



City of Appleton

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

Meeting Agenda Appleton Redevelopment Authority

Wednesday, March 11, 2015

10:00 AM

Council Chambers, 6th Floor

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

15-358 ARA Minutes from 2-11-15

Attachments: [ARA Minutes 2-11-15.pdf](#)

4. Public Hearings/Apearances

5. Action Items

6. Information Items

15-359 Update on Riverfront Trestles

15-395 Director's Report - Update on Exhibition Center

Attachments: [Mayor Memo Next Steps 1.22.15.pdf](#)

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 the Community and Economic Development Department at 920-832-6468.

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



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Meeting Minutes - Final Appleton Redevelopment Authority

Wednesday, February 11, 2015

10:00 AM

Council Chambers, 6th Floor

1. Call meeting to order

Meeting called to order at 10:00 a.m.

2. Roll call of membership

Present: 5 - Klug, Fisher, Downs, Van Dyke and Alderperson Jirschele

Excused: 2 - Higgins and Detjen

Others present:

Brian Wayner, P.E., OMNNI Associates

Tim Bolwerk, P.E., OMNNI Associates

3. Approval of minutes from previous meeting

[15-212](#)

ARA Minutes from 12-3-14

Attachments: [ARA Minutes 12-3-14.pdf](#)

Fisher moved, seconded by Van Dyke, that the Minutes be approved. Roll Call.

Motion carried by the following vote:

Aye: 5 - Klug, Fisher, Downs, Van Dyke and Alderperson Jirschele

Excused: 2 - Higgins and Detjen

Detjen arrived at 10:02 a.m.

4. Public Hearings/Appealances

- [15-233](#) OMNNI Associates presentation of the Phase I Environmental Site Assessment, Phase II Subsurface Investigation, and Preliminary Geotechnical Exploration Program for the Proposed Exhibition Center Site (Associated with Informational Item #15-216)

This Appearance was presented.

5. Action Items

- [15-215](#) Request ARA approval of the Resolution authorizing the preparation and filing of a Project Plan Modification to Appleton Redevelopment Project Plan No. 21 that reflects the current zoning of the plan area

Attachments: [Memo-Modify ARP #21 Union Square.pdf](#)
[Union Square Apartments - Redev Project Plan 21 Amendment - Resolution.pdf](#)

**Detjen moved, seconded by Fisher, that the Report Action Item be approved.
Roll Call. Motion carried by the following vote:**

Aye: 5 - Klug, Fisher, Detjen, Van Dyke and Alderperson Jirschele

Excused: 1 - Higgins

Abstained: 1 - Downs

6. Information Items

- [15-216](#) Executive Summaries of the Phase I Environmental Site Assessment, Phase II Subsurface Investigation, and Preliminary Geotechnical Exploration Program for the Proposed Exhibition Center Site

Attachments: [Phase I Env Site Assess Exec Summary.pdf](#)
[Phase 2 Subsurface Investigation Exec Summary.pdf](#)
[Prelim Geotech Exploration Exec Summary.pdf](#)

This Presentation was received and filed.

7. Adjournment

**Detjen moved, seconded by Fisher, that the meeting be adjourned at 10:43 a.m.
Roll Call. Motion carried by the following vote:**

Aye: 6 - Klug, Fisher, Downs, Detjen, Van Dyke and Alderperson Jirschele

Excused: 1 - Higgins



"...meeting community needs...enhancing quality of life."

MEMORANDUM

TO: Community & Economic Development Committee (CEDC)
FROM: Mayor Hanna *HH*
DATE: January 22, 2015
RE: Next Steps for the Proposed Exhibition Center

The proposed Exhibition Center for downtown Appleton is a complex project with multiple decision points that require careful consideration. The purpose of this memo is to provide highlights of these decision points for Council's reference.

Staff is committed to strong communication on this project and welcomes your feedback regarding the level and type of communication necessary as you carefully consider this opportunity.

1. PURCHASE AGREEMENT FOR THE SITE:

Both the City of Appleton Common Council and the Outagamie County Board of Supervisors must approve the final purchase agreement. Outagamie County has approved the agreement and the Common Council will consider the agreement at a future date. Per this agreement, the closing for the purchase must occur on or before November 30, 2015.

2. OPERATION & MANAGEMENT AGREEMENT FOR THE EXHIBITION CENTER:

An operation and management agreement executed by the owner of the Radisson Paper Valley Hotel with the terms of said agreement first being approved by the City of Appleton Common Council.

3. ACCEPTABLE SITE CONDITIONS:

The City of Appleton conducted a geotechnical analysis of the described property and the results of such analysis were found satisfactory to the City of Appleton.

4. FINANCING:

Financing being secured by the Appleton Redevelopment Authority (ARA) through the issuance of bonds or other means and said financing being approved by the City of Appleton Common Council; and, obtaining all local, state and federal approvals required for the construction of an exhibition center on the described property.

5. ROOM TAX INCREASE TO SUPPORT THE BOND FINANCING:

All municipalities currently collecting room tax including the Cities of Appleton, Kaukauna and Neenah, the Towns of Grand Chute, Neenah and Menasha and the Villages of Kimberly, Little Chute and Sherwood shall take any necessary actions and enter into any necessary agreements for the purpose of each collecting additional room taxes, in an amount to be determined, with the proceeds of such taxes collected being directed toward repayment of bonds issued for the Exhibition center's construction. In cooperation with hoteliers, Municipalities, CVB and other Stakeholders, a Hotel Room Tax Agreement will need to be drafted and approved by each taxing collecting municipality.

6. FURTHER DISCUSSION WILL BE HELD ABOUT NEXT STEPS