



# City of Appleton

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

## Meeting Agenda - Final Appleton Redevelopment Authority

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Wednesday, February 12, 2025

9:00 AM

Council Chambers, 6th Floor

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1. Call meeting to order

2. Pledge of Allegiance

3. Roll call of membership

4. Approval of minutes from previous meeting

[25-0055](#) ARA Minutes from 12-11-24

**Attachments:** [ARA Minutes 12-11-24.pdf](#)

5. **Public Hearing/Apearances**

6. **Action Items**

[25-0056](#) Request to approve reappointments to the ARA Exhibition Center Advisory Committee

**Attachments:** [ARA ECAdvCom Hotelier + Comm Member Re-Appts Memo 2-12-25.pdf](#)  
[ARA Exhibition Center Advisory Committee 2016 Appointments-Feb 2025.pdf](#)

7. **Information Items**

[25-0057](#) Update on bonds for the Fox Cities Exhibition Center by Baird

**Attachments:** [Presentation Book Appleton Redevelopment Authority 02.12.25.pdf](#)

[25-0058](#) Update on 222 N. Oneida Street

[25-0059](#) Requests for Future Agenda Items

[25-0060](#) Upcoming Meetings & Events  
- ARA Exhibition Center Advisory Committee (March 3 at 1:00 pm in Council Chambers)  
- Comprehensive/Sub Area Plans, Community Workshop (March 18 from 4:00 - 7:00 pm at the Appleton Public Library, 200 N. Appleton Street, Mary Beth Nienhaus Community Meeting Room (upper level))

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.*



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## Meeting Minutes - Final Appleton Redevelopment Authority

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Wednesday, December 11, 2024

9:00 AM

Council Chambers, 6th Floor

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1. Call meeting to order

Vice Chair Van Dyke called the meeting to order at 9:00 a.m.

2. Pledge of Allegiance

3. Roll call of membership

*Downs appeared virtually and participated via Zoom.*

**Present:** 6 - Downs, Fisher, Van Dyke, Brokl, Carpenter and Meltzer

**Excused:** 1 - Higgins

*Others present:*

*Ron McDonald, General Manager Valley Transit*

4. Approval of minutes from previous meeting

[24-1523](#)

ARA Minutes from 10-9-24

**Attachments:** [ARA Minutes 10-9-24.pdf](#)

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

**Aye:** 6 - Downs, Fisher, Van Dyke, Brokl, Carpenter and Meltzer

**Excused:** 1 - Higgins

5. Public Hearing/Appealances

6. Action Items

[24-1524](#)

Request to approve an extension of the purchase date to June 30, 2025 in the Amended Offer to Purchase from Valley Transit dated October 20, 2023 for 222 N. Oneida Street

**Attachments:** [222 N Oneida Purchase Extension Memo 12-11-24.pdf](#)  
[22-0832 - Amendment to Offer to Purchase - RCM Signed.pdf](#)  
[222 N Oneida Accepted OTP 11-17-22.pdf](#)

**Fisher moved, seconded by Carpenter, that the extension of the purchase date be approved. Roll Call. Motion carried by the following vote:**

**Aye:** 6 - Downs, Fisher, Van Dyke, Brokl, Carpenter and Meltzer

**Excused:** 1 - Higgins

[24-1525](#)

The Appleton Redevelopment Authority 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 222 N. Oneida Street and then reconvene into open session

**The Appleton Redevelopment Authority did not go into closed session.**

## 7. Information Items

[24-1527](#)

Requests for Future Agenda Items

**This item was presented and discussed.**

## 8. Adjournment

**Van Dyke moved, seconded by Meltzer, that the meeting be adjourned at 9:15 a.m. Roll Call. Motion carried by the following vote:**

**Aye:** 6 - Downs, Fisher, Van Dyke, Brokl, Carpenter and Meltzer

**Excused:** 1 - Higgins



# CITY OF APPLETON

## MEMORANDUM

**Date:** February 12, 2025  
**To:** Appleton Redevelopment Authority  
**From:** Kara Homan, AICP, Director of Community Development  
**Subject:** Exhibition Center Advisory Committee of the Appleton Redevelopment Authority

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There are two (2) re-appointments needed to the Exhibition Center Advisory Committee of the Appleton Redevelopment Authority (named below) that are appointed by Chairperson Downs and approved by ARA. These are 2-year terms that will expire in January 2027.

