

AMENDED



**CITY OF STURGEON BAY COMMON COUNCIL AGENDA
TUESDAY, MARCH 21, 2023
6:00 p.m.
COUNCIL CHAMBERS, CITY HALL – 421 MICHIGAN ST
DAVID J. WARD, MAYOR**

1. Call to order.
 2. Pledge of Allegiance.
 3. Roll call.
 4. Adoption of agenda.
 5. Public Comment on agenda items only.
 6. Presentation re: Granary Update.
 7. Consideration of the following bills: General Fund – \$290,683.45, Capital Fund - \$56,855.68, TID #4 - \$2,632.50, Solid Waste Enterprise Fund - \$17,984.39 and Compost Side Enterprise Fund - \$103.39 for a grand total of \$368,259.41. [roll call]
 8. **CONSENT AGENDA**
- * All items listed with an asterisk (*) are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member requests before the Adoption of the Agenda, in which event the item will be removed from the Consent Agenda and considered immediately following the consent agenda.
- * a. Approval of 3/7/23 regular Common Council minutes.
 - * b. Place the following minutes on file:
 - (1) Joint Parks & Recreation Committee/Board – 2/22/23
 - (2) Finance/Purchasing & Building Committee – 2/28/23
 - *c. Place the following reports on file:
 - (1) Police Department Report – February 2023
 - (2) Bank Reconciliation – December 2022
 - (3) Financial Report – December 2022
 - (4) Bank Reconciliation – February 2023
 - (5) Financial Report – February 2023
 - * d. Consideration of: Approval of beverage operator license.
 - * e. Consideration of: Approval of Class B Beer license.

9. **Mayoral Appointments.**
10. **Public hearing re: Proposed Amendments to the Zoning Code – Section 20.27(2) which creates a minimum floor area for efficiency (studio) apartments units of 450 square feet in all zoning districts where multiple-family dwellings are allowed.**
11. **Resolution re: Principal Forgiven Financial Assistance Agreement.**
- 11a. *Resolution re: Authorizing Submittal of CDI Grant Application for the Sturgeon Bay Plaza Redevelopment Project.*
12. **Finance/Purchasing & Building Committee recommendation re: Write off Delinquent Personal Property Tax account bills in the amount of \$69.90.**
13. **Finance/Purchasing & Building Committee recommendation re: Approve the Site Lease request from US Cellular for a new cell tower at Big Hill Park.**
14. **City Administrator report.**
15. **Mayor's report.**
16. **Adjourn.**

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Posted:

Date: 3/20/23

Time: 9:45am

By: JM

NOTE: COUNCIL CHAMBERS WILL BE OPEN TO THE PUBLIC TO OBSERVE AND RENDER PUBLIC COMMENT ON AGENDA ITEMS ONLY. THE MEETING WILL BE LIVESTREAMED AT <https://sbtv.viebit.com/> AND CABLE ACCESS CHANNEL 988.

RESOLUTION # _____

A RESOLUTION AUTHORIZING THE SUBMITTAL OF A COMMUNITY
DEVELOPMENT INVESTMENT GRANT APPLICATION FOR THE
STURGEON BAY PLAZA REDEVELOPMENT PROJECT

WHEREAS, the City of Sturgeon Bay, WI proposes to submit an application to the Wisconsin Economic Development Corporation for funding through the Community Development Investment (CDI) Grant Program; and,

WHEREAS, the application will request funding for the Sturgeon Bay Plaza Project being developed by WWP Development, LLC as part of the West Waterfront redevelopment effort; and

WHEREAS, all matching funds required to complete the project will come from financing through Tax Increment District #4 and from funding by WWP Development, LLC; and

WHEREAS, the completion of the Sturgeon Bay Plaza project will have a positive impact on the economy and character of the West Waterfront region and entire City.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF STURGEON BAY, WISCONSIN: That the Mayor is authorized to submit a CDI grant application to the Wisconsin Economic Development Corporation on behalf of the Sturgeon Bay Plaza redevelopment project.

PASSED AND ADOPTED by the Common Council of Sturgeon Bay, Wisconsin on this 21st day of March, 2023.

David Ward, Mayor

ATTEST:

Stephanie Reinhardt

City Clerk

EXECUTIVE SUMMARY

Title: Resolution authorizing the submittal of CDI grant application for Sturgeon Bay Plaza redevelopment project

Background: The City of Sturgeon Bay has a development agreement with WWP Development, LLC (Peter & Jennifer Gentry) for a project known as the Sturgeon Bay Plaza. It is located at 86 E. Maple Street and is part of the West Waterfront redevelopment program. The development agreement includes a provision that the City will apply for a Community Development Investment (CDI) grant on behalf of the project. A resolution authorizing the submittal of the CDI grant application must be adopted for the City to submit the grant application.

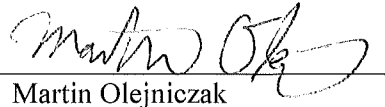
The CDI Grant Program is run through the Wisconsin Economic Development Corporation (WEDC). The goal of the CDI Grant Program is to incentivize primarily downtown community development in the state of Wisconsin. It supports urban, small city and rural community redevelopment efforts by providing financial incentives for shovel-ready projects with emphasis on, but not limited to, downtown community-driven efforts. Funded activities should lead to measurable benefits in job opportunities, property values and/or leveraged investment by local and private partners. Grants of up to \$250,000 are available. The applicant must be a municipality, but the funds are used to assist private and non-profit projects.

WWP Development's project is a key part of the West Waterfront redevelopment effort that is estimated to add \$2,400,000 in property value to TID #4. It includes an approximately 3,000 square foot building that will house a deli/restaurant, concessions/bar, and public restrooms. There also is a rooftop patio. The project includes hardscape amenities such as seating and firepits, that integrate with the adjoining public parkland. The project has already made it through the initial vetting process of WEDC, which is a positive sign that the application will be successful.

Municipalities are only allowed to receive one CDI grant per state fiscal year. It is intended that this grant application will be submitted by April 1st and, therefore, be considered by the WEDC under their 2023 fiscal year, which ends June 30. That will allow the City to be eligible for another CDI grant for fiscal year 2024 beginning July 1, 2023.

Fiscal Impact: There are no expenses other than limited staff time to submit the application. The City is already committed to tax increment financing assistance for the project via the development agreement. If the grant is awarded it will strengthen the financial outlook of the project.

Recommendation: Approve the resolution authorizing the submission of the CDI grant application on behalf of The Sturgeon Bay Plaza project.

Prepared by: 
Martin Olejniczak
Community Development Director

3-20-2023
Date