



City of Appleton

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

Meeting Minutes - Final Community & Economic Development Committee

Wednesday, May 22, 2019

4:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

Meeting called to order at 4:30 p.m.

2. Roll call of membership

Present: 5 - Coenen, Reed, Alderperson Lobner, Alderperson Thao and Alderperson Van Zeeland

Others present:

Julie Lopas, St. Bernadette

Jerry Lopas, St. Bernadette

Jody Lueck, St. Bernadette

Paul Klister, Commercial Horizons

Tom Klister, Fore Development

Michael Van Abel, Bomier Properties Inc.

Jason Tadych, Tadych Investment Partners

3. Approval of minutes from previous meeting

[19-0694](#)

CEDC Minutes from 4-24-19

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

Coenen moved, seconded by Alderperson Lobner, that the Minutes be approved. Roll Call. Motion carried by the following vote:

Aye: 5 - Coenen, Reed, Alderperson Lobner, Alderperson Thao and Alderperson Van Zeeland

4. Public Hearings/Appearances

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](#)

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

Aye: 5 - Coenen, Reed, Aldersperson Lobner, Aldersperson Thao and Aldersperson Van Zeeland

[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](#)

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

Aye: 4 - Coenen, Reed, Aldersperson Lobner and Aldersperson Thao

Abstained: 1 - Aldersperson Van Zeeland

[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](#)

Coenen moved, seconded by Aldersperson Van Zeeland, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Coenen, Reed, Aldersperson Lobner, Aldersperson Thao and Aldersperson Van Zeeland

[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](#)

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

Aye: 5 - Coenen, Reed, Alderperson Lobner, Alderperson Thao and Alderperson Van Zeeland

[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

The Committee did not go into closed 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](#)

Coenen moved, seconded by Alderperson Van Zeeland, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Coenen, Reed, Alderperson Lobner, Alderperson Thao and Alderperson Van Zeeland

[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

The Committee did not go into closed session.

6. Information Items

7. Adjournment

Coenen moved, seconded by Alderperson Lobner, that the meeting be adjourned at 4:45 p.m. Roll Call. Motion carried by the following vote:

Aye: 5 - Coenen, Reed, Alderperson Lobner, Alderperson Thao and Alderperson Van Zeeland