Re-Appointment & ARA Approval of Community Member:

**Maria Van Laanen, Performing Arts Center**

Re-Appointment & ARA Approval of Hotelier:

**Ryan Batley, Best Western Premier Bridgewood Resort Hotel & Conference Center**

Below are two excerpts from the Creation Documents adopted by ARA on 12/3/2014 and amended on 4/12/2023:

### ARTICLE 2 – PURPOSE AND ORGANIZATION

**SECTION 1. Purpose** - The general purpose of the Exhibition Center Advisory Committee is to represent, inform, engage and make recommendations on behalf of the stakeholders in the greater Fox Valley about the Exhibition Center Project as well as operations and management of the Exhibition Center “Center”. The Committee shall strictly serve in an advisory capacity to the Appleton Redevelopment Authority (“ARA” or “Authority”).

**SECTION 2. Membership** - The Exhibition Center Advisory Committee shall include the following: one representative from each municipality collecting hotel room tax used in part to fund the exhibition center operations [appointed by the municipality], two (2) hoteliers collecting room tax used in part to fund the exhibition center [appointed by the ARA Chairperson and approved by ARA], two (2) community members residing within a community collecting room tax used in part to fund the exhibition center operations [appointed by the ARA Chairperson and approved by ARA], one (1) member of the ARA [appointed by the ARA Chairperson] and the Executive Director of the Convention and Visitors Bureau, or designee. The City of Appleton Community and Economic Development Director, or designee thereof, shall also be a non-voting, advisory member of the Committee. The Chair and Vice-Chair of the Committee shall be designated by ARA and shall serve one year terms that may be renewed at the discretion of ARA.

Committee members, with the exception of the Executive Director of the Convention and Visitors Bureau and City of Appleton Community and Economic Development Director, or designees thereof, shall serve terms of two (2) years ~~and may serve up to three (3) consecutive terms~~. However, upon establishment of this committee, the following shall serve an initial term of three years: (list half of the participating municipalities), one of the hotelier representatives and one of the community members.

