**AGENDA**
**CITY OF STURGEON BAY**
**WATERFRONT REDEVELOPMENT AUTHORITY**
Monday, October 13, 2014
1:00 p.m.
Community Room, City Hall
421 Michigan Street

1. Roll call.

2. Adoption of agenda.

3. Approval of minutes from September 15, 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 and incentives for West Side Waterfront Redevelopment project – hotel.

   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.

*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.

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

8:30 a.m.
10/9/14
CN

**WATERFRONT REDEVELOPMENT AUTHORITY**
Monday, September 15, 2014

A meeting of the Waterfront Redevelopment Authority was called to order at 2:35 p.m. by Chairperson Tom Herlache in Community Room, City Hall, 421 Michigan Street.

**Roll call**: Members Bill Galligan, Ross Schmelzer, Thomas Wulf, Rick Wiesner, and Tom Herlache were present. Absent: Members Stewart Fett and John Asher. Also present were City Administrator Steve McNeil, 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. Galligan, seconded by Mr. Wiesner to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from July 24, 2014.
4. Consideration of: Update regarding West Waterfront Redevelopment activities.
5 Consideration of: Application for WEDC planning grant.
6. Consideration of: Sale of vacant lot at the corner of Pine Street and Madison Avenue, parcel #281-46-65021803.
7. Adjourn.

Carried.

**Approval of minutes from July 24, 2014:** Moved by Mr. Wiesner, seconded by Mr. Galligan to approve the minutes from July 24, 2014. All ayes. Carried.

**Consideration of: Update regarding West Waterfront Redevelopment activities:** Mr. Olejniczak gave an update on recent waterfront activities. A meeting was held with a prospective occupant for Applebees. They seem to have a solid plan in place.

The latest waterfront site plan was included in the agenda packet. The potential hotel developer has an aggressive timetable regarding getting all City approvals in place. A meeting will be held with the developer tomorrow, as well as with the potential restaurant developer.

There has been a break-through with Peninsula Title Company in regard to title to the waterfront property. Things are moving along. A couple of documents still need to be filed.

Nothing has been scheduled yet with the potential developer that is interested in the residential development where the Bargain Corner is located on the corner of Maple and Madison.

A letter has been received from the DNR regarding tentative funding of $218,000 for public space improvements. This can be considered as Phase 1 funding and the City can apply for additional funds next year.

Discussion was held regarding the demo of the grain elevator. It would save the City money if someone who was interested in the timbers would come and take it down.

Mr. McNeil stated that there are no letters of commitment from the potential developers, but he noted that they are local businessmen.

**Consideration of: Application for WEDC planning grant:** Mr. Olejniczak stated that this was a last minute grant opportunity that came to the City's attention after meeting with the prospective occupant of Applebees. A Community Development Investment Grant, a program through WEDC, had been investigated in hopes of obtaining a grant to use for signage, marketing, etc., in association with the building. After speaking with the City's contact from WEDC, she didn't think it would score very well since these planning grants are not really intended for single businesses, but for a business district. The City's chances of receiving the $50,000 grant were much better if the grant pertained to the whole waterfront district. It would include wayfinding signage, kiosks, benches, lighting, and design of other parts of public features. The City would have to commit to its match. The grant cycles every 4 months. If awarded, the City could turn the grant down. $45,000 could be matched by the Wisconsin Coastal Management Grant. If awarded, the City would find out in approximately 6 weeks and the funds could possibly be spent beginning in December.

After further discussion, it was moved by Mr. Wiesner, seconded by Mr. Schmelzer to apply for the grant, since the City does not have to accept the grant if it cannot be used. All ayes. Carried.

**Consideration of: Sale of vacant lot at the corner of Pine Street and Madison Avenue, parcel #281-46-65021803:** Mr. Olejniczak presented a short background on this property. The Tire Center was originally located where Applebees is. The City bought the Tire Center and relocated it to Madison Ave., which is now Lau's Auto. The lot had been split and the City held on to the portion not used by the Tire Center. A few months ago the Finance Committee looked at all the City properties and found that there was no reason to retain this property. The Assessor recently reviewed the parcel and estimated its probable value was between $35,000 to $45,000. This was $10,000 less than the previous estimate due to the slope of the lot.

Mr. Galligan felt that the property wasn't big enough to do anything with, except additional parking for Lau's Auto.

Mr. Herlache stated that this property is not costing anything to hold onto, unless Lau would like to pay $45,000 for it.

Discussion continued. Moved by Mr. Galligan, seconded by Mr. Wulf to table. All ayes. Carried.

**Adjourn:** Moved by Mr. Wulf, seconded by Mr. Galligan to adjourn. Carried. Meeting adjourned at 3:15 p.m.

Respectfully Submitted,

Cheryl Nault

Cheryl Nault
Community Development Secretary