

WATERFRONT REDEVELOPMENT AUTHORITY

Monday, September 14, 2015

A meeting of the Waterfront Redevelopment Authority was called to order at 2:02 p.m. by Chairperson Tom Herlache in Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members Chris Jeanquart, Tom Herlache, Kelly Catarazoli, Bill Galligan, and Rick Wiesner were present. Excused: Members John Asher and Cap Wulf. Also present were Mayor Thad Birmingham, City Administrator Josh Van Lieshout, Aldermen Jerry Stults, Ron Vandertie, and Will Gregory, DCEDC Executive Director Bill Chadoir, Community Development Director Marty Olejniczak, Community Development Secretary Cheryl Nault, and several members of the public.

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

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from August 25, 2015.
4. Consideration of: Granary Redevelopment Proposals.
5. Adjourn.

Carried.

Approval of minutes from August 25, 2015: Moved by Ms. Catarazoli, seconded by Mr. Jeanquart to approve the minutes from August 25, 2015. All ayes. Carried.

Presentation: Granary Redevelopment Proposals: Mr. Herlache summarized the three proposals. He felt that the Smet Construction proposal had given more of what the City was looking for as far as incremental investment, so there is a chance of getting the public areas developed.

Ms. Catarazoli stated all the proposals were great. But, she was concerned about the size of the brew pub and if it is sustainable here. She also wondered about the timeline.

Smet Construction representative Greg Polacheck stated that they are looking at opening in 2017. They are willing to talk with the other proposers and explore other ideas. They propose a TIF amount that is equal to the developer's equity. They would be brewing beer on site.

Ms. Catarazoli was concerned about the aesthetics with the green and gold colors. Mr. Smet responded the color scheme has not been selected.

Mr. Olejniczak reminded the members that they are not approving any specific development. They were to determine which proposal has the most merit in order to go forward. The details would be approved later as the project progresses.

Mr. Polacheck stated that even though Titledown is very involved, they want this to be a separate brand. Originally, the plan was for 9,900 sq. ft. It has now been downsized to 7,000 sq. ft., with approximately 130 seats inside and 50 seats in the 1,030 sq. ft. outdoor seating area.

Ms. Catarazoli added that the City doesn't have the people here to fill the jobs. It is very

challenging to fill waitstaff. She suggested talking to Bay Ship to find out if their employees are here by themselves, families, etc. and what the demographics are. She said there is still a problem with the Public Trust Doctrine.

Laurel Hauser, one of the three proposers, thought that working with Smet could be exciting. She would like a partnership to be formalized to use the upper portion.

Mr. Galligan stated that the iconic part of the structure is gone by adding windows, etc. Also, he thought that Ms. Hauser's \$400,000 budget is low.

After further discussion, it was moved by Mr. Galligan, seconded by Mr. Wiesner to go ahead with Smet Construction's proposal, along with the considerations as discussed of potentially incorporating other uses into the reuse of the existing structure.

Ms. Catarazoli wondered if the land had to be leased to the developer. Mr. Olejniczak responded that a lease agreement could be done.

A roll call vote was taken. All ayes. Carried.

Adjourn: Moved by Mr. Galligan, seconded by Mr. Wiesner to adjourn. All ayes. Carried. Meeting adjourned at 2:40 p.m.

Respectfully Submitted,

Cheryl Nault
Community Development Secretary