

CITY OF STURGEON BAY
FINANCE/PURCHASING & BUILDING COMMITTEE
Tuesday, August 26, 2014
Council Chambers, City Hall - 421 Michigan Street
4:00 pm

1. Roll call.
2. Adoption of agenda.
3. Consideration of: Change Orders for Additions to the Skate Park.
4. Consideration of: Sale of Land in Industrial Park.
5. Consideration of: Request from Door County Economic Development Corporation for a Three Year Extension of Financial Commitment.
6. Consideration of: Request from Door County Economic Development Corporation for 2015 Funding re: Administration of City Programs.
7. Consideration of: Request for Proposal for Parcel on 14th Avenue.
8. Review of unfinished business list.
9. Review bills.
10. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Notice is hereby given that a majority of the Common Council may be present at this meeting to gather information about a subject over which they have decision-making responsibility. If a quorum of the Common Council does attend, this may constitute a meeting of the Common Council and is noticed as such, although the Common Council will not take any formal action at this meeting.

Posted:

Date: 8/22/14

Time: 8:20 am

By: TM

Finance /Purchasing & Building Committee Members:

Stewart Fett, Chair

Danny Wiegand, Vice Chair

Robert Schlicht Jr.

EXECUTIVE SUMMARY

DATE: August 14, 2014

TITLE: Change orders for additions to the skatepark

BACKGROUND: The plans for the skatepark were completed several years ago and were used to raise money and develop an interest in the park. New designs have evolved to eliminate some of the components that have proven to be too risky in other parks and to implement components that have proven to be better that will make the park more enjoyable and safer for all levels of skate boarders.

The first change order extended the westerly quarter pipe feature to allow users to rebound through the feature with enough momentum to return through the rest of the terrain segment. The designers and builders consider this a significant improvement to the skate ability of the park.

The second change order adds the sidewalks and viewing features that were originally planned for phase two of the park development. The bid from Dreamland Skateparks was low enough that it allowed the Skatepark Initiative to use existing funds raised to implement some of these features. The Initiative believes that completing these features will complete the construction around the skatepark and eliminate interruption of use in the future as well as any possible damage to the park that construction could cause. These improvements may also help with fund raising efforts for landscaping, parking improvements and signage that remain in phase two of their plans. Change order 2 does include the City's involvement by providing some fill delivered to the site and compaction of it. The fill needed is stockpiled at our snow dump site as is the crushed stone needed for the base material for the sidewalks. It will require our labor and equipment to load, truck place and compact the material but it should all be completed in about a day.

FISCAL IMPACT: Funds are available from the Skatepark Initiative for change order number 1 and for change order 2 but will exhaust their existing funds.

RECOMMENDATION: Authorize the contract amendments identified in change orders 1 and 2 with Dreamland Skateparks for park improvement.

SUBMITTED BY: Anthony Depies
Anthony Depies, City Engineer

REVIEWED BY: Steve McNeil
Steve McNeil, City Administrator

REVIEWED BY: Bob Bordeau
Bob Bordeau, Public Works Superintendent

Section 00941

Change Order Form

Request # 1
Date of request 8/07/2014

Owner: City of Sturgeon Bay

Project **Skatepark Improvements, Project 1405**
Contractor Dreamland Skateparks LLC

This change order modifies the contract documents by the mutual agreement of both the Contractor and Owner in the following way:

Description of modification: color concrete change and addition

Original Contract Price:	\$ <u>317,500.00</u>
Previous Change Order amount(s) (+ or -)	\$ <u>44,200.00</u> -
This Change Order Amount (+ or -)	\$ <u>16,800.00</u> +
Adjusted Contract Price	\$ <u>329,880.00</u>

Original Contract Completion Date: September 30, 2014

Previous Change Order (Calendar days + or -) 0

Time this Change Order (Calendar days + or -) 0

Adjusted Contract Date _____

Recommended by City Engineer Anthony Depies PE date _____

Accepted by: [Signature] date 08/07/14
Contractor: _____
Authorized Signature

City of Sturgeon Bay _____ date _____
Mayor Thad Birmingham



CONCRETE SKATPARK DESIGN & CONSTRUCTION
 4519 14th Ave
 Sturgeon Bay, WI 54229
 920.868.1234
 www.skatpark.com

PROJECT: STURGEON BAY SKATEPARK
 LOCATION: STURGEON BAY, WI
 SHEET: **SP1.3**
 DATE: 12/12/12
 SCALE: 1" = 10'
 CONCRETE JOINTS

- LEGEND**
- COLD JOINT
 - REF. JOINT
 - BOND BEAM/POOL COPING
 - SAW CUT

NOTE:
 SAW CUT PATTERN IS SHOWN TO PROVIDE
 DIRECTION. CONTRACTOR TO CUT SLAB AS
 SHOWN. CONTRACTOR TO PROVIDE
 MUST BE MADE BEFORE ANY SIGNS OF THERMAL
 CRACKING. THERMAL CRACKING AS A RESULT
 OF INSUFFICIENT CRACK CONTROL MAY RESULT
 IN UNSKATABLE SURFACES.

Cost Est. material 16,800

New 1/4" 1/2" pipe Expanded Park

12" 14" 16" 18" 20" 22" 24" 26" 28" 30" 32" 34" 36" 38" 40" 42" 44" 46" 48" 50" 52" 54" 56" 58" 60" 62" 64" 66" 68" 70" 72" 74" 76" 78" 80" 82" 84" 86" 88" 90" 92" 94" 96" 98" 100"



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Memo

TO: Steve McNeil, Marty O. and Val Clarizio, City of Sturgeon Bay
 FROM: Bill Chaudoir, DCEDC
 DATE: August 21, 2014
 RE: Calculation of Industrial Park Incentives earned by HTF, Inc.

I have reviewed the claim for Industrial Park Incentive Credits from HTF, Inc for the Industrial Park parcel that they purchased in February, 2011. I have also received a more recent request from HTF, Inc. to acquire a portion of the adjacent lot to better facilitate access to their dock door to ship some of the extra-long equipment that they manufacture. I have worked with the business owner and City staff to assess the amount of land needed as well as any impact on existing utility easements in the area. Based on this assessment we are recommending the sale of 85 feet (0.43 ac) from the adjacent lot (lot #8) to HTF, Inc. The cost and purchase incentive calculations for this additional land are included in the Incentive calculations for the February, 2011 purchase summarized below.

Based on this review, I find that **HTF, Inc. will owe the City \$4,300** for the down payment cost of the additional land purchase but that they earned incentive credits in excess of their Mortgage loan balance due to the City of Sturgeon Bay for the 2011 purchase as well as for the additional land they would like to purchase now. HTF, Inc will also be responsible for survey and other related costs to reconfigure the lot boundaries. Therefore, **HTF, Inc. has satisfied their existing mortgage note with the City of Sturgeon Bay.** Let me know if you have any questions.

Real Estate Investment Credits

Formula: Credit of \$ 4,000 for each \$100,000 in real estate improvements.

Calculation: Real Estate Investment: \$750,000*
 Credits: \$4,000 x 7.5 = \$30,000

Jobs Credits

Formula: credits of \$ 4,000/job for each new full time equivalent (FTE) job that pays at least \$ 15.00/hr, exclusive of benefits.

Calculation: New Jobs: 5 FTE*
 Credits: \$4,000 x 5= \$20,000

Total Earned Credits

Real Estate Credits:	\$ 30,000
Jobs Credits:	<u>20,000</u>
TOTAL	\$ 50,000

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City Mortgage Financing Summary

Sale Price:	\$ 30,300
Less Down Payment	<u>(10,100)</u>
Current Mortgage Loan	\$ 20,200
Less Earned Credits (from above)	<u>(50,000)</u>
Excess Credits Earned	\$29,800

New HTF, Inc request to purchase a portion of adjacent lot*

Additional land needs	0.43 acres (85' x 220'=18,700 sf)
Cost of land	\$12,900 (\$30,000/ac x 0.43 ac)
Down payment for Land Purchase	\$4,300 (\$10,000 x 0.43 ac)
Balance Due for Land Purchase	\$8,600 (\$12,900 - \$4,300)
Less Excess Credits Already Earned	(\$29,800) (see calculation above)
Balance Due to City	\$0

*See attached documentation

cc: Dave Smith, HTF, Inc.



The outside turning radius should be 50' for a Semi Truck Trailer. If the truck and trailer are 85' long the west edge of the pavement should be 85' + 50' or 135' from the building which is 75' from the property line. Adding a 10' landscape area to the west of the pavement would require that a minimum of 85' of property is needed to create the desired turning area.

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ECONOMIC DEVELOPMENT CORPORATION

August 20, 2014

Mayor Thad Birmingham
City of Sturgeon Bay
421 Michigan Street
Sturgeon Bay, WI 54235

Dear Mayor Birmingham and Common Council Members:

We respectfully request a three-year extension of the City of Sturgeon Bay's financial commitment to the Door County Economic Development Corp. Your previous three-year commitment concludes at the end of 2014. Please find attached a summary of your previous funding levels and our recommendations for the next three-year period. We would be pleased to attend any meetings to discuss this request and the work of the corporation. We have also attached our 2013 Annual Report.

We are proud to have served the Door County community for the past 25 years. We have made great strides in achieving our original goal of helping to enhance and diversify our local economy. We're now working equally hard on a number of initiatives to help sustain and grow the economy.

There is no question that our success to date has been the result of the strong commitment and support we have enjoyed from both public and private sector organizations and individuals. Any future success will be dependent on the renewed commitment by everyone interested in maintaining and enhancing the quality of life we enjoy in Door County.

We are striving to maintain a strong public/private partnership for economic development as originally envisioned when the City helped lead the effort to create the Corporation in 1988. To that end, we successfully completed a 3 year private sector campaign in 2013 and have targeted the renewal of public sector commitments this year. Private business support of the Corporation has remained strong. We have also supplemented our revenue by obtaining grants and administering programs, broadening our base of financial support, while providing needed economic development services and programs to the community.