## ARA Exhibition Center Advisory Committee Appointments Updated February 2025

Term Started	Term Expires	Committee Member	Represents	Address	Phone	Email
June 2024	2 years January 2026	Nadine Miller (2024)	City of Appleton	914 N. Fox St. Appleton WI 54911	920-858-9550	<a href="mailto:nadinemiller914@gmail.com">nadinemiller914@gmail.com</a>
January 2025	2 years January 2027	Mike Patza (2021)	Town of Grand Chute	1900 W. Grand Chute Blvd. Grand Chute WI 54913	920-832-1599	<a href="mailto:michael.patza@grandchute.net">michael.patza@grandchute.net</a>
March 2023	2 years January 2025	Mark Ellis (2024)	City of Neenah	211 Walnut St. Neenah WI 54956	920-722-5440	<a href="mailto:mellis@neenahwi.gov">mellis@neenahwi.gov</a>
February 2025	2 years January 2027	Chuck Kuen (2016)	Village of Kimberly	132 S. Willow St. Kimberly WI 54136	920-716-4502	<a href="mailto:ckuen@valleymanagement.com">ckuen@valleymanagement.com</a>
January 2024	2 years January 2026	Kelli Antoine (2022)	City of Kaukauna	144 W. Second Street Kaukauna WI 54130	920-284-0265	<a href="mailto:kelli.antoine@kaukauna-wi.org">kelli.antoine@kaukauna-wi.org</a>
February 2024	2 years January 2026	Mike Vanden Berg (2016)	Village of Little Chute	427 Sanitorium Rd. Kaukauna WI 54130	920-851-4983	<a href="mailto:presidentvandenberglittlechutewi.org">presidentvandenberglittlechutewi.org</a>
March 2023	2 years January 2025	Thomas Wilde (2016)	Town of Neenah	163 Kuettel Ct. Neenah WI 54956	920-725-0014	<a href="mailto:twilde@new.rr.com">twilde@new.rr.com</a>
February 2024	2 years January 2026	George Dearborn (2016)	Village of Fox Crossing	2000 Municipal Dr. Neenah WI 54956	920-720-7105	<a href="mailto:gdearborn@foxcrossingwi.gov">gdearborn@foxcrossingwi.gov</a>
April 2023	2 years January 2025	Chuck Gifford (2016)	City of Menasha	1229 Beechwood La. Menasha WI 54952	920-730-3800	<a href="mailto:cgifford@wiscohoteles.com">cgifford@wiscohoteles.com</a>
April 2024	2 years January 2026	Bob Benz (2016)	Village of Sherwood	N7639 Lower Cliff Rd. Sherwood WI 54169	920-989-1760	<a href="mailto:bobmarbenz7@aol.com">bobmarbenz7@aol.com</a>
April 2023 (Feb '24)	2 years January 2025	Ryan Batley Best Western Premier Bridgewood (2024)	Hotelier	1000 Cameron Way Neenah WI 54956	920-720-8000	<a href="mailto:ryanbatley@bwneenah.com">ryanbatley@bwneenah.com</a>
February 2024	2 years January 2026	Amanda Hedtke Fairfield Inn & Suites (2019)	Hotelier	130 S. Nicolet Rd. Grand Chute WI 54914	920-418-0288	<a href="mailto:amanda.hedtke@brandthq.com">amanda.hedtke@brandthq.com</a>
April 2023	2 years January 2025	Maria Van Laanen President of PAC (2016)	Community Member	400 W. College Ave. Appleton WI 54911	920-730-3787	<a href="mailto:mvanlaanen@foxcitiespac.com">mvanlaanen@foxcitiespac.com</a>
May 2024	2 years January 2026	Jeff Nooyen (2024)	Community Member	1754 N. Winesap Ln. Appleton WI 54914	920-738-7724	<a href="mailto:jtnooyen@hotmail.com">jtnooyen@hotmail.com</a>
February 2024	2 years January 2026	Marissa Downs (Vice Chair) (2016)	ARA Member	2520 E. Apple Hill Blvd. Appleton WI 54913	920-602-6679	<a href="mailto:marissadowns@gmail.com">marissadowns@gmail.com</a>
		Pam Seidl	FCCVB Executive Director	213 S. Nicolet Rd. Appleton WI 54914	920-734-3358	<a href="mailto:pseidl@foxcities.org">pseidl@foxcities.org</a>
Non-voting Advisory		Kara Homan	Community Development Director	100 N. Appleton St. Appleton WI 54911	920-832-6408	<a href="mailto:kara.homan@appletonwi.gov">kara.homan@appletonwi.gov</a>

Non-voting Advisory member		Jake Woodford (Chair)	Appleton Mayor	100 N. Appleton St. Appleton WI 54911	920-832-6400	<a href="mailto:mayor@appletonwi.gov">mayor@appletonwi.gov</a>
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BAIRD

# Redevelopment Authority of the City of Appleton, Wisconsin

February 12, 2025

## Summary of Mandatory Redemptions of Outstanding Debt

Bradley Viegut  
Managing Director  
414-298-7540  
bviegut@rwbaird.com

Discover the *Baird Difference*

## Taxable Lease Revenue Bonds, Series 2018

- Fox Cities Exhibition Center
  - Through April 1, 2025
    - Mandatory Redemptions of Principal: \$3,865,000
    - Includes scheduled \$915,000 mandatory redemption on April 1, 2025
    - Gross Debt Service Savings: \$8,310,850

