

WATERFRONT REDEVELOPMENT AUTHORITY
Wednesday, November 10th, 2021

A meeting of the Waterfront Redevelopment Authority (“WRA”) was called to order at 3:02p.m. by Chairman Dan Williams in the Council Chambers, City Hall, 421 Michigan Street, Sturgeon Bay.

Roll Call (#1): Members present: Ryan Hoernke, Dan Williams, Barbara Pfeifer, and Carrie Tjernagel were present. Members Chris Jeanquart, Spencer Gustafson, and John Hauser were excused. Also present were WRA Secretary Marty Olejniczak, Zoning/Planning Administrator Christopher Sullivan-Robinson, and Administrative Assistant Suzanne Miller.

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

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from September 29, 2021
4. Public Comment on agenda items only.
5. Consideration of: License for balcony encroachment by Maritime Museum into WRA property.
6. Consideration of: Easements for fiber optic line and heating line at West Waterfront.
7. Consideration of: Consent to assignment of development agreement from Skipper Marine Development to Marine Max (Harbor club Marina).
8. Update on current waterfront redevelopment activities.
9. Adjourn.

All ayes. Motion carried.

Approval of minutes from September 29, 2021 (#3): Motion was made by Hoernke and seconded by Pfeifer to approve the minutes from September 29, 2021. All ayes. Motion carried.

Public Comment on agenda items only (#4): None.

Consideration of license for balcony encroachment by Door County Maritime Museum into WRA property (#5):

Olejniczak explained the Museum’s expansion was done through Planned Unit Development as the building encroached into the setback in several spots. A 2nd level balcony extended beyond the Museum property line by about two feet and into property titled to the WRA. The license was approved by the City Plan Commission and Common Council as the WRA was inactive at the time. WRA approval is required.

Pfeifer moved to approve the balcony encroachment by the Door County Maritime Museum into WRA property and direct the City Attorney to draft the license agreement at the Maritime Museum’s expense. Hoernke seconded. All ayes. Motion carried.

Consideration of: Easements for fiber optic line and heating line at West Waterfront (#6):

Olejniczak explained just prior to construction of the West Waterfront Promenade last year, the Door County Maritime Museum requested an underground conduit be run to the tug Purves waterfront property titled to the WRA. Concurrently, the City asked to run a fiber optic line, crossing Museum property, to the Museum’s Maritime Lighthouse Tower to support the City’s port security camera network. Easements were approved by the Finance Committee and the Common Council, as the WRA was inactive at the time. WRA approval is required to allow formal easements to be recorded.

Hoernke made a motion to approve the easement for the Door County Maritime Museum's heating conduit in exchange for the easement for fiber optic cable from the Museum. Tjernagel seconded the motion. All ayes. Motion carried.

Consideration of consent to assignment of development agreement from Skipper Marine Development to Marine Max (Harbor Club Marina) [#7]:

Olejniczak explained the WRA is party to a development agreement with Skipper Marine Development. The agreement has a provision addressing assignment and Skipper Marine asks to transfer their agreement to Marine Max. The City has yet to receive the specific contract Skipper Marine is writing. The WRA can chose to approve the assignment or give tentative approval until the contract is received. Williams suggested the WRA postpone consideration until the next meeting.

Pfeifer made a motion to postpone consideration of consent to assignment of the development agreement from Skipper Marine Development to Marine Max until the next meeting. Hoernke seconded the motion. All ayes. Motion carried.

Update on current waterfront redevelopment activities (#8):

Olejniczak reported on the following:

1. The full methane report for the West Waterfront is received. The West Waterfront is a brownfield site and the DNR approved mediation plan requires any building constructed to mediate for methane. The Granary site methane levels were high, so additional testing was done. Some test sites were nearly zero, others were high. The DNR confirmed they are reviewing the report and the City awaits further instruction as to the mediation that will be required.
2. Council approved a resolution to apply for the DNR's Ready for Re-use Grant, which is a brownfield grant. This will be a joint application by the Door County Historical Society Foundation and the City of Sturgeon Bay for the grain elevator project. This will help with additional testing and mitigation measures on the granary site and the City's future parking lot. The application should be completed and submitted within 1-2 weeks.
3. Grain elevator project construction is ready to begin, starting with piling work. The DCHSF's director, Beth Renstrom, will be updating the Common Council at their 11.16.21 meeting.
4. The previously approved Terrace and Breakwater project's development agreements are undergoing final adjustments by the attorneys and are close to being signed.
5. The updated site plan for the Terrace project has been submitted. The building plan was approved by City Plan Commission and Aesthetic Design and Site Plan Review Board, but the site plan required changes. The development agreement allows the Terrace site to spill out onto public land/green space. The space must remain open to the public and cannot be limited to Terrace customers.

Adjourn (#8): Motion to adjourn by Hoernke and seconded by Pfeifer. All ayes. Motion carried. The meeting was adjourned at 3:28pm.

Respectfully submitted,

Suzanne Miller