With your continued support, we are confident we can help make the City of Sturgeon Bay and Door County an even more attractive place to live and work. Thank you for your past support and for your consideration of this request.

Sincerely,

Mike Baudhuin
Chair

William D. Chadoir
Executive Director

cc: Steve McNeil
Valerie Clarizio
Marty Olejniczak

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CITY OF STURGEON BAY
FINANCIAL SUPPORT
TO THE
DOOR COUNTY ECONOMIC DEVELOPMENT CORPORATION

Contributions for 2009 - 2011

2009 – 17,570

2010 – 17,570

2011 – 17,570

Contributions for 2012 - 2014

2012 – 18,100.00

2013 – 18,640.00

2014 – 19,199.22

Proposed Contributions for 2015 - 2017*

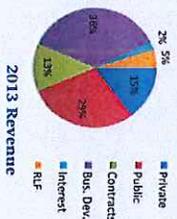
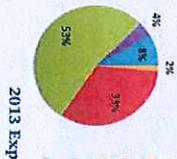
2015 – 19,775

2016 – 20,370

2017 – 20,980

*Amounts increase approximately 3% each year.

While developing and administering an aggressive economic development program, DCEDC strives to control costs and to direct resources where they are most beneficial. The graphs below were developed using information from the Door County Economic Development Corporation's year-end financial statements. Schenck Business Solutions, Certified Public Accountants, will be conducting an audit of these statements this spring. Revenue for 2013 totaled \$325,073 and expenses totaled \$306,430.



DCEDC 2013 Investors

Because economic development in the Door County Peninsula is good for all businesses, existing companies are an important source of financial support for DCEDC. This voluntary investment, donated over a three-year period, enhances the ability of DCEDC to provide business assistance, financial incentives and other initiatives designed to strengthen the local business climate. These private funds are combined with local government investments, grants and contract service fees to provide the money necessary for DCEDC to fulfill our mission "to improve the economic vitality of the county and its residents."

We encourage you to support the companies that invest in DCEDC.

Diamond (\$55,000 & up)

Platinum (\$5,000 - \$54,999)
 Bay Shipbuilding Company
 City of Sturgeon Bay

Gold (\$2,500 - \$4,999)

Baylake Bank
 Hatco Corporation
 Ministry Door County Medical Center
 Nisight/Cellicom
 Sturgeon Bay Utilities

Silver (\$1,000 - \$2,499)

American Transmission Company
 Associated Bank
 Be's Coffee & Vending
 Kelter, Inc.
 Kerber, Rose & Associates
 Main Street Market
 Northeast WI Technical College
 Northstar Economics

Bronze (\$500 - \$999)

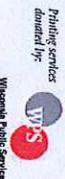
Alberts Plastering
 Bank of Luxemburg
 CCS Manufacturing Corp.
 Door County Advocate
 Door Peninsula Winery & Distillery
 Frontier Communications

Copper (\$499 & under)

Beahm Buildings, Inc.
 Berchert Communications
 Bridgport Resort
 The Cookery
 Country Ovens
 Dant's Fish, Inc.
 DC Printing, LLC
 Door County Coffee & Tea Co.
 Door County Bicyc Assocs
 Door County Landcare
 Door Landscape & Nursery
 Door County Lavender R. Farm
 Door County Mtsdahl
 Eagle Mechanical
 Ego/Resort Realty
 First West Bank
 Flanigan Distributing
 Foremost Management
 Geisinger & Recycling
 Heyman Construction Co.
 HTF, Inc.
 Fischer's Funeral Home
 Insurance Center of Sturgeon Bay
 Jim Olson Motors, Inc.
 JK Vacation Rentals
 Just in Time Corporation

In-Kind Contributors

Sturgeon Bay Hoist
 Wisconsin Public Service



2013 Annual Report

"The Door County Economic Development Corporation is a public/private partnership

dedicated to improving the economic vitality of the County and its residents."

Door County Economic Development Corporation

185 East Walnut Street
 Sturgeon Bay, WI 54235
 920.743.3113
 800.450.3113
www.doorcountybusiness.com

Dear Investors and Friends,

This year marks the 25th anniversary of the Door County Economic Development Corporation! DCEDC had humble beginnings. In 1988, a Task Force appointed by the County Board completed a nine month assessment of the local economy and presented a revitalization report. At that time the local economy was plagued by the loss of 2,000 jobs and 18% unemployment. Governor Thompson brought his entire Cabinet to the County and conducted a day-long Economic Summit. The Keystone recommendation of the Task Force was to prioritize and reorganize our economic development infrastructure. The blueprint for the ideal organization was a not-for-profit business structure, with joint public/private funding, private sector leadership and a full-time staff to lead a diverse economic development strategy.

By February 1989, the inaugural DCEDC Board of Directors had been assembled, funding for a couple years of operations was secured and an Executive Director was hired. Fast forward 25 years, and we are proud of the impact this organization has made in our community.

Though the last few years have had their challenges, we are seeing renewed optimism and excitement. This report recognizes dozens of local organizations and businesses that have stood up, made an investment and are focused on a brighter future. These include:

- Hatco Corporation completing a 65,000 square foot addition to their manufacturing plant;
- Therna-Tron-X starting construction on a 30,000 square foot addition to their facility;
- The City of Sturgeon Bay purchasing property to grow the Industrial Park and Wisconsin Public Service upgrading its gas transmission and distribution systems in the park;
- The City of Sturgeon Bay, the Town of Washington and the Villages of Sister Bay and Egg Harbor making great strides on redevelopment projects in their communities.

We applaud the scores of individuals and organizations who step up every day to help build a more vibrant economy for the residents of Door County. If this report inspires you to take part or do more, please contact us to learn how you can get involved.

The greatest strengths of this organization are our volunteers and investors. On behalf of the entire community, we are grateful and we thank you.

Sincerely,
 David J. Ward, Chairman
 William D. Chaudoir, Executive Director



2013 Highlights



■ The Sturgeon Bay Industrial Park was a busy place in 2013. The City of Sturgeon Bay purchased an additional 25 acres for expansion of the Industrial Park, which subsequently facilitated a 30,000 square foot expansion by Therna-Tron-X that will be completed in 2014. Across Neneah Street, Hatco constructed a 65,000 square foot addition to their existing plant, increasing the facility's size to 250,000 square feet and bringing their total number of full-time employees to 340. Finally, Wisconsin Public Service relocated gas lines and built a new natural gas gate station which will facilitate additional growth in the Industrial Park.

■ In May, Renard's Cheese and Deli was recognized as the Door County Industry of the Year at DCEDC's Annual Meeting, and the Wienke Family, owners of Wienke's Market, were named Entrepreneurs of the Year for 2013.



■ DCEDC helped lead the successful Door Kewaunee Legislative Days in May. Nearly 100 delegates traveled to Madison to deliver our legislative agenda to elected officials and key state agencies. The lead issue was the economic impact of low lake water levels on communities, along with several other topics. The state budget included several initiatives from our legislative agenda, including additional state aid to public school districts, increasing the Historic State Tax Credit and restored Land Conservation staffing grants.



■ As a follow-up to Legislative Days, Rep. Gary Bies organized a legislative briefing and four informational and listening sessions at locations around the state – including Door County – regarding the impacts of low lake water levels, involving multiple state agencies. DCEDC also organized and hosted two days of local meetings for members of the state Department of Administration Office of Business Development, including a roundtable event with 20 local businesses, and a meeting with representatives from local wineries to learn about state barriers limiting their growth.



■ The Northern Door member communities of the Door County Coastal Byway began erecting federal grant-financed informational kiosks that will eventually be in twelve locations around the 66-mile byway route; DCEDC serves as administrator of the grant funds and treasurer of the Coastal Byway Council.

■ DCEDC worked with City officials and consultants Vandewalle & Associates on the implementation of the plan for the redevelopment of the city's west side waterfront on the former Door County Co-op site.

The city approved the creation of a TIF district to help finance the multiple aspects of the project, which include: a four seasons market, a brewpub restaurant, waterfront pier and public boardwalk, workforce housing and possible lodging. We assisted the City with successful applications for grant funds to secure the property, environmental cleanup and other pre-development improvements, including saving the historic granary building. The project team is working with prospective developers. DCEDC also worked with Sister Bay and the Village of Egg Harbor on downtown redevelopment plans.



For more about DCEDC in 2013, visit doorcountybusiness.com/news/dccdc2013/

2013 By The Numbers

43 requests for business assistance



■ Our staff responded to 43 requests for assistance from existing local businesses. We assisted several significant business expansion projects around the County, including: Hatco Corp., Patricia Shoppe, Wild Tomato, Pro Products, US Cellular, DC Floral, Washington Island Ferry Line, Therna-Tron-X, Door County Traders and Drink Coffee.

■ DCEDC assisted nearly 130 entrepreneurs investigating the feasibility and/or start-up of new business ventures. Max Supper Club, 136 Restaurant and Wine Bar, Maurice's, Edible Door magazine, Nisse Box food truck, Tweak Marketing & Development, Hidden Acres Farms, Door County Brewing, Door 44 Winery, and Motel 57 are among the varied and exciting new business ventures established in Door County in 2013.



130 entrepreneurs investigating ventures

16 businesses with **69** fulltime employees



■ The Door County Business Development Center (business incubator) is currently home to 16 businesses with 69 fulltime equivalent employees. Padgett Business Solutions and Door Peninsula Technical Support Services became new Center clients in 2013. Eighteen businesses have graduated from the Center, creating 80 jobs to date.

■ We administer Revolving Loan fund programs for the County of Door, City of Sturgeon Bay and DCEDC. In 2013, loans totaling \$185,000 were approved for Scaturro's Baking Co., Drink Coffee, Door County Traders, Foxglove Inn and Dancing Bear, leveraging \$819,500 in private funds, creating 6.5 jobs and retaining 9.5 jobs over the next three years. There are currently 25 active loans between the three revolving loan funds.