# Appleton Debt Service Comparison

## ORIGINAL DEBT SERVICE<sup>(1)(2)</sup>

## DEBT SERVICE AFTER MANDATORY REDEMPTIONS<sup>(1)(2)</sup>

## DEBT SERVICE CHANGE

Callable: '27-'51 Callable 4/1/2026 @ Par

Mandatory redemptions can occur on 4/1 or 10/1

Calendar Year	ORIGINAL DEBT SERVICE <sup>(1)(2)</sup>				DEBT SERVICE AFTER MANDATORY REDEMPTIONS <sup>(1)(2)</sup>				DEBT SERVICE CHANGE		
	PRINCIPAL (4/1)	RATE	INTEREST (4/1 & 10/1)	TOTAL	PRINCIPAL	RATE	INTEREST (4/1 & 10/1)	TOTAL	PRINCIPAL	INTEREST	TOTAL
2018			\$546,626	\$546,626			\$546,626	\$546,626	\$0	\$0	\$0
2019			\$1,311,904	\$1,311,904			\$1,311,904	\$1,311,904	\$0	\$0	\$0
2020	\$100,000	2.800%	\$1,310,504	\$1,410,504	\$100,000	2.800%	\$1,299,804	\$1,399,804	\$0	(\$10,700)	(\$10,700)
2021	\$100,000	2.890%	\$1,307,659	\$1,407,659	\$100,000	2.890%	\$1,286,259	\$1,386,259	\$0	(\$21,400)	(\$21,400)
2022	\$125,000	3.090%	\$1,304,282	\$1,429,282	\$125,000	3.090%	\$1,282,882	\$1,407,882	\$0	(\$21,400)	(\$21,400)
2023	\$150,000	3.150%	\$1,299,989	\$1,449,989	\$150,000	3.150%	\$1,260,934	\$1,410,934	\$0	(\$39,055)	(\$39,055)
2024	\$200,000	3.300%	\$1,294,326	\$1,494,326	\$200,000	3.300%	\$1,203,055	\$1,403,055	\$0	(\$91,271)	(\$91,271)
2025	\$225,000	3.410%	\$1,287,190	\$1,512,190	\$225,000	3.410%	\$1,141,349	\$1,366,349	\$0	(\$145,841)	(\$145,841)
2026	\$270,000	3.510%	\$1,278,615	\$1,548,615	\$270,000	3.510%	\$1,113,193	\$1,383,193	\$0	(\$165,422)	(\$165,422)
2027	\$315,000	3.620%	\$1,268,175	\$1,583,175	\$315,000	3.620%	\$1,102,753	\$1,417,753	\$0	(\$165,422)	(\$165,422)
2028	\$360,000	3.720%	\$1,255,778	\$1,615,778	\$360,000	3.720%	\$1,090,356	\$1,450,356	\$0	(\$165,422)	(\$165,422)
2029	\$410,000	3.820%	\$1,241,251	\$1,651,251	\$410,000	3.820%	\$1,075,829	\$1,485,829	\$0	(\$165,422)	(\$165,422)
2030	\$465,000	3.870%	\$1,224,422	\$1,689,422	\$465,000	3.870%	\$1,059,000	\$1,524,000	\$0	(\$165,422)	(\$165,422)
2031	\$520,000	3.920%	\$1,205,232	\$1,725,232	\$520,000	3.920%	\$1,039,810	\$1,559,810	\$0	(\$165,422)	(\$165,422)
2032	\$580,000	3.970%	\$1,183,527	\$1,763,527	\$580,000	3.970%	\$1,018,105	\$1,598,105	\$0	(\$165,422)	(\$165,422)
2033	\$645,000	4.020%	\$1,159,050	\$1,804,050	\$645,000	4.020%	\$993,628	\$1,638,628	\$0	(\$165,422)	(\$165,422)
2034	\$800,000	4.030%	\$1,129,965	\$1,929,965	\$800,000	4.030%	\$964,543	\$1,764,543	\$0	(\$165,422)	(\$165,422)
2035	\$875,000	4.030%	\$1,096,214	\$1,971,214	\$875,000	4.030%	\$930,792	\$1,805,792	\$0	(\$165,422)	(\$165,422)
2036	\$950,000	4.030%	\$1,059,440	\$2,009,440	\$950,000	4.030%	\$894,018	\$1,844,018	\$0	(\$165,422)	(\$165,422)
2037	\$1,030,000	4.030%	\$1,019,543	\$2,049,543	\$1,030,000	4.030%	\$854,121	\$1,884,121	\$0	(\$165,422)	(\$165,422)
