



# City of Appleton

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

## Meeting Minutes - Final Community & Economic Development Committee

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Tuesday, November 5, 2019

4:30 PM

Council Chambers, 6th Floor

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### SPECIAL

1. Call meeting to order

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

2. Roll call of membership

*Aldersperson Coenen arrived at 4:37 p.m.*

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

*Others present:*

*Julie Lopas, St. Bernadette Parish, 2331 E. Lourdes Drive*

*Jerry Lopas, St. Bernadette Parish, 2331 E. Lourdes Drive*

*Jody Lueck, St. Bernadette Parish, 2331 E. Lourdes Drive*

*Ryne Lodl, Pillars, 605 E. Hancock Street*

*Chip Wood, Rebuilding Together Fox Valley*

3. Approval of minutes from previous meeting

[19-1661](#)

CEDC Minutes from 10-23-19

**Attachments:** [CEDC Minutes 10-23-19.pdf](#)

**Aldersperson Lobner moved, seconded by Aldersperson Van Zeeland, that the Minutes be approved. Roll Call. Motion carried by the following vote:**

**Aye:** 4 - Reed, Aldersperson Lobner, Aldersperson Thao and Aldersperson Van Zeeland

**Excused:** 1 - Coenen

4. Public Hearings/Appearances

5. Action Items

[19-1662](#)

Request to approve 2020-2021PY Community Development Block Grant (CDBG) Community Partner Allocation Recommendations

**Attachments:**    [Alloc Recs Memo to CEDC 11-5-19.pdf](#)  
[2020 CDBG Advisory Board Membership.pdf](#)  
[CDBG Policy Adopted July 2015.pdf](#)  
[2020 CDBG Community Partner & Simple Summary Recommendations.pdf](#)  
[2020 CDBG Affordable Housing Project Recommendations.pdf](#)  
[2020 CDBG Simple Summary Recommendations.pdf](#)

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

**Aye:** 4 - Reed, Alderson Lobner, Alderson Thao and Alderson Van Zeeland

**Excused:** 1 - Coenen

[19-1663](#)

Variance request to the Declaration of Covenants and Restrictions to allow for restaurant use (with or without alcohol) at 2101 East Evergreen Drive (Parcel #31-1-6622-00) in the Northeast Business Park Plat 3

**Attachments:**    [Memo on Variance Request for 2101 E Evergreen Drive NEBP Plat 3.pdf](#)  
[Rollie Winter Letter 10-22-19.pdf](#)  
[A1.0-Floor Plan Elevations Winters Development.pdf](#)  
[R1.0-3D-Renderings Winters Development.pdf](#)  
[NEBP Plat 3 Covenants.pdf](#)  
[CEDC 09-10-2007.pdf](#)  
[Dev Agrmt Gateway of Appleton and Steve Winter June 2005.pdf](#)  
[NEBP Plat 3 Map.pdf](#)  
[AerialMap\\_2101EEvergreenDr.pdf](#)

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

**Aye:** 4 - Reed, Alderson Lobner, Alderson Thao and Alderson Van Zeeland

**Excused:** 1 - Coenen

[19-1571](#)

Request to amend the Development Agreement with EP Development, Inc. for Eagle Point located at 955 East John Street to incorporate updated Phase II (Eagle Court) at 975 East John Street in Tax Increment Financing District No. 8

**Attachments:** [Memo\\_Amended DA Eagle Point\\_Phase 2-Eagle Court.pdf](#)  
[Eagle Point Development Agreement Amendment\\_10-28-19\\_FINAL.pdf](#)  
[Eagle Point Development Agreement\\_3-7-17.pdf](#)  
[Eagle Court-A100-SITE PLAN.pdf](#)  
[Eagle Court-A201-FIRST FLOOR PLAN.pdf](#)  
[Eagle Court-A301-BUILDING ELEVATIONS.pdf](#)  
[Eagle Court-A302-BUILDING ELEVATIONS.pdf](#)  
[TIF8.pdf](#)

**Alderson 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, Alderson Lobner, Alderson Thao and Alderson Van Zeeland

[19-1668](#)

Request approval of engineering services for wetland delineation of Southpoint Commerce Park to be performed by R.A. Smith at a cost of \$20,300 with a contingency of \$3,045, for a project total not to exceed \$23,345

**Attachments:** [Memo on Southpoint Commerce Park Redelineation of Wetlands October 2019.pdf](#)  
[RA Smith Proposal Wetland Delineation SPCP October 2019.pdf](#)  
[Map of Southpoint Commerce Park with Wetlands October 2019.pdf](#)

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

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

**6. Information Items**

**7. Adjournment**

**Alderson Lobner moved, seconded by Coenen, that the meeting be adjourned at 4:43 p.m. Roll Call. Motion carried by the following vote:**

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