\$185,000 in Revolving Loans Approved

320 students in 8th Grade Career Day **328** career prospects



■ The Door/Kewaunee Business & Education Partnership (DKBEP) provided a number of career awareness programs for area school districts during the 2012/13 academic year, including over 320 students participating in the 8th Grade Career Day. DKBEP also arranged for job shadows for over 100 high school students, had nearly 1000 students embarking on business tours of 50 area companies (an increase of 360% from the previous year) and provided guest speakers in the classroom to address more than 328 students on career prospects in a variety of local industries. Throughout the year, 66 different area businesses participated in some sort of DKBEP programming.

■ Thirteen high school students representing Gibraltar, Sevastopol, Sturgeon Bay, and Southern Door school districts joined forces to build a 1,300 square foot custom residential home in Valmy during the 2012/13 school year. Participants were involved in all aspects of home construction, and each earned 16 credits for advanced placement in the Wood Tech Diploma program at NWTCC. Students who participate in the program have the opportunity to become skilled in all trade areas associated with home construction, with the goal of continuing their education or joining the local workforce.



1,300 square foot student-built home

7 education sessions **190** people



■ DCEDC and Door County Visitor Bureau hosted seven business education sessions on topics including e-commerce and electronic marketing, healthcare reform, federal procurement, food safety, and unemployment insurance with two sessions held on Washington Island. Total attendance between the seven sessions was more than 190 people.



125' tower height limits

For more about DCEDC in 2013, visit doorcountybusiness.com/news/dccdc2013/



August 20, 2014

Steve McNeil, City Administrator
City of Sturgeon Bay
421 Michigan Street
Sturgeon Bay, WI 54235

Dear Steve:

This letter includes our proposal to continue to work together with the City of Sturgeon Bay for the implementation of several Sturgeon Bay economic development programs, including the Industrial Park, Revolving Loan Fund (RLF), Sunset Hills Subdivision #2, Business Retention, West Side Waterfront Redevelopment, and Coast Guard City Designation. Attached are summaries of these programs and our budget proposal for implementation of these programs in 2015.

As you know, the policies and practices of city government in any community are major determinates of the city's economic health. The City of Sturgeon Bay is to be commended for stepping up and taking a leadership role in so many ways to ensure that we maintain a healthy and positive business climate where every business has a solid chance to be successful.

The City prioritizes economic development to the point where I feel everyone involved with city government is part of our economic development team. If we can continue this spirit I am confident that we can't help but be successful in achieving our goals for the future.

I have also attached DCEDC 2014 Strategic Work Plan, as approved by our Board of Directors. We have made good progress on these objectives and would be happy to brief you and other City officials on their status at your convenience. If you have any questions, need additional information, or would like us to present this information to the appropriate City officials, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Chaudoir", with a long, sweeping underline.

William D. Chaudoir
Executive Director

Encl: Budget, Program Summaries and Strategic Work Plan

Cc: Valerie Clarizio, Treasurer
Marty Olejniczak

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PROPOSED 2015 BUDGET

DCEDC Services to Implement City of Sturgeon Bay Economic Development Programs Including:

- **Industrial Park**
- **Revolving Loan Fund**
- **Sunset Hills Subdivision #2**
- **Business Retention**
- **West Side Waterfront Redevelopment**
- **Coast Guard City Designation**

A.	Professional Services	\$20,000
	Executive Director – 300 hrs	
	Economic Development Mgr – 250 hrs	
	Operations Mgr – 100 hrs	
B.	Office Supplies/Printing	650
C.	Marketing	2,000
D.	NEWREP Membership/Executive Pulse software	500
E.	Postage/Telephone/Fax	750
F.	Transportation/Business Expense	800
G.	Training/Meetings	<u>300</u>
	TOTAL	<u>\$ 25,000</u>

STURGEON BAY INDUSTRIAL PARK

1. Program Summary:

- The City of Sturgeon Bay created the Sturgeon Bay Industrial Park to accommodate and attract commercial, construction, distribution and manufacturing businesses to the community.
- To attract businesses in the Industrial Park, the City has implemented appropriate zoning, installed public infrastructure improvements, adopted minimum development standards and established financial incentives for eligible buyers.

2. Recent Activity:

- City previously sold a lot to HTF to facilitate a 12,000 sf plant expansion in 2012. Currently working with the company to acquire additional land needed to accommodate large truck access required to load and ship their products.
- Currently assisting a northern Door manufacturer that is considering expansion to St Bay Industrial Park.
- Assisted TTX with recent 30,000 sf expansions of manufacturing/warehouse facilities.
- Currently assisting the City with satisfaction of HTF Development Agreement requirements.
- Worked with the City on acquisition of Anderson property to expand the Park.
- Worked with the City and WPS with recent relocation of high pressure natural gas transmission line and gate station that previously restricted growth of the Park.
- Assisted City and TTX on purchase of additional city and private land for next phase of company expansion.
- Worked Hatco on recent 65,000 sf plant expansion.
- Working with former owner of vacant day care center to secure new day care provider/operator. Assisted Door County YMCA with acquisition and re-launch of day care services at this location.
- Worked extensively to encourage Pro Products to relocate their plant to a new larger lot to better accommodate current and future growth of the business. New bldg. is currently under construction and city approved option on future expansion property.
- Worked with new owner Cadence to acquire Plainfield Precision manufacturing plant and will be assisting them with plans for future relocation to the Industrial Park.

3. DCEDC duties and responsibilities

- Market sites to eligible new and expanding businesses.
- Prequalify prospective buyers to insure they are eligible and the project will conform to the City minimum development standards.
- Work with prospective buyer and City staff to prepare offer to purchase.
- Present project and offer to purchase to City Finance Committee and City Council.
- Work with City Staff to prepare and review closing documents and development agreement.
- Monitor and report to the City on business compliance with minimum development standards and eligibility for City Industrial Park incentives.
- Continue work with City on plans to expand park.

STURGEON BAY REVOLVING LOAN FUND PROGRAM

1. Program Summary:

- Sturgeon Bay CDBG RLF Program created in 1990. Program provides below market rate loans to new and expanding businesses in the City. Program designed to provide incentive for business to locate/expand in the City and/or to assist projects that cannot obtain all financing needs from the private sector.
- Program will lend \$20,000 per job created or retained, up to a maximum loan amount of \$250,000.
- Program capitalized with \$50,000 – City funds, \$780,000 – State grant

2. Recent activity:

- Active Loans:
 - Kitty O'Reillys Irish Pub
 - Sturgeon Bay Cold Storage
 - James Olson Automotive Group
 - Scaturio's Baking Company
 - Door County Traders
 - Foxglove Inn B&B
 - Dancing Bear
 - Door County Fire Company
- Worked with the City to amend the City RLF policies and Procedures Manual to accommodate WI DOA and HUD mandated revisions. One of these changes makes the program less attractive to business due to employee interviewing and hiring restrictions.
- To avoid these burdensome new policies, DCEDC has continued to investigate the possibility of "de-federalizing" the fund by joining a "regional partnership" to own and manage the program. We are currently awaiting further guidance from WI DOA and HUD so the feasibility and cost/benefit of this transaction can be fully assessed.
- Worked with reps from the Door County Community Foundation to launch the Community Opportunity Investment Network (COIN) a new Micro Loan Fund program to serve start-up businesses in the County.
- Current City RLF Fund Balance:
 - \$192,183.15

• Impact of Program:

<u>Statistics</u>	<u>1990-July 31, 2014</u>
Total # of loans:	22
Loans paid off:	14
Total \$ loaned:	\$ 2.897 million
Private investment:	\$11.740 million
Jobs Committed:	247.75
Jobs created:	270.29
Jobs retained:	183.50

3. DCEDC Duties and Responsibilities:

- Market the Revolving Loan Fund Program to prospective applicants.

- Provide applicants assistance in completing applications and review for completeness and compliance with program requirements.
- Schedule meetings and maintain minutes and records of the City Loan Review Committee.
- Notify applicants of loan approvals and denials.
- Review and approve documentation of project expenditures prior to the release of loan funds and verify completion of projects and installation of fixed equipment financed by loan funds.
- Prepare loan repayment schedules and monitor repayments by each loan recipient.
- Assist legal counsel in assembling legal documentation for loan closings.
- Maintain loan recipient files including: loan package, loan closing and servicing files.
- Maintain and update revolving loan policies and procedures manual.
- Collect and analyze financial statements submitted by each loan recipient annually.
- Prepare and submit Semi-Annual Progress Reports to the WI Dept. of Administration.

Sunset Hills Subdivision #2

1. Program summary:

- DCEDC and the City have worked together over the last several years to successfully relocate WireTech Fabrication out of their former residential neighborhood and into a new facility in the Sturgeon Bay Industrial Park.
- DCEDC has worked with the City to transform the former industrial site into residential use. Sunset Hills Subdivision #2, a 17 lot residential development was created and developers, R Van Rite Construction and Heritage Custom Homes were recruited to build and sell homes on the property.
- A TIF funded Down Payment Assistance Program was created to facilitate early sale of homes in the subdivision. The program provides \$5,000 forgivable loans to the first nine home buyers in the subdivision.
- Action Realty has been engaged by the Developer to market the lots and homes in the subdivision. DCEDC continues to assist the realty company with marketing initiatives targeting employees at local businesses.

2. Recent Activity:

- DCEDC continues to administer and market the City Down Payment assistance program. DCEDC has received and approved 9 applications for this program.
- R Van Rite Construction is in the process of securing permits for two model homes at this time. We expect that Heritage Custom Homes will also build additional model homes.
- The City recently approved the sale of a lot to the DKBEP High School Home Construction Program for a student built home during the 2014/15 school year.
- Action Realty has consistently reported that previous success in securing home buyers in this subdivision in a tough real-estate market can be attributed to the availability of the City Down payment Assistance program and the availability of quality turnkey model homes by the developers.

3. DCEDC Duties and Responsibilities:

- DCEDC works with the Developer and Action Realty to market the Down Payment Assistance Program to prospective home buyers.
- DCEDC reviews down payment loan applications, approves loans and works with the City to close loans.

