

**AGENDA**  
**CITY OF STURGEON BAY**  
**WATERFRONT REDEVELOPMENT AUTHORITY**

Monday, July 21, 2014  
3:00 p.m.  
Community Room, City Hall  
421 Michigan Street

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from July 8, 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 Waterfront 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: Update regarding West Waterfront Redevelopment activities.
6. Adjourn.

Thomas Herlache, Chair  
William Galligan  
Rick Wiesner  
Stewart Fett  
Ross Schmelzer  
Cap Wulf  
John Asher

2:30 p.m.  
7/17/14  
CN

## WATERFRONT REDEVELOPMENT AUTHORITY

Tuesday, July 8, 2014

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 Stewart Fett, John Asher, Rick Wiesner, Bill Galligan, and Tom Herlache were present. Member Thomas Wulf entered the meeting at 2:05 p.m. Excused: Member Ross Schmelzer. Also present were City Administrator Steve McNeil, Mayor Thad Birmingham, DCEDC Executive Director Bill Chaudoir, Alderman Ron Vandertie, Alderman Robert Schlicht, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

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

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from May 29, 2014.
4. Consideration of: Appointment of Waterfront Design Review Board Members.
5. Consideration of: Update regarding West Waterfront Redevelopment activities.
6. 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.
7. Consideration of: Review of updated TID #4 proformas.
8. Consideration of: TID #2 (Waterfront District) debt restructuring and borrowing for October 2014 payments.
9. Adjourn.

Carried.

**Approval of minutes from May 29, 2014:** Moved by Mr. Wiesner, seconded by Mr. Asher to approve the minutes from May 29, 2014. All ayes. Carried.

**Consideration of: Appointment of Waterfront Design Review Board Members:** Mr. Olejniczak explained that the WRA appoints the members of the Waterfront Design Review Board. The terms of Eric Paulsen and James Goodwin have expired. They are both interested in being reappointed. The WRA can reappoint them or appoint new members.

After a short discussion, it was moved by Mr. Galligan, seconded by Mr. Asher to reappoint Eric Paulsen and James Goodwin to the WDRB. All ayes. Carried.

**Consideration of: Update regarding West Waterfront Redevelopment activities:** Mr. Olejniczak gave an update regarding West Waterfront activities. The sale of Applebees did not go through due to financing issues.

In regard to the title for the waterfront parcel, a meeting was held with the DNR attorney Megan Corral and Tom German from the Board of Public Lands. Proper documents will be given to the title company to grant a title policy. On the waterside there are restrictions on what the land can be used for and the City will need a lease from the Board of Public Lands. The annual lease payment is \$200.00.

A \$50,000.00 grant agreement was received for the latest Coastal Management Grant for final engineering of public improvements and initial construction.

The contract for additional testing of the soil on the Co-op property was approved. The testing will be done on July 14<sup>th</sup>.

The City has met with two different prospective hotel developers.

The restaurant and apartment developers are still interested.

The old Coast Guard storage building will be demolished.

**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. Fett, seconded by Mr. Wulf to convene in closed session. Roll call vote. All ayes. Carried. The meeting moved to closed session at 2:14 p.m.

Moved by Mr. Galligan, seconded by Mr. Asher to reconvene in open session at 2:35 p.m. All ayes. Carried.

**Consideration of: Review of updated TID #4 proformas:** Mr. Olejniczak went over new proformas that have been created by Baird. Many things have changed since the TID was created. The City will continue to pursue more revenue and increasing the tax increment. No action was needed.

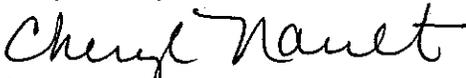
**Consideration of: TID #2 (Waterfront District) debt restructuring and borrowing for October 2014 payments:** City Finance Director/City Treasurer Val Clarizio stated that the tax increments generated in 2014 for TID #2 are not enough to fully support the scheduled debt payments.

Brad Veigut, Baird's Financial Advisor for the City, presented an overview of the TID #2 debt restructuring and borrowing for October 1, 2014 payments. The refinancing issue is \$1,305,000.00. It is a refinancing of previous debts. It would give the City an additional eleven years to recover its debt costs. Even with additional financing, the TID will still recover all its debts and close approximately five years prior to its expiration date.

After a short discussion, it was moved by Mr. Galligan, seconded by Mr. Asher to recommend to Council that the City proceed to work with Robert W. Baird to restructure the 2014 TID #2 debt and borrow for the October 1, 2014 debt payments. 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