

**WATERFRONT REDEVELOPMENT AUTHORITY**  
**Wednesday, January 12, 2022**

A meeting of the Waterfront Redevelopment Authority (“WRA”) was called to order at 3:00p.m. by Chair Dan Williams in the Council Chambers, City Hall, 421 Michigan Street, Sturgeon Bay.

**Roll Call (#1):** Members present: Ryan Hoernke, Dan Williams, Chris Jeanquart, Spencer Gustafson, and John Hauser were present. Member Barbara Pfeifer was absent. Member Carrie Tjernagel was excused. Also present were WRA Secretary Marty Olejniczak, City Administrator Josh VanLieshout, and Administrative Assistant Suzanne Miller.

Chair Williams made a motion to include public comment on agenda items only in the agenda for this meeting as the item was inadvertently omitted from the previously published agenda. Gustafson seconded the motion. All ayes. Motion carried

**Adoption of agenda (#2):** Motion was made by Hoernke and seconded by Hauser to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from November 10, 2021
- 3a. Public Comment on agenda items only.
4. Update on current waterfront redevelopment activities.
5. Consideration of: Sale of property located at 10 W. Larch Street (parking lot) – parcel no. 281-24-15090301A.
6. Convene in closed session in accordance with the following exemption:  
Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conduction other specified public business, whenever complete or bargaining reasons require a closed session. 19.85 (1)(e).  
Consideration of: Sale of property located at 10 W. Larch Street (parking lot) - parcel no. 281-24-15090301A.  
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 Authority may adjourn in closed session.
7. Adjourn.

All ayes. Motion carried.

**Approval of minutes from November 10, 2021 (#3):** Motion was made by Hoernke and seconded by Jeanquart to approve the minutes from November 10, 2021. All ayes. Motion carried.

**Public Comment on agenda items only (#3a):**

Chris Kellems of 120 Alabama Street stated she is fervently against selling the parking lot by Bay View Park and listed the following concerns: 1) She considers the entire area, including the parking lot, to be a public space 2) The \$26,000 sculpture, for which she led fundraising, was meant for public viewing in a public space 3) Increasing public access to the waterfront is included the City’s Comprehensive Plan 4) Protecting the Madison Avenue view corridor from construction of multi-story building on the site 5) Protecting water access, parks, and walkability in the area for the public 6) Would like the property out of WRA ownership and transferred to the City as the property should not be transferred to private ownership.

Jay Renstrom of 34 Bluebird Drive spoke regarding is selling a piece of City property to a private enterprise and stated the following: 1) Is that area fill and part of a federal park? 2) Selling the only parking spots adjacent to the park will negatively affect access for people with mobility issues 3) The only access to the former railroad spur must remain public.

**Update on current waterfront redevelopment activities (#4):** Olejniczak discussed the following:

- 1) No progress on transfer of Harbor Club Marina development agreement to Marine Max as previously tentatively approved by WRA. Olejniczak is waiting for specific documentation from them.
- 2) Regarding the west waterfront area on the east side of Madison Ave.: A) Greenfire Management started construction at the Teweles & Brandeis Grain Elevator after Sturgeon Bay Historical Society Foundation (SBHSF) received an historic fill exemption from the WI Department of Natural Resources (WI DNR.) B) The lakebed sublease was amended to include SBHSF follow the requirements of the historic fill exemption. C) Northpointe's Breakwater Residences are on hold due to construction costs. D) Gentry's Terrace project needs an historic fill exemption in order to proceed and an engineering firm was hired to submit the request to WI DNR. They plan a March or April 2022 start for the project.
- 3) A party expressed interest in the WRA-owned vacant parcel on the corner of Pine St. and Madison Ave. The WRA will likely discuss procedure to divest itself of the property at the February meeting.

Gustafson mentioned that doubt was cast secondary to media coverage regarding methane at the west waterfront development sites. Olejniczak reported following the requirements of WI DNR's historic fill exemptions during construction will mitigate the methane risk.

**Consideration of: Sale of property located at 10 W. Larch Street (parking lot) – parcel no. 281-24-15090301A. (#5):**

Olejniczak explained the original development agreement for the property showed 50 City-owned parking spots exclusive for the use of Sonny's Pizza. The entire parking lot, now owned by the WRA, includes those 50 parking spots and an additional 50 directly to the west that are exclusive for the use of Harbor Club Marina. Will Estes, LLC, current holder of that development agreement/Sonny's Pizza, wishes to purchase the entire parking lot, including the portion subject to the separate Harbor Club development agreement from the WRA. Will Estes, LLC submitted a proposal to build public restrooms in their building in exchange for the parking lot.

Jason Estes of Sonny's Pizza stated the handicap and public parking stalls that face the water would remain unchanged and they propose taking ownership of the remaining parking stalls to protect their investment in the restaurant. He does not intend to develop the lot for anything except parking, would provide an easement for access to the park, and would take over snowplowing and parking lot maintenance. He is agreeable to stipulations that the property remain a parking lot. Public restrooms are in great need in the area and he proposes to "swap" provision of the public restrooms for ownership of the parking area, including the portion subject to the Harbor Club development agreement which he intends to continue leasing to Harbor Club. The planned public restrooms would include the remodel of existing ground floor restroom on the north side of the building to provide exterior access to the public.

Olejniczak explained that the Harbor Club development agreement would need to be renegotiated for the WRA to sell the portion of the parking lot subject to that agreement to Will Estes, LLC.

**Convene in closed session in accordance with the following exemption:**

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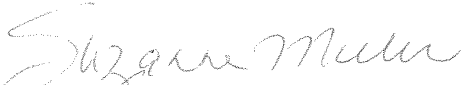
**Consideration of: Sale of property located at 10 W. Larch Street (parking lot) - parcel no. 281-24-15090301A.**

**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 Authority may adjourn in closed session. (#6):**

Moved by Jeanquart and seconded by Hauser to convene in closed session. All ayes. Motion carried. The meeting convened in closed session at 3:25pm.

**Adjourn (#7):** Motion to adjourn by Gustafson and seconded by Hoernke. All ayes. Motion carried. The meeting was adjourned in closed session at 4:10pm.

Respectfully submitted,

  
Suzanne Miller