City of Appleton

Meeting Minutes - Final

Community & Economic Development Committee

Wednesday, July 12, 2023	6:30 PM	Council Chambers, 6th Floor

1. **Call meeting to order**

   Chair Fenton called the meeting to order at 6:30 p.m.

2. **Pledge of Allegiance**

3. **Roll call of membership**

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

   Others present:
   Alderperson Katie Van Zeeland, District #5
   Becky Bartoszek, Fox Cities Chamber
   Eric Broten, Fox Cities Chamber

4. **Approval of minutes from previous meeting**

   23-0782   CEDC Minutes from 6-14-23

   Attachments: CEDC Minutes 6-14-23.pdf

   Thyssen 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**

23-0783   **CRITICAL TIMING** Request to approve Amendment #6 to the Offer to Purchase from Hayden Properties, LLC to purchase Lot 26 (Tax Id #31-9-5712-26), Lot 27 (Tax Id #31-9-5712-27), Lot 28 (Tax Id #31-9-5712-28) and Lot 29 (Tax Id #31-9-5712-29) Southpoint Commerce Park Plat No. 3 and Tax Id #31-9-5712-00 to modify and amend the property purchased by replacing Exhibit A with the new Exhibit A comprising approximately 16 acres (Associated with File #23-0784)

Attachments: Hayden Properties LLC Amendment 6 to OTP Memo_7-12-23.pdf

Buyer Signed 6th Amendment to OTP + New Exhibit A Hayden Properties.pdf
Hayden Properties Accepted OTP 10-20-21.pdf

Hayden Properties II Executed Amendment 1.pdf

Hayden Properties II Executed Amendment 2.pdf

Hayden Properties II Executed Amendment 3.pdf

Hayden Properties II Executed Amendment 4.pdf

Hayden Properties II Executed Amendment 5.pdf

Subject Area Map_Southpoint_16 Acres.pdf

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

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

23-0784   **CRITICAL TIMING** Request to approve the Offer to Purchase from F Street Manager 3, LLC to purchase a portion of the vacant land described as Lot 26 (Tax Id #31-9-5712-26), Lot 27 (Tax Id #31-9-5712-27), Lot 28 (Tax Id #31-9-5712-28) and Lot 29 (Tax Id #31-9-5712-29) Southpoint Commerce Park Plat No. 3 and Tax Id #31-9-5712-00, such portion consisting of approximately 14 acres, as shown on the attached Exhibit A, at a purchase price of $574,000.00 ($41,000 per acre) (Associated with File #23-0783)

Attachments: Buyer Signed OTP + Addendum_Adjacent Excess Land_14 Acres_F Street Manager 3 LLC.pdf
Exhibit A_Subject Area Map_Southpoint_14 Acres.pdf

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

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

23-0786   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 26, 27, 28 and 29 Southpoint Commerce Park Plat No. 3 and Lot 1 of CSM 3609 and then reconvene into open session

The Committee did not go into closed session.

7. Information Items

23-0785   Fox Cities Regional Partnership/Chamber Economic Development Update

**Attachments:**   [City of Appleton Update.pdf](#)

[Small Business Success Kit_Fox Cities Chamber.pdf](#)

Eric Broten of the Fox Cities Chamber distributed copies of the Small Business Success Kit handout to the Committee. This handout is attached.

This item was presented and discussed.

23-0808   Proposed Table of Organization Changes - Health and Community & Economic Development Departments

**Attachments:**   [2023.07.5_HealthTOChange_c.pdf](#)

[Community & Economic Development Draft 7.05.23.pdf](#)

[Health Department Draft 7.5.23.pdf](#)

This item was presented and discussed.

8. Adjournment

Jones moved, seconded by Wolff, that the meeting be adjourned at 7:14 p.m. Roll Call. Motion carried by the following vote:

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