AGENDA
CITY OF STURGEON BAY
WATERFRONT REDEVELOPMENT AUTHORITY
Friday, May 2, 2014
9:30 a.m.
Community Room, City Hall
421 Michigan Street

1. Roll call.

2. Adoption of agenda.

3. Approval of minutes from April 21, 2014.

4. Consideration of: Update regarding West Waterfront Redevelopment activities.

5. 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: Development proposal 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.

6. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

WRA Members
Thomas Herlache, Chair
William Galligan
Rick Wiesner
Joe Stutting
Ross Schmelzer
Cap Wulf
John Asher

4/28/14
1:00 p.m.
CN

WATERFRONT REDEVELOPMENT AUTHORITY
Monday, April 21, 2014

A meeting of the Waterfront Redevelopment Authority was called to order at 2:05 p.m. by Vice-Chairperson William Galligan in Community Room, City Hall, 421 Michigan Street.

Roll call: Members Thomas Wulf, Rick Wiesner, Joe Stutting, William Galligan, and Tom Herlache (by teleconference) were present. Excused: Members Ross Schmelzer and John Asher. Also present were City Administrator Steve McNeil, Mayor Thad Birmingham, DCEDC Executive Director Bill Chaudoir, Vandewalle Associates Jeff Maloney, Brian Vandewalle, and Dan Johns (by teleconference), Alderman Bob Schlicht, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

Adoption of agenda: Moved by Mr. Wulf, seconded by Mr. Wiesner to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from December 16, 2013.
4. Consideration of: Ownership issues and use restrictions for waterfront parcel.
5. Consideration of: Revised design plan of the public waterfront improvements.
6. Consideration of: Grant application under Knowles-Nelson Stewardship Program.
7. Consideration of: Structural analysis of grain elevator – part 2.
8. Consideration of: Update regarding West Waterfront Redevelopment activities.
9. 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: Development proposal 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.
10. Adjourn.

Carried.

Approval of minutes from December 16, 2013: Moved by Mr. Wiesner, seconded by Mr. Stutting to approve the minutes from December 16, 2013. All ayes. Carried.

Consideration of: Ownership issues and use restrictions for waterfront parcel: Mr. Olejniczak stated this item relates to the filled area on the old Coast Guard parcel. The DNR has stated that based on public trust doctrine of the Wisconsin Constitution, the area behind the bulkhead line can be filled, but the uses are strictly public or navigation related. Putting up the market building as originally shown in that area cannot be done and are unable to get title insurance for that property. City staff has met with the DNR secretary in Madison to see if

anything could be done. It was indicated that their hands were tied because of the law and asked if the plan could be revised. Vandewalle then made some adjustments based on following the bulkhead line. After another meeting held with the DNR showing the adjustments, they liked the plan and would support helping get title insurance for that area. All of the private uses were moved out of that area. The original 10,000 square foot footprint was reduced to 5,000 square feet.

Mr. Wulf commented that the City has created so much public access to the waterfront. He also mentioned that the DNR office was built on filled land.

No action was needed.

Consideration of: Revised design plan of the public waterfront improvements: Vandewalle Associate Jeff Maloney stated that they had reprogrammed the market building to 5,000 sq. ft., with 25 parking stalls, and as close to the bulkhead line as possible. He also pointed out the brew pub and restaurant would have their own parking bay. The event stage and pier is relocated a few feet to the south as previously shown. The concept for the public space with the festival dock, pier and walkway and alignment down to Maple Street remains the same. They also programmed in an ice rink, splash plaza, and seating for stage area.

Mayor Birmingham was concerned with the amount of parking stalls available.

No action was needed.

Consideration of: Grant application under Knowles-Nelson Stewardship Program: Mr. Olejniczak updated the Authority on the grant situation. The City applied for a Wisconsin Coastal Management Grant last November asking for $100,000 and were awarded $50,000 for engineering for public fishing area, water's edge treatment by putting a cap on the existing seawall, and improving the area by the bollards by installing benches and replacing the asphalt. With the grant amount awarded, the City would have to adjust the project, remove some of the amenities that could be put into the second phase, such as benches, flagpoles, plantings, etc. The City can continually apply for more grants.

Mr. Olejniczak added that another grant can be applied for under the Knowles-Nelson Stewardship Program. Under this application, which is due May 1st, there are 4 or 5 different categories in which they can choose from that would best fit the City's needs. Knowles-Nelson will fund up to 50%. A letter of support is needed from the Waterfront Redevelopment Authority. The Council has already approved a resolution to apply for the grant. Mr. Olejniczak added that the grant would be awarded in fall and would be able to spend the grant in 2015. The City is also hoping for letters of support from other agencies as well. The Raibrook Foundation has also encouraged the City to apply for a grant.

Moved by Mr. Stutting, seconded by Mr. Wiesner directing staff to draft a letter of support and authorize the chairman or vice-chairman to sign the letter. All ayes. Carried.

Consideration of: Structural analysis of grain elevator – part 2: Mr. Olejniczak stated that the City had received the part 2 structural analysis of the grain elevator. There were some problems found in the sub-surface, mainly the grade beams. New cost estimates were received from Middleton Construction Consulting. The estimate to get the building stable was over $100,000. The cost of removal of the building was estimated at $65,000. he state has adopted the tax credit program for renovating both historic and non-historic buildings for any pre-1936 building that could qualify for up to 20% of income tax credits for renovation costs.

Mr. Stutting suggested leaving this alone until the City knows what a developer wants to do.

Discussion continued regarding the grain elevator, including TIF financing to help with the project.

No decision was needed at this time.

Consideration of: Update regarding West Waterfront Redevelopment activities: Mr. Olejniczak stated that May will be the closing for the sale of Applebees. A gentleman from Winneconne is purchasing the building, with hopes to open the restaurant on Labor Day weekend. He would like to have a closer relationship to the marina. A meeting is set up for Wednesday to discuss specific plans for the property.

The City previously had an interested party for residential development on the property where Bargain Corner is located.

Ground will be broken soon for the new Coast Guard storage building to be located in Sawyer Park by the Oregon Street Bridge.

There will be a dedication in May for Sturgeon Bay being a "Coast Guard City".

Historical markers will be placed along the walkway in Sawyer Park similar to the markers that were placed along the walkway at the East Side Dock.

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Consideration of: Development proposal for West Side redevelopment project.

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After Vice-Chairperson Galligan announced the statutory basis, it was moved by Mr. Stutting, seconded by Mr. Wulf to convene in closed session. All ayes. Carried. The meeting moved to closed session at 3:05 p.m.

It was decided to meet again on Friday, May 2, 2014, after staff prepares a summary of the closed session meeting.

Moved by Mr. Stutting, seconded by Mr. Wiesner to adjourn. Carried. The meeting adjourned in closed session at 4:35 p.m.

Respectfully Submitted,

Cheryl Nault

Cheryl Nault
Community Development Secretary