



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appletonwi.gov

Meeting Agenda - Final Community Development Committee

Wednesday, July 8, 2026

4:30 PM

Council Chambers, 6th Floor

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

[26-0868](#) CDC Minutes from 5-27-26

Attachments: [CDC Minutes 5-27-26.pdf](#)

5. Public Hearing/Appearances

6. Action Items

[26-0867](#) Request to approve the Development Agreement with Thrivent Financial for Lutherans and North Meadows Investment Ltd. for a mixed-use development generally located north of Interstate 41, east of N. Meade Street, west of N. Ballard Road, and south of Edgewood Drive in proposed Tax Increment Financing District No. 14 (Associated with Special Resolution Item #26-0731 and Action Item #26-0586 City Plan Commission which is Consolidated Action Item #26-0737 that was held at the June 3, 2026 Council meeting)

Attachments: [Thrivent North Meadows TID DA Memo to CDC For7-8-26.pdf](#)
[Development Agreement Thrivent North Meadows - Final.pdf](#)
[Appleton TID 14 Phase 1 Projection Summary Condensed.pdf](#)

[26-0890](#) Request to approve the Second Amendment to the Reimbursement Agreement with North Meadows Investment Ltd. (f/k/a Thrivent reimbursement agreement) to include an additional deposit of \$395,500 for a total of escrow deposit fee ceiling of \$630,668.75

Attachments: [Memo NorthMeadows CostReimbursementAgreement ComDev07012026.pdf](#)
[21-0375 - Thrivent Second Amendment to Reimbursement Agrm - Clean FINAL](#)

[26-0891](#) Request to approve the Option Agreement with North Meadows Investment Ltd. for vacant property located near the northeast corner of future Evergreen Drive and Meade Street for a proposed future northside fire station site at a purchase price of \$1.00

Attachments: [Option to Purchase Fire Station Land Memo to CDC For7-8-26.pdf](#)
[Option to Purchase Agreement Fire Station Land.pdf](#)

[26-0892](#) The Community Development Committee may go into closed session pursuant to State Statute §19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session regarding certain real property located near the northeast corner of future Evergreen Drive and Meade Street or for the purpose of discussing real estate negotiations regarding the mixed-use development located in proposed Tax Incremental District #14 and then reconvene into open session

7. Information Items

[26-0869](#) Inspection Division Permit Summary Reports Ending 5-31-26 and 6-30-26

Attachments: [Inspections Permit Report May 2026.pdf](#)
[Inspections Permit Report June 2026.pdf](#)

8. 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 Kara Homan, Director, Community Development Department at 920-832-6468.

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