BUSINESS RETENTION COMMITTEE

1. Program Summary:

- The future strength of the Door County economy is highly dependent upon the success and growth of businesses that already exist in Door County. DCEDC works with existing businesses on an ongoing basis to determine the health and strength of the local economy. DCEDC staff and volunteer members of our Business Retention committee work to make local companies stronger by identifying and helping address their business needs.
- DCEDC is a member of the Northeast Wisconsin Regional Economic Partnership (NEWREP), a network of economic development professionals from sixteen northeast Wisconsin counties plus the Menominee Tribe.
- Executive Pulse is a customized Customer Relationship Management (CRM) online software system for economic, workforce and community development. Executive Pulse CRM is a powerful platform incorporating sophisticated database reporting and communication tools.
- Each year, NEWREP pays a \$10,800 licensing fee to provide E-Pulse to all members. DCEDC share of this cost is \$500/year.

2. Recent Activity:

- From January 2010 to date, DCEDC volunteers have made 90 visits to local companies; 51 in the City of Sturgeon Bay, including Baylake Bank, McDonald's, Hill Building Maintenance, Palmer Johnson Yachts, Ministry Door County Medical Center, WireTech Fabricators, Pro Products, Inc., Viking Electric, Just In Time Corp., Bay Electric Systems, Key Industrial Plastics, Portside Builders, Bay Shipbuilding Company, Inn at Cedar Crossing, Roen Salvage, Sturgeon Bay Metal Products, Murrock Landscaping, FLS Banners, AmericInn & Suites, Linen Press, Eagle Mechanical, HTF, Inc., Hatco, and Young Automotive.
- Since 2006, NEWREP members and their local volunteers have made over 2000 retention calls on the region's business leaders.
- Representatives from DCEDC, NEWREP and Wisconsin Economic Development Corporation met with several local companies regarding a potential trade venture to South America.

3. DCEDC duties and responsibilities

- DCEDC is a member and attends bi-monthly meetings of NEWREP.
- Coordinate nine business retention committee meetings in Sturgeon Bay each year.
- Schedule and organize staff and volunteer meetings with local businesses.
- Staff follow-up on any business issues or projects identified during retention visits.
- Provide local and regional Executive Pulse Productivity Reports to volunteers and staff on quarterly and annual basis.
- DCEDC Business Retention Volunteers:
 - Sheila Curtin – *Northeast Wisconsin Technical College*
 - Leslie Gast – *Baylake Bank*
 - Ken Glasheen – *Baylake Bank*
 - Carol Karls – *Wisconsin Public Service*
 - Serena Magnuson – *Be's Coffee & Vending*
 - Steve McNeil – *City of Sturgeon Bay*
 - Mark Moeller – *Sturgeon Bay*
 - Bob Tidball – *Town of Liberty Grove*

West Waterfront Redevelopment

1. Program Summary:

- The City of Sturgeon Bay approved the West Waterfront Redevelopment Plan by in 2011. The plan proposed several new uses and facilities including a brew pub, Four Seasons Market, Hotel, Workforce Housing, Tourism Housing and public waterfront walkway improvements.
- In 2012, a Feasibility Study for the Four Seasons Market project was prepared by Vandewalle. The City also engaged Vandewalle to assist the City secure Developers for the projects.
- The City has adopted a TIF District and secured several grants to facilitate implementation of the plan.

2. Recent Activity:

- DCEDC and City staff work closely with the consultants and the Redevelopment Authority to refine the redevelopment plan and to secure developers for the project. The site plan and feasibility study has evolved over the last couple yrs. based on the needs and interests of prospective developers.
- DCEDC attracted a local developer that is interested in developing a 60 unit destination hotel/spa. The RDA has approved an exclusivity agreement with this developer to give him the opportunity to finalize his plans for the project.
- The DCEDC/City team is working to leverage the interest of the hotel developer to secure developers for a brewpub and market rate apartment project.
- The DCEDC/City team has worked extensively with the real estate marketing agent and several prospective buyers for the former Applebee's property in hope of attracting a buyer and operator for this property.
- DCEDC and City staff presented the draft plan to the ICSC developer conference in Green Bay and Appleton in the last three years.
- DCEDC and City staff presented the plan to multiple housing developers to assess their interest in the housing opportunities presented in the plan.
- DCEDC has assisted the City staff with several grant application to fund various planning and public infrastructure elements of the plan.

3. DCEDC Roles and Responsibilities:

- Assist the City and consultant identify qualified developers for projects in the plan, solicit their interest and present the development opportunities to interested firms.

- Assist the City secure grants and other resources to plan and fund the waterfront walkway, environmental remediation and other public facilities proposed in the plan.
- Assist the City with plans to consolidate, on the south side of the bridge, the land based storage and work yard facilities to support the cutter Mobile Bay.
- Assist the City as needed to help implement the plan.

Sturgeon Bay Coast Guard City Designation

1. Program Summary:

- The City of Sturgeon Bay is home to three distinct and important Coast Guard detachments including the Coast Guard Cutter Mobile Bay, the Canal Life Saving Station and the Marine Safety Office. These units fill vital roles in the community including public safety, maintaining maritime transportation and support to local maritime industry. The units also represent a significant number of good jobs and support for numerous community organizations.
- In recent years, City of Sturgeon Bay leadership has set a goal of being designated a Coast Guard City by the US Coast Guard. This designation represents that a host city recognizes the importance of the Coast Guard presence in the community and goes the extra step to support and assist the Coast Guard mission and its personnel in the community. The City achieved this lofty goal when it was approved as the 16th Coast Guard City in the Country in a ceremony and celebration in May 2014.

2. Recent Activity:

- The DCEDC Workforce Taskforce has produced and distributes to all the local Coast Guard detachments a brochure that is distributed to all new personnel. The brochure welcomes new service personnel to the community and encourages them to consider returning to the community after they retire from the service to join our vibrant and maritime based workforce.
- DCEDC consults with city staff on the ongoing plans to relocate, consolidate and enhance, on the south side of the bridge, the land based storage and work yard facilities that support the CG vessel Mobile Bay. The City approved plans for a new building on this site, the building was constructed in 2014 and the CG recently occupied the building and completed other amenities on this site.
- DCEDC is a member and regular attendee of the Sturgeon Bay Coast Guard City Committee that has met monthly since 2010 to lead the charge to secure the Coast Guard City designation. The committee's focus has been to identify and implement actions and activities that improve and strengthen our relationships with the Coast Guard.
- Recent major initiatives to enhance our Coast Guard relationship have included expanded activities associated with the annual Maritime Festival sponsored by the Door County Maritime Museum. The event has been renamed the Door County Maritime Festival- a Salute to the Coast Guard and expanded to a 10 day celebration. New activities and events include a community sponsored picnic for Coast Guard personnel and their families, a Maritime Awards Program, including awards for CG Person of the Year and Community Mariner of the Year. The 2014 Festival was very successful.
- The official City of Sturgeon Bay application for US Coast Guard City Status was submitted in early 2013 and approved in 2014.

DCEDC – 2014 Strategic Work Plan

Approved by Board of Directors: January 13, 2014

ACTION ITEM	TARGET DEADLINE	MEASUREMENT	STAFF LEAD	STATUS as of August 11, 2014
<p>Sturgeon Bay Shipbuilding Cluster: <i>Implement the next phase of facility and employment growth at shipyards.</i></p> <ol style="list-style-type: none"> 1. Assist with next phase of Bay Ship facility and employment growth. 2. Support North Coast Marine Cluster in workforce development and supply chain enhancement initiatives. 	<p>March/December December</p>	<p>Assist with DOT HAP grant app for south yard improvements; support initiative to hire 200 works Regional initiative implemented</p>	<p>Bill Bill</p>	<p>Support letter and follow-up support provided-Grant approved pending</p>
<p>25th Anniversary Celebration: <i>Marketing, branding, PR and event initiatives to mark milestone.</i></p> <ol style="list-style-type: none"> 1. Redesign of print advertising templates 2. Peninsula Pulse weekly column 3. DCEDC lobby signage/pics 4. Enhanced annual meeting event 5. Government designations 6. Other Board approved initiatives 	<p>March December May May May July</p>	<p>Work with agency to create new print ads Begin supplying weekly content to newspaper Install new signage/pics Create new content to celebrate DCEDC history Secure City, County and State recognition for DCEDC TBD</p>	<p>Sam Sam Sam Sam/Staff Sam</p>	<p>Print ad redesigned by Insight Magazine Discussing monthly content with editors Staff starting to collect images DCEDC history shared at meeting Four proclamations received.</p>
<p>Redevelopment Plans: <i>Assist local communities develop and implement redevelopment plans</i></p> <ol style="list-style-type: none"> 1. Assist Sturgeon Bay with applications and implementation of grants for project components. 2. Secure developers for St. Bay workforce housing, brewpub, and 4-seasons market. 3. Assist Sister Bay implement redevelopment plan recommendations and secure developers. 4. Assist with proposed redevelopment projects/plans in Egg Harbor, Ephraim, Liberty Grove and Washington Island. 	<p>December December December December</p>	<p>Grants secured and implemented Developers secured; Initial recommendations implemented and developer recruitment initiative created. Assist with RPF development; coordinate meetings with state representatives to gauge grant-eligible projects; recruit developers where appropriate</p>	<p>Bill Bill Bill Sam/Bill</p>	<p>Support letter and assistance provided for DNR and WCMP grant apps. Good progress achieved with developers for hotel, brewpub and apartment project. Teleconference with hotel consultant could lead to site visit. Egg Harbor acquiring property for housing development; Liberty Grove held business roundtable event</p>

