

FINANCE/PURCHASING & BUILDING COMMITTEE
May 31, 2022

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: 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 agenda.

1. Roll call.
2. Adoption of agenda.
3. Public comment on agenda items and other issues related to finance & purchasing.
4. Consideration of: Financing of Sidewalk Extension on S. Duluth Ave.
5. Consideration of: Purchase of Right-of-Way from Cherry Point Mall (Parcel #281-62-10000112)
6. Consideration of: Development Agreement for Cherry Tree Terrace/Apple Tree Terrace.
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: Purchase of Right-of-Way from Cherry Point Mall (Parcel# 281-62-10000112)
- b. Consideration of: Development Agreement for Cherry Tree Terrace/Apple Tree Terrace.

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

8. Review bills.
9. Adjourn.

Carried.

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

Consideration of: Financing of Sidewalk Extension of S. Duluth Ave.

Community Development Director Olejniczak explained the property known as Woldt's Corner is being sold to a developer with approval for redevelopment into a 3- unit commercial building, that includes a Starbucks. There is concern with the increase of pedestrian traffic generated from the development and the Justice Center Huber inmates, as the sidewalk on Duluth ends north of the highway. After discussion with the Door County Highway Department, extending the sidewalks along Duluth Avenue are in the planning stages. The developer was informed that the Duluth Avenue sidewalk extension would happen in the future, therefore the recommendation to the developer, 911 Green Bay Road Partners, LLC, was to install the sidewalks now as part of their construction phase, to the County's specification. Mr. Olejniczak stated if the developer installs the sidewalk now, the City agrees to finance the sidewalk expense by covering the developer's cost. The Developer would repay the City using the standard parameters of the City's special assessment policy, allowing for payments over 6 or 12 years at prime rate

of interest. An agreement was drafted between the City, County and the developer outlining the terms. The City's estimates the project costs to be approximately \$17,000.

Moved by Alderperson Williams, seconded by Alderperson Wiederanders to recommend to Common Council to approve the Memorandum of Agreement for the sidewalk extension on S. Duluth Ave. Carried.

Consideration of: Purchase of Right-of-Way from Cherry Point Mall (Parcel #281-62-10000112)

Community Development Director Olejniczak explained the City has been working on the Alabama Place street extension for some time. Recently the City purchased a 1.54-acre parcel from Daniel Kreuger located at the end of Alabama Place. The PUD for Fire Lane Rentals, LLC located on the former Peil property was approved by the Council conditional upon them providing their right-of-way. The final property needed to be acquired for the right of way to allow for the roadway connection is owned by the Cherry Point Mall. The City negotiated the sale for approximately 1,660sq ft of property plus and easement, in the amount of \$7,500 plus surveying and closing costs. The TID #6 district will cover the costs.

Moved by Alderperson Wiederanders, seconded by Alderperson Williams to recommend to Common Council to approve proceeding with the Alabama Place street extension and approve the agreement with Cherry Point Mall to purchase a portion of parcel # 281-62-10000112, in the amount of \$7,500 and proceed with the acquisition. Carried.

Consideration of: Development Agreement for Cherry Tree Terrace/Apple Tree Terrace:

Community Development Director Olejniczak stated the City approved the PUD for a 68- unit apartment project for Doreen Phillips and her partners (Fire Lane Rentals, LLC) on the former Peil parcel. She previously negotiated with the City to purchase 1048 Egg Harbor Rd which will serve as access to the development. The City and Ms. Phillips have been working to negotiate terms to utilize the same engineer and construction services for both her development and the City's street extension project. The proposed development agreement presented specifies the responsibilities for both parties.

Mr. Olejniczak outlined the various parameters comprising the draft development agreement. In addition, he stated the City estimates the cost for public street and utility improvements at \$420,000. Some of which will be covered by the Sturgeon Bay Utilities. The development is projected generate about \$150,000 in annual increment if fully built out and about \$75,000 annually at the proposed minimum assessed value.

Moved by Alderperson Williams, seconded by Alderperson Wiederanders to recommend to Common Council to approve the draft development agreement for Cherry Tree Terrace/Apple Tree Terrace. Carried.

The Committee did not enter into closed session.

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 4:26pm.

Respectfully submitted,

Tricia Metzger