

## WATERFRONT REDEVELOPMENT AUTHORITY

Friday, May 29, 2014

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

**Roll call:** Members Joe Stutting, Ross Schmelzer, John Asher, Rick Wiesner, and Tom Herlache were present. Excused: Member William Galligan. Thomas Wulf entered the meeting at 2:07 p.m. Also present were City Administrator Steve McNeil, Mayor Thad Birmingham, 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. Asher, seconded by Mr. Schmelzer to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from May 2, 2014.
4. 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.
5. Consideration of: Philanthropic brochure of the waterfront redevelopment.
6. Consideration of: Agreement for professional services from Ayres Associates for environmental testing.
7. Consideration of: Update regarding West Waterfront Redevelopment activities.
8. Consideration of: Recommendation from Finance/Purchasing & Building Committee to market for sale the vacant lot at the corner of Pine Street and Madison Avenue.
9. Adjourn.

Carried.

**Approval of minutes from May 2, 2014:** Moved by Mr. Schmelzer, seconded by Mr. Asher to approve the minutes from May 2, 2014. All ayes. Carried.

**Consideration of: 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.**

After Chairperson Herlache announced the statutory basis, it was moved by Mr. Stutting, seconded by Mr. Asher to convene in closed session. All ayes. Carried. The meeting moved to closed session at 2:07 p.m.

Mr. Stutting left the meeting at 3:22 p.m.

Moved by Mr. Schmelzer, seconded by Mr. Herlache to reconvene in open session at 4:10 p.m.

Mr. Schmelzer left the meeting at 4:11 p.m.

**Consideration of: Philanthropic brochure of the waterfront redevelopment:** Mr. Olejniczak presented a brochure that was put together by Vandewalle & Associates to be used to send to organizations or foundations to secure money for the waterfront redevelopment project, including public improvements, grand pier, splash pad, benches, sculptures, etc.

Mr. Chaudoir stated that the purpose of the brochure is to get everyone excited about the project and the public space components.

The consensus of the Authority was to allow use of the philanthropic brochure for specific people or organizations, but not for the general public.

**Consideration of: Agreement for professional services from Ayres Associates for environmental testing:** Mr. Olejniczak explained that in order to gain a liability exemption under the Voluntary Party Liability Exemption (VPLE) program, the DNR is requiring additional soil and ground water sampling.

After a short discussion, it was moved by Mr. Wiesner, seconded by Mr. Asher to recommend to Council to approve the Agreement for Professional Services for Ayres Associates in the amount of \$37,000.00. All ayes. Carried.

**Consideration of: Update regarding West Waterfront Redevelopment activities:** Mr. Olejniczak stated that the sale of Applebees is scheduled to close tomorrow, depending on the financing for the proposed tenant.

The City still has an interested housing developer for the property on the corner of Maple Street and Madison Avenue, currently the Bayside Bargains resale shop.

There is a hotel chain that has shown interest in the waterfront redevelopment area.

The historical markers have been installed at Sawyer Park.

The Coast Guard has begun the construction of their storage building at Sawyer Park.

**Consideration of: Recommendation from Finance/Purchasing & Building Committee to market for sale the vacant lot at the corner of Pine Street and Madison Avenue:** Mr. Olejniczak stated that the vacant lot on the corner of Pine Street and Madison Avenue is owned by the Waterfront Redevelopment Authority. The WRA purchased that property as a relocation site for the Tire Center. The Tire Center did not need the entire property. WRA members discussed what could be done with the property. The Finance Committee recommended to place a for sale sign on the property and to notify past interested parties of the sale. The Assessor's opinion of value of the property is approximately \$55,000.00. Mr. Herlache said that a sale price has to be decided on before a for sale sign can be put up. Moved by Mr. Wulf, seconded by Mr. Asher to table. All ayes. Carried.

**Adjourn:** Moved by Mr. Wulf, seconded by Mr. Wiesner to adjourn. Carried. Meeting adjourned at 4:40 p.m.

Respectfully Submitted,

Cheryl Nault  
Community Development Secretary