DCEDC – 2014 Strategic Work Plan

Approved by Board of Directors: January 13, 2014

ACTION ITEM	TARGET DEADLINE	MEASUREMENT	STAFF LEAD	STATUS as of August 11, 2014
<p>Business Retention: <i>Outreach to large local employers</i></p> <ol style="list-style-type: none"> Using Executive Pulse platform, document retention visits to fifteen largest private sector employers. Collaborating with regional initiative, make retention visits with at least three local exporting firms. 	<p>December December</p>	<p>Visits by staff and volunteers documented Completion of new, exporting-specific survey tool.</p>	<p>Sam Sam</p>	<p>On-going; four employers visited On-going; three exporters visited. Representatives from DCEDC, NEWREP and WEDC met with several local companies regarding a potential trade venture to South America.</p>
<p>New Business Financing Tools: <i>Successful oversight, administration and marketing of new tools.</i></p> <ol style="list-style-type: none"> Contract with COIN Loan Initiative to create loan policies and procedures manual. Launch marketing of fund. Assist applicants for loans, support loan committee and develop records systems. Assist COIN Board recruit, train and manage proposed business mentor network. Continue investigation, development and implementation of Regional RLF for CDBG funded RLF's. 	<p>April May August</p>	<p>Manual adopted. Marketing materials created and program launched. Records system developed. Loan applicants secured. Mentors recruited, trained and management system implemented. Regional RLF manual developed. City and County join Baylake or Door County Regional RLF initiative.</p>	<p>Bill Bill/Sam Bill/Sam</p>	<p>Program launches May 28; loan committee recruited and trained; policy manual approved. Met with 5 potential applicants Mentor orientation scheduled for late August No updates from State DOA on regionalization</p>
<p>Workforce Taskforce: <i>Develop and implement programs to help sustain and grow the local workforce.</i></p> <ol style="list-style-type: none"> Annual manufacturing and tourism wage and benefit surveys. Continued outreach to US Coast Guard personnel Development of new workforce recruitment and relocation package 	<p>December December October</p>	<p>Surveys deployed and results tabulated and distributed to participating companies Continue dissemination of welcome/recruitment brochure Create workforce recruitment package/tools for use by local companies.</p>	<p>Sam Sam Sam/Bill</p>	<p>Survey process will begin in September Coast Guard City celebration May 9-11 Three proposals received for potential talent attraction video production</p>

DCEDC – 2014 Strategic Work Plan

Approved by Board of Directors: January 13, 2014

ACTION ITEM	TARGET DEADLINE	MEASUREMENT	STAFF LEAD	STATUS as of August 11, 2014
<p>Lakeshore Industry Cluster Initiative: Active participation in development of cluster initiatives, outcomes and reports.</p> <ol style="list-style-type: none"> 1. DCEDC participates in 5-county initiative and serves on Leadership Team. 2. Work to engage local businesses and organizations in Tourism Cluster meetings and outcomes. 3. Work to engage local businesses and organizations in Manufacturing Cluster. 4. Work to engage local businesses and organizations in Ag/Food Cluster. 	<p>December December December December</p>	<p>DCEDC provides financial support. Participates in Leadership team mtgs. Engage local businesses and organizations Engage local businesses and organizations Engage local businesses and organizations</p>	<p>Bill Bill Bill Sam</p>	<p>Ongoing DCVB and Cookery involved Local manufacturers invited to be listed in Directory. Will secure local manufacturer to host a manufacturing cluster mtg in Sept. Hops workshop had 40 attendees, including five local businesses</p>

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EXECUTIVE SUMMARY

Title: Request for Proposals for Parcel on 14th Avenue

Background: The Common Council agreed to solicit proposals for purchasing and developing the city-owned parcel on N. 14th Avenue next to Evenson Laundry. Similar to the process for the sale of the Gill parcel, staff was directed to prepare a Request for Proposals (RFP) that would be used to determine whether to sell the property and to whom. The RFP follows the format of the Gill lot RFP. The approved sale would be based upon several factors and would not necessarily go to the highest bidder.

There is an adjoining vacant lot owned by Evenson that is currently being marketed for sale. There is a chance that a buyer could be interested in acquiring both lots in order to have a larger development site.

There does not appear to be a municipal use for this lot. However, it was pointed out by the mayor that the land could potentially be needed for additional stormwater detention purposes depending upon how well the Egg Harbor Road improvements work. Those improvements are slated to occur in 2015.

Fiscal Impact: The cost of the developer RFP is negligible. The city assessor estimates that the parcel is worth about \$55,000 to \$65,000. The Finance Committee previously recommended an asking price of \$65,000.

Recommendation: Hold off on sending out the RFP until after the Egg Harbor Road improvements are completed next year to confirm that the site is not needed for stormwater management. In addition, contact the real estate broker for the Evenson lot to inform the broker that the city lot is potentially available if a buyer needs the extra space.

Prepared by: 
Martin Olejniczak
Community Development Director

8-21-14
Date

Reviewed by: 
Steve McNeil
City Administrator

8-21-14
Date

CITY OF STURGEON BAY, WI

Request for Proposals To Purchase and Develop City-Owned Property At 429 N. 14th Avenue

Background

In 1992 the City of Sturgeon Bay acquired the following parcel of land in the City of Sturgeon Bay:

- Lots 2, 3, 4, and 5 of Block 8 of Schauer's Addition to the City of Sturgeon Bay, Door County, WI

The City considered this property for city purposes such as a municipal fire station, but ultimately determined it is not needed for municipal use. Therefore, the property is being offered for sale and development to return the property to private use.

General Description of the Property

The City is seeking proposals for the purchase and development of the approximately 0.83-acre site located on the west side of N. 14th Avenue. The site is approximately 200 feet south of the intersection of N. 14th Avenue and Georgia Street between Evenson Laundry and Bonnie Brooke Gardens. The property is currently vacant. It has about 186 feet of frontage along 14th Avenue and currently has one access driveway. The parcel's terrain is generally flat. Municipal water and sanitary sewer are available.

The site is bordered on the north by Evenson Laundry, on the west and south by a privately-owned vacant lot (currently also for sale), and on the east across 14th Avenue by Thunder hill Manufactured Home Park. The property is zoned General Commercial (C-1). The site is situated at about the mid-point of the N. 14th Avenue business corridor. This corridor is a mixture of retail/office uses and institutional uses including the Door County Senior Center, Sturgeon Bay Municipal Services, NWTC, and the Door County Fairgrounds. Two manufactured home subdivisions are also located in the vicinity. N. 14th Avenue is an important north-south collector road connecting Egg Harbor Road and Michigan Street.

Development Parameters

The City is soliciting proposals to develop a desirable and economically feasible project. The proposal must supplement and enhance the existing commercial/institutional nature of the area. Site plans and building designs must establish a distinctive and creative character for the new development. Proposals which do not include the construction and occupancy of a facility within two years will not be considered.

All pertinent municipal development requirements are applicable to the site. This includes zoning standards such as minimum building setbacks; parking standards; and on-site storm water management.

The boundaries of the site are shown in the attached map. It is noted that the vacant lot to the south of the city lot is being marketed for sale. This lot is privately owned and the city has no influence over its sale. However, for developments that need a larger area, it might be possible to acquire both lots and combine them.

Community Information and Overview

The population of Sturgeon Bay is 9,130 based upon the 2010 census. However, during the summer months the population swells to approximately twice that number due to seasonal residents and tourists. The trade area for the city is essentially all of Door County as well as northern Kewaunee County. Sturgeon Bay is the regional hub for employment, government, education, health care, and commerce on the Door Peninsula.

The City provides full municipal services which include: public safety (police and fire), health, street maintenance, sanitation, parks and recreation, planning, zoning, assessing, building inspections, financial management, and general administrative services. The City also operates its own electric and water utility and waste water treatment facility.

Zoning & Land Use

The parcel is currently zoned General Commercial (C-1). The C-1 district is intended to provide commercial areas outside of the central business district. Permitted uses are general commercial uses as well as those commercial uses which are oriented to the highway user or which require greater space.

The property may be developed for a stand-alone business or multiple businesses. Any uses that fit the General Commercial (C-1) zoning classification will be considered (see attached zoning info).

Permitted uses are:

- a) Any use listed as a permitted use in the R-1 district, except single-family dwellings.
- b) Post offices.
- c) Parking lots.
- d) Banks.
- e) Professional offices.
- f) Medical, dental, and veterinarian clinics.
- g) Hotels and motels and conference facilities.
- h) Theaters, bowling alleys and other indoor places of amusement.
- i) Restaurants and taverns.
- j) Funeral homes.
- k) Customer service establishments.

- l) Bus depots.
- m) General retail establishments.
- n) Libraries, museums, and art galleries.
- o) Tourist information centers.
- p) Child day care facilities, provided the facility is licensed by the department of health and social services.
- q) Gasoline service stations.
- r) Automobile repair establishments.
- s) Automobile, recreational vehicle, or farm implement sales lots.
- t) Commercial storage facilities.
- u) Lumber and building supply yards.
- v) Charitable institutions, rest homes, and clubs or lodges.
- w) Bed and breakfast establishments, provided the facility is licensed by the Wisconsin Department of Health and Social Services.
- x) Boardinghouses and lodging houses.

Conditional uses are:

- a) Communication towers.
- b) Colleges and vocational schools.
- c) Public utilities.
- d) Multiple-family dwellings.
- e) Community living arrangements, except as regulated in § 62.23(7)(t), Wis. Stats., and provided, however, that the 2,500-foot distance described in § 62.23(7)(i)2r.a., Wis. Stats., shall not apply.
- f) Hospitals.
- g) Water related uses such as marinas, launch ramps, charter boating or fishing and ferry terminals.
- h) Commercial establishments with drive-through facilities.
- i) Public garages, shops or storage yards.
- j) Outdoor recreation facilities such as golf courses, shooting ranges, and outdoor theaters.
- k) Animal shelters and pounds.
- l) Commercial housing facilities.
- m) Residential use, when incorporated into a multiuse building and using not more than 50 percent of the available floor area.

The complete City of Sturgeon Bay Municipal Code can be found on the city website at www.sturgeonbaywi.org. Pertinent development requirements for this site include:

- Building height: 45 feet
- Setbacks:
 - Building: 25 feet from the 14th Avenue right-of-way line
 - 10 feet from side lot lines
 - 25 feet from rear lot line

- Parking: 5 feet from right-of-way.
No minimum setback from other lot lines, but at least a 3-foot buffer is desirable.
- Impervious Surface: The maximum impervious surfaces (building and pavement) are 70% of the lot area.
- Parking ratios: The parking requirements are based upon the use and are found in the zoning code. Most retail uses require 1 space per 200 square feet of floor area and office uses require 1 space per 300 square feet of floor area. Please note that floor area does not include areas used for storage, processing, rest rooms, utilities and other incidental areas.
- Landscaping: Parking areas must have 5% of the interior landscaped and one tree per 6 parking spaces planted within 10 feet of the parking area. There are no other specific landscaping requirements for this site.

