

**FINANCE/PURCHASING & BUILDING COMMITTEE**  
**April 8, 2014**

A meeting of the Finance/Purchasing & Building Committee was called to order at 7:00 p.m. by Alderperson Stutting in the Council Chambers, City Hall. Roll call: Alderpersons Stutting, Wiegand and Schlicht were present. Also present: City Administrator McNeil, Finance Director/City Treasurer Clarizio, Community Development Director Olejniczak, City Attorney Nesbitt, Door County Economic Development Executive Director Bill Chaudoir and Receptionist Metzger.

A motion was made by Alderperson Wiegand, seconded by Alderperson Schlicht to adopt the following agenda, moving item number 3 to item number 8a:

1. Roll call.
2. Adoption of agenda.
3. Discussion of: Industrial Park Sale Policy.
4. Consideration of: City Owned Exempt Properties.
5. Consideration of: Repeal Ordinance 30.02 Distribution of Revenue Re: 30% Portion of Room Tax Collections.
6. Consideration of: Repeal and Recreate Section 3.05 of the Municipal Code-Budget.
7. Consideration of: Renew Contract with Milliman Re: GASB 45 Actuarial Valuation.
8. Consideration of: Contract for Arbitrage Monitoring Services.
9. Convene in closed session in accordance with the following exemptions:

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. Wis. Stats. 19.85(1)(e)

- a. Consideration of: Maritime Plaza/Development Special Assessment.

Move to reconvene in open session to take formal action upon preceding subject of closed session, if appropriate.

10. Review bills.
11. Adjourn.

Carried.

Consideration of: City Owned Exempt Properties

The Committee reviewed in length the listing of exempt properties currently owned by the City. Community Development Director Olejniczak further detailed the various attributes or restrictions associated with the properties. However, the main discussion focused on two properties for potential sale. The first located at North 14<sup>th</sup> Avenue between Evenson & Laundry and Bonnie Brook Gardens, the second property located at South Madison Avenue and Pine. The Committee also discussed the need to establish the value of the two noted properties along with any contingencies that would restrict the sale of the properties.

Moved by Alderperson Wiegand seconded by Alderperson Schlicht to direct Staff to look into selling City owned properties at North 14<sup>th</sup> Avenue between Evenson & Laundry and Bonnie Brook Gardens and the property located on the corner of South Madison and Pine. Carried.

Consideration of: Repeal Ordinance 30.02 Distribution of Revenue Re: 30% Portion of Room Tax Collections:

Moved by Alderperson Schlicht, seconded by Alderperson Stutting to recommend to Common Council to repeal section 30.02, accommodations tax, distribution of revenue of the City of Sturgeon Bay Municipal Code to read as follows:

30.02-Distribution of revenue.

- (1) Beginning January 1, 2009, any amount the city collects over \$100,000.00 of its 30 percent share of revenue shall be remitted to the City of Sturgeon Bay Tourism Fund.

Carried.

Consideration of: Repeal and Recreate Section 3.05 of the Municipal Code-Budget:

Moved by Alderperson Wiegand, seconded by Alderperson Schlicht to recommend to Common Council to repeal and recreate Section 3.05 of the City of Sturgeon Bay Municipal Code-Budget as attached. Carried.

Consideration of: Renew Contract with Milliman Re: GASB 45 Actuarial Valuation:

Moved by Alderperson Wiegand, seconded by Alderperson Schlicht to recommend to Common Council to renew the contract with Milliman to provide the GASB 45 Actuarial Valuation services for the City in the amount of \$7,000 for the years beginning January 1, 2014 and ending December 31, 2016. Carried.

Consideration of: Contract for Arbitrage Monitoring Services.

Moved by Alderperson Wiegand, seconded by Alderperson Schlicht to recommend to Common Council to contract with Ehlers & Associates, Inc. to provide arbitrage monitoring services for the City for the \$5,420,000 bond issue dated 12/30/13 with the option of contracting with Ehlers & Associates, Inc. for arbitrage monitoring services for future bond issues. Carried.

Discussion of: Industrial Park Sale Policy:

Door County Economic Development Executive Director Chaudoir provided an overview of the Industrial Park Sale Policy features. He explained the pricing policy as \$30,000 per acre, which consists of a \$10,000 per acre down payment and \$20,000 per acre price, with incentive credits awarded at the end of the three year, 0% interest financing term. The buyer receives incentive credits in the amount of \$4,000 per new full time job created that pays at least \$15.00 per hour excluding benefits and \$4,000 for each \$100,000 of value added to the real estate. The City has a repurchase option if the buyer fails to follow thru with the complete construction of a facility within 18 months of closing. Mr. Chaudoir stated he likes the policy, the structure and incentives market well to potential buyers and are easy to explain. Currently he is working with a prospective buyer on lot 39, along with current businesses looking to expand their business on lots 35 and 42.

After Chairman Stutting announced the statutory basis, it was moved by Alderperson Schlicht, seconded by Alderperson Wiegand to convene in closed session. Roll call: Alderperson Stutting, Alderperson Wiegand and Alderperson Schlicht voted Aye. Carried. The meeting moved into closed session at 8:06 pm.

Moved by Alderperson Wiegand, seconded by Alderperson Schlicht to reconvene to open session. Carried. The meeting moved into open session at 8:30pm.

Review bills

Moved by Alderperson Wiegand, seconded by Alderperson Schlicht to approve the bills as presented and forward to the Common Council for payment. Carried.

Moved by Alderperson Schlicht, seconded by Alderperson Wiegand to adjourn. Carried. The meeting adjourned at 8:30pm.

Respectfully submitted,

Tricia Metzger