

MINUTES
WATERFRONT REDEVELOPMENT AUTHORITY
Wednesday, September 29, 2021

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

Roll Call (#1): Members present: Chris Jeanquart, Dan Williams, Spencer Gustafson, Barbara Pfeifer, John Hauser, and Carrie Tjernagel were present. Member Ryan Hoernke was excused. Also present were Mayor David J. Ward, Community Development Director Marty Olejniczak, Zoning/Planning Administrator Christopher Sullivan-Robinson, City Administrator Josh VanLieshout, and Administrative Assistant Suzanne Miller.

Adoption of agenda (#2): Motion was made by Mr. Williams and seconded by Mr. Hauser to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Election of Officers.
4. Review of role and responsibilities of Waterfront Redevelopment Authority.
5. Update on current waterfront redevelopment activities.
6. Upcoming issues for the Waterfront Redevelopment Authority.
7. Establish future meeting date(s).
8. Adjourn.

All ayes. Motion carried.

Election of Officers (#3):

1. Chairperson: Mr. Gustafson moved to nominate Mr. Williams as chairperson. Mr. Hauser seconded the nomination. All ayes. Motion carried.
2. Vice-chairperson: Mr. Hauser moved to nominate Mr. Hoernke as vice-chairperson. Mr. Williams seconded the nomination. All ayes. Motion carried.
3. Secretary: Chairperson Williams recommended Mr. Olejniczak be reaffirmed as secretary. Mr. Jeanquart moved to nominate Mr. Olejniczak as secretary. Ms. Pfeifer seconded the nomination. All ayes. Motion carried

Review of role and responsibilities of Waterfront Redevelopment Authority (#4):

Mr. Williams explained the WRA name remains attached to property, easements, etc. and actions are required to complete and untangle things, such as transfer of ownership. He views the process as taking two years.

Mr. Olejniczak gave a brief history of the WRA, describing it as a powerful and efficient means to redevelop blighted areas within the city. The WRA was authorized by the Common Council in 1990 and given all the statutory powers except the authority to spend money or acquire property without Council approval. Subsequently, boundaries for waterfront redevelopment were set and a redevelopment plan approved. Mr. Olejniczak stated the WRA may consider updating their by-

laws. He described the WRA's accomplishments and explained though Common Council passed a resolution to discontinue the WRA in 2018 and took over the existing redevelopment projects itself, the WRA was not dissolved. No action was necessary.

Update on current waterfront redevelopment activities (#5):

Mr. Olejniczak described ongoing redevelopment projects as follows:

1. Development agreement with Sturgeon Bay Historical Society (SBHS) to renovate, at a minimum, the 1st floor of the Teweles and Brandeis Grain Elevator, including an addition to house public restrooms, on the original site.
2. The 53-unit Breakwater Residences by Northpointe Development Corp.
3. The Terrace (formerly The Plaza), a 3-level space with deli, bar, roof-top patio, and a residence for use as a manager's apartment or short-term rental.
4. A parking lot by the City meant to provide overflow parking from the Breakwater Residence, and parking for Granary events, The Terrace, and the park/green space.

No action was necessary.

Upcoming issues for the Waterfront Redevelopment Authority (introduction) (#6):

Mr. Olejniczak reviewed multiple short-term (property encroachment, transfers, sales, etc.) and long-term (divesting ownership, future of WRA) which require resolution. No action was taken.

Public Comment on non-agenda Plan Commission related items:

Chris Kellems of 120 Alabama Street encouraged all members read the WI Statutes and recommended the WRA change its name to "Community Redevelopment Authority". She questioned whether any members might profit from condemning and redeveloping properties. She suggested the WRA handle all blighted properties in the city and enforce existing nuisance laws.

Establish future meeting date (#7):

Mr. Williams suggested meeting once a month. By consensus, the group tentatively set the monthly meetings on the 2nd Wednesday of each month at 3:00pm. Agendas (with materials and staff reports) will be sent out five days prior to the meeting. Resources addressing open meetings law and conflicts of interest will be distributed to the group prior to the October meeting.

Adjourn (#8):

Mr. Jeanquart made a motion to adjourn. Ms. Pfeifer seconded the motion. All ayes. Motion carried. The meeting was adjourned by Mr. Williams.

Respectfully submitted,

Suzanne Miller
Administrative Assistant