The site is also subject to the design standards of the Aesthetic Design and Site Plan Review Board. These standards and procedures for approval are found in section 20.43 of the zoning code.

Selection of Developer & Evaluation Criteria

In addition to an acceptable Financial Proposal, the successful developer will be the one that most successfully demonstrates the following:

1. Successful experience in design and developing commercial projects of a similar size.
2. Knowledge and experience in site planning, traffic access, circulation, and parking
3. Familiarity with Sturgeon Bay and the Door County area.
4. A site design and building design for this specific property with a strong character, good building materials, and well landscaped parking area and grounds.
5. A proposed use or mix of uses which will complement and strengthen the existing uses along 14th Avenue.

Submittal Requirements

All proposals shall be made as follows:

1. Cover Letter
2. Detailed response to all SELECTION & EVALUATION CRITERIA, above, to include a preliminary site plan and building elevations.
3. Financial Proposal to include the Purchase Price for the land and the estimated total land and building value for the project when completed.
4. Total number of Full Time Equivalent Employees that will be employed in the facility.
5. The name and/or business type of all tenants of the facility.
6. Names and qualifications of key employees that will be involved in the design,

- construction and management of the project.
7. The proposals shall identify three municipal references for which the firm/individual has provided similar services within the past two (2) years. References must include the name, title, address and business phone number of the contact person.
 8. The proposals shall identify all similar projects owned and/or managed by the developer.
 9. Identify the dates when the developer proposes to:
 - a. close on the real estate purchase
 - b. begin construction on the project
 - c. complete construction on the project
 - d. have tenant open for business
 10. Any additional information which you/your firm feels necessary.

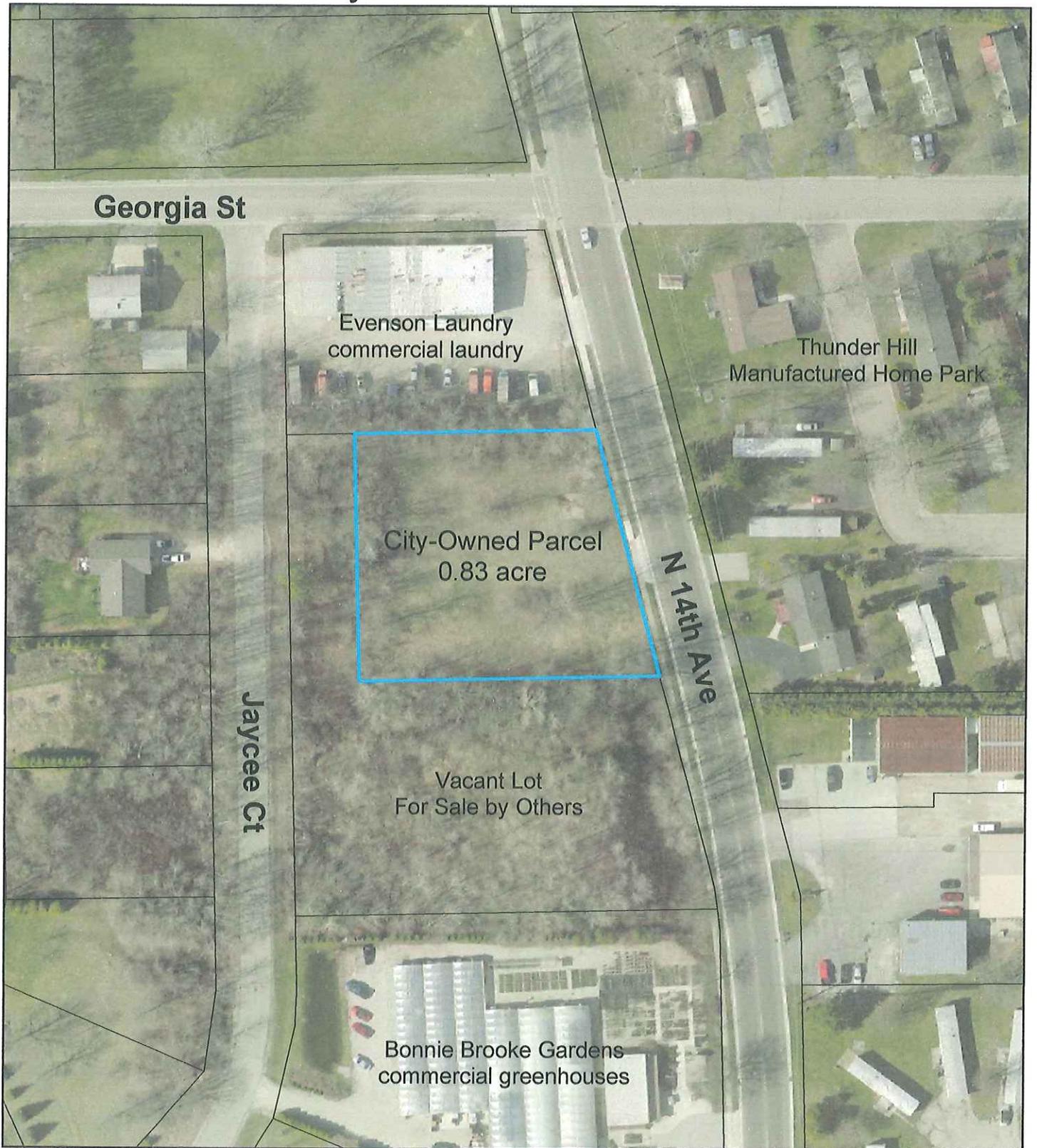
Proposals will be received at the office of the City Clerk, 421 Michigan Street, Sturgeon Bay, WI until 2:00PM, **September 30**, 2014. All Proposals must be clearly marked:

**Proposal to Purchase and Develop City of Sturgeon Bay Property
Located at 429 N. 14th Avenue**

All Proposals received will be reviewed by City Staff. Proposals will then be forwarded to the City's Finance Committee for review and recommendation to the Common Council. The Finance Committee may request a presentation of selected proposals. Evaluation of competing proposals may be completed within closed session(s) under Wis. Stat. 19.85(1)(e). Upon completion of the final evaluation process of the Common Council, an award will follow within open session that may be attended by the general public. The City reserves the right to reject all proposals.

Location Map

Vacant City-Owned Parcel on 14th Ave



0 50 100 200 300 400 Feet

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FINANCE/PURCHASING & BUILDING COMMITTEE UNFINISHED BUSINESS

August 26, 2014

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INVOICES DUE ON/BEFORE 09/02/2014

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
GENERAL FUND				
LIABILITIES				
06045	FELLNER SOIL SEPTIC	FELLNER/ REFND STRT OPEN DEPST	01-000-000-23160	356.40
19880	STURGEON BAY UTILITIES	08/14 TAX SETTLE SPEC CHARGES	01-000-000-24340	18,149.47
COUNTRY	CVF MAPLE LLC	COUNTRY/08-16-14 MARKET REIMB	01-000-000-21595	5.00
MARINA	MARINA VIEW APARTMENTS, LLC	MARINA/ PUB HEARING SIGN REFND	01-000-000-23168	50.00
R0000091	BAY SHIP RETIREES	BAYSHIP/SUNSET SEC REFND	01-000-000-23162	50.00
R0000211	ST PETERS LUTHERAN CHURCH	ST PETERS/OTUMBA SEC REFUND	01-000-000-23162	50.00
R0000472	JOSEPH FISCHER	FISCHER/OTUMBA PRK REFUND	01-000-000-23162	50.00
R0000984	CHARLES BORDEAU	BORDEAU/8-16-14 MARKET REIMB	01-000-000-21595	36.00
R0000985	SULLYS THUMBS UP PRODUCE	SULLYS/08-16-14 MARKET REIMB	01-000-000-21595	76.00
R0001001	RENARDS CHEESE	RENARDS/08-16-14 MARKET REIMB	01-000-000-21595	38.00
R0001119	NOU MOUA	MOUA/8-16-14 MARKET REIMB	01-000-000-21595	5.00
R0001127	CLARIO FARMS	CLARIO/08-16-14 MARKET REIMB	01-000-000-21595	7.00
R0001128	MALVITZ FARMS	MALVITZ/08-16-14 MARKET REIMB	01-000-000-21595	34.00
R0001132	MAI YANG LE	MAI LEE 08/09/14 MRKET REIMB	01-000-000-21595	16.00
R0001193	NAOMI ROWLEY	ROWLEY/SWYR PRK SEC REFUND	01-000-000-23162	50.00
R0001203	DEREK OR GINA GRENFELL	GRENFELL/CHRRY BLSSM SEC REF	01-000-000-23162	50.00
R0001204	KATHERINE HENZ	HENZ/SWYER PRK SEC REFND	01-000-000-23162	50.00
R0001205	PENINSULA CHIROPRACTIC	PEN CHIRO/SWYR PRK SEC REFUND	01-000-000-23162	50.00
R0001206	BILL KARAS	KARAS/SUNSET PRK SEC REFUND	01-000-000-23162	50.00
R0001207	MELISSA KUGEL	KUGEL/SWYER PRK SEC REFUND	01-000-000-23162	50.00
R0001208	STERLING LANDSCAPE, LLC	STERLING/SUNSET SEC REFUND	01-000-000-23162	50.00
R0001209	NANCY ROBILLARD	ROBILLARD/SUNSET SEC REFUND	01-000-000-23162	50.00
R0001210	MAE ROHDE	ROHDE/OTUMBA SEC REFUND	01-000-000-23162	50.00
R0001211	RMR SERVICES C/O ANDY ROBERTS	RMR SVC/CHRRY BLSSM SEC REFND	01-000-000-23162	50.00
R0001212	JONATHAN KRUSE	KRUSE/SAWYER SEC REFUND	01-000-000-23162	50.00
THORP	PAT THORP	THORP/08-16-14 MARKET REIMB	01-000-000-21595	30.00
TOTAL LIABILITIES				19,502.87
CAPITAL PROJECTS				
01761	ASSOCIATED TRUST COMPANY	PAYNG AGENT FEE-GEN OB REF BND	01-000-913-70002	96.10
TOTAL CAPITAL PROJECTS				96.10
TOTAL GENERAL FUND				19,598.97
LAW/LEGAL				
BAYREPOR	BAY REPORTING SERVICES, INC	DEPOSITIONS	01-110-000-55010	494.00
TOTAL				494.00
TOTAL LAW/LEGAL				494.00
CITY CLERK-TREASURER				
10800	JP COOKE CO	2015 CAT TAGS	01-115-000-54999	43.00
10800		SHIPPING	01-115-000-54999	9.11
BUBRICKS	BUBRICK'S COMPLETE OFFICE, INC	AVERY LABELS	01-115-000-51950	11.28
TOTAL				63.39
TOTAL CITY CLERK-TREASURER				63.39