2038	\$1,115,000	4.030%	\$976,321	\$2,091,321	\$1,115,000	4.030%	\$810,899	\$1,925,899	\$0	(\$165,422)	(\$165,422)
2039	\$1,115,000	4.130%	\$930,829	\$2,045,829	\$1,115,000	4.130%	\$765,407	\$1,880,407	\$0	(\$165,422)	(\$165,422)
2040	\$1,210,000	4.130%	\$882,818	\$2,092,818	\$1,210,000	4.130%	\$717,396	\$1,927,396	\$0	(\$165,422)	(\$165,422)
2041	\$1,315,000	4.130%	\$830,677	\$2,145,677	\$1,315,000	4.130%	\$665,255	\$1,980,255	\$0	(\$165,422)	(\$165,422)
2042	\$1,420,000	4.130%	\$774,199	\$2,194,199	\$1,420,000	4.130%	\$608,777	\$2,028,777	\$0	(\$165,422)	(\$165,422)
2043	\$1,535,000	4.130%	\$713,178	\$2,248,178	\$1,535,000	4.130%	\$547,756	\$2,082,756	\$0	(\$165,422)	(\$165,422)
2044	\$1,655,000	4.230%	\$646,477	\$2,301,477	\$1,655,000	4.230%	\$481,055	\$2,136,055	\$0	(\$165,422)	(\$165,422)
2045	\$1,785,000	4.230%	\$573,721	\$2,358,721	\$1,785,000	4.230%	\$408,299	\$2,193,299	\$0	(\$165,422)	(\$165,422)
2046	\$1,920,000	4.230%	\$495,361	\$2,415,361	\$1,920,000	4.230%	\$329,939	\$2,249,939	\$0	(\$165,422)	(\$165,422)
2047	\$2,060,000	4.230%	\$411,184	\$2,471,184	\$2,060,000	4.230%	\$245,762	\$2,305,762	\$0	(\$165,422)	(\$165,422)
2048	\$2,215,000	4.230%	\$320,767	\$2,535,767	\$2,215,000	4.230%	\$155,345	\$2,370,345	\$0	(\$165,422)	(\$165,422)
2049	\$2,375,000	4.280%	\$223,095	\$2,598,095	\$2,375,000	4.280%	\$57,673	\$2,432,673	\$0	(\$165,422)	(\$165,422)
2050	\$2,545,000	4.280%	\$117,807	\$2,662,807	\$160,000	4.280%	\$3,424	\$163,424	(\$2,385,000)	(\$114,383)	(\$2,499,383)
2051	\$1,480,000	4.280%	\$31,672	\$1,511,672	\$0	4.280%	\$0	\$0	(\$1,480,000)	(\$31,672)	(\$1,511,672)
<b>Total</b>	<b>\$31,865,000</b>		<b>\$31,711,795</b>	<b>\$63,576,795</b>	<b>\$28,000,000</b>		<b>\$27,265,945</b>	<b>\$55,265,945</b>	<b>(\$3,865,000)</b>	<b>(\$4,445,850)</b>	<b>(\$8,310,850)</b>

Term Bond
Callable
Mandatory Redemptions

- \* 2051 maturity reflects \$500,000 mandatory redemption on April 1, 2020.
- \* 2051 maturity reflects \$825,000 mandatory redemption on April 1, 2023.
- \* 2051 maturity reflects \$155,000 mandatory redemption on October 1, 2023.
- \* 2050 maturity reflects \$250,000 mandatory redemption on October 1, 2023.
- \* 2050 maturity reflects \$805,000 mandatory redemption on April 1, 2024.
- \* 2050 maturity reflects \$415,000 mandatory redemption on October 1, 2024.
- \* 2050 maturity reflects scheduled \$915,000 mandatory redemption on April 1, 2025.

(1) The bonds are subject to mandatory redemption at par from surplus Exhibition Center Room Taxes.

(2) DSRF of \$2,414,308.66 and stabilization fund of \$900,000 will be applied to final payment.