



City of Appleton

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

Meeting Minutes - Final Community & Economic Development Committee

Wednesday, May 26, 2021

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 - Reed, Firkus, Thao, Alfheim and Wolff

Others present:
Charlie Dercks, J. Ross & Associates

3. Approval of minutes from previous meeting

[21-0690](#)

CEDC Minutes from 5-19-21

Attachments: [CEDC Minutes 5-19-21.pdf](#)

**Wolff moved, seconded by Firkus, that the Minutes be approved. Roll Call.
Motion carried by the following vote:**

Aye: 5 - Reed, Firkus, Thao, Alfheim and Wolff

4. Public Hearings/Appearances

5. Action Items

[21-0691](#)

****CRITICAL TIMING**** Request to approve a six (6) month extension to the Planning Option Agreement with Merge, LLC (d/b/a Merge Urban Development Group) for a potential mixed-use development located on the former Blue Ramp and Conway Hotel sites

Attachments: [Merge Option Extension Memo_5-26-21.pdf](#)
[20-0044 - MERGE - 2nd Extension - 05-19-2021.pdf](#)
[Merge Option Term Extension #1_November 2020.pdf](#)
[Signed Planning Option Agreement Merge_2-6-20.pdf](#)
[Map_Blue Ramp+Conway Hotel.pdf](#)
[Letter of Intent Merge_11-29-19.pdf](#)
[Merge Projects + References.pdf](#)

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

Aye: 5 - Reed, Firkus, Thao, Alfheim and Wolff

[21-0692](#)

****CRITICAL TIMING**** Request to approve the Offer to Purchase from Bose 1 Investments, LLC and 4 Ross Investments, LLC, and/or its assigns, to purchase Lot 1 of CSM 3609 (Tax Id #31-9-5712-00), Lot 26 (Tax Id #31-9-5712-26), Lot 27 (Tax Id #31-9-5712-27), Lot 28 (Tax Id #31-9-5712-28) and Lot 29 (Tax Id #31-9-5712-29) Southpoint Commerce Park Plat No. 3, comprising a total of approximately 30.44 acres, at a purchase price of \$1,217,600.00 (\$40,000 per acre)

Attachments: [Bose 1 Investments and 4 Ross Investments OTP Memo_5-26-21.pdf](#)
[Bose 1 Investments and 4 Ross Investments OTP_5-18-21.pdf](#)
[SouthpointCommerceParkMap_SubjectParcel_5_2021.pdf](#)
[SPCP Deed Restrictions.pdf](#)

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

Aye: 5 - Reed, Firkus, Thao, Alfheim and Wolff

[21-0693](#)

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 1 of CSM 3609 and Lots 26, 27, 28 and 29 Southpoint Commerce Park Plat No. 3 and then reconvene into open session

The Committee did not go into closed session.

6. Information Items

7. Adjournment

**Wolff moved, seconded by Reed, that the meeting be adjourned at 4:38 p.m.
Roll Call. Motion carried by the following vote:**

Aye: 5 - Reed, Firkus, Thao, Alfheim and Wolff