



# City of Appleton

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

## Meeting Agenda - Final Community & Economic Development Committee

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Wednesday, May 22, 2019

4:30 PM

Council Chambers, 6th Floor

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1. Call meeting to order
2. Roll call of membership
3. Approval of minutes from previous meeting

[19-0694](#) CEDC Minutes from 4-24-19

**Attachments:** [CEDC Minutes 4-24-19.pdf](#)

#### 4. Public Hearings/Apearances

#### 5. Action Items

[19-0696](#) Request to approve the Development Agreement with Fore Development LLC for improvements and development of the property located at 309 E. Washington Street, 118 N. Durkee Street, and 122 N. Durkee Street in Tax Increment Financing District No. 11

**Attachments:** [Memo Recommend Avant LLC Dev Agrmt.pdf](#)

[Fore Dev - Avant LLC - Dev Agrm - Clean - 05-15-2019.pdf](#)

[19-0695](#) Request to approve the REVISED 2019-2020PY Community Development Block Grant (CDBG) funding as specified in the attached community partner allocation recommendations

**Attachments:** [Alloc Recs Memo to CEDC Final Award 05-22-2019.pdf](#)

[Alloc Recs Memo to CEDC 11-28-18.pdf](#)

[REVISED- 2019 CDBG Summary of Recommendations.pdf](#)

[REVISED- 2019 CDBG Simple Summary of Recommendations.pdf](#)

[19-0702](#) Request to approve the Development Agreement with 320 East College LLC for redevelopment of the property located at 320 E. College Avenue in Tax Increment Financing District No. 11

**Attachments:** [Memo Recommend 320 E College Ave Dev Agrmt.pdf](#)

[320 East College LLC - Dev Agrm 5-16-19 Draft\\_1.pdf](#)

[Memo Recommend ARA Rescind Approved Funds for 320 E College Ave.pdf](#)

[19-0703](#)      **\*\*CRITICAL TIMING\*\*** Request to submit Counter-Offer #3 to the Offer-to-Purchase from Valley Tool, Inc. or its assigns to purchase Lots 1, 2, and 3 on Goodland Drive in the Northeast Industrial Park Plat No. 4, consisting of approximately 4.36 acres, at a purchase price of \$160,000 (\$36,697.25 per acre) with Counter-Offer #3 amending various lines in the Offer as referenced in the attached documents and approving a variance to the Deed Restrictions and Covenants to allow for a loading dock and overhead door facing east towards Zuehlke Drive subject to staff approval of final site plans and elevations of east side

**Attachments:** [Valley Tool Memo 5-15-19.pdf](#)  
[Valley Tool - Counter Offer No. 3.pdf](#)  
[Valley Tool Memo 4-19-19.pdf](#)  
[Valley Tool OTP Lots 1-2-3 Goodland Dr 4-17-19.pdf](#)  
[Valley Tool - Counter Offer 1\\_2.pdf](#)  
[NEIP Plat No 4 Covenants and Restrictions.pdf](#)  
[Map\\_Available Sites NE Bus Park\\_04182019.pdf](#)  
[NEBPUilities.pdf](#)

[19-0704](#)      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 1, 2, and 3 on Goodland Drive in the Northeast Industrial Park Plat No. 4 and then reconvene into open session

[19-0755](#)      Request to approve the Offer to Purchase from Alco Tech Properties, LLC to purchase Lot 9, Plat 1 of Southpoint Commerce Park, consisting of approximately 3.48 acres, at a purchase price of \$144,072 (\$41,400 per acre)

**Attachments:** [Alco Tech Lot 9 Memo 5-16-19.pdf](#)  
[Alco Tech Lot 9 Offer to Purchase.pdf](#)  
[SP Deed Restrictions.pdf](#)  
[Office Use Memo from 11-10-08\\_Lots 9 & 12 Southpoint.pdf](#)  
[Alco Tech Map Lot 9.pdf](#)

[19-0756](#)      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 Lot 9 in Southpoint Commerce Park Plat No. 1 and then reconvene into open session

## 6. Information Items

7. Adjournment

*Notice is hereby given that a quorum of the Common Council may be present during this meeting, although no Council action will be taken.*

*Any questions about items on this meeting are to be directed to Karen Harkness, Director, Community and Economic Development Department at 920-832-6468.*

*Reasonable Accommodations for Persons with Disabilities will be made upon Request and if Feasible.*