INVOICES DUE ON/BEFORE 09/02/2014

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
CITY ASSESSOR				
ASSO APP	ASSOCIATED APPRAISAL	09/02/14 CONTRACT	01-130-000-55010	1,245.83
TOTAL				1,245.83
TOTAL CITY ASSESSOR				1,245.83
PUBLIC WORKS ADMINISTRATION				
03133	CELLCOM WISCONSIN RSA 10	0714 STREETS CELL SERVICE	01-150-000-58250	13.27
03133		0714 BOB B CELL SERVICE	01-150-000-58250	48.82
TOTAL				62.09
TOTAL PUBLIC WORKS ADMINISTRATION				62.09
ELECTIONS DEPARTMENT				
22800	WALMART COMMUNITY	COFFEE SUPPLIES	01-155-000-54999	37.23
TOTAL				37.23
TOTAL ELECTIONS DEPARTMENT				37.23
CITY HALL				
04696	DOOR COUNTY TREASURER	JULY FUEL CHARGES	01-160-000-51650	600.00
05500	ENERGY CONTROL AND DESIGN INC	1 COIL CLEANER	01-160-000-58999	36.20
08225	HERLACHE SMALL ENGINE	OIL FILTERS	01-160-000-51400	10.50
VIKING	VIKING ELECTRIC SUPPLY, INC	LIGHT BULBS	01-160-000-54999	21.65
VIKING		WIRENUTS	01-160-000-54999	9.87
TOTAL				678.22
TOTAL CITY HALL				678.22
GENERAL EXPENDITURES				
08167	GANNETT WISCONSIN NEWSPAPERS	ORDS AD	01-199-000-57450	29.46
08167		PUB HRING CENTERPOINTE	01-199-000-57450	36.53
08167		PUB HRING MARINA VIEW	01-199-000-57450	33.84
08167		PUB HRING LINK	01-199-000-57450	33.84
16590	PITNEY BOWES	2 INK CARTRIDGES	01-199-000-57250	122.38
16590		POSTAGE METER REFILL	01-199-000-57250	4,000.00
BUBRICKS	BUBRICK'S COMPLETE OFFICE, INC	8 CRTNS COPY PAPER	01-199-000-55650	212.00
TOTAL				4,468.05
TOTAL GENERAL EXPENDITURES				4,468.05
POLICE DEPARTMENT				

INVOICES DUE ON/BEFORE 09/02/2014

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
08167	GANNETT WISCONSIN NEWSPAPERS	CLASSIFIED AD-POLICE OFFICER	01-200-000-51600	224.40
22800	WALMART COMMUNITY	INDEX CARDS	01-200-000-51600	3.36
US BANK	US BANK EQUIPMENT FINANCE	RICOH #19 OF 36	01-200-000-55650	181.00
TOTAL				408.76
TOTAL POLICE DEPARTMENT				408.76
PATROL BOAT				
PATROL BOAT				
02206	BAY MARINE	FUEL CHARGE-PATROL BOAT	01-205-000-51650	570.50
02206		PATROL BOAT FUEL	01-205-000-51650	356.41
TOTAL PATROL BOAT				926.91
TOTAL PATROL BOAT				926.91
POLICE DEPARTMENT/PATROL				
04590	DOOR COUNTY HUMANE SOCIETY	2014 ANIMAL CONTROL	01-215-000-55100	9,317.00
04696	DOOR COUNTY TREASURER	UNLEAD FUEL 1541.37 G @ 3.2830	01-215-000-51650	5,060.32
04696		DSL FUEL 17.20G @ 3.6820	01-215-000-51650	63.33
19880	STURGEON BAY UTILITIES	SUNSET PRK BT LAUNCH	01-215-000-56150	8.24
19880		NAUTICAL DR CAMERA WWTP	01-215-000-56150	10.42
22800	WALMART COMMUNITY	PET TAXI	01-215-000-55100	36.77
22800		ASSTD SUPPLIES/EXPLORERS	01-215-000-54999	10.84
HENRY	CLINT HENRY	HENRY/MEALS & LODGE FY2015 INS	01-215-000-55600	109.70
MADISON	MADISON COLLEGE	OSBORNE/METH LAB RECOG TRNING	01-215-000-55600	29.67
TOTAL				14,646.29
TOTAL POLICE DEPARTMENT/PATROL				14,646.29
POLICE DEPT. / INVESTIGATIONS				
02960	C & W AUTO	TOW AUTO POT PARK/#14-008087	01-225-000-57950	75.00
TOTAL				75.00
TOTAL POLICE DEPT. / INVESTIGATIONS				75.00
FIRE DEPARTMENT				
03075	CARQUEST OF DOOR COUNTY	GREASE	01-250-000-54999	8.90
04696	DOOR COUNTY TREASURER	JULY FUEL CHARGES	01-250-000-51650	1,636.86
06012	FASTENAL COMPANY	HEX KEY	01-250-000-52700	0.23
06400	FIVE ALARM FIRE SAFETY	FIRE BOOTS/WIEGAND	01-250-000-52900	219.99
08167	GANNETT WISCONSIN NEWSPAPERS	PART TIME FIRE AD	01-250-000-55600	336.60
12100	LAMPERT YARDS INC	6 SHEETS OF OSB	01-250-000-54999	59.34
19880	STURGEON BAY UTILITIES	835 N 14TH AVESALT SHED	01-250-000-56675	5.20
19880		DUCK POND	01-250-000-56675	5.20
19880		SUNSET CNTR/NEW CONC	01-250-000-56675	42.00

INVOICES DUE ON/BEFORE 09/02/2014

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
19880		FRANKE GRASSE MEM SHELTER	01-250-000-56675	13.00
19880		OTUMBA PARK	01-250-000-56675	5.20
19880		WEST SIDE WARMING HOUSE	01-250-000-56675	5.20
19880		WEST SIDE FIRE STATION	01-250-000-56675	42.00
19880		WEST SIDE FIRE STATION	01-250-000-56150	62.80
19880		WEST SIDE FIRE STATION	01-250-000-58650	89.37
19880		38 S NEENAH AVE PAVILLION	01-250-000-56675	5.20
19880		38 S NEENAH AVE RESTROOM	01-250-000-56675	26.00
19880		JAYCEES BALLFLD STAND	01-250-000-56675	13.00
19880		MICH ST J C BALLFLD SPRNK	01-250-000-56675	42.00
19880		WEST SIDE BALLFLD LITES	01-250-000-56675	5.20
19880		916 N 14TH WARNING SIREN	01-250-000-56150	8.36
19880		COVE RD/CANAL RD SIREN	01-250-000-56150	14.90
19880		SUNSET PRK STAR PLANT	01-250-000-56675	42.00
19880		835 N 14TH AVE SIGN SHED	01-250-000-56675	5.20
22800	WALMART COMMUNITY	TORCH	01-250-000-52700	14.97
22800		OFFICE SUPPLIES	01-250-000-51950	19.38
22800		SPOT LIGHT & BATTERIES	01-250-000-51350	55.88
ROSSMAN	ROSSMAN ENTERPRISES, LLC	PARTS -EXHAUST SYSTEM/EASTSIDE	01-250-000-51350	367.83
WATERCAN	WATER CANNON	FOAM EDUCTOR	01-250-000-51350	64.99
		TOTAL		3,216.80
		TOTAL FIRE DEPARTMENT		3,216.80
STREET SWEEPING				
19880	STURGEON BAY UTILITIES	WATER FOR SWEEPER/JUNE	01-330-000-53050	26.26
19880		WATER FOR SWEEPER/JULY	01-330-000-53050	25.58
		TOTAL		51.84
		TOTAL STREET SWEEPING		51.84
ROADWAYS/STREETS				
13841	MOTION INDUSTRIES, INC	BEARING	01-400-000-51400	121.34
		TOTAL		121.34
		TOTAL ROADWAYS/STREETS		121.34
STREET SIGNS AND MARKINGS				
19275	SHERWIN WILLIAMS	2 CABLE CONTROLS/PAINT MACHNE	01-420-000-52100	52.60
		TOTAL		52.60
		TOTAL STREET SIGNS AND MARKINGS		52.60
CURB/GUTTER/SIDEWALK				

