



City of Appleton

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

Meeting Minutes - Final Community & Economic Development Committee

Wednesday, May 10, 2017

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, Baranowski, Reed, Williams and Baker

Others present:

Shawn Chartier, 1060 N. Perkins Street

Pam Seidl, Fox Cities Convention & Visitors Bureau

3. Approval of minutes from previous meeting

[17-644](#)

CEDC Minutes from 4-12-17

Attachments: [CEDC Minutes 4-12-17.pdf](#)

Baranowski moved, seconded by Reed, that the Minutes be approved. Roll Call. Motion carried by the following vote:

Aye: 5 - Coenen, Baranowski, Reed, Williams and Baker

4. **Public Hearings/Appearances**

[17-645](#)

Presentation by Pam Seidl, Executive Director of Fox Cities Convention & Visitors Bureau, of the Destination NEXT Multi-User Online Diagnostic Tool Results: Fox Cities

Attachments: [Fox Cities DestinationNEXT Assessment - Summary.pdf](#)

This Appearance was presented by Pam Seidl.

5. **Action Items**

[17-646](#)

Request to approve the City of Appleton maintain its current selling prices for industrial park land as described in the attached documents

Attachments: [Land Value Memo 4-21-17.pdf](#)
 [Southpoint11_17.pdf](#)
 [Industrial Land Price Comparison 4-7-17.pdf](#)
 [Sales Ask Price Comparison 4-7-17.pdf](#)
 [Industrial Land Listings 4-18-17.pdf](#)

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

Aye: 5 - Coenen, Baranowski, Reed, Williams and Baker

[17-685](#)

Request to approve the Offer to Purchase from Alco Tech to purchase Lot 8, Plat 1 of Southpoint Commerce Park, consisting of approximately 3.34 acres, at a purchase price of \$150,300 (\$45,000 per acre) and staff be authorized to negotiate and execute a development or like agreement providing City investment in the project of up to 50% of the land purchase amount

Attachments: [Alco Tech Cover Ltr.pdf](#)
 [AlcoTechMemo_Lot 8 Plat 1 Southpoint_5-4-17.pdf](#)
 [Alco Tech OTP vacant land updated 05-03-17 .pdf](#)
 [Alco Tech Map.pdf](#)

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

Aye: 5 - Coenen, Baranowski, Reed, Williams and Baker

[17-716](#)

****CRITICAL TIMING**** Request to award Vantage Drive and Milis Drive gas, electric, and lighting project as sole source contract to WE Energies in the amount of \$100,983.17 with a 10% contingency of \$10,098.32 for a project total not to exceed \$111,081.49

Attachments: [Vantage Milis Gas Elec Memo5-10-17.pdf](#)
 [3803259 Vantage Drive Lighting.pdf](#)
 [3850623 Milis Drive Lighting.pdf](#)
 [3802081 Vantage Drive Natural Gas Cost Packet.pdf](#)
 [3948673 Milis Drive Natural Gas Cost Packet.pdf](#)
 [3801595 Vantage Drive Line Extension.pdf](#)
 [3850159 Milis Drive Line Extension.pdf](#)
 [SouthpointGasandElec.pdf](#)

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

Aye: 5 - Coenen, Baranowski, Reed, Williams and Baker

[17-647](#)

Organizational Matters:

1. Elect a Vice-Chair
2. Designate a Contact Person

Director Karen Harkness will remain as the Contact Person.

Coenen moved, seconded by Williams, that Ed Baranowski be the Vice-Chair.

Roll Call. Motion carried by the following vote:

Aye: 5 - Coenen, Baranowski, Reed, Williams and Baker

6. Information Items

[17-686](#)

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 8 of Plat 1 in the Southpoint Commerce Park and then reconvene into open session

The Committee did not go into closed session.

[17-648](#)

2016 Growth Report for the City of Appleton

Attachments: [2016 Growth Report Summary_CEDC 5-10-17.pdf](#)
[2016 Growth Report.pdf](#)

This Presentation was discussed.

[17-649](#)

Neighborhood Program Spring Meeting

Attachments: [NeighborhoodProgramSpringMeeting2017_Flyer.pdf](#)

This Presentation was presented.

7. Adjournment

Baranowski moved, seconded by Reed, that the meeting be adjourned at 5:33 p.m. Roll Call. Motion carried by the following vote:

Aye: 5 - Coenen, Baranowski, Reed, Williams and Baker