



# City of Appleton

100 North Appleton Street  
Appleton, WI 54911-4799  
[www.appleton.org](http://www.appleton.org)

## Meeting Minutes - Final Community & Economic Development Committee

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Wednesday, March 8, 2023

4:30 PM

Council Chambers, 6th Floor

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1. Call meeting to order

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

2. Roll call of membership

**Present:** 3 - Wolff, Del Toro and Jones

**Excused:** 2 - Thao and Alfheim

3. Approval of minutes from previous meeting

[23-0208](#)

CEDC Minutes from 1-11-23

**Attachments:** [CEDC Minutes 1-11-23.pdf](#)

Jones moved, seconded by Del Toro, that the Minutes be approved. Roll Call.

Motion carried by the following vote:

**Aye:** 3 - Wolff, Del Toro and Jones

**Excused:** 2 - Thao and Alfheim

4. Public Hearings/Apearances

5. Action Items

[23-0209](#)

Request to approve staff entering a written agreement with Urbane 115, LLC, pursuant to Section 4.1.1 of the Development Agreement (Phase I), to extend the completion date to November 30, 2023 and grant staff authority to administratively approve an additional six (6) month extension to May 31, 2024, if warranted, for a mixed-use development located on the southeast corner of E. Washington Street and S. Oneida Street (Tax Id #31-2-0281-01) in Tax Increment Financing District No. 11

**Attachments:**     [Urbane 115 LLC Ph 1 DA Extension of Terms Memo to CEDC 3-8-23.pdf](#)  
[Request from Merge-Urbane 115 for Phase 1 Completion Extension.pdf](#)  
[1st Amendment to Merge-Urbane 115 Development Agreement Recorded Ph 1.pdf](#)  
[Merge Conway TIF #11 Development Agreement Recorded Ph 1.pdf](#)

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

**Aye:** 3 - Wolff, Del Toro and Jones

**Excused:** 2 - Thao and Alfheim

[23-0210](#)

Request to approve an agreement between the City of Appleton and Urbane 115 LLC to memorialize responsibilities for the Community Development Investment (CDI) grant awarded by the Wisconsin Economic Development Corporation (WEDC) for the redevelopment located at 115 E. Washington Street (Tax Id #31-2-0281-01)

**Attachments:**     [Urbane 115 LLC CDI Grant Agreement Memo to CEDC 3-8-23.pdf](#)  
[CDI Grant Administration Agrm-Urbane 115+City of Appleton.pdf](#)  
[Contract for Execution-CDI Grant-WEDC+City of Appleton.pdf](#)  
[WEDC CDI Grant Urbane 115 LLC Memo to CEDC 9-28-22.pdf](#)  
[Resolution #2022-07 WEDC CDI Grant Urbane 115 LLC SIGNED.pdf](#)

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

**Aye:** 3 - Wolff, Del Toro and Jones

**Excused:** 2 - Thao and Alfheim

[23-0211](#)

Request to approve the City of Appleton increase its current selling prices for business/industrial park land and hold option fees as described in the attached documents

**Attachments:**     [Business-Industrial Park Land Value Memo to CEDC 3-8-23.pdf](#)  
[Exhibit A-Ind Land Sales Comparison.pdf](#)  
[Exhibit B-Ind Land Sales Ask Price Comparison.pdf](#)  
[Southpoint Commerce Park Map 2-23.pdf](#)

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

**Aye:** 3 - Wolff, Del Toro and Jones

**Excused:** 2 - Thao and Alfheim

**6. Information Items**

**7. Adjournment**

**Del Toro moved, seconded by Jones, that the meeting be adjourned at 4:43 p.m. Roll Call. Motion carried by the following vote:**

**Aye:** 3 - Wolff, Del Toro and Jones

**Excused:** 2 - Thao and Alfheim