

WATERFRONT REDEVELOPMENT AUTHORITY

Monday, November 18, 2013

A meeting of the Waterfront Redevelopment Authority was called to order at 2:00 p.m. by Chairperson Tom Herlache in Community Room, City Hall, 421 Michigan Street.

Roll call: Members Rick Wiesner, Joe Stutting, John Asher, Tom Herlache, Ross Schmelzer, and William Galligan were present. Excused: Member Thomas Wulf. Also present were City Administrator Steve McNeil, Mayor Thad Birmingham, Vandewalle Consultants Dean Proctor and Jolena Presti (by teleconference), DCEDC Executive Director Bill Chaudoir, Alderman Ron Vandertie, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

Adoption of agenda: Moved by Mr. Galligan, seconded by Mr. Asher to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from October 28, 2013.
4. Consideration of: Design of the public waterfront improvements.
5. Consideration of: Waterfront lease with Selvick Marine Towing.
6. Consideration of: Update regarding West Waterfront Redevelopment activities.
7. Convene in closed session in accordance with the following exemption:
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. 19.85(1)(e).
Consideration of: Potential Development incentives for West Side Redevelopment Project.
Move to reconvene in open session to take formal action upon preceding subject of closed session, if appropriate; or to conduct discussion or give further consideration where the subject is not appropriate for closed session consideration. The Authority may adjourn in closed session.
8. Adjourn.

Carried.

Approval of minutes from October 28, 2013: Moved by Mr. Asher, seconded by Mr. Schmelzer to approve the minutes from October 28, 2013. All ayes. Carried.

Consideration of: Design of the public waterfront improvements: Mr. Proctor presented the revised plans which incorporate the comments from the last meeting, such as changing Commercial Pier to Pier; removing the tugboats, showing the walkway continuing around the Tug Purves; the public fishing area near the Oregon St. Bridge is paved instead of gravel; the Maritime Museum expansion is shown, with potential vehicular access between the Brew Pub and the Museum, as well as a public walkway shown as a dashed line.

Mr. Galligan questioned whether or not a ramp or bridge walkway could be constructed by the Michigan Street Bridge crossing over to the Applebees parking lot. Ms. Presti responded there is not enough room in that area for a ramp.

After further discussion, it was moved by Mr. Galligan, seconded by Mr. Schmelzer to approve the "bird's eye view" as a concept view of the design of the public waterfront improvements. All ayes. Carried.

Consideration of: Waterfront lease with Selvick Marine Towing: Mr. McNeil stated that the City has met with the Selvicks and they have no issues other than they want a place in Sturgeon Bay. They are not at a point where anything is final. Options for relocation of the tugs include: Sunset Park Boat Launch, which could cost approximately \$1 Million to construct the facility, or Bay Ship, with room in the summer, but would have to find an alternative location in the winter, such as the East Side Dock.

Mr. Olejniczak stated that the Harbor Assistance Grant Program would be the most likely source in terms of obtaining grants for a facility. He added that the Selvicks could also be asked to pay some or all of the cost of the analysis.

Mr. Asher suggested talking to Tom Drager at Roen Salvage, as well as engineering consultant Dave Wentland, to come up with a rough estimate for engineering the construction.

Mayor Birmingham expressed his opinion and said the City should own the facility and control how it is used. The lease could be a higher amount than what it is now. We should wait and see what kind of grants we are eligible for before we partner with potential private entities.

City staff was directed to actively work on solutions to relocate the tugboats.

Consideration of: Update regarding West Waterfront Redevelopment activities: Mr. Olejniczak stated that in regard to the title issue, questioning if the City really owned the property in the eyes of the DNR, the City met with Jean Romback-Bartels, who is the Northeast District head of the DNR. She seemed very supportive and will do whatever she can to help the City out. The Co-op buildings have all been taken down except for the grain elevator. A partially filled concrete bunker with molasses was found during demolition. The Coastal Management Grant to do initial construction and final engineering of the waterfront improvements has been applied for. We will find out in January if the grant is recommended for funding.

Ms. Presti added that they are continuing to work with a prospective residential developer on the Bargain Corner site at the corner of Maple Street and Madison Avenue.

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Consideration of: Potential Development incentives for West Side Redevelopment Project.

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After Chairperson Herlache announced the statutory basis, it was moved by Mr. Asher, seconded by Mr. Galligan to convene in closed session. All ayes. Carried. The meeting moved to closed session at 2:45 p.m.

Mr. Stutting left the meeting at 3:26 p.m.

Moved by Mr. Galligan, seconded by Mr. Asher to adjourn. Carried. The meeting adjourned in closed session at 3:46 p.m.

Respectfully Submitted,

Cheryl Nault
Community Development Secretary