

FINANCE/PURCHASING & BUILDING COMMITTEE
November 30, 2021

A meeting of the Finance/Purchasing & Building Committee was called to order at 4:05 pm by Chairperson Bacon in the Council Chambers, City Hall. Roll call: Alderpersons Bacon, Wiederanders and Williams were present. Also present: Mayor Ward, 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: Creation of Egg Harbor Road Tax Increment District.
5. Consideration of: Sturgeon Bay High School Soccer/Track & Field.
6. Consideration of: Waste Management Contract.
7. Review bills.
8. Adjourn.

Carried.

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

Consideration of: Creation of Egg Harbor Road Tax Increment District:

City Administrator Van Lieshout explained that the City has limited economic “tools” for development. The most common tool for incentives is tax increment. Over the past 5-7 years there has been a lot of growing interest in Egg Harbor Road, including new development to reinvesting of existing properties. The easier properties are being snapped up for development but the more challenging properties are underutilized or vacant. He stated the idea is to create a Tax Increment District on Egg Harbor Road, to capture new investment and incentivize redevelopment of the more difficult properties, in addition, to addressing some of the municipal infrastructure needs which include, transportation connectivity of neighborhoods, storm water management and storm water control. He remarked that Tax Increment Districts are great options to pay for public improvements that are needed to address existing issues and to serve redevelopment opportunities. Community Development Director Olejniczak added that there are a number of planned and potential development projects happening. Yet some properties need financial incentives or infrastructure improvements to be developed. The proposed map presented is not meant to be the final version. The City recently worked with Robert W Baird for the creation of TID 5, therefore with the Committees direction the City is requesting to hire Baird again. The \$6,750 consulting fee is reimbursable by the TID if the TID is adopted. The Committee continued discussions focusing on the boundaries of the TID, properties to include, what projects the TID could support and improvements the TID could finance. Mayor Ward added the proposed map is a good selection, addressing development, housing needs and needed improvements. It was noted that TID 1 will soon be closing.

Moved by Alderperson Williams, seconded by Alderperson Wiederanders to recommend to Common Council to proceed with the potential creation of the Egg Harbor Road Tax Increment District and enter into a general consulting services agreement with Robert W. Baird in the amount of \$6,750. Carried.

Consideration of: Sturgeon Bay High School Soccer/Track & Field.

City Administrator VanLieshout explained that in February, the Common Council approved a budget amendment contributing \$10,000 to work with the Sturgeon Bay School District towards a study for the improvement of the jointly owned athletic facilities. The study is completed, the School Board has appointed 3 community members to serve on an Ad Hoc Committee to explore and develop an approach to the project. Mr. VanLieshout stated he would like to bring this concept to the Park and Recreation Committee and have the Committee work with the School Ad Hoc Committee. Chad Shefchik, City Engineer has agreed to serve as the Staff Liaison.

Moved by Alderperson Wiederanders, seconded by Alderperson Williams to accept the Sturgeon Bay High School Soccer/Track & Field study results and place on file, and refer to the Park and Recreation Board for review of the concept plan. Carried.

Consideration of: Waste Management Contract:

City Administrator VanLieshout stated the solid waste materials collected by the City are delivered to the local transfer station on Division Road. The materials are compressed then transferred to Green Bay appropriate processing facilities. The contract with the local transfer station has been in place for years with various operating entities, GFL Environmental is the current operator. The proposed waste management contract is similar to the current agreement. The rate/fee system will continue to be based on a fixed fee, plus a CIP escalator capped at 6%.

Moved by Alderperson Williams, seconded by Alderperson Wiederanders to recommend to Common Council to approve the draft solid waste and recycling management agreement with GFL Environmental as presented. Carried.

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 4:53pm.

Respectfully submitted,

Tricia Metzger