

FINANCE/PURCHASING & BUILDING COMMITTEE
June 29, 2021

A meeting of the Finance/Purchasing & Building Committee was called to order at 4:00 pm by Chairperson Bacon in the Council Chambers, City Hall. Roll call: Alderpersons Bacon, Wiederanders and Williams were present. Also present: Mayor Ward, Alderperson Gustafson, City Administrator VanLieshout, City Treasurer/Finance Director Clarizio, Community Development Director Olejniczak, and Office Accounting Assistant II Metzger.

A motion was made by Alderperson Williams, seconded by Alderperson Wiederanders to adopt the following amended agenda:

1. Roll call.
2. Adoption of agenda.
3. Public comment on agenda items and other issues related to finance & purchasing.
4. Consideration of: General Consulting Services Agreement with BAIRD - TID #5 Project Plan.
5. Consideration of: Development Agreement Parameters for Sunset School Redevelopment.
6. Consideration of: Tax Incremental Financing assistance for WWP Development, LLP proposed development with Tax Increment District #4 (West Waterfront Redevelopment Area.).
7. Convene in closed session in accordance with the following exemptions:
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. Wis. Stats. 19.85(1)(e)
 - a. Consideration of: Tax Incremental Financing assistance for WWP Development, LLP proposed development with Tax Increment District #4 (West Waterfront Redevelopment Area.).
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 Committee may adjourn in closed session.
8. Review bills.
9. Adjourn.

Carried.

No one spoke during public comment on agenda items and other issues related to finance & purchasing.

Consideration of: General Consulting Services Agreement with BAIRD- TID #5 Project Plan:

City Administrator explained that the City has previously utilized Robert W. Baird to help with the financial projections for planning. The redevelopment of Sunset School will call for some City investment and the most readily available option for the City is tax increment financing. The proposed project is for a 26-unit housing development. He stated there are other benefits to a TID district in addition to supporting costs of the housing project. Such as extension of sidewalks in the area, new play equipment in Garland park and other infrastructure improvements. To accomplish this the City will need to put together a TID plan. Baird has provided TID planning for the City in the past.

Moved by Alderperson Williams, seconded by Alderperson Wiederanders to recommend to Common Council to approve the consulting services agreement with Robert W. Baird for TID #5 project plan in the amount of \$6,750. Carried.

Consideration of: Development Agreement Parameters for Sunset School Redevelopment:

Community Development Director Olejniczak explained that the City in conjunction with the Sturgeon Bay School District issued an RFP for the redevelopment of Sunset School. The proposal from S.C Swiderski was selected to construct a 26-unit housing development. Mr. Olejniczak stated the basic parameters for the development agreement are based off the approved development proposal submitted by S.C Swiderski. The only change from the proposal is that the developer will carry out the demolition of the school instead of the City, but reimbursed by the City.

Moved by Alderperson Wiederanders, seconded by Alderperson Williams to recommend to Common Council to accept the development agreement parameters with S C Swiderski for the Sunset School Redevelopment. Carried.

Consideration of: Tax Incremental Financing assistance for WWP Development, LLP proposed development within Tax Increment District #4 (West Waterfront Redevelopment Area):

Peter Gentry of WWP Development, LLP highlighted revisions to his financing assistance proposal.

After Alderperson Bacon announced the statutory basis, it was moved by Alderperson Bacon, seconded by Alderperson Williams to convene in closed session. Roll call: Alderpersons Bacon, Wiederanders and Williams voted aye. Carried. The meeting moved into closed session at 4:26 pm. The meeting reconvened at 4:56pm.

Review bills

Moved by Alderperson Wiederanders, seconded by Alderperson Williams to approve the bills as presented and forward to the Common Council for payment. Carried.

Moved by Alderperson Williams, seconded by Alderperson Wiederanders to adjourn. Carried. The meeting 4:59pm.

Respectfully submitted,

Tricia Metzger