INVOICES DUE ON/BEFORE 09/02/2014

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
10750	PREMIER CONCRETE INC	HWY 42/57 & SHILOH RD REPAIRS	01-440-000-51200	220.29
12100	LAMPERT YARDS INC	FRAMING MATERIALS	01-440-000-54999	32.53
TOTAL				252.82
TOTAL CURB/GUTTER/SIDEWALK				252.82
STREET MACHINERY				
04696	DOOR COUNTY TREASURER	480.45 G UNLD @ 3.283/GAL	01-450-000-51650	1,577.32
04696		940.21G DSL @ 3.682/GAL	01-450-000-51650	3,461.85
TOTAL				5,039.17
TOTAL STREET MACHINERY				5,039.17
CITY GARAGE				
19880	STURGEON BAY UTILITIES	835 N 14TH AVESALT SHED	01-460-000-56150	8.24
19959	SUPERIOR CHEMICAL CORP	CASE RUGGED CLEANER	01-460-000-54999	108.84
O'REILLY	O'REILLY AUTO PARTS	BATT CHARGR & NITRILE GLOVES	01-460-000-52700	110.00
O'REILLY		BATT CHARGR & NITRILE GLOVES	01-460-000-54999	35.56
O'REILLY		TIE DOWN	01-460-000-54999	29.99
VIKING	VIKING ELECTRIC SUPPLY, INC	SHOP LITE REPAIR PARTS	01-460-000-54999	18.32
TOTAL				310.95
TOTAL CITY GARAGE				310.95
CELEBRATION & ENTERTAINMENT				
12100	LAMPERT YARDS INC	FLAG DOWELS	01-480-000-51550	94.50
TOTAL				94.50
TOTAL CELEBRATION & ENTERTAINMENT				94.50
HIGHWAYS - GENERAL				
19968	LOUIS SURFUS	SURFAS/SAFETY GLASS REIMB	01-499-000-56800	100.00
TOTAL				100.00
TOTAL HIGHWAYS - GENERAL				100.00
PARK & RECREATION ADMIN				
03133	CELLCOM WISCONSIN RSA 10	0714 BOB B CELL SERVICE	01-500-000-58250	48.82
03133		0714 SWYR DCK CELL SERVICE	01-500-000-58250	14.11
03133		0714 CELL SERVICE	01-500-000-58250	13.12
22800	WALMART COMMUNITY	FIELD TRIP SUPPLIES	01-500-000-51250	36.40

INVOICES DUE ON/BEFORE 09/02/2014

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
22800		COMPUTER INK	01-500-000-51950	59.96
BUBRICKS	BUBRICK'S COMPLETE OFFICE, INC	ASSTD OFFICE SUPPLIES	01-500-000-51950	117.82
TOTAL				290.23
TOTAL PARK & RECREATION ADMIN				290.23
PARKS AND PLAYGROUNDS				
02480	BONNIE BROOKE GARDENS LLC	3 GOLDFLAME SPIREA/8TH AVE	01-510-000-51750	72.76
03075	CARQUEST OF DOOR COUNTY	INTERIOR DOOR HANDLE	01-510-000-53000	14.61
04545	DOOR COUNTY COOPERATIVE	WASP SPRAY	01-510-000-51750	5.84
04545		WEED KILLER	01-510-000-51750	123.75
04696	DOOR COUNTY TREASURER	JULY FUEL CHARGES	01-510-000-51650	3,200.00
12100	LAMPERT YARDS INC	CREDIT RETURN 2 TREATED 5/4X6	01-510-000-51800	-11.78
19880	STURGEON BAY UTILITIES	SUNSET CNTR/NEW CONC	01-510-000-56150	253.64
19880		SUNSET CNTR/NEW CONC	01-510-000-58650	96.76
19880		FRANKE GRASSE MEM SHELTER	01-510-000-56150	94.74
19880		FRANKE GRASSE MEM SHELTER	01-510-000-58650	24.28
19880		OTUMBA PARK	01-510-000-56150	53.10
19880		OTUMBA PARK	01-510-000-58650	35.90
19880		WEST SIDE WARMING HOUSE	01-510-000-56150	450.14
19880		WEST SIDE WARMING HOUSE	01-510-000-58650	89.58
19880		JAYCEES BALLFLD STAND	01-510-000-56150	31.27
19880		JAYCEES BALLFLD STAND	01-510-000-58650	37.13
19880		OTUMBA PRK WALKWAY LITES	01-510-000-56150	30.91
19880		OTUMBA PK/STREET LTG	01-510-000-56150	155.57
19880		FLORIDA ST/SUNSET PRK	01-510-000-56150	16.00
19880		835 N 14TH AVE SIGN SHED	01-510-000-56150	28.01
19880		835 N 14TH AVE SIGN SHED	01-510-000-58650	22.30
22800	WALMART COMMUNITY	VOLLEYBALLS & LIGHT BULBS	01-510-000-54999	27.68
22800		MOWER OIL	01-510-000-51900	16.44
22800		WASP SPRAY	01-510-000-51850	30.57
TOTAL				4,899.20
TOTAL PARKS AND PLAYGROUNDS				4,899.20
BALLFIELDS				
20900	TRU GREEN CHEMLAWN	CHEMCL WEED-FEED/BALLFLDS	01-520-000-56500	288.00
TOTAL				288.00
TOTAL BALLFIELDS				288.00
MUNICIPAL DOCKS				
19880	STURGEON BAY UTILITIES	36 S NEENAH PKG LOT LTS	01-550-000-56150	286.24
19880		38 S NEENAH AVE PAVILLION	01-550-000-56150	250.93
19880		38 S NEENAH AVE PAVILLION	01-550-000-58650	19.27
19880		38 S NEENAH AVE RESTROOM	01-550-000-56150	209.44
19880		38 S NEENAH AVE RESTROOM	01-550-000-58650	1,068.55

INVOICES DUE ON/BEFORE 09/02/2014

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
WARNER	WARNER-WEXEL WHOLESALE &	ASST CLEANING SUPPLIES	01-550-000-51850	89.60
WARNER		ASSTD CLEANING SUPPLIES	01-550-000-51850	76.23
TOTAL				2,000.26
TOTAL MUNICIPAL DOCKS				2,000.26
WATER WEED MANAGEMENT				
02206	BAY MARINE	2 CYCLE OIL	01-560-000-52050	34.50
02960	C & W AUTO	DRIVERS SIDE WINDOW/P6	01-560-000-51400	100.00
03075	CARQUEST OF DOOR COUNTY	TRAY ROUND 6	01-560-000-51400	5.69
03075		ASSTD TRAILER LIGHTS	01-560-000-51400	32.42
04696	DOOR COUNTY TREASURER	JULY FUEL CHARGES	01-560-000-51650	1,393.07
TOTAL				1,565.68
TOTAL WATER WEED MANAGEMENT				1,565.68
WATERFRONT PARKS & WALKWAYS				
08225	HERLACHE SMALL ENGINE	WALBRO CARB	01-570-000-54999	50.11
19880	STURGEON BAY UTILITIES	DC MUSEUM WALKWAY LIGHTS	01-570-000-56150	24.12
19880		DC MUSEUM PKG LOT LIGHTS	01-570-000-56150	120.64
VIKING	VIKING ELECTRIC SUPPLY, INC	PRKING STRUCTRE REPAIR PARTS	01-570-000-54999	4.09
TOTAL				198.96
TOTAL WATERFRONT PARKS & WALKWAYS				198.96
EMPLOYEE BENEFITS				
03780	COUNSELING ASSOCIATES OF DC	AUGUST EAP INSTALLMENT	01-600-000-56553	150.83
TOTAL				150.83
TOTAL EMPLOYEE BENEFITS				150.83
TOTAL GENERAL FUND				61,337.92
CAPITAL FUND				
FIRE DEPARTMENT				
EXPENSE				
R0000791	SEAL-TEC SEAL COATING	SEAL COAT WESTSIDE FIRE DRIVE	10-250-000-59015	725.00
TOTAL EXPENSE				725.00
TOTAL FIRE DEPARTMENT				725.00
TOTAL CAPITAL FUND				725.00

INVOICES DUE ON/BEFORE 09/02/2014

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

CABLE TV				
CABLE TV / GENERAL				
CABLE TV / GENERAL				
MANN	MANN COMMUNICATIONS, LLC	09/02/14 CONTRACT	21-000-000-55015	4,685.00
TOTAL CABLE TV / GENERAL				4,685.00
TOTAL CABLE TV / GENERAL				4,685.00
TOTAL CABLE TV				4,685.00
TID #2 DISTRICT				
TID DISTRICT #2				
16725	ESP PRODUCTS, INC	2ND INSTLL STNE HRBR DOCK REPR	25-320-000-59015	6,026.50
TOTAL				6,026.50
T2 SERIES 2006A				
01761	ASSOCIATED TRUST COMPANY	PAYNG AGENT FEE-GEN OB REF BND	25-320-933-70002	266.90
TOTAL T2 SERIES 2006A				266.90
TOTAL TID DISTRICT #2				6,293.40
TOTAL TID #2 DISTRICT				6,293.40
TID #4 DISTRICT				
TID #4 DISTRICT				
AYRES	AYRES ASSOCIATES, INC	SERVICES THRU 7/26/14	28-340-000-59130	13,048.56
TOTAL				13,048.56
TOTAL TID #4 DISTRICT				13,048.56
TOTAL TID #4 DISTRICT				13,048.56
SOLID WASTE ENTERPRISE				
SOLID WASTE ENTERPRISE FUND				
SOLID WASTE ENTERPRISE FUND				
04603	HALRON LUBRICANTS INC	CASE CENTAUR GREASE	60-000-000-52050	31.05
04696	DOOR COUNTY TREASURER	1065.94 G DSL@ 3.682/GAL	60-000-000-51650	3,924.79
FLEETPRI	FLEETPRIDE	TRACTOR BAR & SPRING	60-000-000-53000	18.43
TOTAL SOLID WASTE ENTERPRISE FUND				3,974.27
REFUSE EQUIPMENT (2)				
02220	BAYLAKE BANK	09/14 REFUSE TRUCK PYMNT	60-000-922-70000	40,354.40
02220		09/14 REFUSE TRUCK PYMNT	60-000-922-70001	3,898.24
TOTAL REFUSE EQUIPMENT (2)				44,252.64
TOTAL SOLID WASTE ENTERPRISE FUND				48,226.91
TOTAL SOLID WASTE ENTERPRISE				48,226.91
TOTAL ALL FUNDS				134,316.79

MANUAL CHECKS

SOUTHERN DOOR SCHOOL \$226.81
08/20/14
Check #75503
Mobile Home Tax Payment
01-000-000-41300

STURGEON BAY SCHOOLS \$2,719.17
08/20/14
Check #75504
Mobile Home Tax Payment
01-000-000-41300

TOTAL MANUAL CHECKS \$2,945.98

