

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

Thursday, October 23, 2014

2:00 p.m.

Community Room, City Hall  
421 Michigan Street

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from October 13, 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 proposals and incentives for West Side Waterfront Redevelopment projects – hotel and restaurant/brewery.

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. 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.

1:30 p.m.  
10/20/14  
CN

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

## **WATERFRONT REDEVELOPMENT AUTHORITY**

Monday, October 13, 2014

A meeting of the Waterfront Redevelopment Authority was called to order at 1:03 p.m. by Chairperson Tom Herlache in Community Room, City Hall, 421 Michigan Street.

**Roll call:** Members Ross Schmelzer, Thomas Wulf, Rick Wiesner, John Asher, and Tom Herlache were present. Excused: Member Bill Galligan. Absent: Member Stewart Fett. Also present were Mayor Thad Birmingham, 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. Asher, seconded by Mr. Wulf to adopt the following agenda:

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 proposals and incentives for West Side Waterfront Redevelopment projects – hotel and restaurant/brewery.  
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.

Carried.

**Approval of minutes from September 15, 2014:** Moved by Mr. Wiesner, seconded by Mr. Schmelzer to approve the minutes from September 15, 2014. All ayes. Carried.

**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 proposals and incentives for West Side Waterfront Redevelopment projects – hotel and restaurant/brewery.**

**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. Asher, seconded by Mr. Wulf to convene in closed session. Roll call vote. All ayes. Carried. The meeting moved to closed session at 1:04 p.m.

Moved by Mr. Asher, seconded by Mr. Schmelzer to reconvene in open session at 2:55 p.m. All ayes. Carried.

**Consideration of: Update regarding West Waterfront Redevelopment activities:** Mr. Olejniczak stated that the City received the Environmental Remediation Report (NR716) from the engineering consultant and is ready to go to the DNR.

The City still does not have the contract for the Knowles-Nelson Stewardship Grant. Mr. Olejniczak spoke with the grant administrator and she is hoping to find extra money to raise the grant amount for Phase 1 of public space improvements.

According to Attorney Jim Smith, the necessary document for the City to get its title commitment for the waterfront parcel is now being prepared by the DNR.

Also, the new owner of the former Applebees is requesting assistance from the City.

**Adjourn:** Moved by Mr. Wiesner, seconded by Mr. Wulf to adjourn. Carried. Meeting adjourned at 3:06 p.m.

Respectfully Submitted,

  
Cheryl Nault  
Community Development Secretary