0867

Request to approve the Development Agreement with Thrivent Financial for Lutherans and North Meadows Investment Ltd. for a mixed-use development generally located north of Interstate 41, east of N. Meade Street, west of N. Ballard Road, and south of Edgewood Drive in proposed Tax Increment Financing District No. 14 (Associated with Special Resolution Item #26-0731 and Action Item #26-0586 City Plan Commission which is Consolidated Action Item #26-0737 that was held at the June 3, 2026 Council meeting)

Attachments: [Thrivent North Meadows TID DA Memo to CDC For7-8-26.pdf](#)
[Development Agreement Thrivent North Meadows - Final.pdf](#)
[Appleton TID 14 Phase 1 Projection Summary Condensed.pdf](#)
[Exhibit G LookbackCalc Proforma Development Agreement 7-8-26.pdf](#)

Director Homan distributed Exhibit G of the Development Agreement to the Committee at the meeting and it is attached.

Lambrecht moved, seconded by Meltzer, that the Development Agreement be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 3 - Jones, Lambrecht and Meltzer

Excused: 2 - Stancil-Martin and Smith

26-0890

Request to approve the Second Amendment to the Reimbursement Agreement with North Meadows Investment Ltd. (f/k/a Thrivent reimbursement agreement) to include an additional deposit of \$395,500 for a total of escrow deposit fee ceiling of \$630,668.75

Attachments: [Memo NorthMeadows CostReimbursementAgreement ComDev0701 2026.pdf](#)
[21-0375 - Thrivent Second Amendment to Reimbursement Agrm - Clean FINAL.pdf.pdf](#)

Lambrecht moved, seconded by Meltzer, that the Second Amendment to the Reimbursement Agreement be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 3 - Jones, Lambrecht and Meltzer

Excused: 2 - Stancil-Martin and Smith

[26-0891](#)

Request to approve the Option Agreement with North Meadows Investment Ltd. for vacant property located near the northeast corner of future Evergreen Drive and Meade Street for a proposed future northside fire station site at a purchase price of \$1.00

Attachments: [Option to Purchase Fire Station Land Memo to CDC For7-8-26.pdf](#)
[Option to Purchase Agreement Fire Station Land.pdf](#)

Lambrecht moved, seconded by Meltzer, that the Option Agreement be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 3 - Jones, Lambrecht and Meltzer

Excused: 2 - Stancil-Martin and Smith

[26-0892](#)

The Community Development Committee may go into closed session pursuant to State Statute §19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session regarding certain real property located near the northeast corner of future Evergreen Drive and Meade Street or for the purpose of discussing real estate negotiations regarding the mixed-use development located in proposed Tax Incremental District #14 and then reconvene into open session

The Committee did not go into closed session.

7. Information Items

[26-0869](#)

Inspection Division Permit Summary Reports Ending 5-31-26 and 6-30-26

Attachments: [Inspections Permit Report May 2026.pdf](#)
[Inspections Permit Report June 2026.pdf](#)

The Inspection Division permit summary reports were presented and discussed.

8. Adjournment

Lambrecht moved, seconded by Meltzer, that the meeting be adjourned at 5:08 p.m. Roll Call. Motion carried by the following vote:

Aye: 3 - Jones, Lambrecht and Meltzer

Excused: 2 - Stancil-Martin and Smith